

Office Equity Solutions

3351 S. Stonebridge Drive * McKinney, TX

FOR SALE

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EXECUTIVE SUMMARY

SALES PRICE:

PROJECTED CAP RATE:

Lease Summary:

- Fully Leased to Multi-Location Autism Center
- 10 Year Full NNN Lease
- Lease Rate: $32.59
- NNN: $9.50
- Initial Term: 10 Years
- Options: 2 Five Year Options
- Increase: Annual 2.5%

Financial Analysis:

- PROJECTED NOI: $297,439.80
- Suite 100 24,786.85/month
- Building Size: 9,127 SF
- Price S/F: $

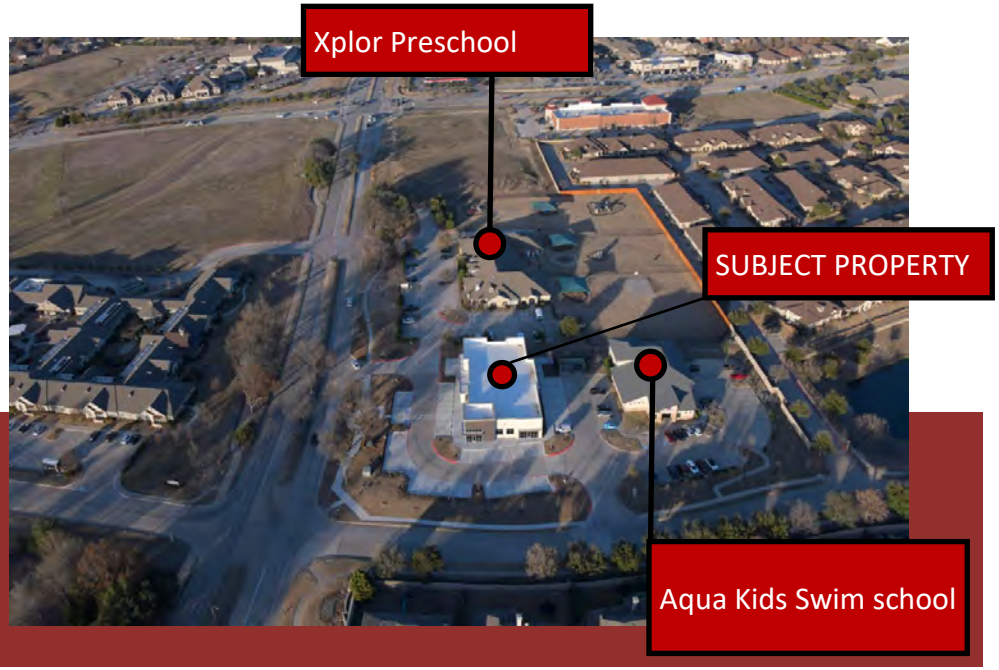
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INVESTMENT **HIGHLIGHTS**

- Texas is a Income Tax Free State
- NNN Lease – Minimal Landlord Responsibility
- 1 mile to McKinney Methodist Hospital
- The city prides itself as “Unique By Nature.”
- High Income demographic with the average household income of $119,591 within a 3 mile radius





