

OFFICE CONDO FOR SALE IN MCKINNEY

CAPITAL PLAZA OFFICE CONDOS

3600 ELDORADO PKWY, SUITE B3 - MCKINNEY, TX 75070

CAREY COX
A REAL ESTATE COMPANY

PROPERTY INFO

TOTAL SF	1,450 SF
SALE PRICE	\$425,000
OCCUPANCY	VACANT UPON SALE

FEATURES

ZONING	PD (OFFICE)
YEAR BUILT	2015
PARKING	3.33/1,000 SF
SIGNAGE	AVAILABLE
FLOORING	CARPET & HARDWOOD
HIGHLIGHTS	RECEPTION CONFERENCE ROOM PRIVATE OFFICES/ ROOMS LESS THAN A MILE FROM 75



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

Staci Heuvel / 214.597.9247
staci@careycoxcompany.com

OFFICE CONDO FOR SALE IN MCKINNEY

CAPITAL PLAZA OFFICE CONDOS

3600 ELDORADO PKWY, SUITE B3 - MCKINNEY, TX 75070

CAREY COX
A REAL ESTATE COMPANY



MCKINNEY CONDO FOR SALE

This ±1,450 SF office/medical condominium offers a rare ownership opportunity in a well-located commercial setting in McKinney, TX. Positioned near the Eldorado Parkway corridor, the property benefits from strong surrounding retail, services, and residential density, providing excellent convenience for clients and employees. The unit features a functional layout suitable for medical, professional, or specialty office use and supports efficient day-to-day operations. Condo ownership in this area presents an attractive option for owner-users or investors seeking stability in a high-demand North Collin County market.

