

**FOR LEASE**



**7,020 SF COMMERCIAL BUILDING**

**2050 ALMA ROAD // MCKINNEY, TX 75072**

Contact:

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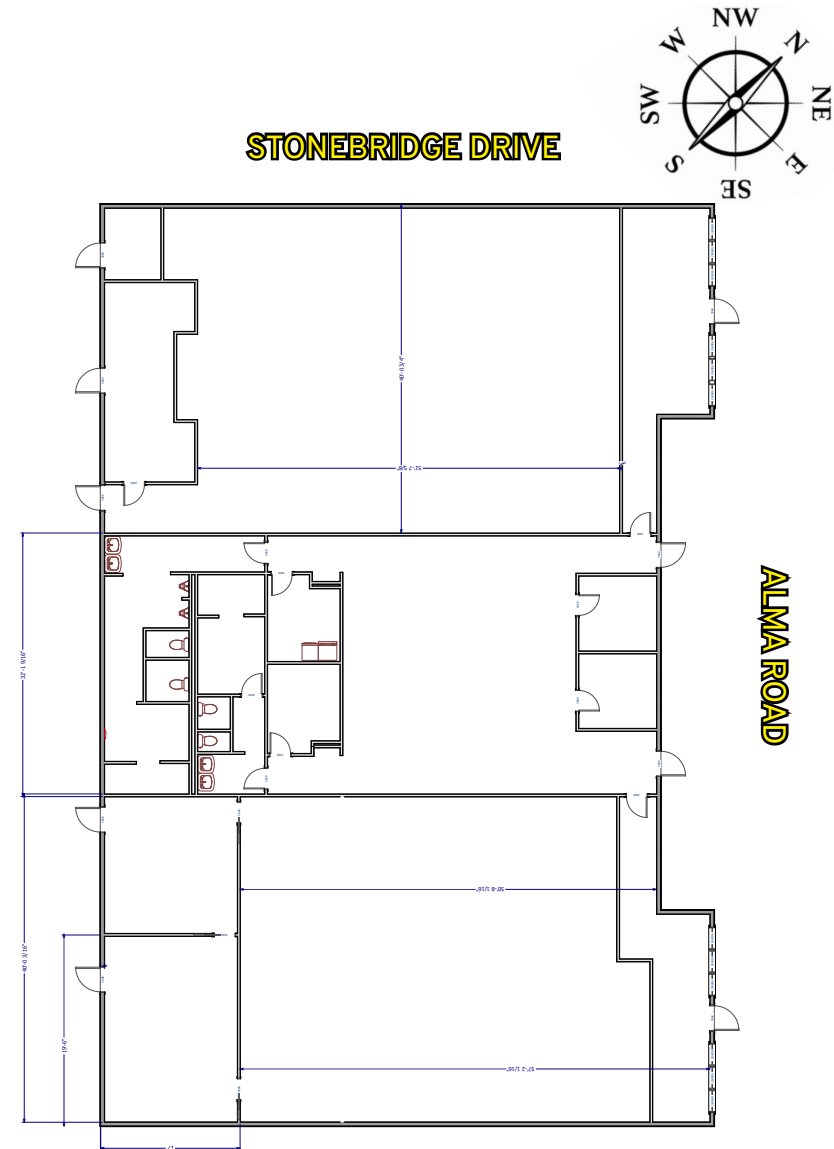
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joncox@careycoxcompany.com