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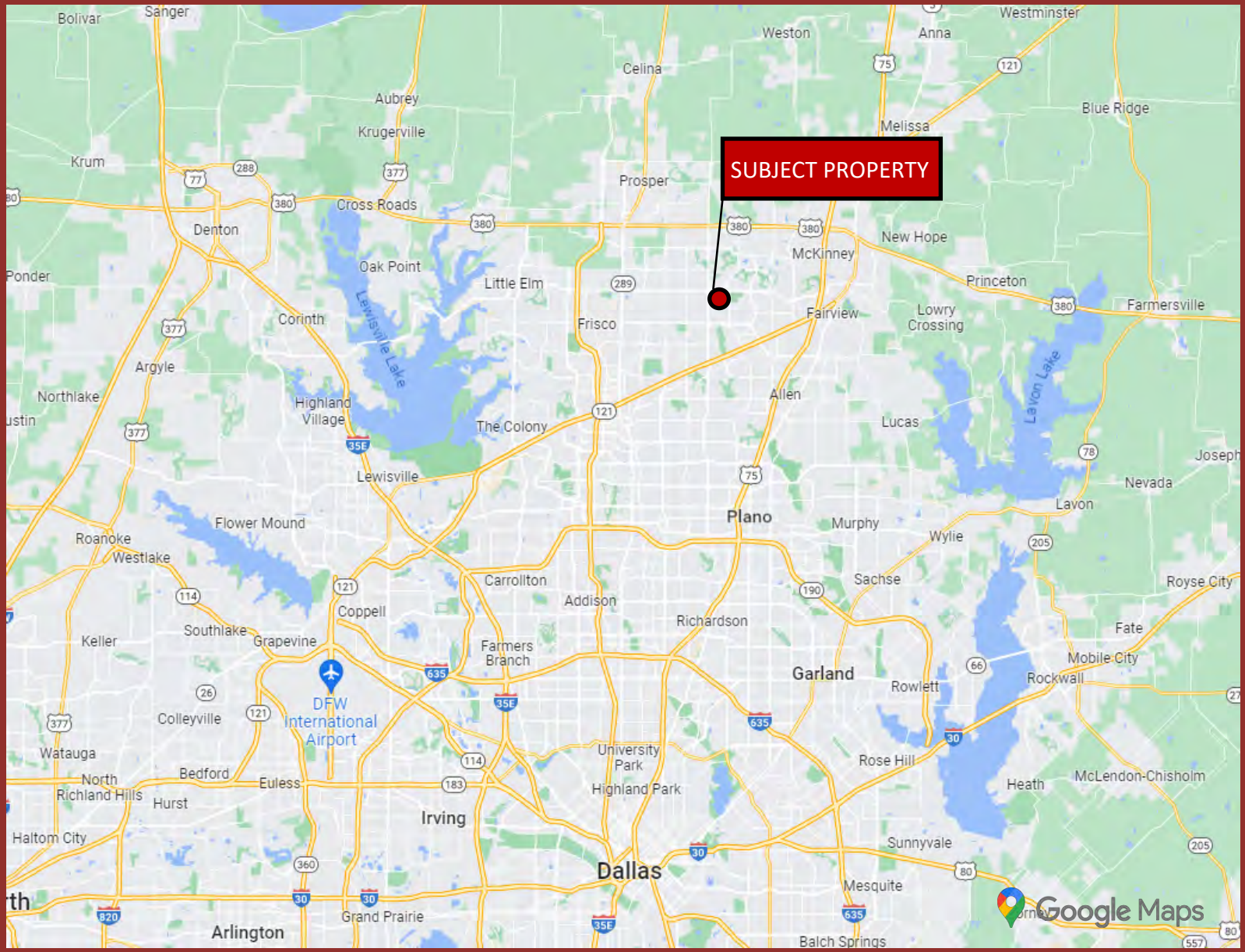
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