Eldoridge Plaza

Professional Office Space Available For Sale 1,128 -2,464 SF



Location:

Eldoridge Plaza 3170 & 3174 S. Ridge Road McKinney, Texas 75070



Space Available:

Fully Finished Out Professional Offices Available 1,128 SF – 2,464 SF \$400 /SF for Sale

- Perfectly placed just off Ridge Road on the Frisco / McKinney border
- Class "A" Fully Finished Out Space with an efficient floor plan
- Abundant parking available

- Excellent access to the Sam Rayburn Tollway and Central Expressway
- Synergistic professional environment with a fully maintained landscape
- Building & Monument signage available







- Service to growing communities of McKinney, Frisco, Plano, & Allen
- Nearby multiple Elementary, Middle, & High Schools
- Close proximity to Restaurant & Retail Amenities and Methodist McKinney Hospital

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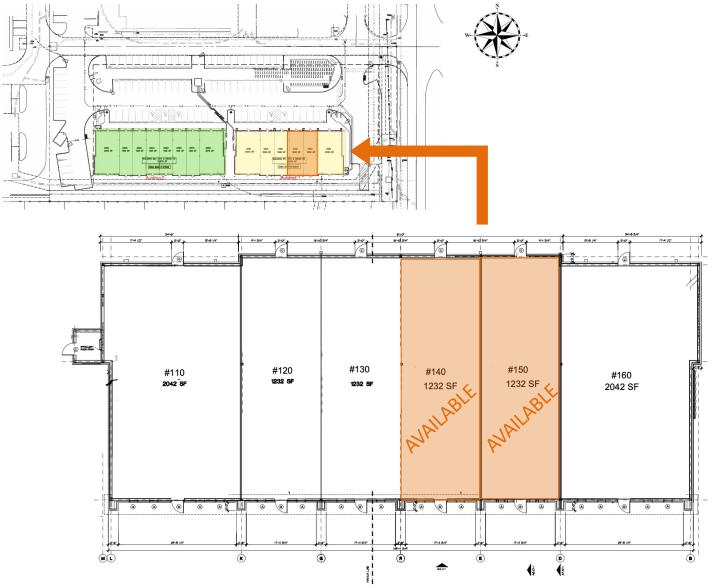
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Site & Building 1 Plan



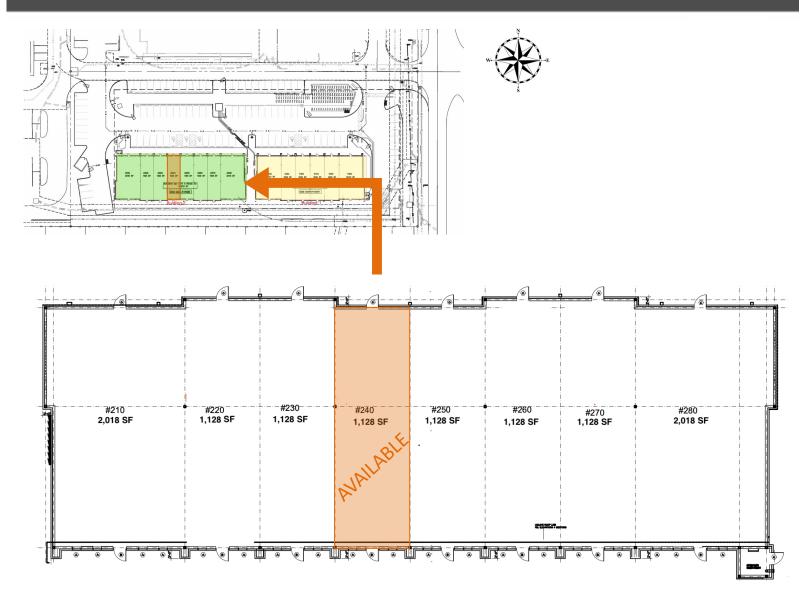
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Site & Building 2 Plan



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Professional Offices Available for Sale









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McKinney Demographics

Summary	Cer	nsus 2010		2019		2024
Population		131,454		194,617		224,51
Households		44,468		66,352		76,51
Families		34,075		49,996		57,32
Average Household Size		2.91		2.89		2.9
Owner Occupied Housing Units		31,564		44,603		51,50
Renter Occupied Housing Units		12,904		21,749		25,01
Median Age		32.7		33.9		33.
Trends: 2019 - 2024 Annual Rate		Area		State		Nationa
Population		2.90%		1.59%		0.77
Households		2.89%		1.55%		0.75
Families		2.77%		1.53%		0.68
Owner HHs		2.92%		1.63%		0.92
Median Household Income		2.13%		2.50%		2.70
			20	019	20	024
Households by Income			Number	Percent	Number	Percei
•						
<\$15,000 \$15,000 - \$24,999			3,246	4.9% 4.8%	3,053	4.0° 3.8°
\$15,000 - \$24,999			3,165		2,941	4.5
\$25,000 - \$34,999			3,607	5.4%	3,449	
\$35,000 - \$49,999			5,466	8.2%	5,364	7.0
\$50,000 - \$74,999			9,573	14.4%	9,872	12.9
\$75,000 - \$99,999			9,854	14.9%	10,627	13.9
\$100,000 - \$149,999			15,384	23.2%	19,054	24.9
\$150,000 - \$199,999			7,979	12.0%	11,251	14.7
\$200,000+			8,076	12.2%	10,901	14.2
Median Household Income			\$94,487		\$104,973	
Average Household Income			\$116,134		\$131,296	
Per Capita Income			\$39,694		\$44,824	
Tel capita meeme	Census 20	010	20	19	20	024
Population by Age	Number	Percent	Number	Percent	Number	Percei
0 - 4	11,702	8.9%	15,550	8.0%	18,213	8.19
5 - 9	12,605	9.6%	16,734	8.6%	19,030	8.5
10 - 14	11,526	8.8%	16,576	8.5%	18,549	8.3
15 - 19	9,136	6.9%	13,987	7.2%	15,999	7.19
20 - 24	6,228	4.7%	10,507	5.4%	11,187	5.09
25 - 34	19,728	15.0%	27,116	13.9%	33,671	15.09
35 - 44	24,300	18.5%	32,200	16.5%	36,792	16.49
45 - 54	16,701	12.7%	26,043	13.4%	28,162	12.59
55 - 64	10,265	7.8%	18,259	9.4%	20,685	9.29
65 - 74	5,595	4.3%	11,396	5.9%	13,757	6.19
75 - 84	2,611	2.0%	4,628	2.4%	6,545	2.99
85+	1,057	0.8%	1,622	0.8%	1,931	0.99
	Census 20			019	·	024
Race and Ethnicity	Number	Percent	Number	Percent	Number	Perce
White Alone	98,354	74.8%	133,434	68.6%	146,745	65.4
Black Alone	13,760	10.5%		13.1%		14.7
American Indian Alone	931	0.7%	25,516	0.6%	33,058	0.6
			1,255		1,426	8.4
Asian Alone	5,327	4.1%	14,193	7.3%	18,814	
Pacific Islander Alone	95	0.1%	189	0.1%	236	0.1
Some Other Race Alone	8,906	6.8%	12,642	6.5%	15,190	6.8
Two or More Races	4,081	3.1%	7,387	3.8%	9,048	4.0
Hispanic Origin (Any Race)	24,482	18.6%	35,976	18.5%	44,131	19.79



Information About Brokerage Services

Texas law requires all real estate licensees 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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Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tito Martinez	788375	Tito@LCRTexas.com	(972)533-3621
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission TXR-2501

Information available at www.trec.texas.gov