**CAREY COX**  
A REAL ESTATE COMPANY

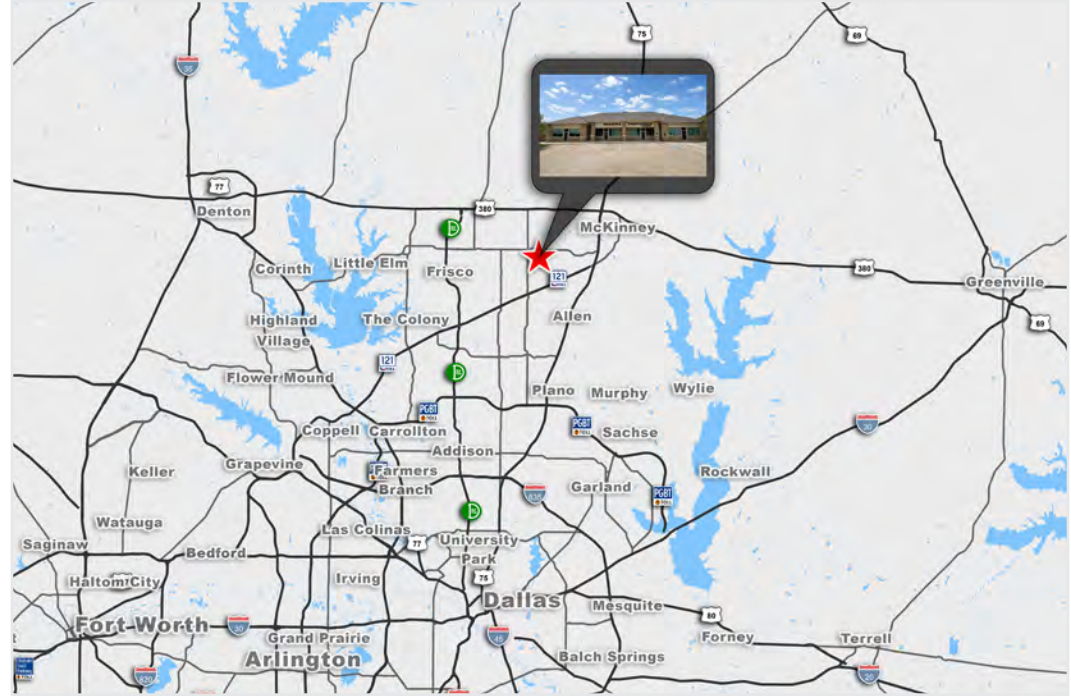
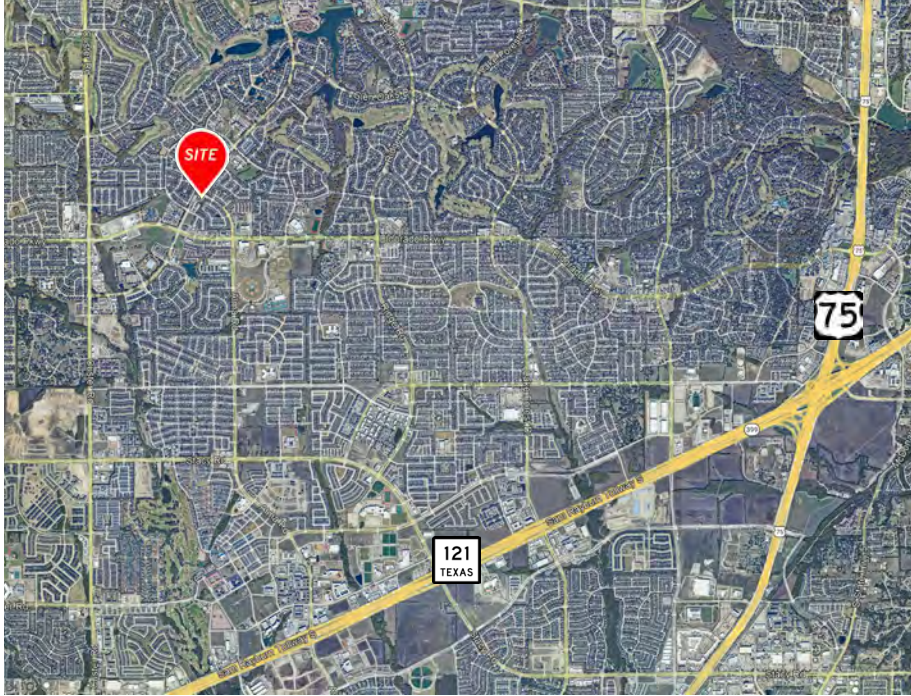
# PROPERTY SUMMARY