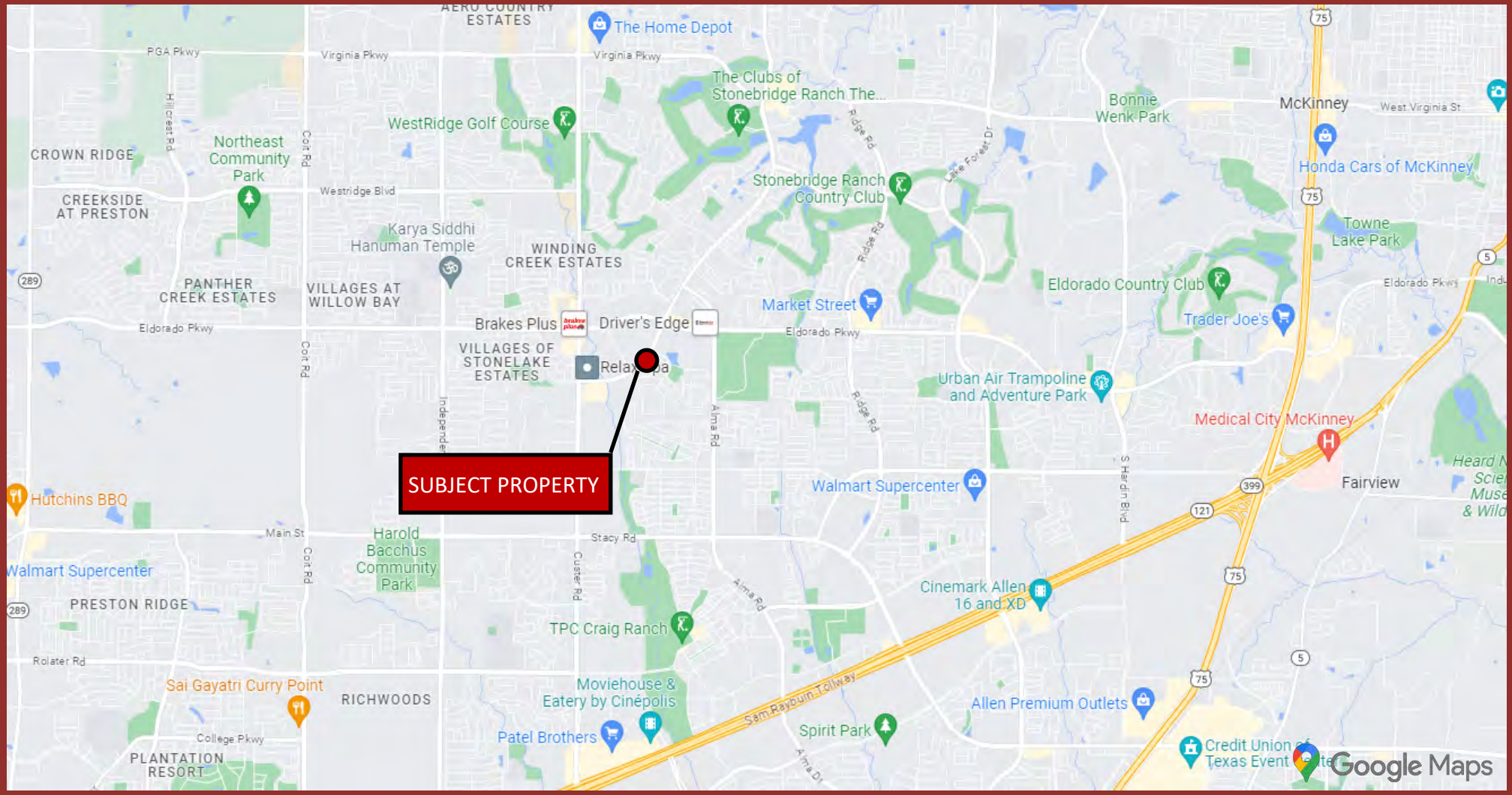
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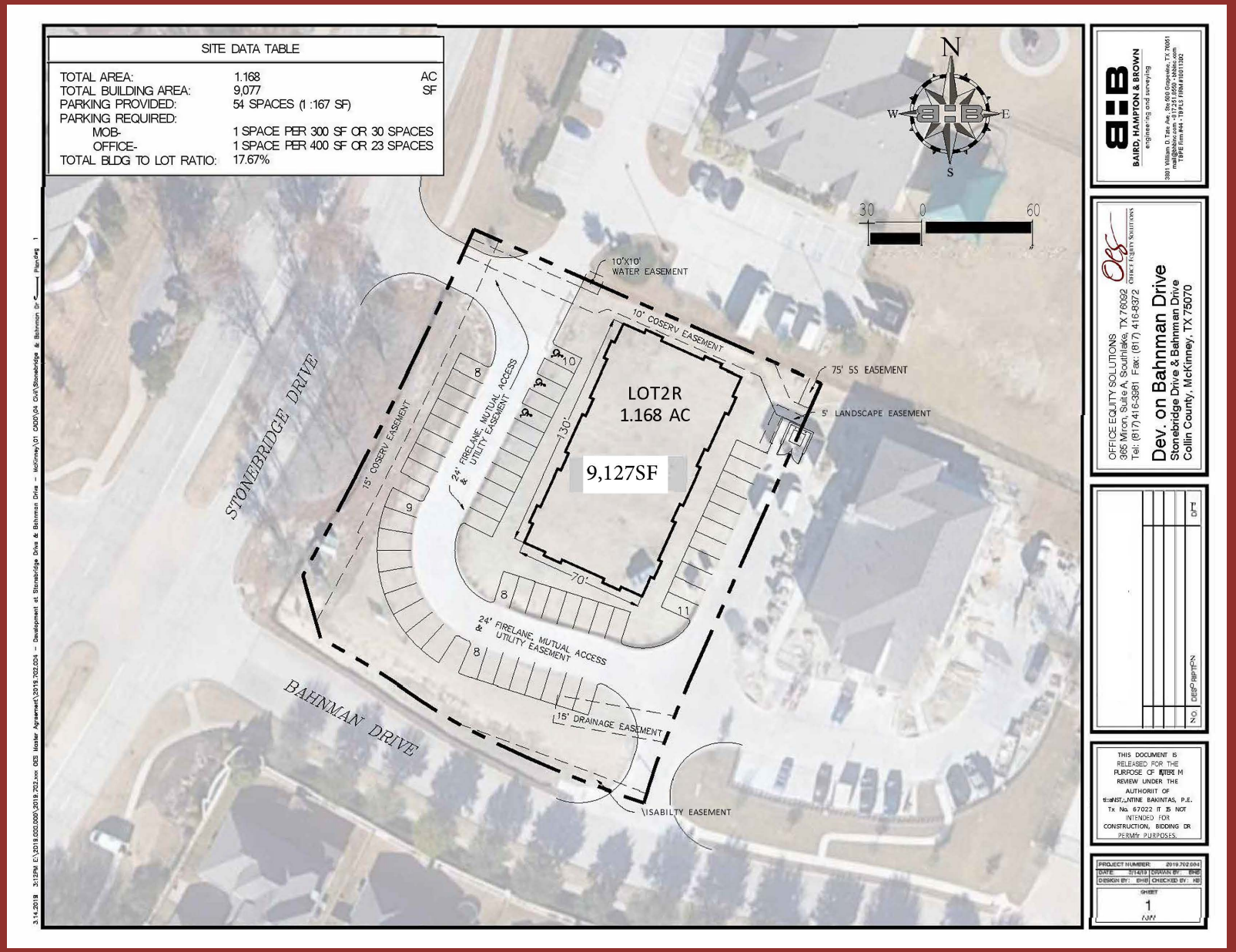
