



Suite 101

2nd Gen Office Space

Size: 1,415 SF

Rate: \$26 NNN

[Link Below](#)

[Aerial View](#)

Suite 102

Shell Space

Size: 1,396 SF

Rate: \$22 NNN

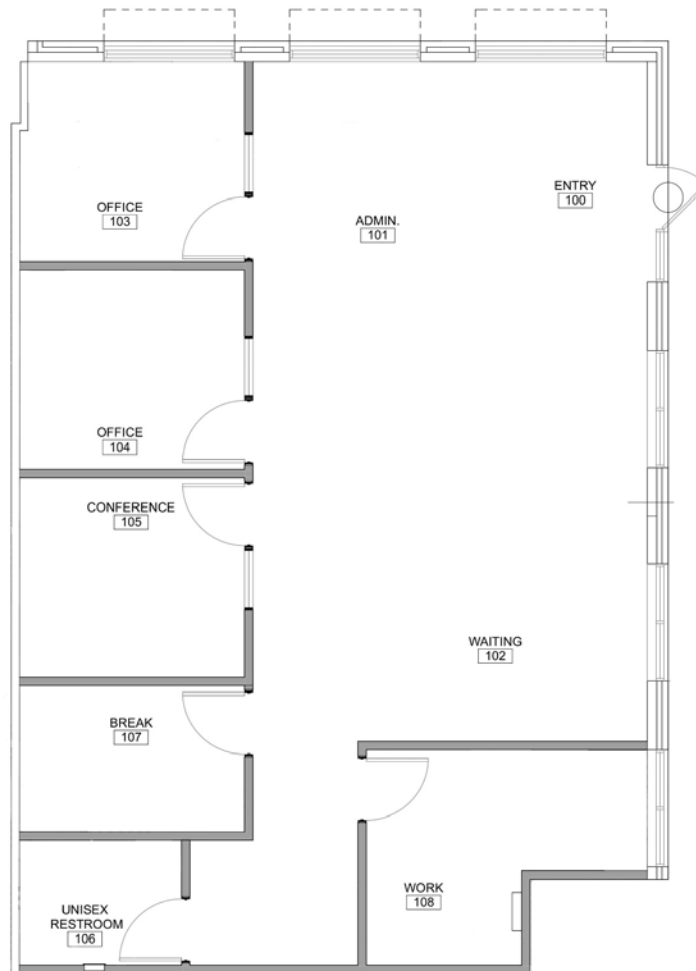
[Link Below](#)

[Aerial View](#)

OFFICE SPACE FOR LEASE

Office Space
1650 N Lake Forest Dr
McKinney, TX 75071

FLOOR PLAN



**1650 N Lake Forest Drive
McKinney, TX 75071**

**Suite 101 - 1,415 SF
2nd Gen Office Space**

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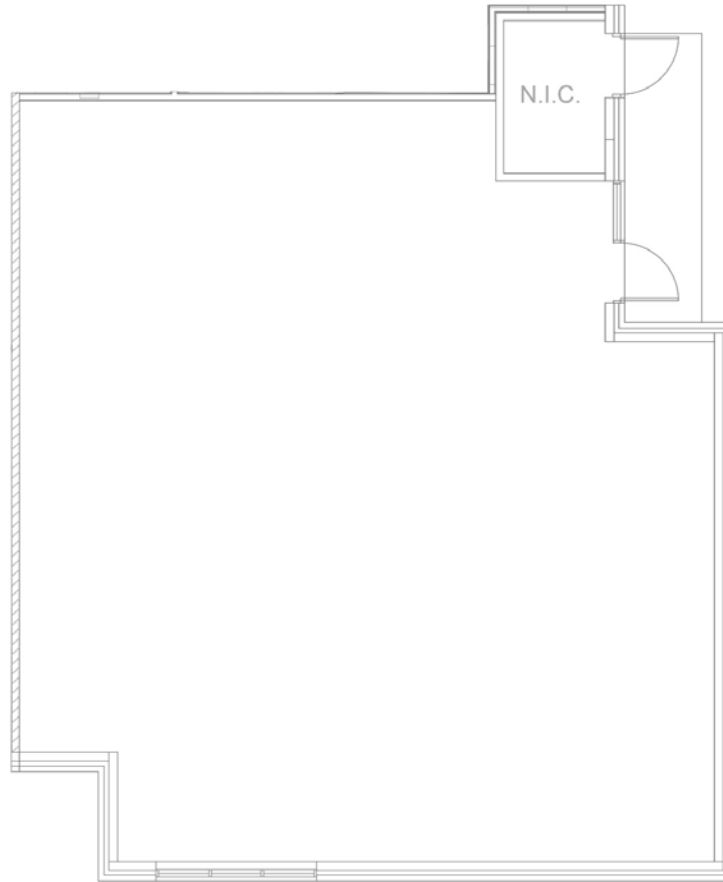
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6657 Virginia Pkwy #100
McKinney, TX 75071

