



306 S. TENNESSEE MCKINNEY, TX 75069

\$480,000

TYPE

OFFICE FOR SALE

SIZE

1,156 +- SQFT



Just steps from McKinney’s vibrant downtown square, 306 S Tennessee St is positioned within one of the city’s most walkable and in-demand commercial districts. Surrounded by boutique retailers, restaurants, office spaces, and cultural destinations, this property offers exceptional visibility and steady foot traffic. The exterior showcases early-McKinney architectural character with preserved brick elements, large storefront windows, and an authentic historic façade. Its historic integrity may also qualify the building for local and state preservation incentives, including tax credits and façade improvement grants.

Property Highlights

- 1-Story Commercial Building
- Located in the MTC Downtown Core
- Timeless Architectural Character
- Strong Walkability & High Exposure
- Ideal for Modern Upgrades, Build-Outs, or Adaptive Reuse



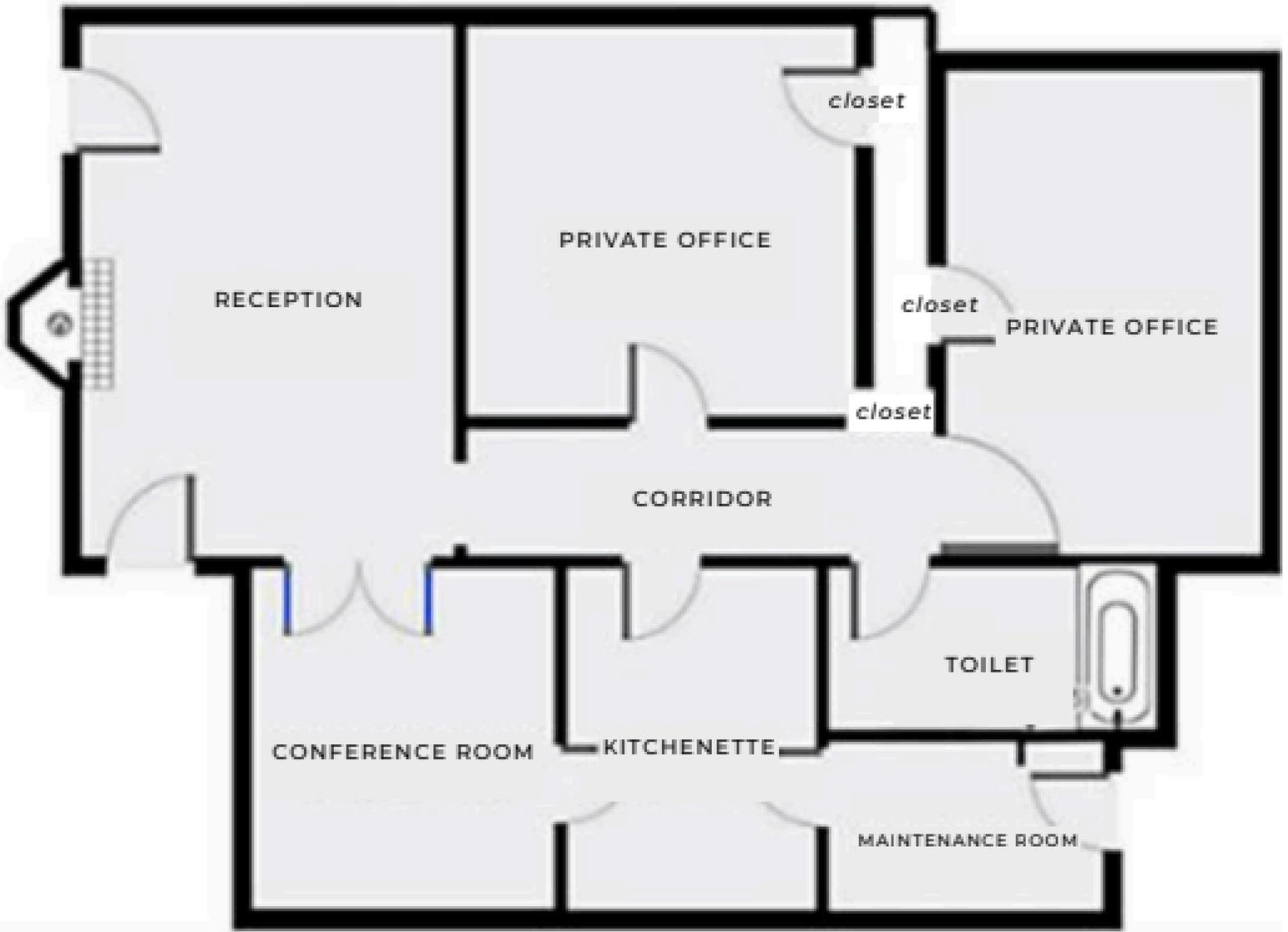
Janet Clark
Principal Broker

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Information deemed reliable but is not guaranteed by the Broker or Owner and should be verified.



306 S. Tennessee | McKinney



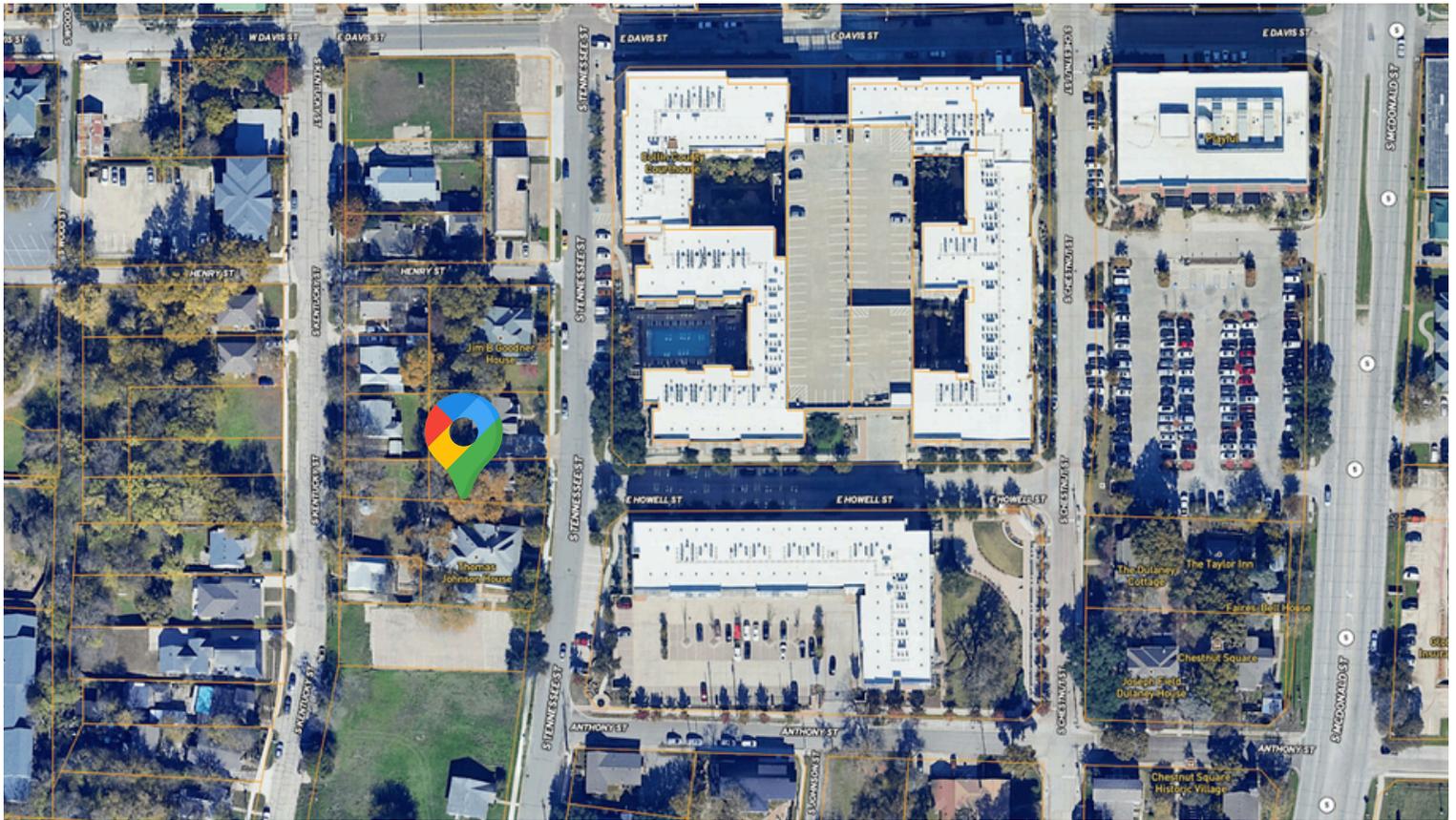
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306 S. Tennessee Street is a premier commercial opportunity located in the heart of Downtown McKinney—one of the most popular historic districts in North Texas. This flexible space is ideal for businesses seeking visibility, walkability, and access to a thriving local market.