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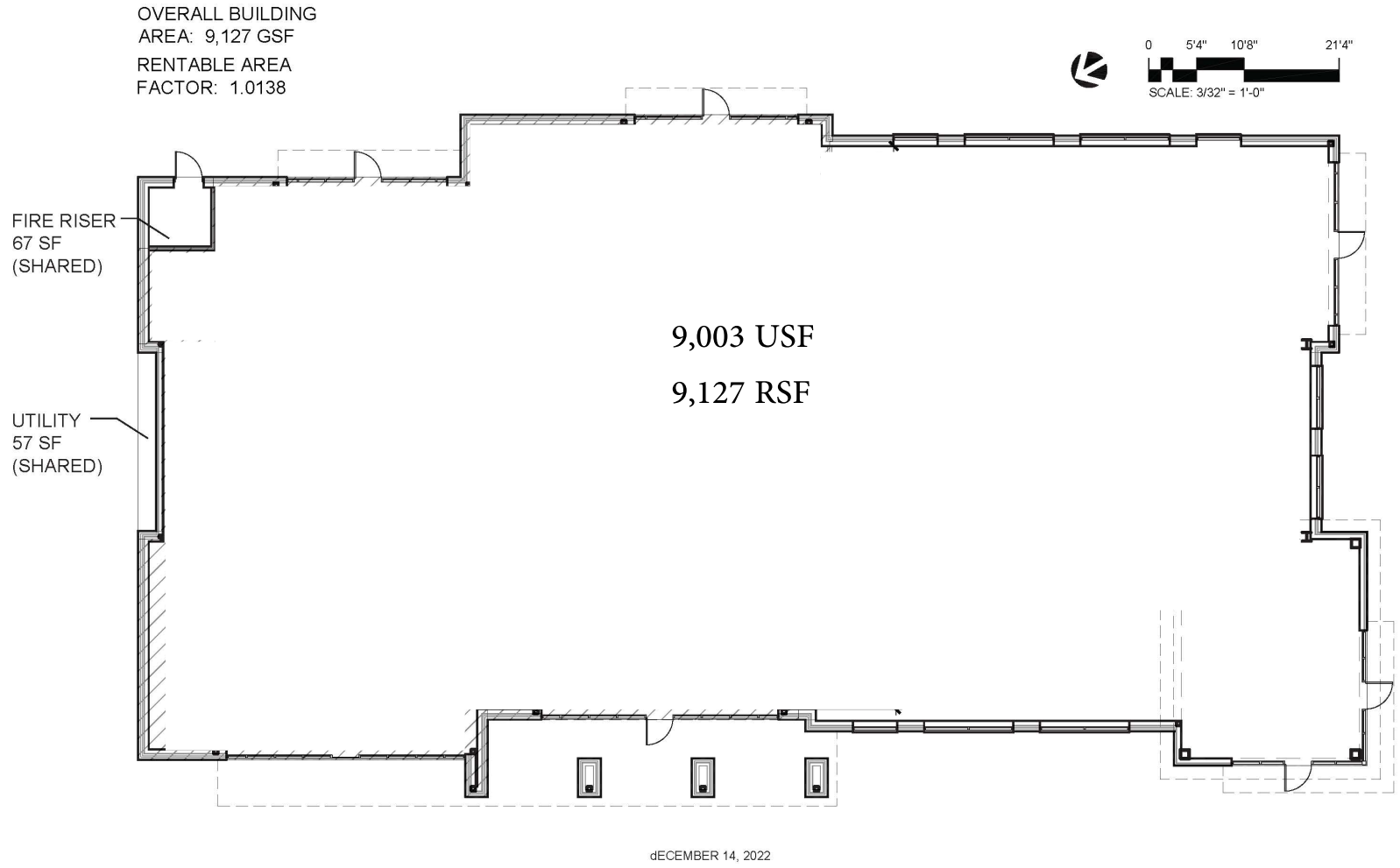
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dECEMBER 14, 2022

