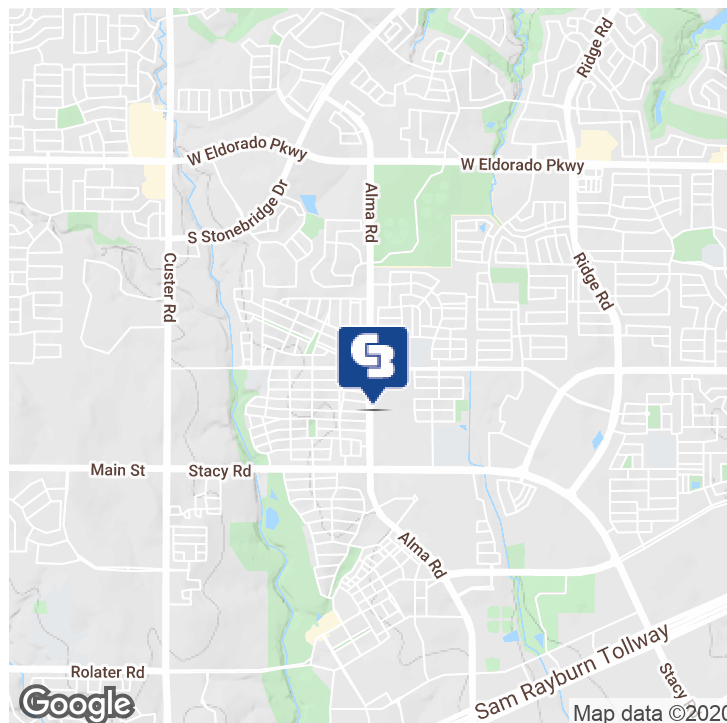




SALE

ALMA ROAD OFFICE | RETAIL | FLEX

4461 Alma Road, McKinney, TX 75070



OFFERING SUMMARY

Sale Price: \$1,400,000
(entire building)
Pricing for condo units
below

Lot Size: 0.95 Acres

Year Built: 2019

Building Size: 7,933 SF

Zoning: City of McKinney | NS |
REC

Market: McKinney

CBCWORLDWIDE.COM

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214 578 0087
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TX #681213

Jose Duarte
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PROPERTY OVERVIEW

PRICE IMPROVEMENT!

Ideal office/flex condo opportunity for owner-occupant or investment in McKinney, minutes from 121! Building is in cold, dark shell condition, and is situated on the east side of Alma Road. Individual suites or entire building available. City of McKinney zoning of NS (Neighborhood Services) and REC (Regional Employment Center) allows for many uses including office, medical, retail, and flex. Shell structure includes wet fire sprinklers in place, attic heaters, dirt floors for plumbing access, and electricity to building. Property is offered in as-is condition, ready for finish-out. Property is located between Cube Smart self storage and new Canine Wellness Center (under construction).

Buyer to verify all information. Property website: <https://buildout.com/website/almaroadmck>

PROPERTY HIGHLIGHTS

- Commercial condo units for sale from approx. 1,016 SF-2,284 SF
- City of McKinney zoning NS | REC allows for a wide variety of uses
- Office, Flex, Medical, Retail (parking 3:1,000 sf for Medical)
- Ideal for owner-user or for investment
- Ready for custom finish out
- Unit 1-2,284 SF (End unit) \$456,800
- Unit 2-1,064 SF \$207,480
- Unit 3-1,016 SF \$198,120
- Unit 4-1,595 SF \$311,025



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ALMA ROAD OFFICE | RETAIL | FLEX

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SALE



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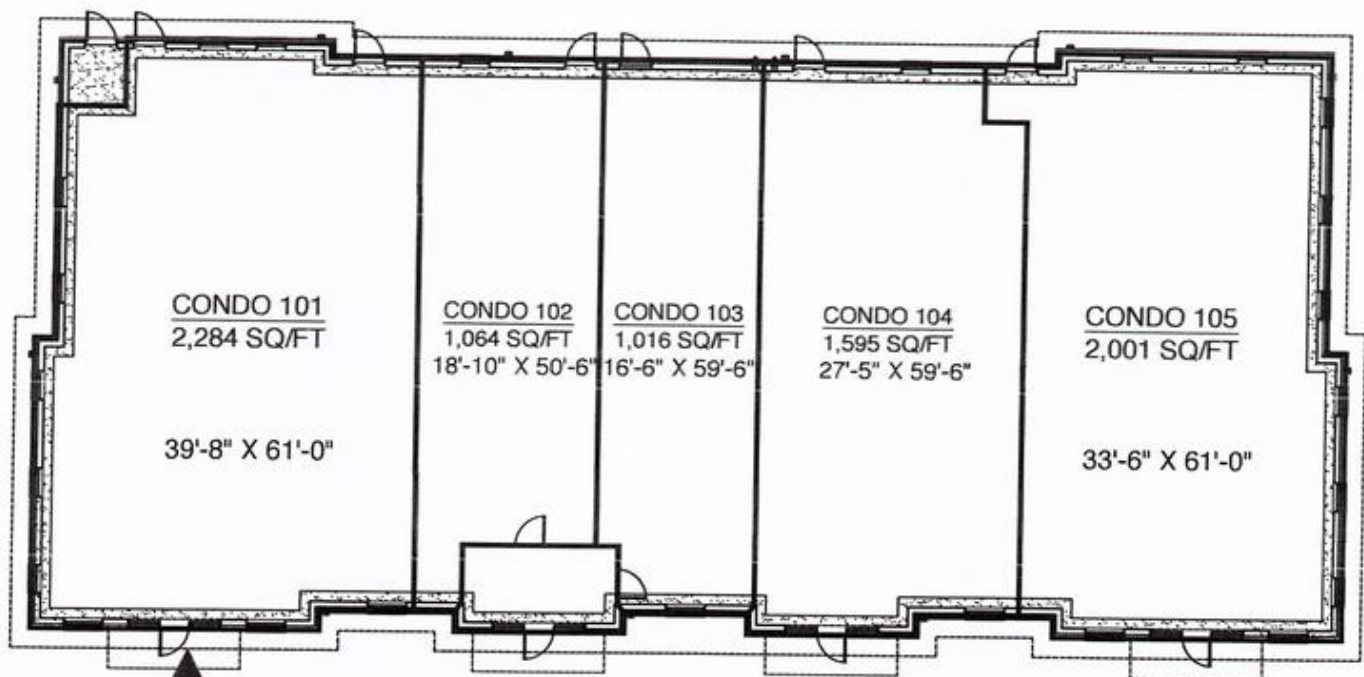
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SALE

ALMA ROAD OFFICE | RETAIL | FLEX

4461 Alma Road , McKinney, TX 75070



Patrick Ahearne, Architect

814 Wind Elm Drive Allen, TX 75002
(214) 673-0054
www.ahearnsarchitect.com

The Condos at Alma
4461 Alma Road

Proposed Floor-Plan for Condo Units

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ALMA ROAD OFFICE | RETAIL | FLEX

4461 Alma Road , McKinney, TX 75070

SALE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	6,230	64,788	175,691
Median age	31.1	33.9	34.0
Median age (Male)	31.1	33.9	33.8
Median age (Female)	31.3	34.0	34.0
Total households	2,279	21,748	59,724
Total persons per HH	2.7	3.0	2.9
Average HH income	\$94,191	\$113,733	\$114,065
Average house value	\$227,710	\$248,087	\$255,304

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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.

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

Buyer/Tenant/Seller/Landlord Initials

Date