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

NEARBY BUSINESSES

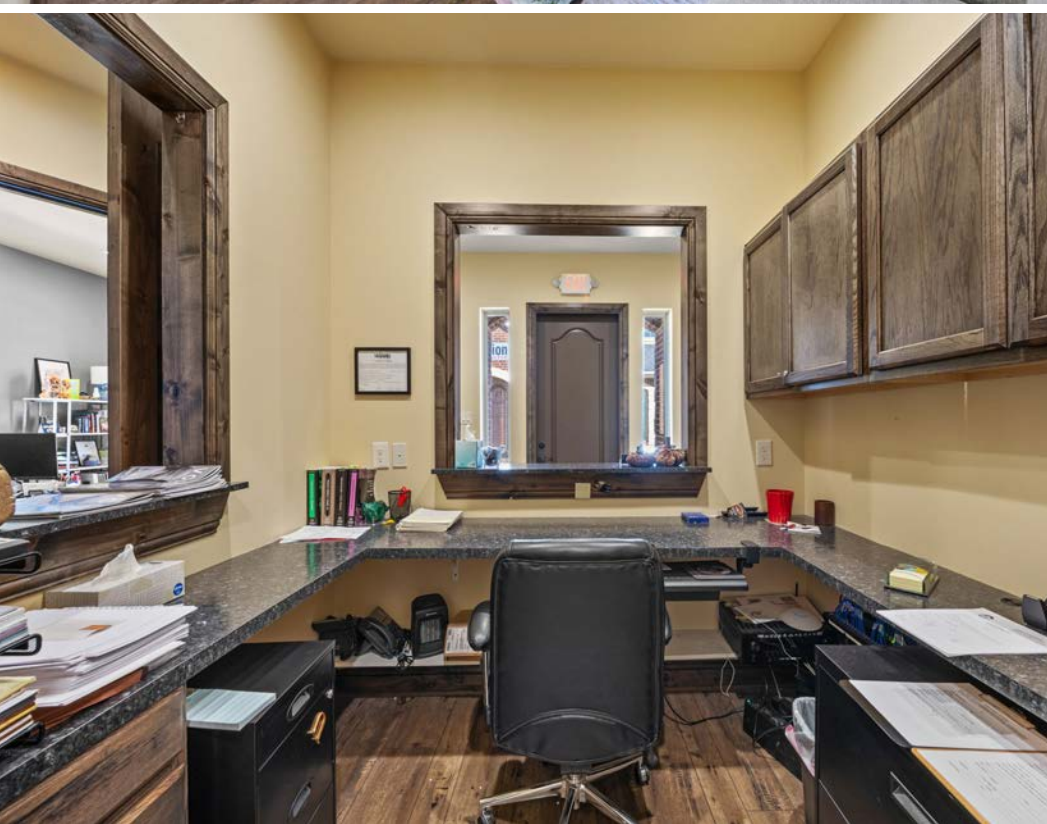


DEMOGRAPHICS

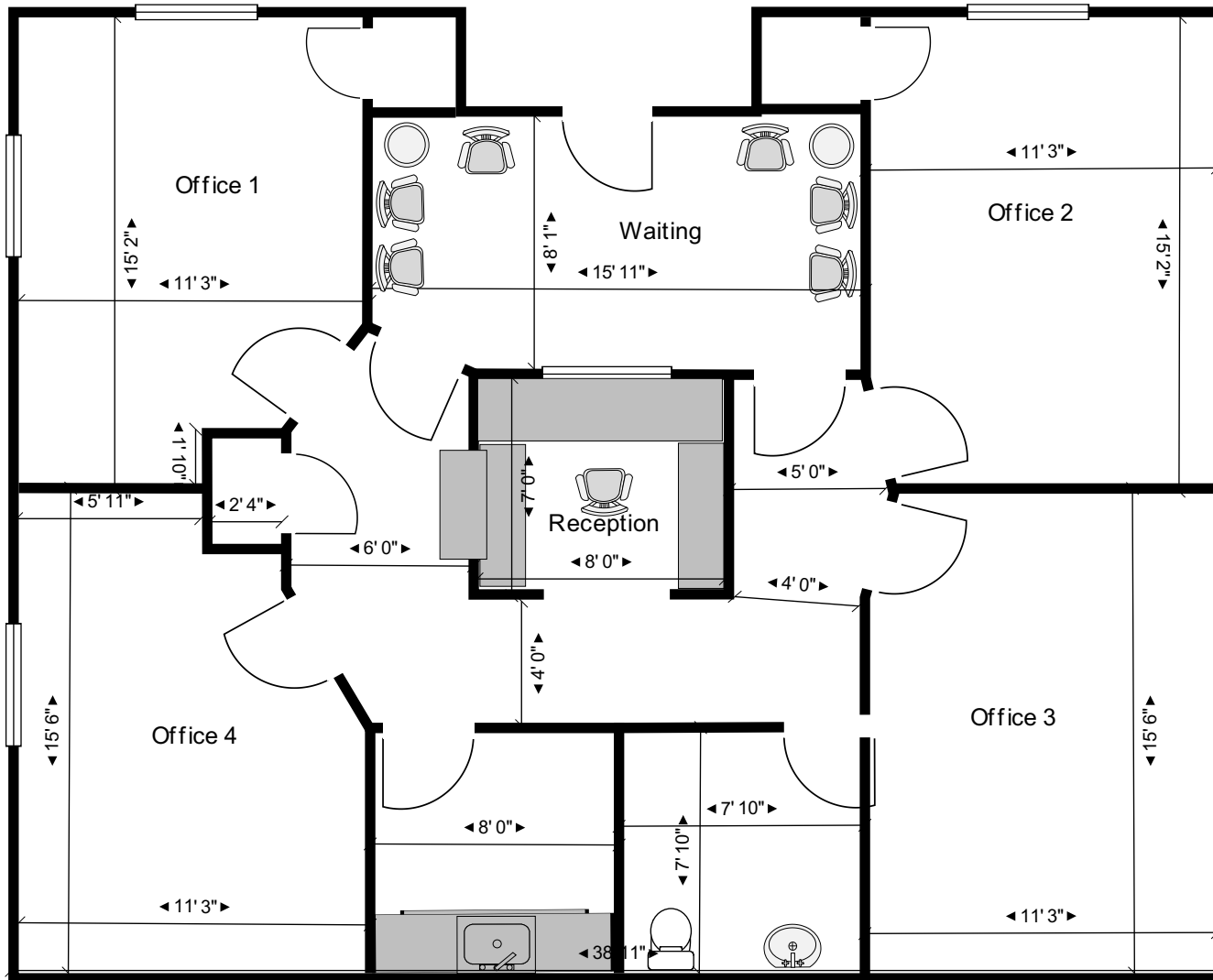
2024 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	16,602	113,356	284,189
Median Household Income	\$107,085	\$99,378	\$108,426