3351 S. STONEBRIDGE DRIVE
McKINNEY, TX

OFFICE EQUITY SOLUTIONS

KLINE HARDIN

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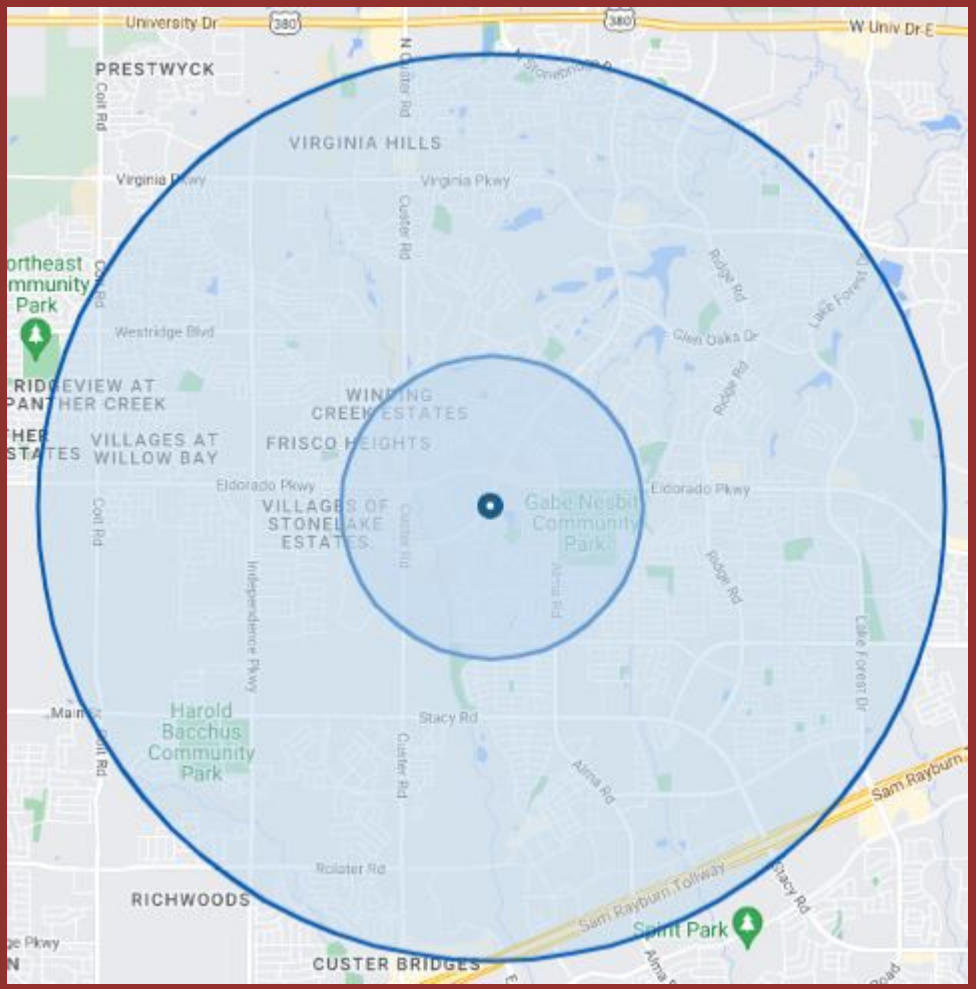
DEMOGRAPHICS & TRAFFIC COUNT