## BUILDING DETAILS

ADDRESS	2050 ALMA ROAD, MCKINNEY, TX 75072
BUILDING SIZE	±7,020 SF
LAND	0.92 AC
LEASE RATE	\$29.50 PSF + \$5.62 NNN
ZONING	<a href="#">PD - RETAIL</a>
ALLOWED USES	GENERAL & SERVICE RETAIL, GENERAL & MEDICAL OFFICE, FINANCIAL INSTITUTIONS, INSTRUCTIONAL USES
PARKING	35 SPACES
SIGNAGE	VISIBLE ON NORTH AND WEST SIDES OF THE BUILDING
SPACE CONFIGURATION	MULTI-ROOM W/LARGE OPEN TRAINING AND SUPPORT SPACES
TRAINING AREAS	TWO MAIN FLOORS W/VIEWING AREAS TWO PRIVATE TRAINING ROOMS
RECEPTION/ENTRY	FRONT RECEPTION W/LOBBY
AMENITIES	RESTROOMS, BREAK AREA/KITCHENETTE, TWO SHOWERS, FOUR PRIVATE OFFICES



# LOCATION & ACCESS



## DRIVE TIMES

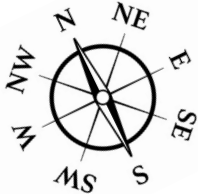
TX-121	7 Minutes
US-75	10 Minutes
US-380	10 Minutes
George Bush Turnpike	20 Minutes
Dallas North Tollway	20 Minutes
Interstate 35	30 Minutes
Interstate 635	30 Minutes
TKI - McKinney National Airport	20 Minutes
Dallas Love Field Airport	35 Minutes
Dallas-Fort Worth International Airport	40 Minutes

## DEMOGRAPHICS

2025 - CoStar	1-Mile	3-Mile	5-Mile
<b>Total Population</b>	13,554	155,107	314,848
<b>Average Household Income</b>	\$164,862	\$145,949	\$148,137

