

OFFICE SPACE FOR LEASE

6190 Virginia Pkwy

McKinney, Texas 75071



APPIAN
COMMERCIAL REALTY

Ray Eckenrode, CCIM, SIOR
☎ (972)562-9988 Opt. 2
🌐 www.AppianCommercial.com

Preston Taylor
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📍 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071



Suite 200

Office Space

Size: 2,873 RSF

Rate: \$22 NNN

Traffic Count: 28,043

VPD

Building Size: 10,630 SF

For More Information

[Aerial View](#)

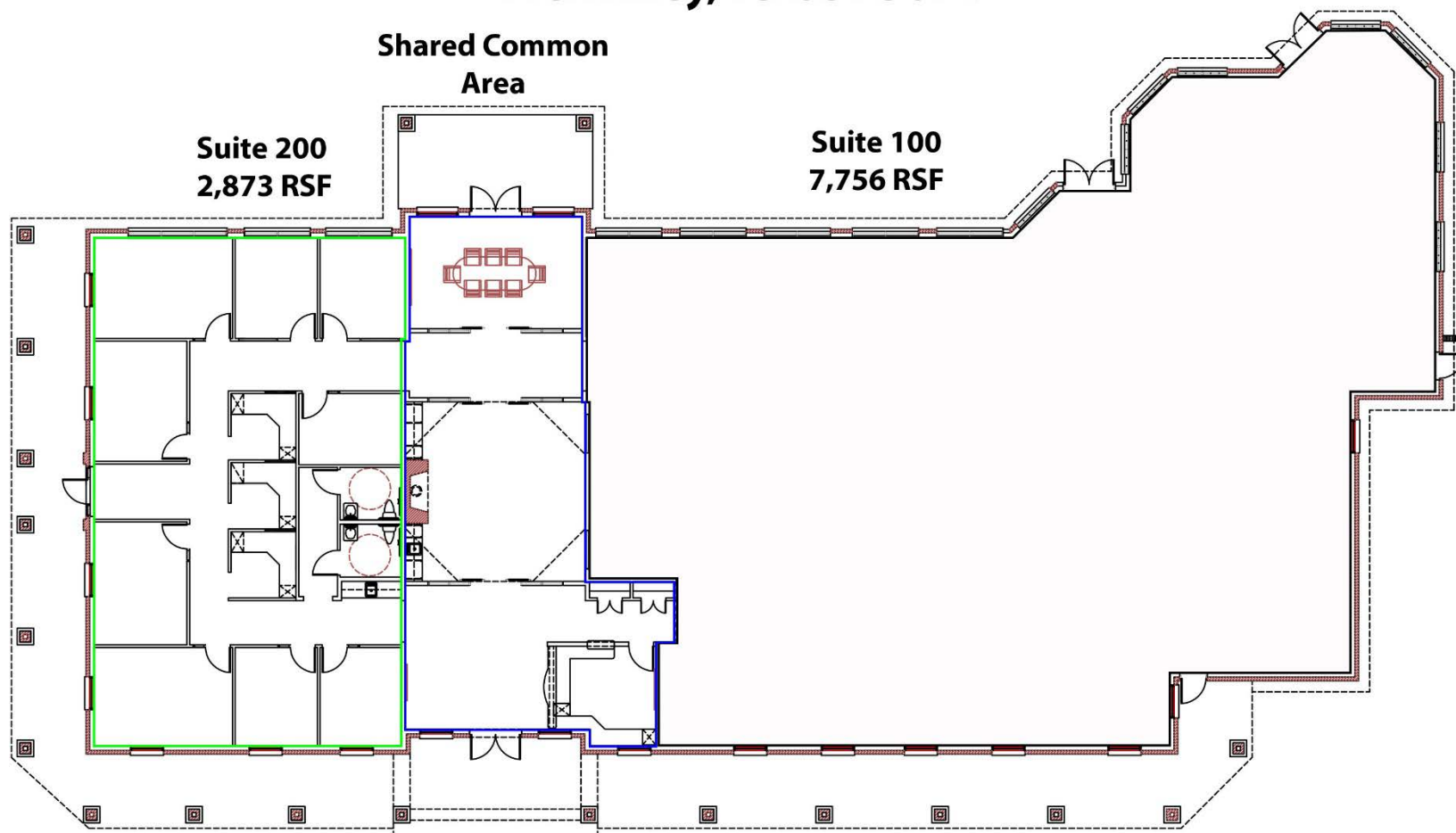
[Additional Info](#)