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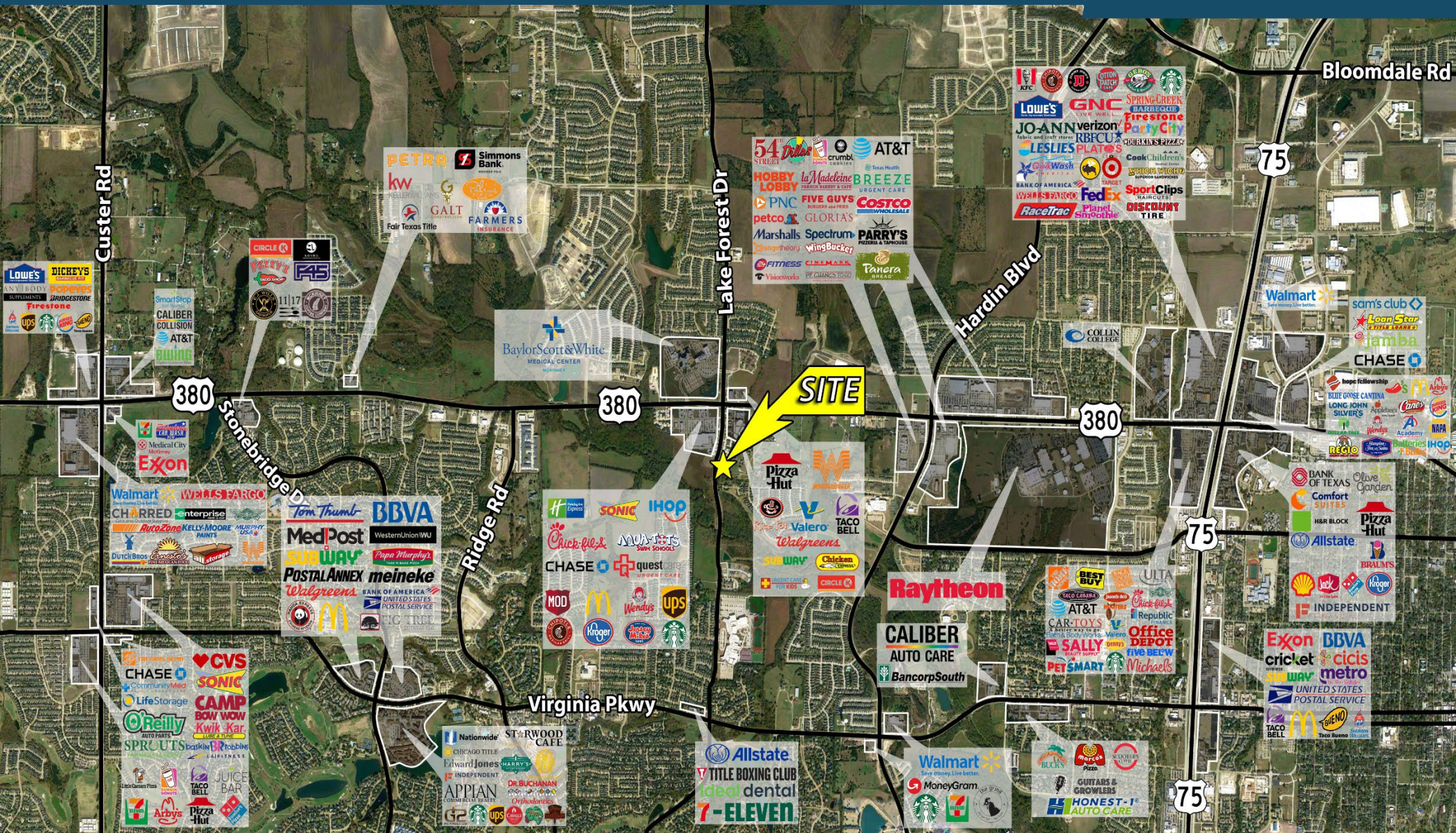
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