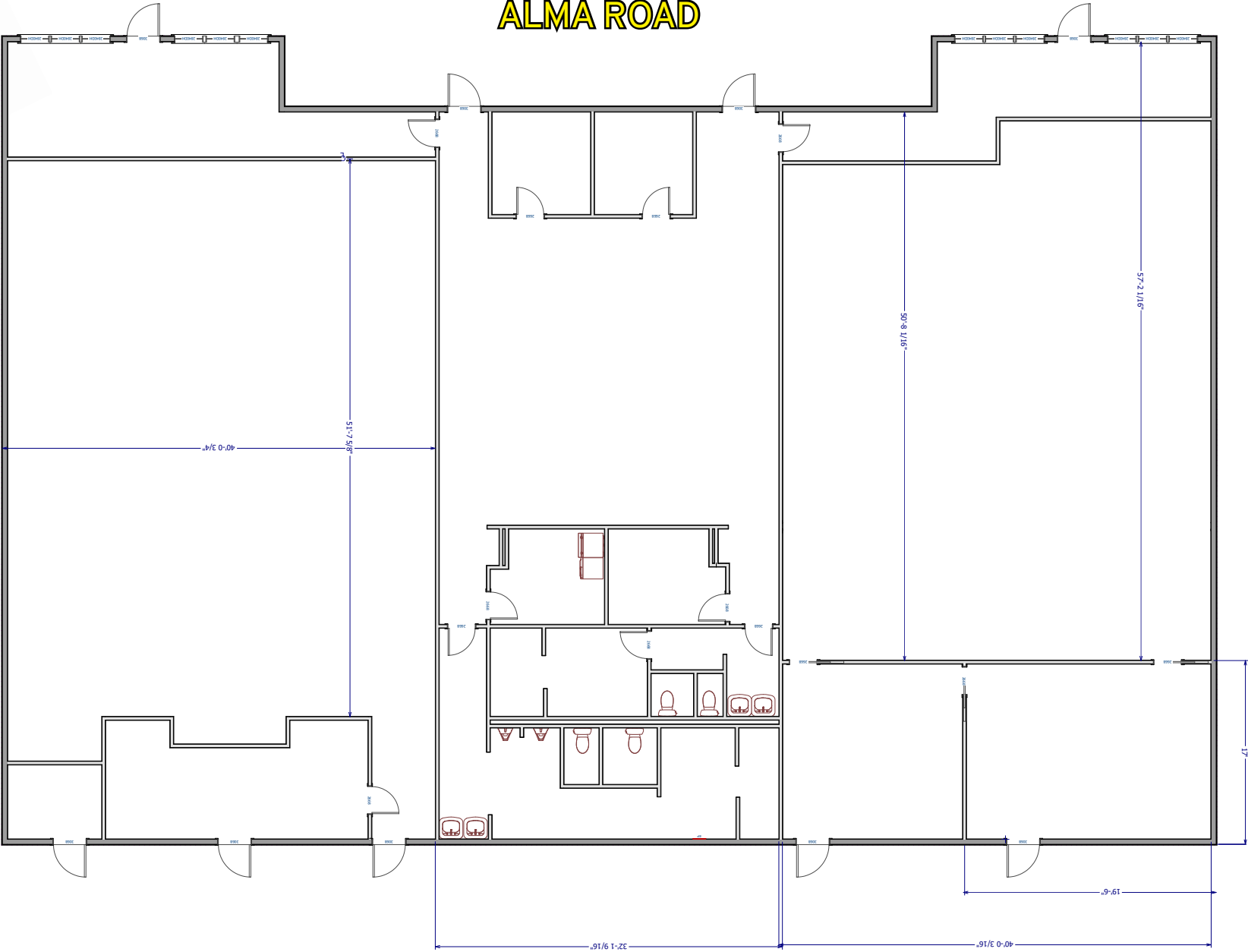
## TRAFFIC COUNTS

STONEBRIDGE @ SUMMER GLEN	17,812 VPD
STONEBRIDGE @ PLAINFIELD DR	12,952 VPD