The MTC (McKinney Town Center) zoning district allows a wide range of uses including professional office, boutique retail, creative studios, and service-based businesses. Whether you're launching a new concept or relocating a growing brand, this address provides unmatched exposure and customer access.

Businesses benefit from multiple nearby parking options including on-site parking, free street parking, and several public parking lots just a short walk away. The property is steps from award-winning restaurants, coffee shops, retail boutiques, entertainment venues, and community events that draw thousands of visitors each year.

With its combination of visibility, accessibility, and local charm, this commercial space at 306 S. Tennessee is an excellent opportunity for companies aiming to establish a presence in one of the most vibrant commercial districts in North Texas.

306 S. Tennessee | McKinney



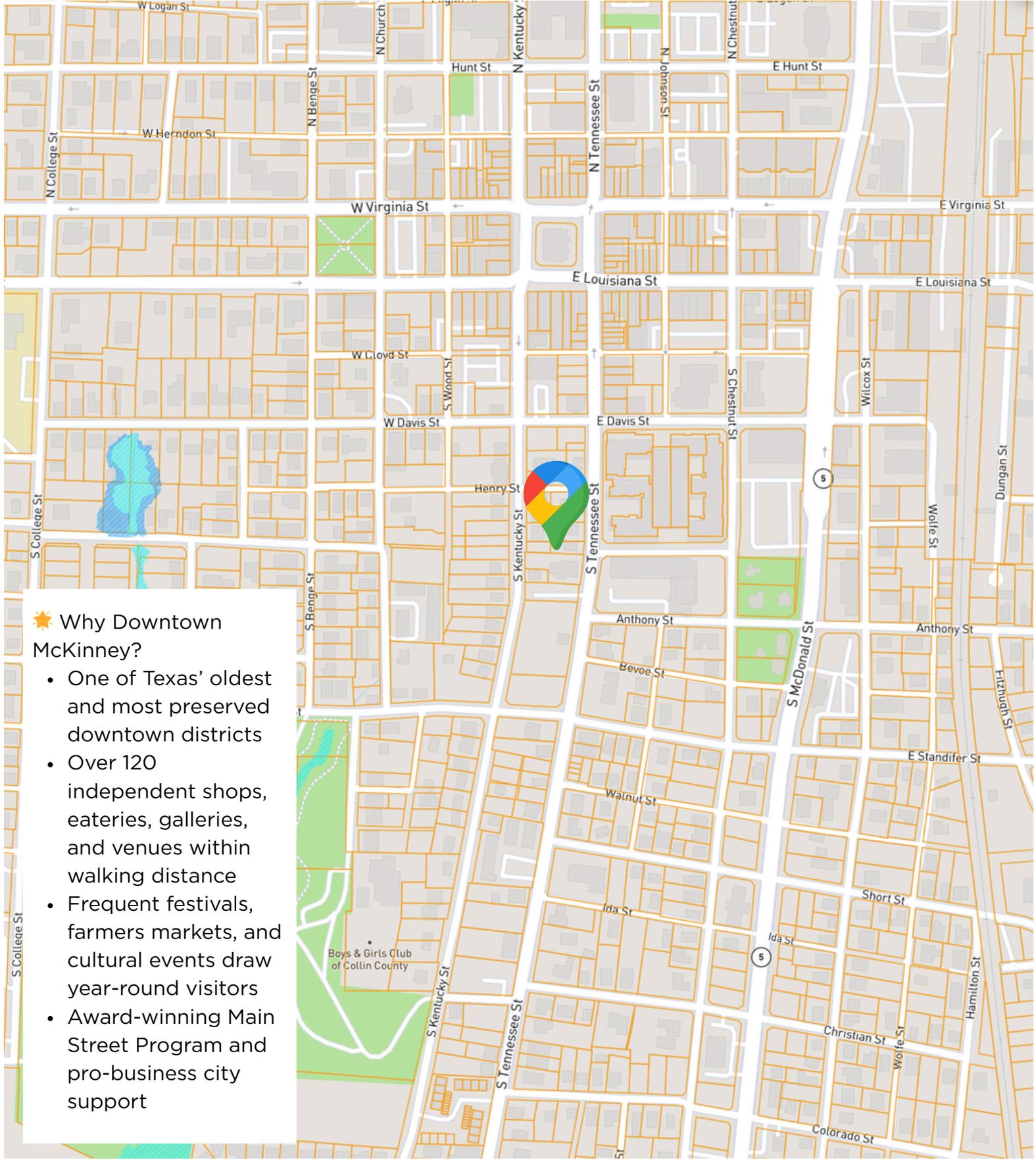
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☀ Why Downtown McKinney?