TRAFFIC COUNTS

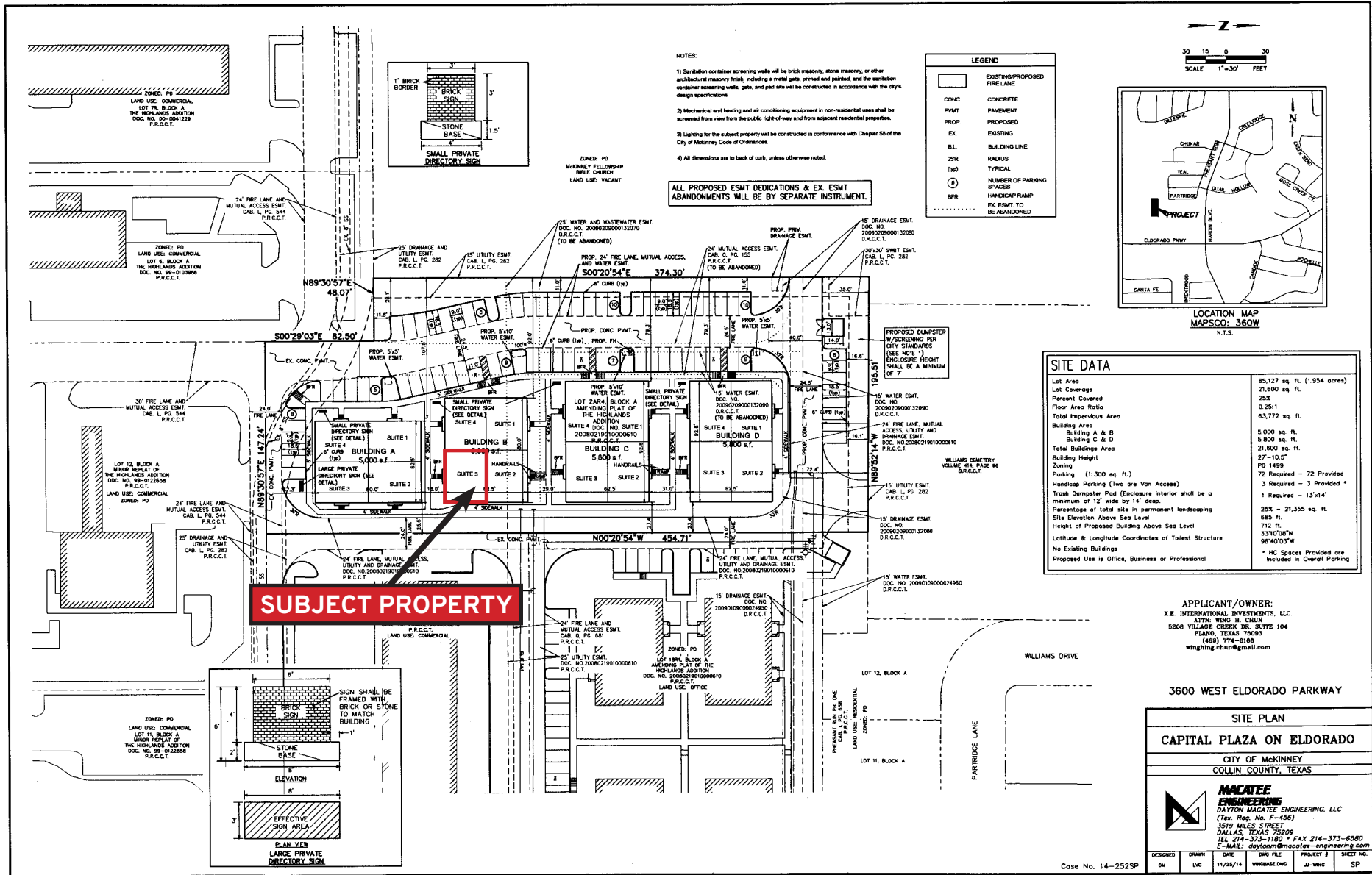
ELDORADO @ HIGHLANDS	29,436 VPD
ELDORADO @ HARDIN BLVD	27,212 VPD



FLOOR PLAN



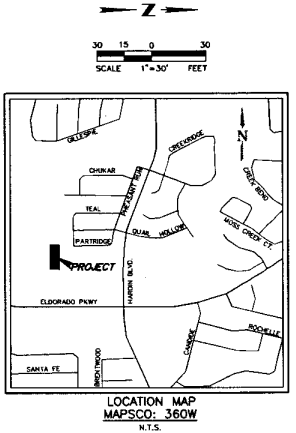
SITE PLAN



- NOTES:
- 1) Sanitation container screening walls will be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate, gravel and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the city's design specifications.
 - 2) Mechanical and heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.
 - 3) Lighting for the subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances.
 - 4) All dimensions are to back of curb, unless otherwise noted.

ALL PROPOSED ESMT DEDICATIONS & EX. ESMT ABANDONMENTS WILL BE BY SEPARATE INSTRUMENT.

LEGEND	
[Symbol]	EXISTING/PROPOSED FIRE LANE
CONC	CONCRETE
PVMT	PAVEMENT
PROP	PROPOSED
EX	EXISTING
B.L	BUILDING LINE
2SR	RADIUS
(Typ)	TYPICAL
(P)	NUMBER OF PARKING SPACES
(R)	HANDICAP RAMP
[Symbol]	EX. ESMT. TO BE ABANDONED



SITE DATA	
Lot Area	85,127 sq. ft. (1.954 acres)
Lot Coverage	21,600 sq. ft.
Percent Covered	25%
Floor Area Ratio	0.25:1
Total Impervious Area	63,772 sq. ft.
Building Area	5,000 sq. ft.
Building A & B	5,800 sq. ft.
Building C & D	21,600 sq. ft.
Total Building Area	27'-10.5"
