N. STONEBRIDGE AND US 380 OFFICE SPACE FOR SALE OR LEASE

OFFICE CONDOS IN VICTORY SHOPS AT STONEBRIDGE

1880 & 1890 N. STONEBRIDGE DRIVE - MCKINNEY, TX 75071

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

TOTAL SF	13,077 SF
AVAILABLE SF	3,901 SF
MIN DIVISIBLE	1,250 SF
MAX CONTIG.	1,338 SF
LEASE TERM	3-5 YEARS
LEASE RATE	$28/SF + NNN
NNN EXPENSES	$8.04/SF
SALE PRICE	$450/SF

FEATURES

ZONING	OFFICE
BUILDING TENANCY	MULTIPLE
YEAR BUILT	2020
PARKING	150 SPACES
RESTROOM	ONE PER UNIT
KITCHEN	YES



AVAILABLE SUITES

SUITE 220	1,313 SF	SUITE 310	1,338 SF
		SUITE 340	1,250 SF

careycoxcompany.com / 972.562.8003
321 N. Central Expressway, Suite 370 McKinney, TX 75070

Jon Cox / 972.632.5046
joncox@careycoxcompany.com

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OFFICE SUITES FOR LEASE IN MCKINNEY

Carey Cox Company and Victory Real Estate Group are teaming up to showcase these updated office condos located at the north entrance of the Stonebridge Ranch Development and behind Victory Shops of Stonebridge Ranch. This property is accessible from University Drive/US 380, a major east/west connection between the Dallas Tollway to the west and US HWY 75 to the east. Plenty of restaurants, shops and other amenities next door and nearby.

NEARBY RESTAURANTS

Fuzzy's Taco Shop, Kwik Trip, 11|17, E.J. Wells Gastropub, Walmart, Scooter's Coffee, Whataburger

DEMOGRAPHICS

2022 - Source LoopNet	1-Mile	3-Mile	5-Mile
Total Population	15,036	137,414	
Median Household Income	$126,652	$112,743	$

