

# INVESTMENT OPPORTUNITY NEAR U.S. 75 AND ELDORADO

## FULLY LEASED OFFICE BUILDING FOR SALE

2240 BUSH DR - MCKINNEY, TX 75070

**CAREY COX**  
A REAL ESTATE COMPANY

### OFFICE FOR SALE

TOTAL SF	18,687 SF LOT
BUILDING SF	6,386 SF
YEAR BUILT	2006
STORIES	1 W/ 2ND FLOOR STORAGE
ZONING	PD (OFFICE DISTRICT)

### FEATURES

SALE PRICE	\$1,875,000
NOI	\$81.970
CAP RATE	4.4%
% OCCUPIED	100%
NUMBER OF TENANTS	1
CURRENT LEASE	EXPIRES 9/30/2025



**FULLY LEASED INVESTMENT PROPERTY**

[careycoxcompany.com](http://careycoxcompany.com) / 972.562.8003  
321 N. Central Expressway, Suite 370 McKinney, TX 75070

Bill Cox / 972-562-8003  
[bcox@careycoxcompany.com](mailto:bcox@careycoxcompany.com)

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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### FULLY LEASED OFFICE CONDO FOR SALE IN MCKINNEY

This investment property includes 18,687 SF lot and FULLY LEASED 6,386 SF office building that includes first floor offices, open areas, resource rooms, a kitchen and bathrooms, as well as an air-conditioned second floor storage area. It is conveniently located just off Eldorado Pkwy near US HWY 75, is in close proximity to plenty of restaurants and shopping and offers easy access to the Eldorado/Stonebridge Ranch Communities.

### NEARBY BUSINESSES



### DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2021 - Source CoStar			
Total Population	12,749	94,313	229,476
Median Household Income	\$81,323	\$83,794	\$95,740

### TRAFFIC COUNTS

US 75 @ ELDORADO	99,077 VPD
ELDORADO @ CRAIG	31,471 VPD

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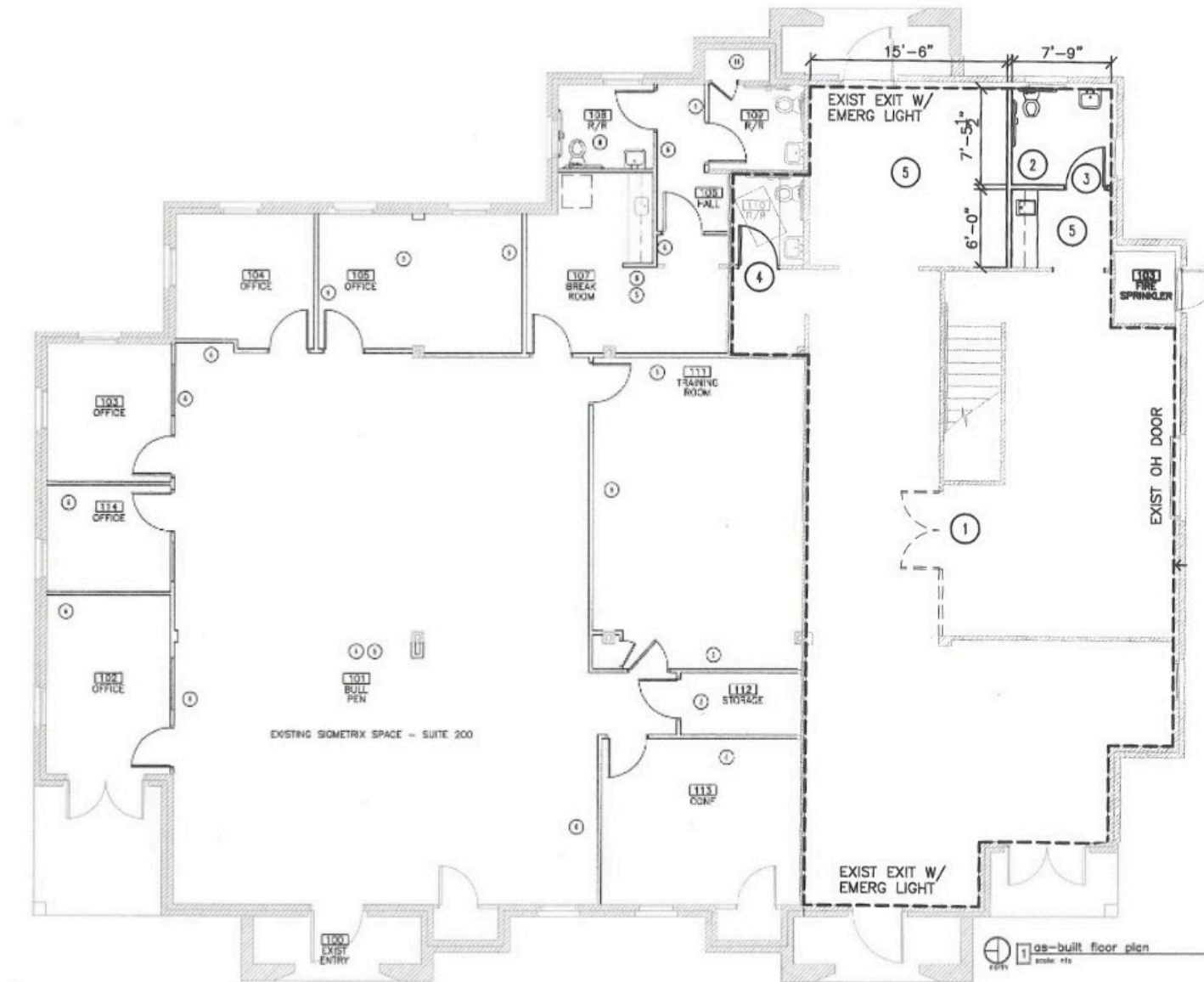