Building Height	PG 14599
zoning	72 Required - 72 Provided
Handicap Parking (Two are Van Access)	3 Required - 3 Provided *
Trash Dumpster Pad (Enclosure interior shall be a minimum of 12' wide by 14' deep)	1 Required - 13'x14'
Percentage of total site in permanent landscaping	25% - 21,355 sq. ft.
Site Elevation Above Sea Level	685 ft.
Height of Proposed Building Above Sea Level	712 ft.
Latitude & Longitude Coordinates of Tallest Structure	33°10'08"N 96°40'03"W
No Existing Buildings	
Proposed Use is Office, Business or Professional	* HC Spaces Provided are included in Overall Parking

APPLICANT/OWNER:
 X.E. INTERNATIONAL INVESTMENTS, LLC
 ATTY: WING H. CHUN
 5208 VILLAGE CREEK DR. SUITE 104
 PLANO, TEXAS 75093
 (469) 774-8168
 wingh.chun@gmail.com

3600 WEST ELDERADO PARKWAY

SITE PLAN
CAPITAL PLAZA ON ELDERADO
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

MACATEE ENGINEERING
 DAYTON MACATEE ENGINEERING, LLC
 (Tex. Reg. No. F-456)
 3519 MALES STREET
 DALLAS, TEXAS 75209
 TEL 214-373-1180 * FAX 214-373-6580
 E-MAIL: daycon@macatee-engineering.com

DESIGNED	DATE	CHK FILE	PROJECT #	SHEET NO.
DM	11/25/14	WINGCHUN.DWG	JJ-9882	SP

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.