TRAFFIC COUNTS

UNIVERSITY DR @ STONEBRIDGE DR	37,692 VPD
US HWY 380 @ N CUSTER RD	15,400 VPD

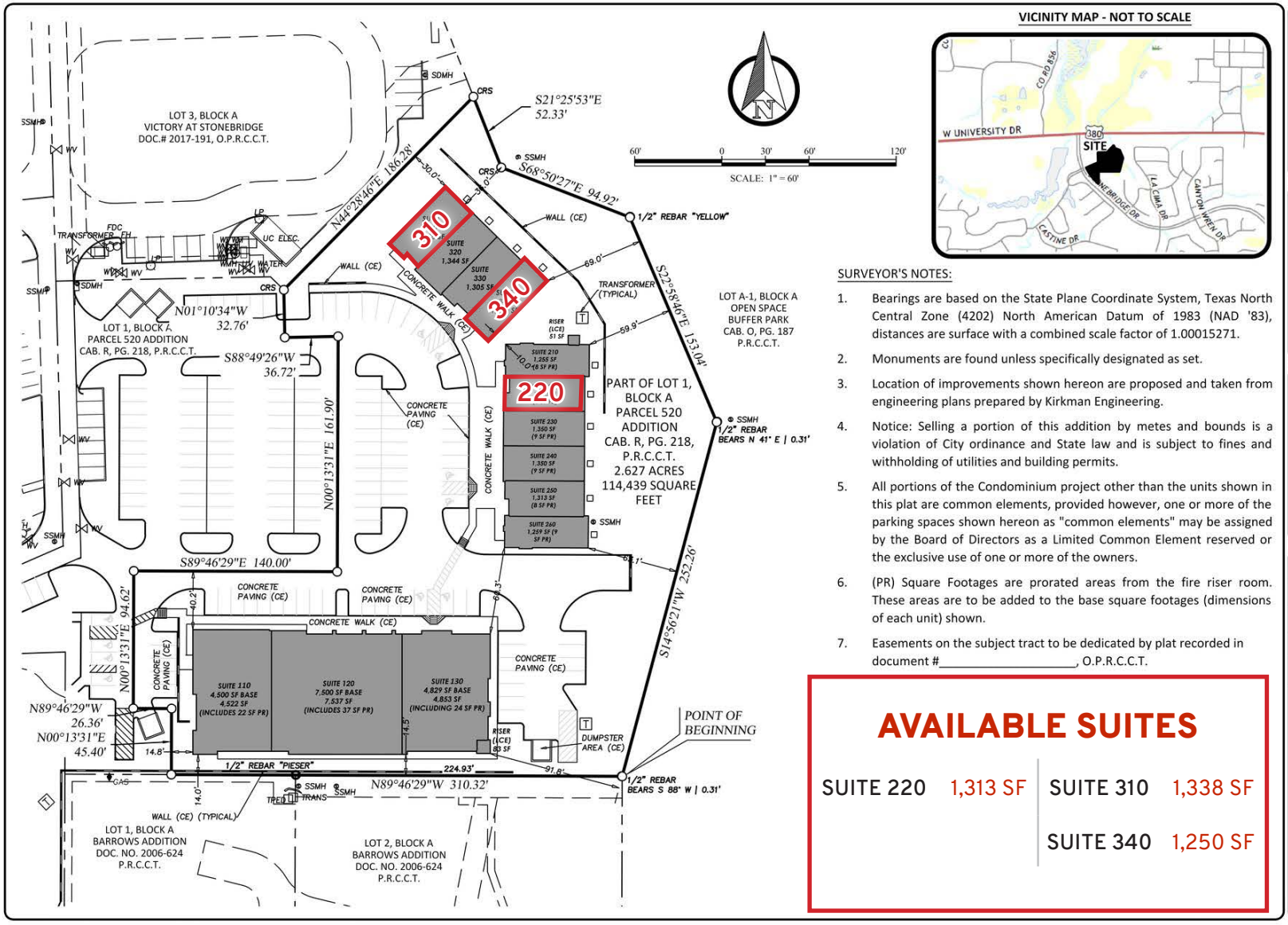
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REVISED PLAT

CAREY COX
A REAL ESTATE COMPANY



Z:\Project Data\Survey\001 - Kirkman Engineering\2018\014 - Victory at Stonebridge Lot 2 - McKinney\Drawings

VICINITY MAP - NOT TO SCALE

SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
2. Monuments are found unless specifically designated as set.
3. Location of improvements shown hereon are proposed and taken from engineering plans prepared by Kirkman Engineering.
4. Notice: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholding of utilities and building permits.
5. All portions of the Condominium project other than the units shown in this plat are common elements, provided however, one or more of the parking spaces shown hereon as "common elements" may be assigned by the Board of Directors as a Limited Common Element reserved or the exclusive use of one or more of the owners.
6. (PR) Square Footages are prorated areas from the fire riser room. These areas are to be added to the base square footages (dimensions of each unit) shown.
7. Easements on the subject tract to be dedicated by plat recorded in document #_____, O.P.R.C.C.T.

AVAILABLE SUITES

SUITE 220	1,313 SF	SUITE 310	1,338 SF
		SUITE 340	1,250 SF

kirkman ENGINEERING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

ENGINEER
KIRKMAN ENGINEERING
PATRICK FILSON, P.E.
5200 State Highway 121
Colleyville, TX 76034
(817) 488-4960
PATRICK.FILSON@TRUSTKE.COM

SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM
TBPLS FIRM# 10194474

JOB #	2018.001.014
DRAWN BY:	BCS
CHECKED BY:	JHB
SHEET #	1 OF 5
REV: 03/27/2020	

CONDOMINIUM PLAT

VICTORY AT STONEBRIDGE

MCKINNEY, TEXAS

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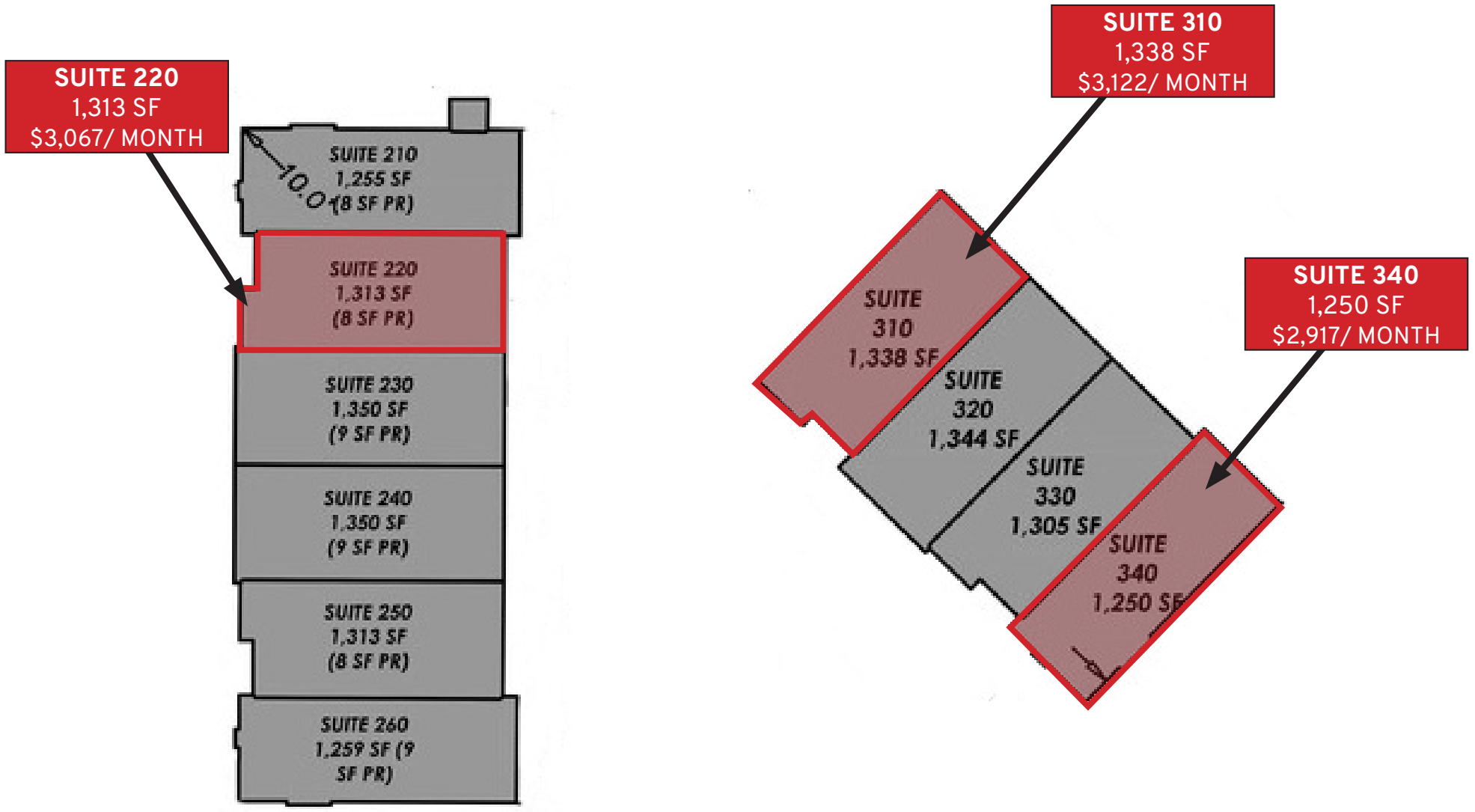
AVAILABLE SUITES