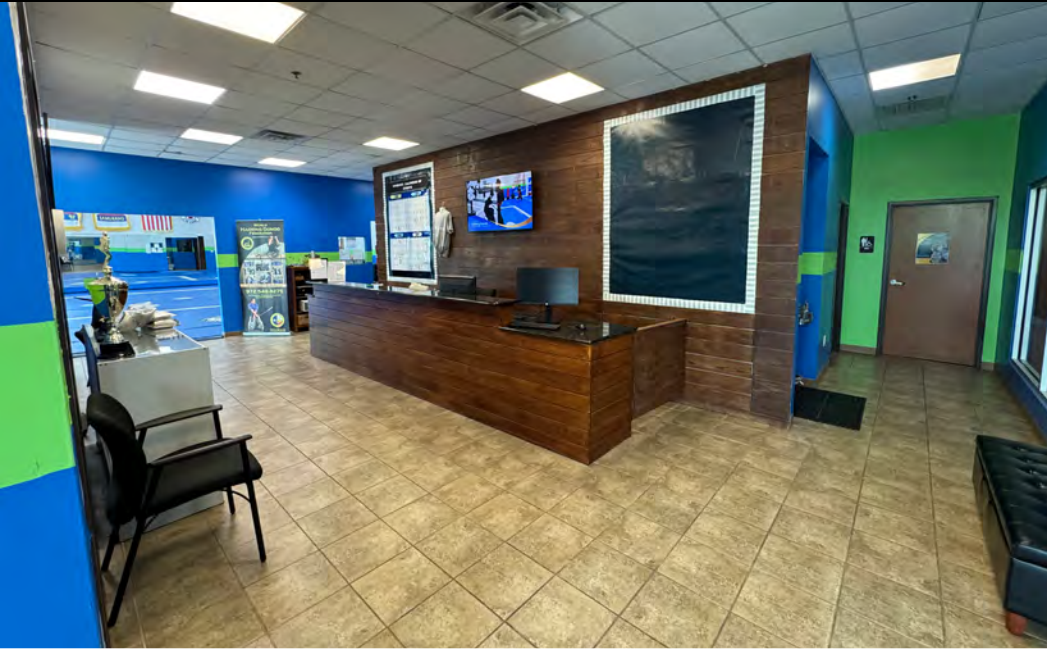


ALMA ROAD

STONEBRIDGE DRIVE

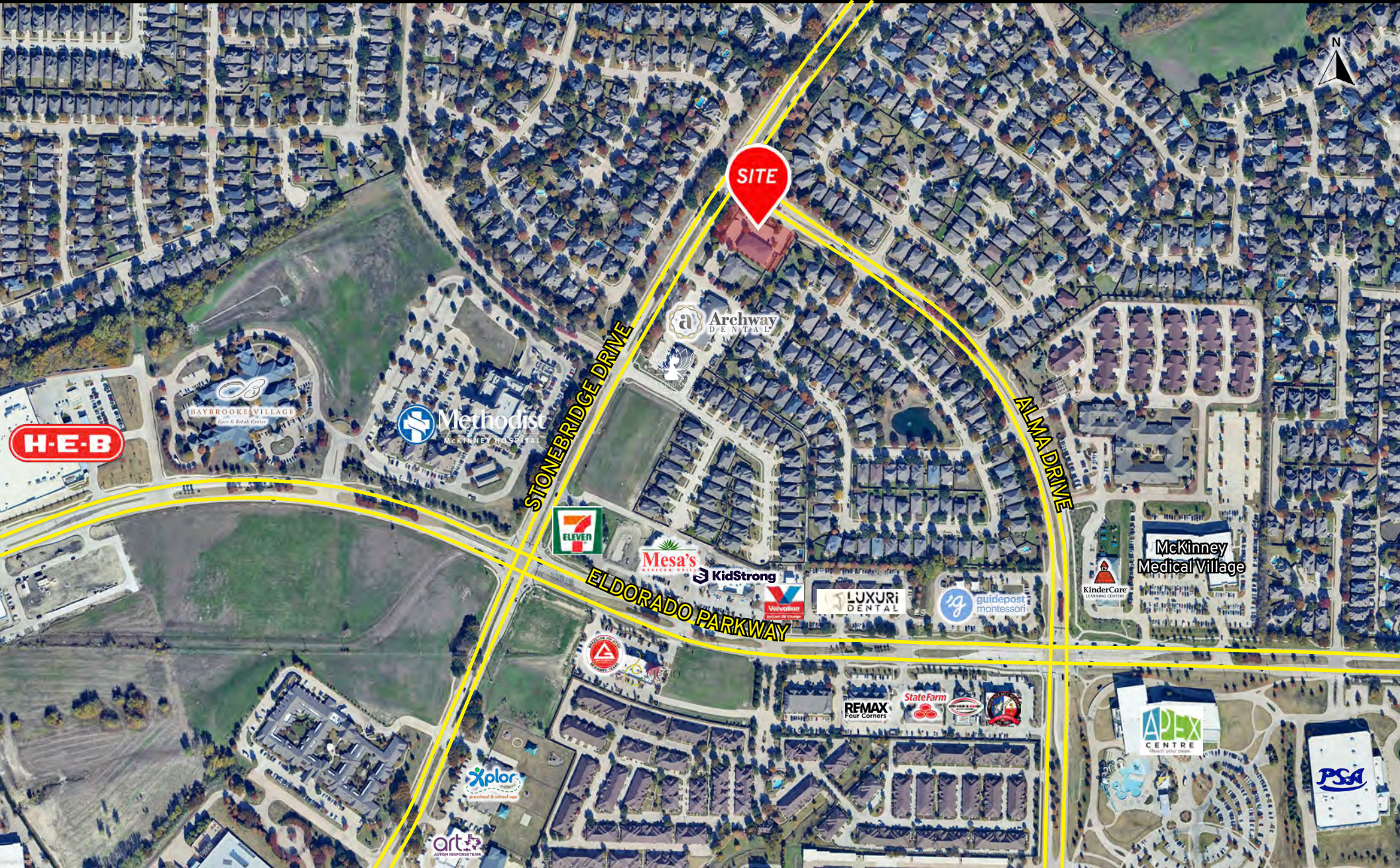