	1 MILE	3 MILES
Population	14,721	135,360
Employed	5,134	21,749
Median HH Income	$121,278	$119,591
Population Growth 2023-2028	9.92%	11.01%

Traffic

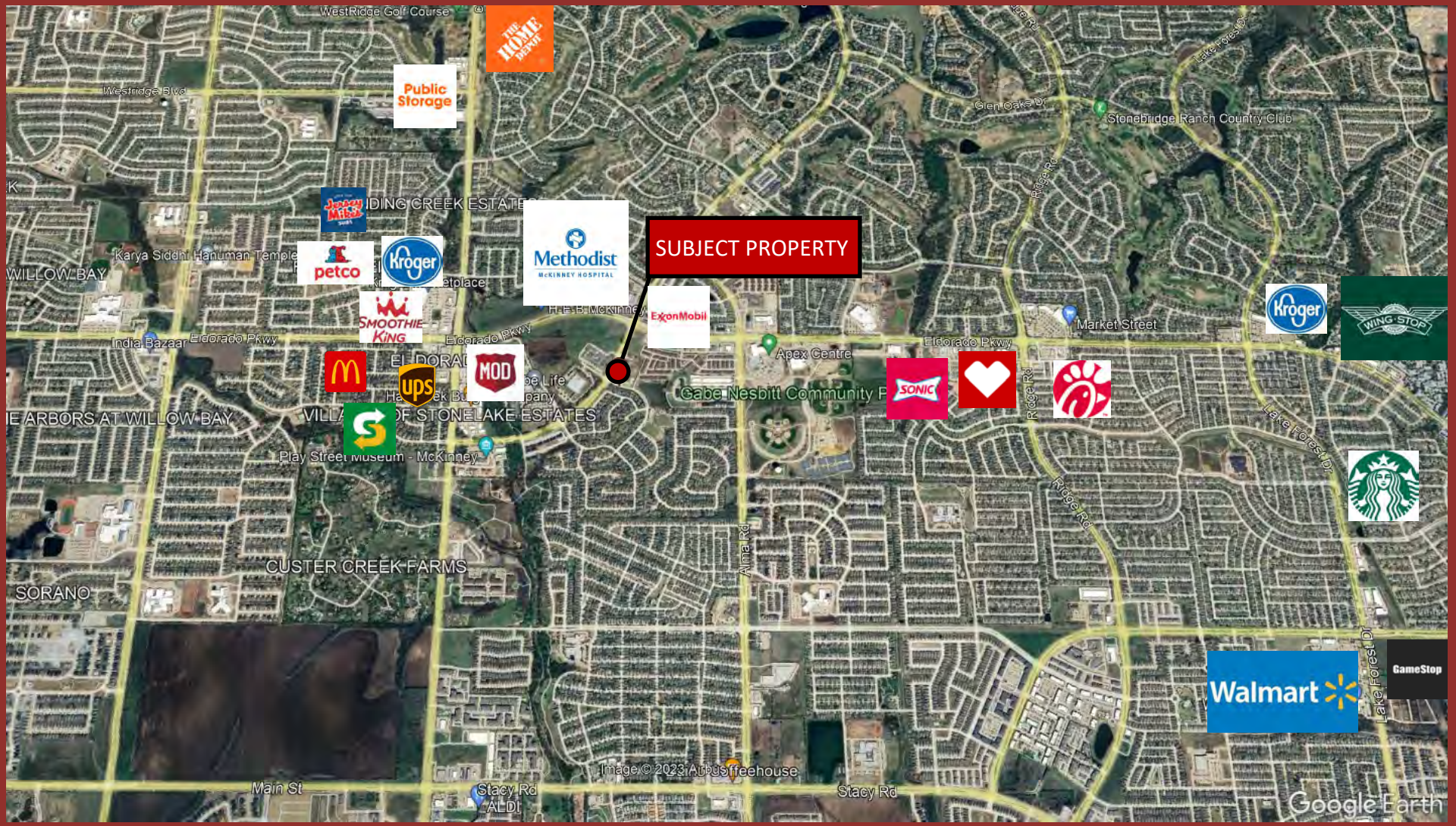
Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Eldorado Parkway	Orion Dr W	16,945	2022	0.13 mi
Stonebridge Dr	Plainfield Dr NE	9,896	2022	0.21 mi
Eldorado Pkwy	Willow Grove Blvd E	14,544	2022	0.27 mi
Eldorado Pkwy	S Custer Rd W	8,605	2022	0.32 mi
Alma Road	Brent Way NW	4,428	2020	0.47 mi
Alma Rd	Brent Way NW	4,435	2022	0.47 mi
Stonebridge Dr	Lakota Trl W	10,987	2022	0.50 mi
S Custer Rd	Stone Creek Ln S	17,082	2022	0.53 mi
Stonebridge Dr	Summer Glen Dr NE	14,242	2022	0.55 mi
Custer Rd	S Custer Rd S	15,153	2017	0.56 mi