CAREY COX
A REAL ESTATE COMPANY

SUITE 220
1,313 SF
$3,067/ MONTH

SUITE 310
1,338 SF
$3,122/ MONTH

SUITE 340
1,250 SF
$2,917/ MONTH



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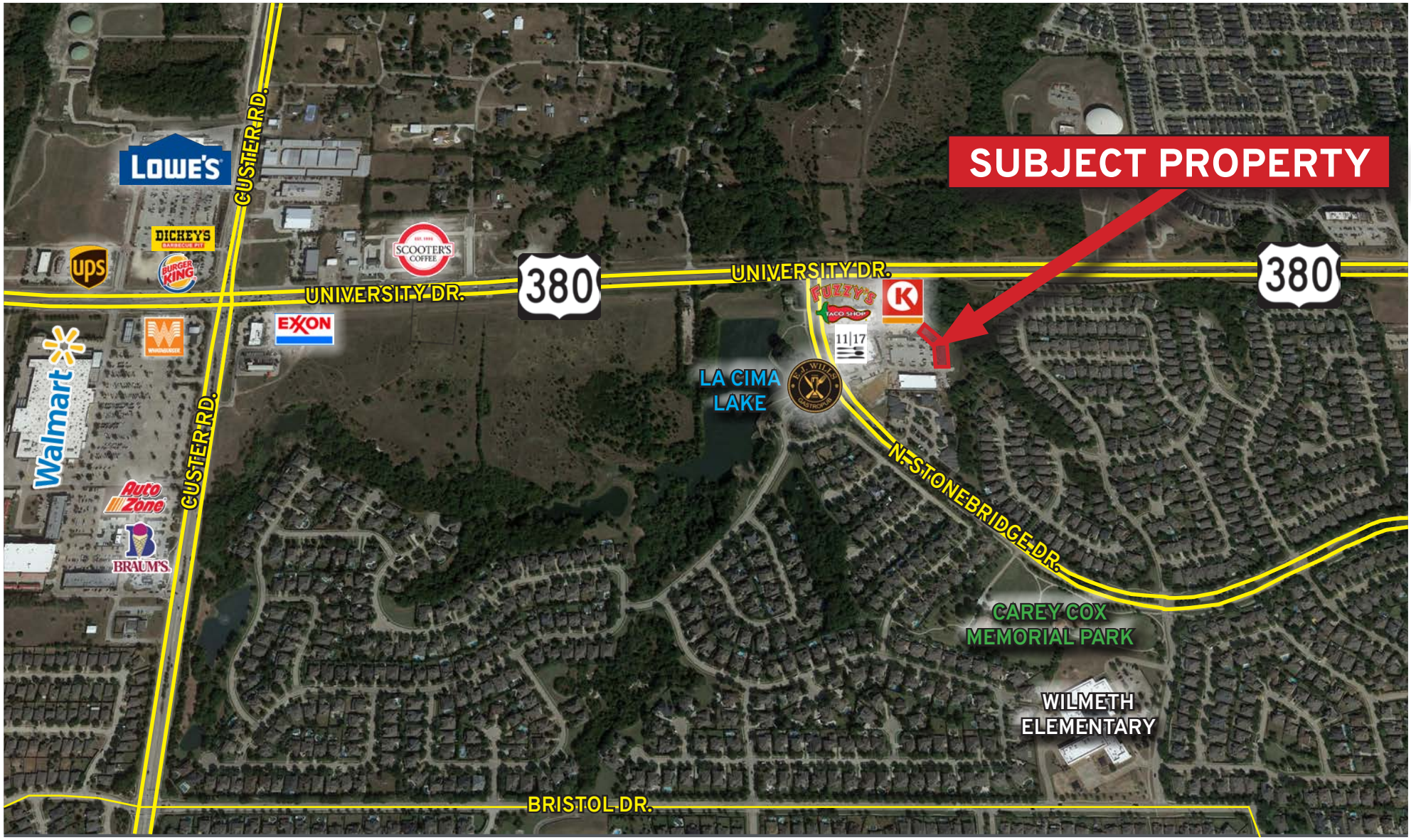






