

Historic Downtown McKinney

PRICE
\$1,300,000

SIZE
10,347 +/- SF

ZONING/TYPE
Retail/Office Use

SPACE/Sq Ft
1st FL 5,347 +/- SF
2nd FL 5,000 +/- SF

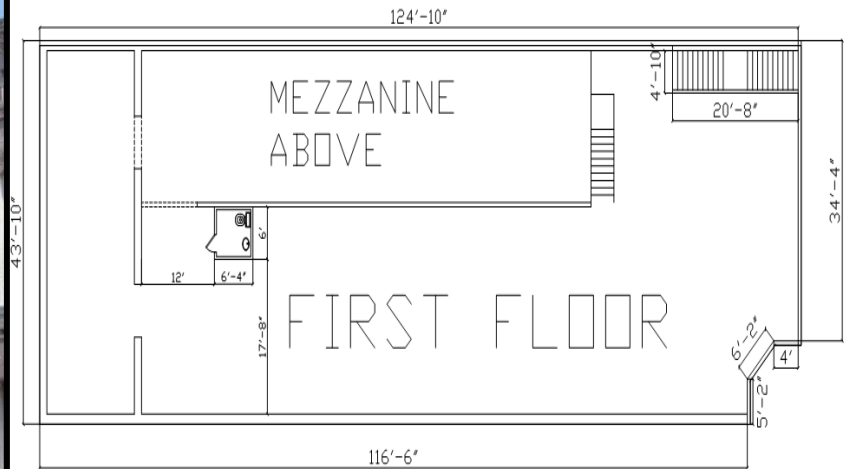
Large Conf Rm
2 Bathrooms
10 Large Offices
Carpet/Hardwoods
High Ceilings

PARKING
Downtown
City Parking

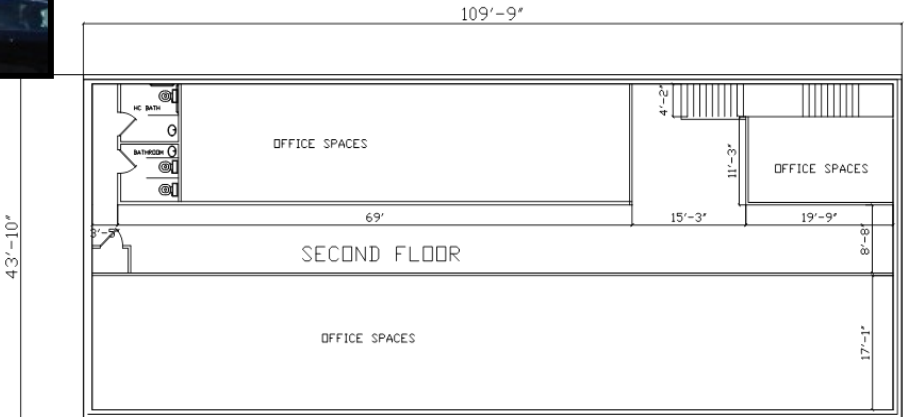


FOR SALE
101 W. Louisiana St
McKINNEY, Texas

A 2 STORY BRICK BLDG APPROXIMATELY 10,347 SF. THE RETAIL LEVEL IS 5,354 +/- SF WITH THE SECOND LEVEL BEING APPROXIMATELY 4,884 +/- SF. THE 2ND FLOOR HAS WINDOWS THAT WRAP AROUND THE BUILDING ALONG THE NORTH AND EAST SIDE. IN THE 1900'S THE BUILDING WAS USED AS A CLOTHING BUSINESS KNOWN AS THE ANNEX CLOTHING STORE. THE EAST SIDE OF THE BUILDING HAD A DOCK HIGH DOOR WHICH STILL EXISTS BUT HAS BEEN COVERED OVER FROM THE OUTSIDE. THE 2ND FLOOR HAD BEEN USED AS A BOARDING HOUSE AS MOST BUILDINGS HAD BEEN USED. THE 2ND FLOOR IS STILL CLOSE TO ITS ORIGINAL LAYOUT



- * Easy access to Hwy 5 / McDonald St
- * Easy access to Central Exprwy
- * Great Signage Visibility
- * Walking distance to Grand Hotel and Restaurants
- * Walking distance to shopping
- * Walking distance to the library



2010 Demographics			
	1 Mile	3 Mile	5 Mile
Daytime Population	16,224	54,035	99,411
Avg HH Income	\$68,7663	\$82,010	\$95,891



214.676.3709 (P) **214.242.2053 (eFax)

Katina@katinazeppe.com

www.zeppecompany.com

Historic Downtown Map