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THE DFW METROPLEX

Employment

- People gained 172,300 jobs in 2023
- 8.64% growth rate
- Texas is leading the nation in job creation

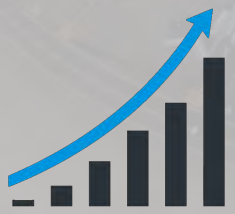
Education

- 38 Colleges
- 3 R1 Universities
- 355 public schools
- 126 private schools

Health Care

- 200+ hospitals and surgery centers
- 37 Community health and hospital systems

Growth



- Over 300 people per day
- 6,574,000 Total Population
- Ranked #4 by population nationally
- More than 200 cities in the metroplex

3 Commercial Airports

- DFW International
- Dallas Love Field
- Alliance

24 Fortune 500 companies in DFW including:

- AT&T
- Charles Schwab Corporation
- American Airlines Group
- DR Horton

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CONFIDENTIALITY & DISCLAIMER

The information contained in this Leasing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Office Equity Solutions/Ultima Real Estate ("OES/URE") and should not be shared with any other person or entity without the written consent of OES/URE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. If you have no interest in the subject property at this time, please destroy all copies of this Leasing Brochure that you possess.

This Leasing Brochure has been prepared to provide summary, unverified information to prospective tenants, and to develop an initial interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. OES/URE has not made any investigation, and makes no warranty or representation, about the information contained in this Leasing Brochure. It has been obtained from sources deemed reliable; however, OES/URE has not verified, and will not verify, any of the information contained herein, nor has OES/URE conducted any investigation regarding these matters and makes no warranty or representation with respect to projected expenses for the subject property, the size, age and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with Local, State and Federal regulations, the physical condition of the improvements, or any other information contained with this Leasing Brochure.

All potential tenants must take appropriate measures to verify all of the information set forth herein and bear all risk for any inaccuracies. Prospective tenants shall be responsible for their costs and expenses of investigating the subject property. By accepting this Leasing Brochure you explicitly agree to release OES/URE, and hold it harmless from any and all costs, expenses, or liability arising out of your investigation and/or decision about this property.

NON-ENDORSEMENT NOTICE

OES/URE is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this Leasing Brochure. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, sponsorship or endorsement by, said corporation of OES/URE, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of OES/URE, and is solely included for the purpose of providing tenant lessee information about this property to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE OES/URE AGENT FOR MORE DETAILS.

EXCLUSIVELY MARKETED BY:
Office Equity Solutions/Ultima Real Estate
365 Miron Drive, Suite A * Southlake, Texas 76092
(817) 416-3981 * www.officeequitysolutions.com

11-2-2015

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.

ULTIMA REAL ESTATE	0377623	Ultimaceo@gmail.com	(972)980-9393
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
PAUL OBED BERMUDEZ	0377623	ultimaceo@gmail.com	(972)980-9393
Designated Broker of Firm	License No.	Email	Phone
Paul Bermudez	0377623	ultimaceo@gmail.com	(972)980-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Molina	0525467	dmolina@officeequitysolutions.com	(817)416-3981
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

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