PROPERTY SURROUNDINGS

CAREY COX
A REAL ESTATE COMPANY



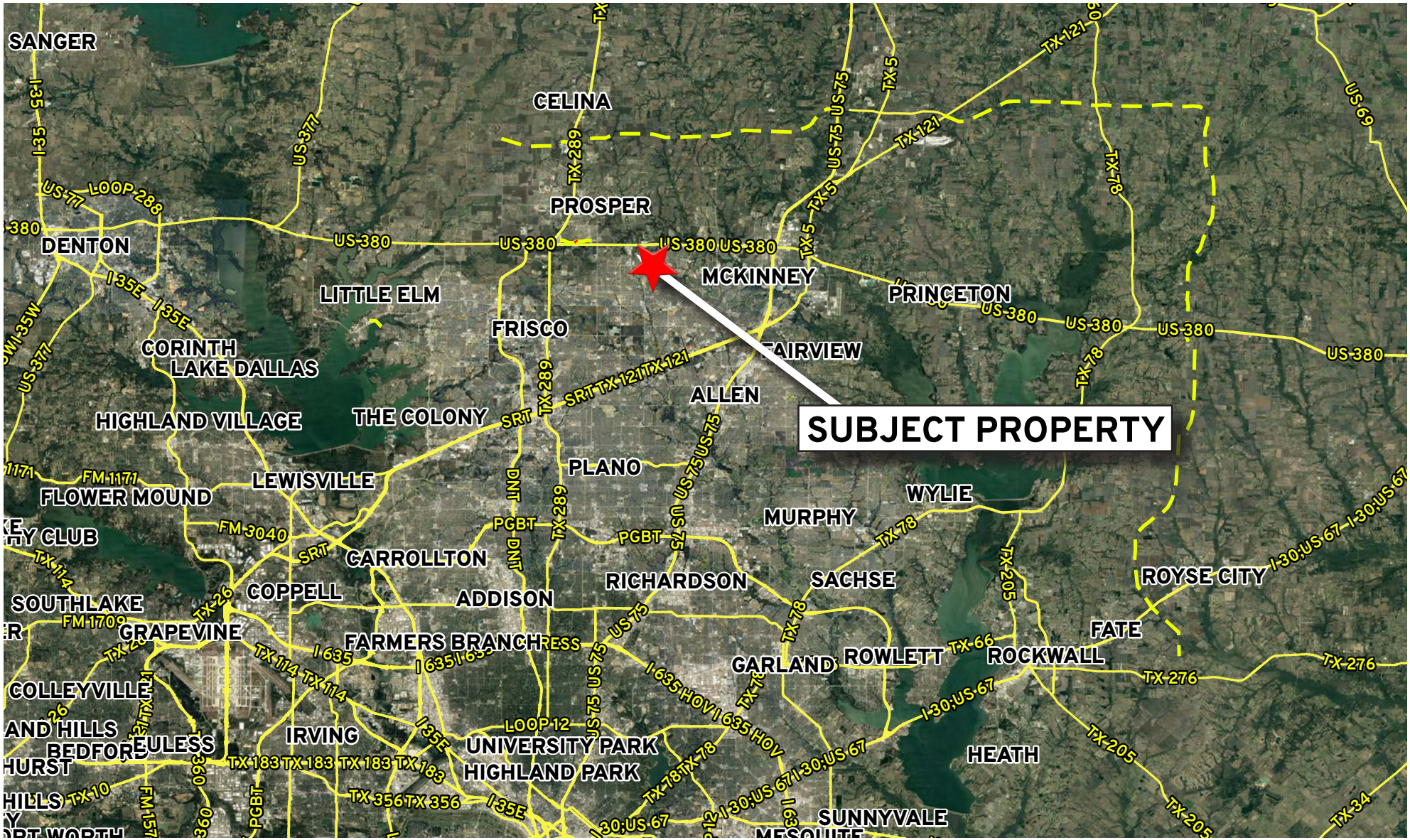
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METROPLEX LOCATION

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EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Carey Cox Company	385233	bcox@careycoxcompany.com	972-562-8003
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jon Cox	674118	joncox@careycoxcompany.com	972-562-8003
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____