# FLOOR PLAN

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A REAL ESTATE COMPANY

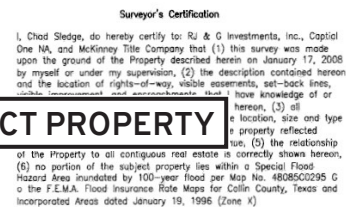



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Chad Sledge  
Registered Professional  
Land Surveyor No. 5733



Notes: 1) This survey has been performed with the benefit of a Title Commitment GF No. 23449 issued January 9, 2008. 2) OM is a controlling monument. 3) Surveyor's signature will appear in red ink on certified copies. 4) Subject property is affected by any and all notes, deeds, easements and other matters that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. 5) Source bearing per Eldorado Park as recorded under Document No. 2006-0011004-024 of the Collin County Map Records. 6) Taxes, assessments, and other obligations, easements and liens as recorded under Collin County Clerk File No. 06-0085226, 07-0060052, 2000-0079627, 2002-0023767 of the Collin County Land Records affects the subject property.

*Legend*

Roome Cpd. IRS	Roome Capped Iron Rod Se
C.C.M.R.	Collin County Map Records
C.C.L.R.	Collin County Land Records
IRF	Iron Rod Found
	Water Meter
	Water Valve
	Gas Meter
	Fire Hydrant
	Power Pole
SSMH	Sanitary Sewer Manhole
RRW	Rock Retaining Wall
	Overhead Lines

### As-Built Survey

*2240 Bush Drive*

William Hemphill Survey, Abstract No. 449  
City of McKinney, Collin County, Texas  
January 17, 2008

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**ROOME LAND SURVEYING, INC.**  
2000 AVENUE G  
SUITE 810  
PLANO, TX 75074

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	105.00'	60.41'	59.58'	S00°14'16"W	32°57'50"
C2	215.00'	60.96'	60.75'	S08°07'20"E	16°14'39"
C3	560.39'	116.10'	115.89'	S86°02'00"W	11°52'14"
C4	500.00'	103.65'	103.47'	S86°02'00"W	11°52'40"



