

TEXAS CROSSING



17,335 RSF
AVAILABLE

Texas Crossing is a two-story corporate office building and data center totaling 160,000 SF. Located in McKinney, Texas, just 20 miles north of Dallas, this site strategically serves the rapidly growing suburban submarkets of the northeast Dallas market. The property offers immediate access to the North Central Expressway (US-75), just minutes away from the Sam Rayburn Tollway (SH 121), President George Bush Turnpike (SH 190), LBJ Freeway, and IH-35.

TEXAS CROSSING

PROPERTY HIGHLIGHTS

- Class B Office Building
- Building Signage Available
- Numerous Nearby Amenities Along Central Expressway
- Easy Access to Central Expressway and Sam Rayburn Tollway
- Parking Ratio: 6.00 / 1,000 RSF

RENTABLE BUILDING AREA 159,748 SF

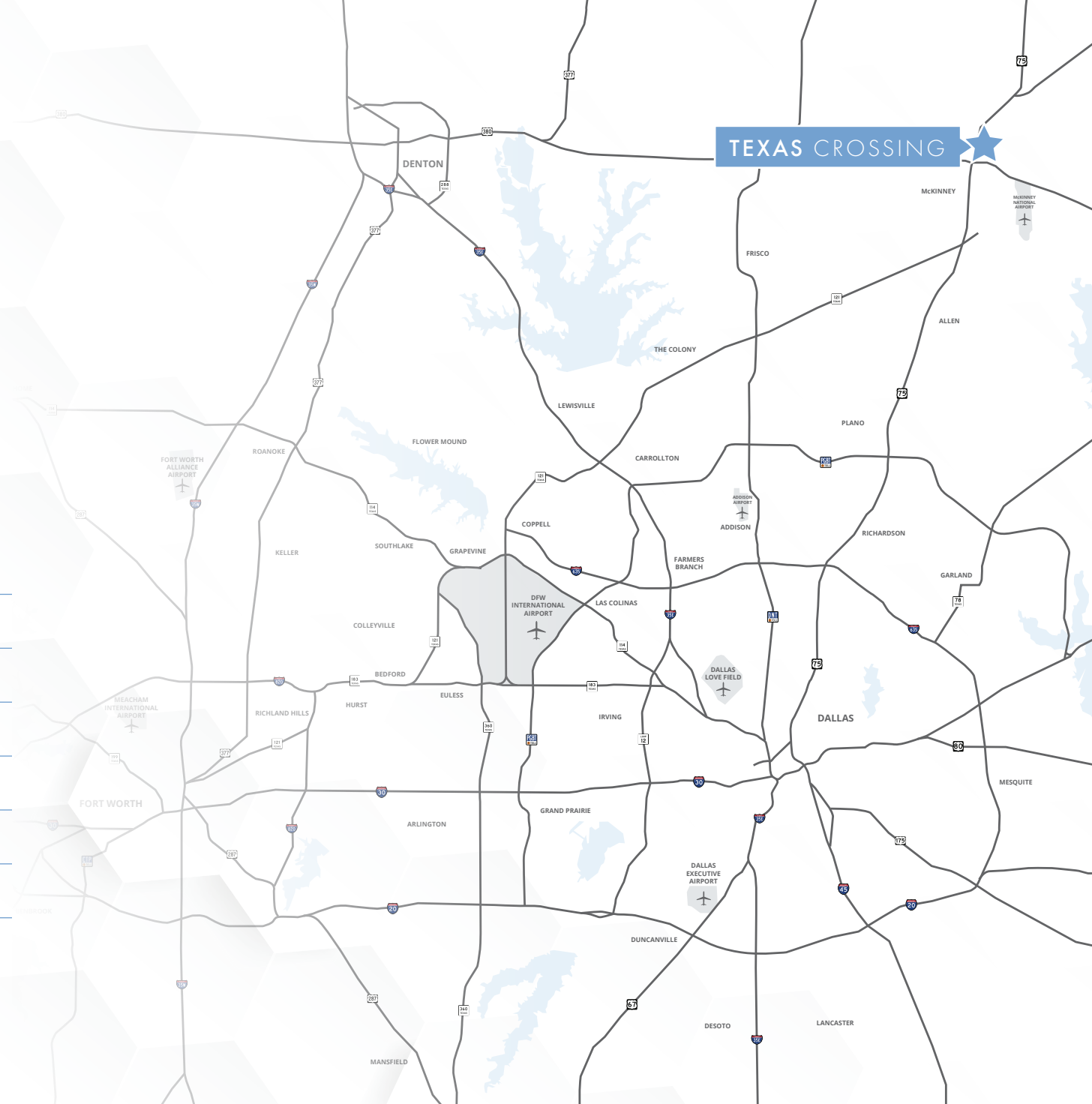
STORIES 2

TYPICAL FLOOR SIZE 79,874 SF

BUILDING CLASS B

PARKING RATIO 6.00/1,000 RSF

YEAR BUILT 1997





NEARBY AMENITIES

NCX & UNIVERSITY

Chick-fil-a
Starbucks
Chipotle
Raising Cane's
Chili's
Olive Garden
IHOP
Kroger
Sam's Club
WinCo Foods
Blue Goose Cantina
Eggsquisite Cafe
Chase Bank
Wells Fargo
Schlotzky's
Golden Chick
Sonic Drive-In
Little Caesar's

NCX & WILMETH

QuikTrip
Avis Car Rental

HISTORIC DOWNTOWN MCKINNEY

Rick's Chophouse
The Celt Irish Pub
Koji Sushi
Sugarbacon
Proper Kitchen
Local Yocal Farm to Market
The Yard
McKinney TX
Emporium Pies





FACT SHEET

BUILDING

3000 N Redbud Boulevard
McKinney, Texas 75069

YEAR BUILT

1999

PARKING RATIO

6.00/1,000 RSF

STORIES

2

STANDARD FLOORPLATE

79,874 SF

LEASING COMPANY

Holt Lunsford Commercial

John Dickenson

972.380.3641

jdickenson@holtlunsford.com

Jack Beare

972.265.0128

jbeare@holtlunsford.com

RENTABLE BUILDING AREA

159,748 RSF

BUILDING HOURS

Monday to Friday: 7:00 a.m. – 6:00 p.m.
24/7 key-card access for tenants

HVAC

Monday to Friday: 7:00 a.m. – 6:00 p.m.
After-Hours HVAC available at \$50/hour
with a 2 hour minimum

OPERATING EXPENSES

\$3.00 NNN



LEASING CONTACT

JOHN DICKENSON | 972.380.3641 | jdickenson@holtlunsford.com

JACK BEARE | 972.265.0128 | jbeare@holtlunsford.com

3000 N REDBUD BOULEVARD | MCKINNEY, TEXAS 75069





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.

11-2-2015



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.

Holt Lunsford Commercial, Inc.	439776	hlunsford@holtlunsford.com	972-241-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Holt Lunsford	359505	hlunsford@holtlunsford.com	972-241-8300
Designated Broker of Firm	License No.	Email	Phone
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