- One of Texas' oldest and most preserved downtown districts
- Over 120 independent shops, eateries, galleries, and venues within walking distance
- Frequent festivals, farmers markets, and cultural events draw year-round visitors
- Award-winning Main Street Program and pro-business city support

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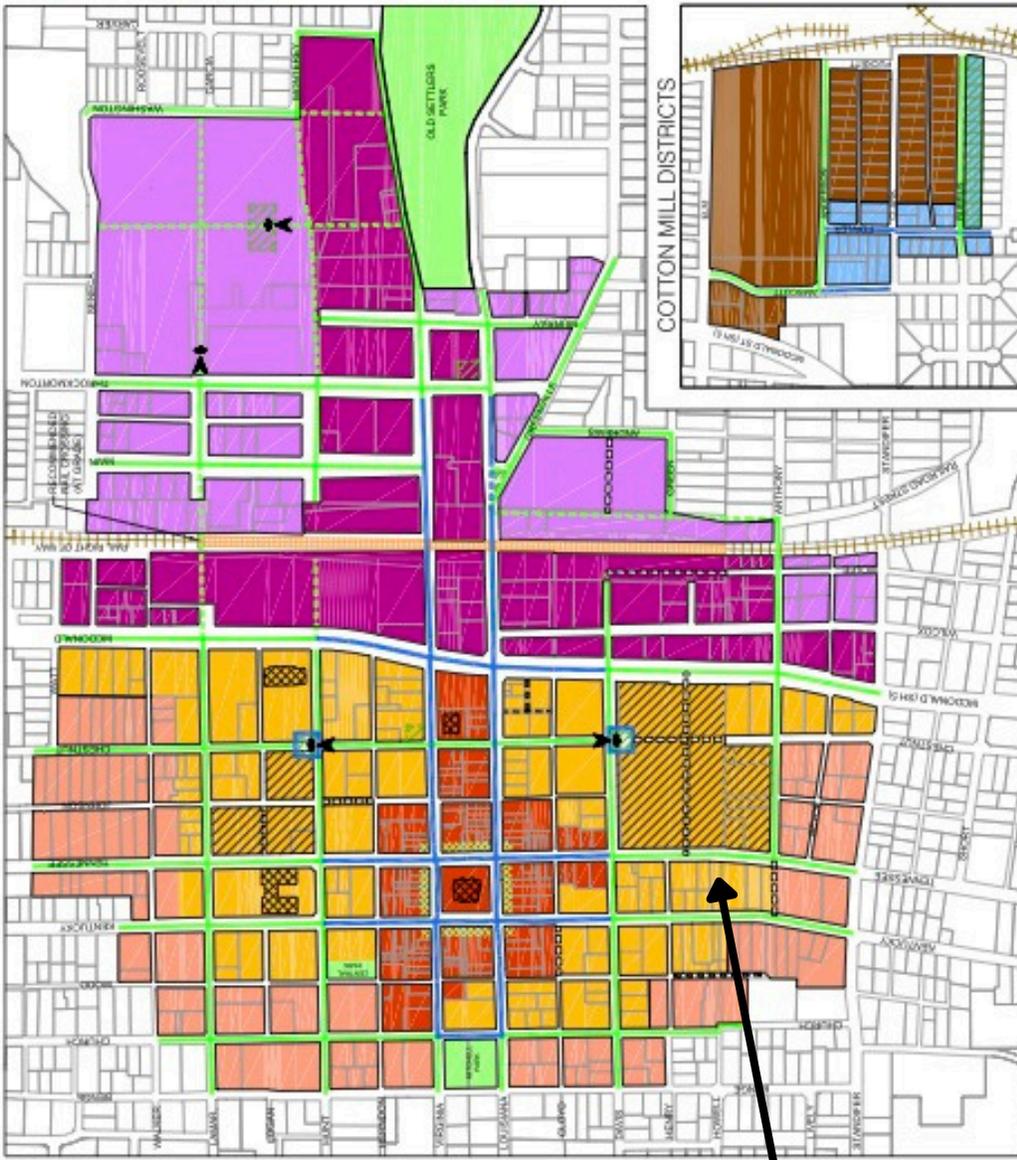
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<p>CHARACTER DISTRICTS</p> <ul style="list-style-type: none"> Historic Core Downtown Core Downtown Edge Transt Village Core Transt Village Edge Cotton Mill Core Cotton Mill Edge 	<p>STREET DESIGNATIONS</p> <ul style="list-style-type: none"> Priority 'A' Priority 'B' Priority 'C' Service Street Recommended Priority 'A' Recommended Priority 'B' Recommended Priority 'C' Recommended Service Street Recommended Street Vacation Recommended Street Closure <p>SPECIAL REQUIREMENT</p> <ul style="list-style-type: none"> Required Commercial Frontage <p>OTHER</p> <ul style="list-style-type: none"> Existing Civic Building Existing Building Civic/Open Space Recommended Civic Building Site Recommended Civic/Open Space Recommended Passenger Rail Stations & Platform Recommended Vista Terminus <p>LOCATOR MAP</p>
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Note: Streets with no designation are service streets.



DRAFT December 4, 2012

APPENDIX G, SECTION G-1

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Downtown McKinney Parking & Trolley Map



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Rent Roll

Lease Unit Sqft	Tenants prorata share	lease expires	total sqft approx	Annual Base Rent	Monthly Base Rent	NNN
1156	100.00%	5/31/2026	1156	\$33,600.00	\$2,800.00	\$5.23/SF/Yr

CONFIDENTIALITY NOTICE:

This communication, including any attachments, contains confidential and/or privileged financial information intended solely for the use of the individual or entity to whom it is addressed. Unauthorized review, disclosure, distribution, or use of this information is strictly prohibited. If you are not the intended recipient, please contact the sender immediately and destroy all copies of the original message. All financial details shared are provided solely for reconciliation and internal accounting purposes and must not be disclosed to third parties without prior written consent.

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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. **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.

<u>Social Living Real Estate Boutique</u>	<u>9003284</u>	<u>info@SocialLivingRE.com</u>	<u>(214)945-1970</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<u>Janet Clark-Sela</u>	<u>0476532</u>	<u>Janet@SocialLivingRE.com</u>	<u>(214)945-1970</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Janet Clark-Sela</u>	<u>0476532</u>	<u>Janet@SocialLivingRE.com</u>	<u>(214)945-1970</u>
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
TXR 2501