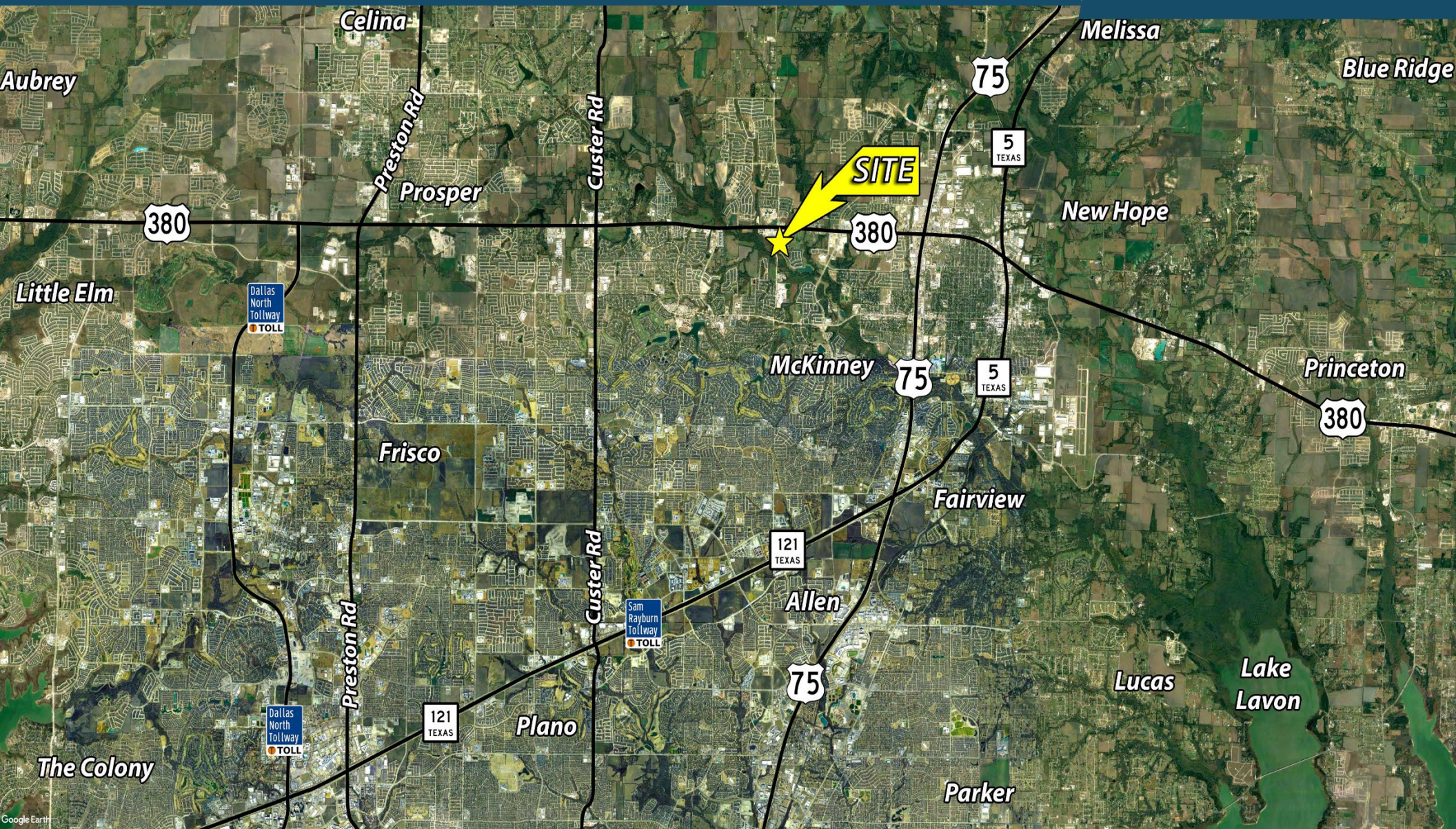
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PROPERTY DETAILS