PROPERTY AERIAL

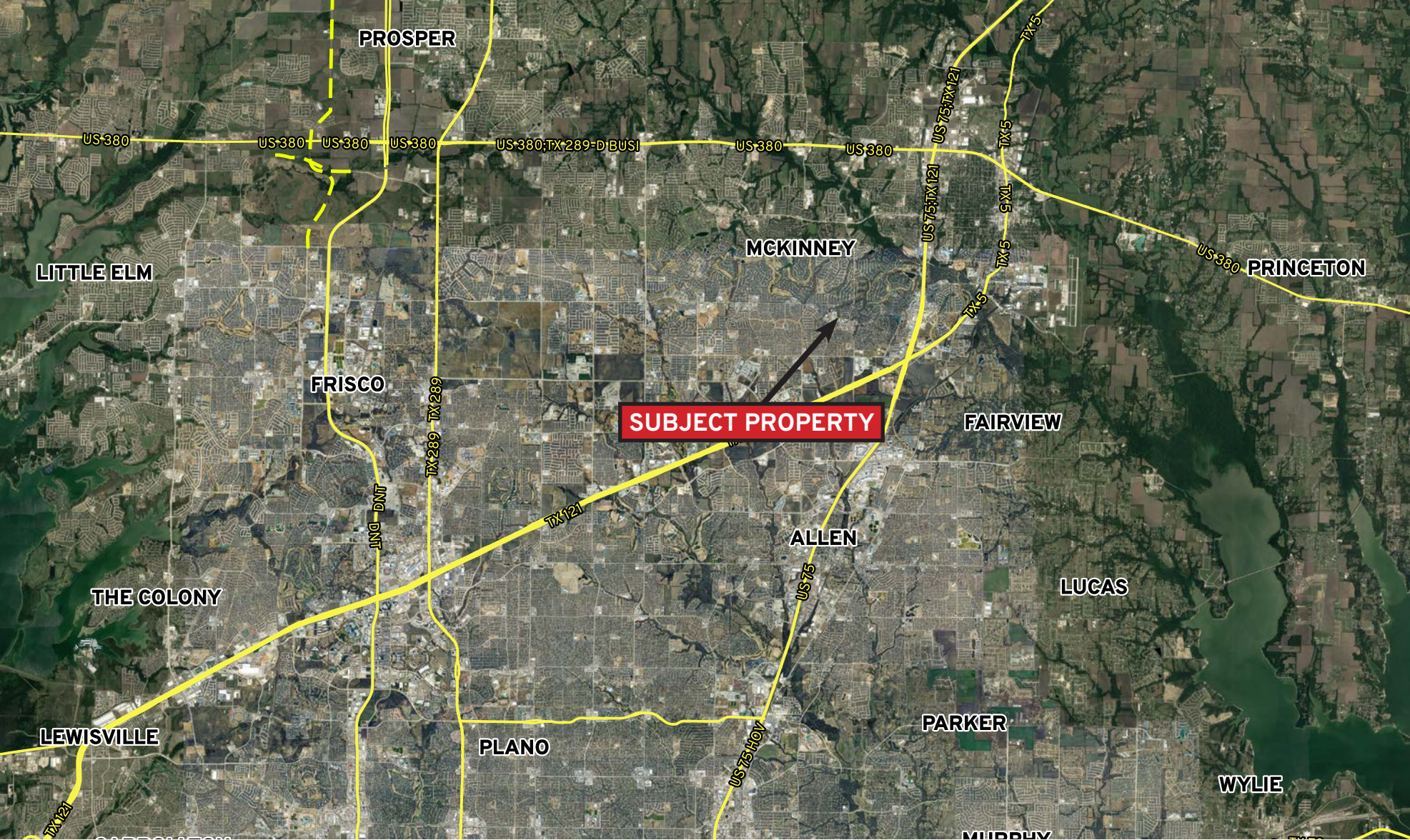


careycoxcompany.com / 972.562.8003
321 N. Central Expressway, Suite 370 McKinney, TX 75070

Staci Heuvel / 214.597.9247
staci@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.

DFW METROPLEX LOCATION



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

Staci Heuvel / 214.597.9247
staci@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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1