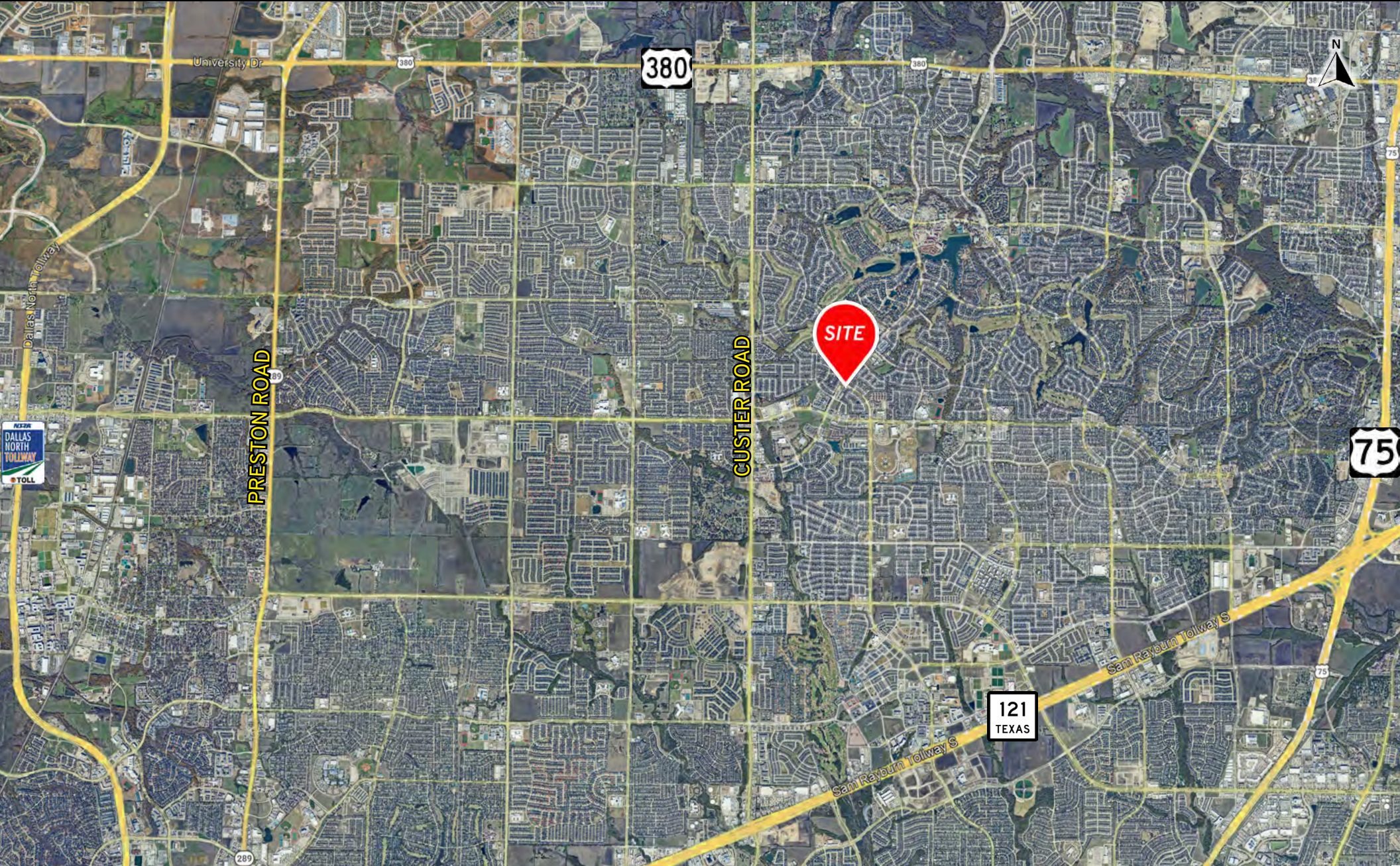
# INTERIOR PHOTOS





# SITE AERIAL





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