Suite: 101 Size: 1,415 SF Rate: \$26 NNN Finish: 2 nd Gen Office Space	Suite: 102 Size: 1,396 SF Rate: \$22 NNN Finish: Shell	<ul style="list-style-type: none">• City: McKinney• County: Collin• Date Available: Immediate• Cross Street: Hwy 380 & Lake Forest Drive• Property Status: Existing• Building Size: 9,018 SF
<ul style="list-style-type: none">• Property Type: Office / Previous Bank• Address: 1650 N Lake Forest Drive		

PROPERTY INFORMATION

This property is located just off the booming 380 corridor on Lake Forest Drive in McKinney, Texas. You are minutes away from the master planned community of Stonebridge Ranch, situated on over 5,000 acres with more than 500 acres preserved as open space. McKinney has been recognized as one of the fastest growing cities in the U.S. with a population estimated at 206,000 with an average household income of \$134,813. This property is located on the adjacent corner to Baylor Scott & White Medical Center - McKinney. Area retailers include, Kroger, Walgreens, Wal-Mart, Costco, Marshalls, Petco, Cinemark, 24 Hr Fitness, AT&T, Verizon, Hobby Lobby, athome, Glorias, 54th Street Grill, Five Guys, Dillas, Salata, Dunkin Donuts, Smoothie King, First Watch, Chick Fil A, Starbucks, MOD Pizza, Chipotle, McDonalds, Jersey Mikes Subs, Wendys, Taco Bell, Wataburger, Subway, Chicken Express, Sonic, and many more.



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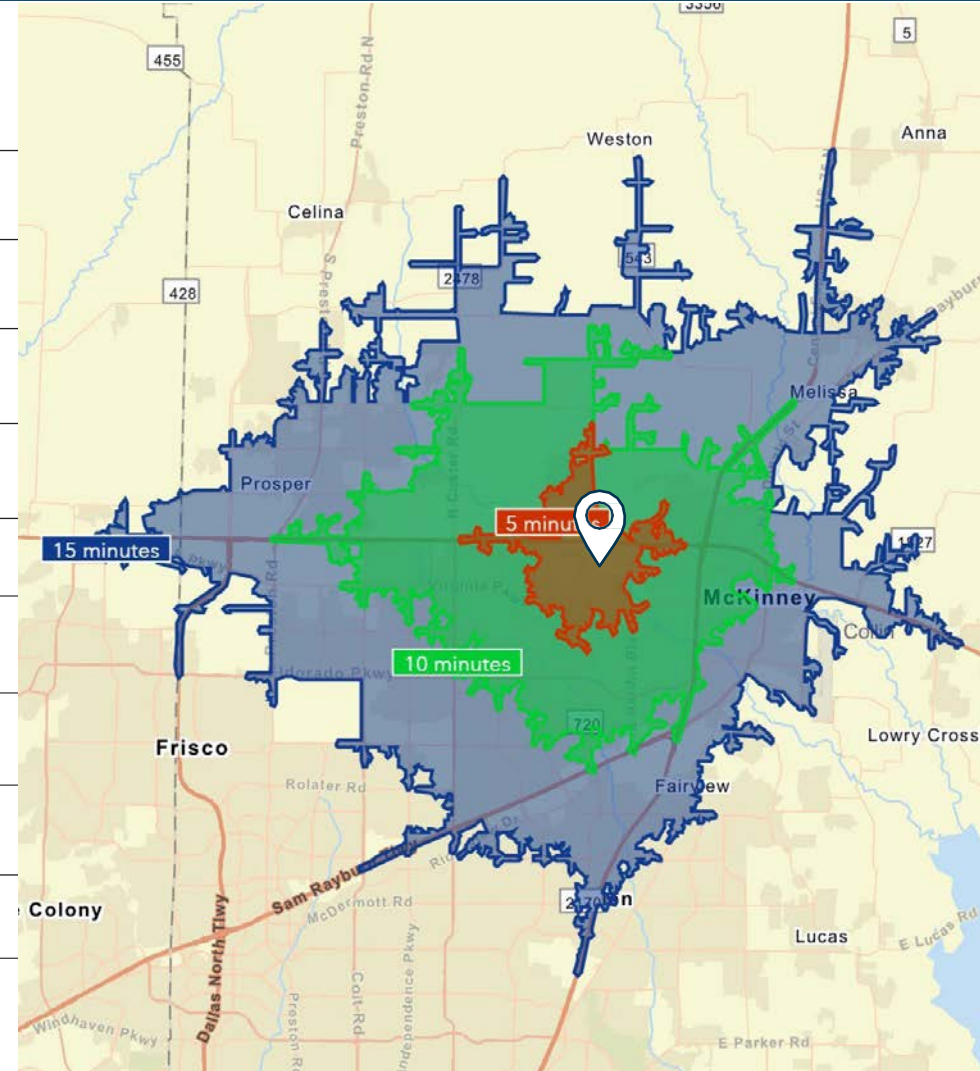
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DEMOGRAPHICS

2020 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	23,469	136,440	306,501
Households	7,727	46,045	102,735
Families	6,150	35,819	79,470
Average Household Size	3.04	2.94	2.96
Owner Occupied Housing Units	6,390	34,078	73,717
Renter Occupied Housing Units	1,337	11,966	29,018
Median Age	34.5	35.0	34.4
Median Household Income	\$101,545	\$99,364	\$103,659
Average Household Income	\$121,497	\$122,904	\$130,772



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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.