# SURROUNDING AREA

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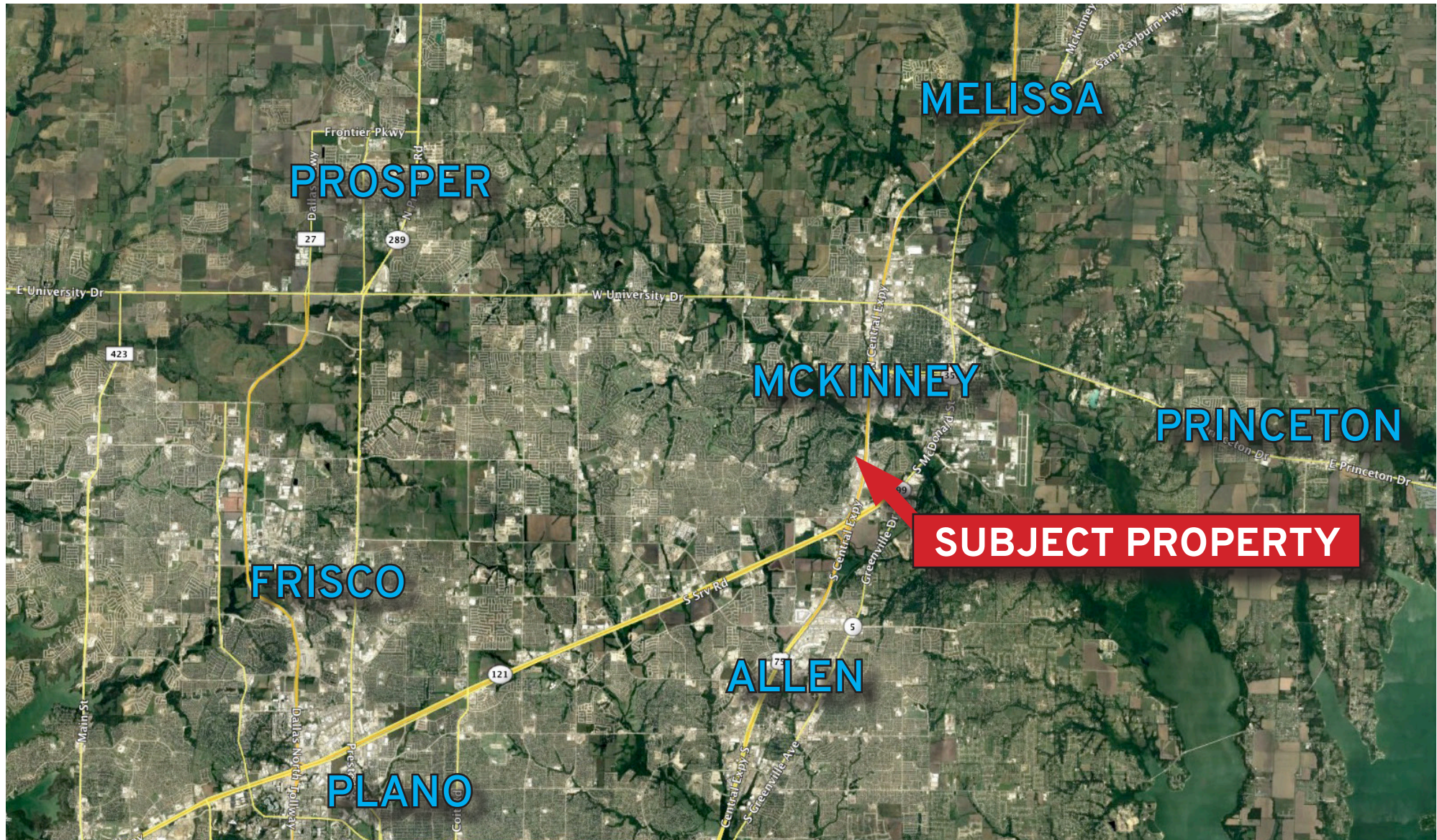
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# METROPLEX LOCATION

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# 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
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date