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.

Appian Commercial Realty

Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

579746

License No.

ray@appiancommercial.com

Email

(972)562-9988

Phone

Ray Eckenrode

Designated Broker of Firm

579746

License No.

ray@appiancommercial.com

Email

(972)562-9988

Phone

Licensed Supervisor of Sales Agent/Associate

Preston Taylor

Sales Agent/Associate's Name

License No.

734185

License No.

Email

preston@appiancommercial.com

Email

Phone

(972)562-9988

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

KEY FACTS

23,469

Population



3.0

Average Household Size

34.5

Median Age

\$101,545

Median Household Income

EDUCATION

3%

No High School Diploma



12%

High School Graduate



33%

Some College



51%

Bachelor's/Grad/Pr of Degree

BUSINESS



510

Total Businesses



4,848

Total Employees

EMPLOYMENT



83%

White Collar



10%

Blue Collar



7%

Services

3.1%

Unemployment Rate

INCOME



\$101,545

Median Household Income



\$40,444

Per Capita Income



\$292,043

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (24.1%)

The smallest group: \$15,000 - \$24,999 (2.4%)

Indicator ▲	Value	Diff	
<\$15,000	3.0%	-1.6%	
\$15,000 - \$24,999	2.4%	-1.7%	
\$25,000 - \$34,999	3.0%	-2.2%	
\$35,000 - \$49,999	9.6%	-0.6%	
\$50,000 - \$74,999	12.9%	-1.5%	
\$75,000 - \$99,999	17.9%	+4.4%	
\$100,000 - \$149,999	24.1%	+3.5%	
\$150,000 - \$199,999	15.3%	+2.8%	
\$200,000+	11.8%	-3.2%	

Bars show deviation from

Collin County

KEY FACTS

136,440

Population



2.9

Average Household Size

35.0

Median Age

\$99,364

Median Household Income

EDUCATION

5%

No High School Diploma



14%

High School Graduate



29%

Some College



52%

Bachelor's/Grad/Pr of Degree

BUSINESS



3,846

Total Businesses



38,961

Total Employees

EMPLOYMENT



White Collar

82%



Blue Collar

11%



Services

7%

3.5%

Unemployment Rate

INCOME



\$99,364

Median Household Income



\$41,438

Per Capita Income



\$257,138

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (21.4%)

The smallest group: \$15,000 - \$24,999 (3.6%)

Indicator ▲	Value	Diff	
<\$15,000	3.9%	-0.7%	
\$15,000 - \$24,999	3.6%	-0.5%	
\$25,000 - \$34,999	4.4%	-0.8%	
\$35,000 - \$49,999	10.7%	+0.5%	
\$50,000 - \$74,999	13.4%	-1.0%	
\$75,000 - \$99,999	14.3%	+0.8%	
\$100,000 - \$149,999	21.4%	+0.8%	
\$150,000 - \$199,999	14.0%	+1.5%	
\$200,000+	14.3%	-0.7%	

Bars show deviation from

Collin County

KEY FACTS

306,501

Population



3.0

Average Household Size

34.4

Median Age

\$103,659

Median Household Income

EDUCATION

6%

No High School Diploma



14%

High School Graduate



27%

Some College



54%

Bachelor's/Grad/Pr of Degree

BUSINESS



8,580

Total Businesses



87,468

Total Employees

EMPLOYMENT



82%

White Collar



11%

Blue Collar



8%

Services

3.8%

Unemployment Rate

INCOME



\$103,659

Median Household Income



\$43,784

Per Capita Income



\$267,236

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (20.7%)

The smallest group: \$15,000 - \$24,999 (3.7%)

Indicator ▲	Value	Diff	
<\$15,000	4.1%	-0.5%	
\$15,000 - \$24,999	3.7%	-0.4%	
\$25,000 - \$34,999	4.2%	-1.0%	
\$35,000 - \$49,999	9.4%	-0.8%	
\$50,000 - \$74,999	13.2%	-1.2%	
\$75,000 - \$99,999	13.2%	-0.3%	
\$100,000 - \$149,999	20.7%	+0.1%	
\$150,000 - \$199,999	14.1%	+1.6%	
\$200,000+	17.5%	+2.5%	

Bars show deviation from

Collin County