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FLOOR PLAN

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PROPERTY DETAILS

- | | | | |
|-------------------------|--------------------|---------------------------|--------------------------|
| • Price: | \$22 NNN | • Date Available: | Immediate |
| • Property Type: | Office | • Cross Street: | Virginia Pkwy & Ridge Rd |
| • Available SF: | 2,873 RSF | • Property Status: | Existing |
| • Address: | 6190 Virginia Pkwy | • Traffic Count: | 28,043 VPD |
| • City: | McKinney | • Building Size: | 10,630 SF |
| • County: | Collin | • Parking Ratio: | 1/227 SF (47 Spaces) |


PROPERTY INFORMATION

This property is located at the northwest quadrant of the Virginia Parkway and Ridge Rd intersection in the heart of McKinney, TX. It is located within 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. You are just a short walk away from the development of Adriatica which encompasses 45 acres along the Southeast corner of Virginia Parkway and Stonebridge Drive. Adriatica is a mixed development community replicating the fishing village of Supetar, on the island of Brac in Croatia. This unique village currently encompasses Starbucks, Starwood Café, The UPS Store, Karadise Boutique, Zen Zen Wine & Bistro, Cavalli's Pizza, Independent Bank, The Guitar Sanctuary and The Sanctuary.



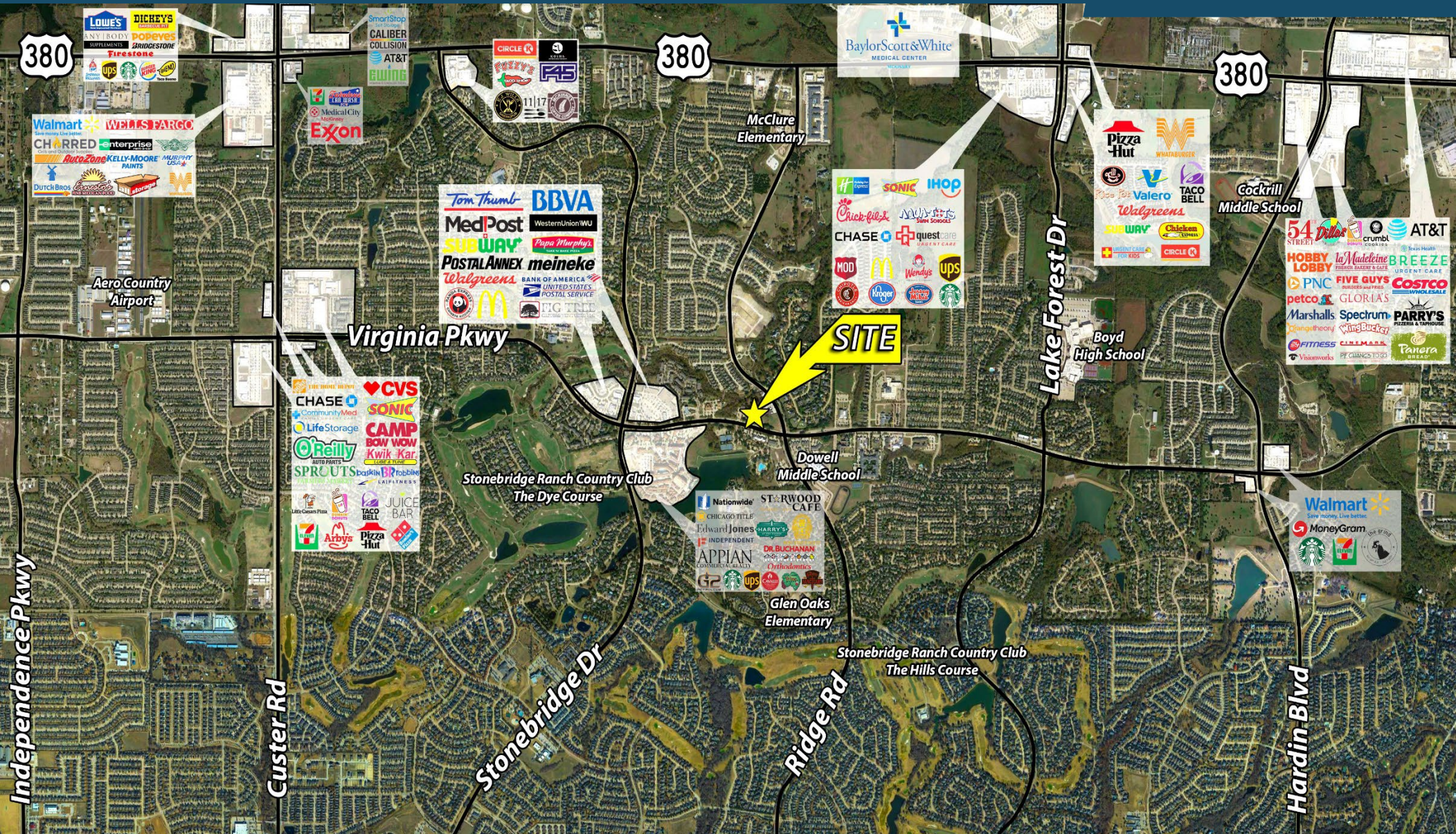
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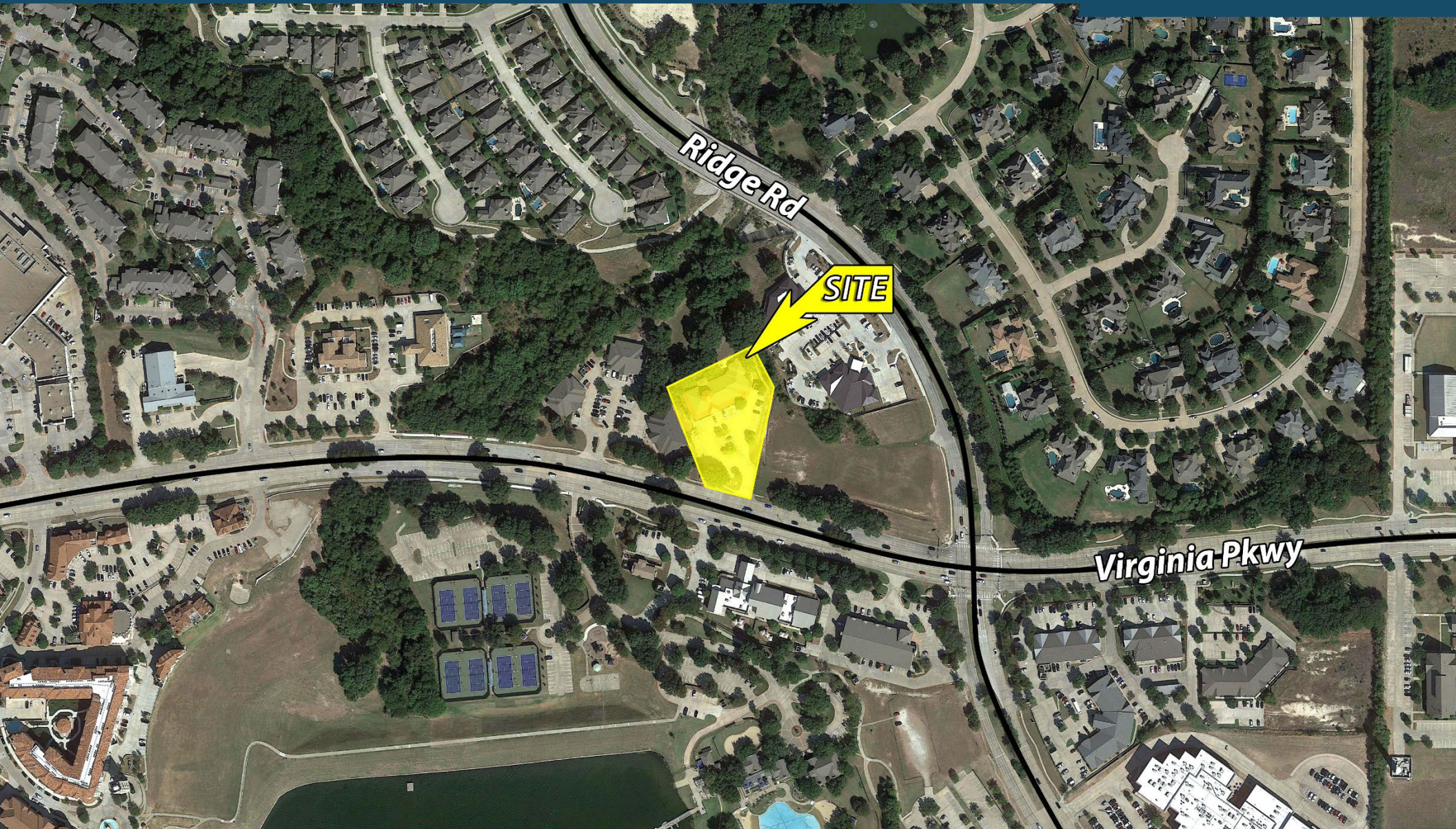
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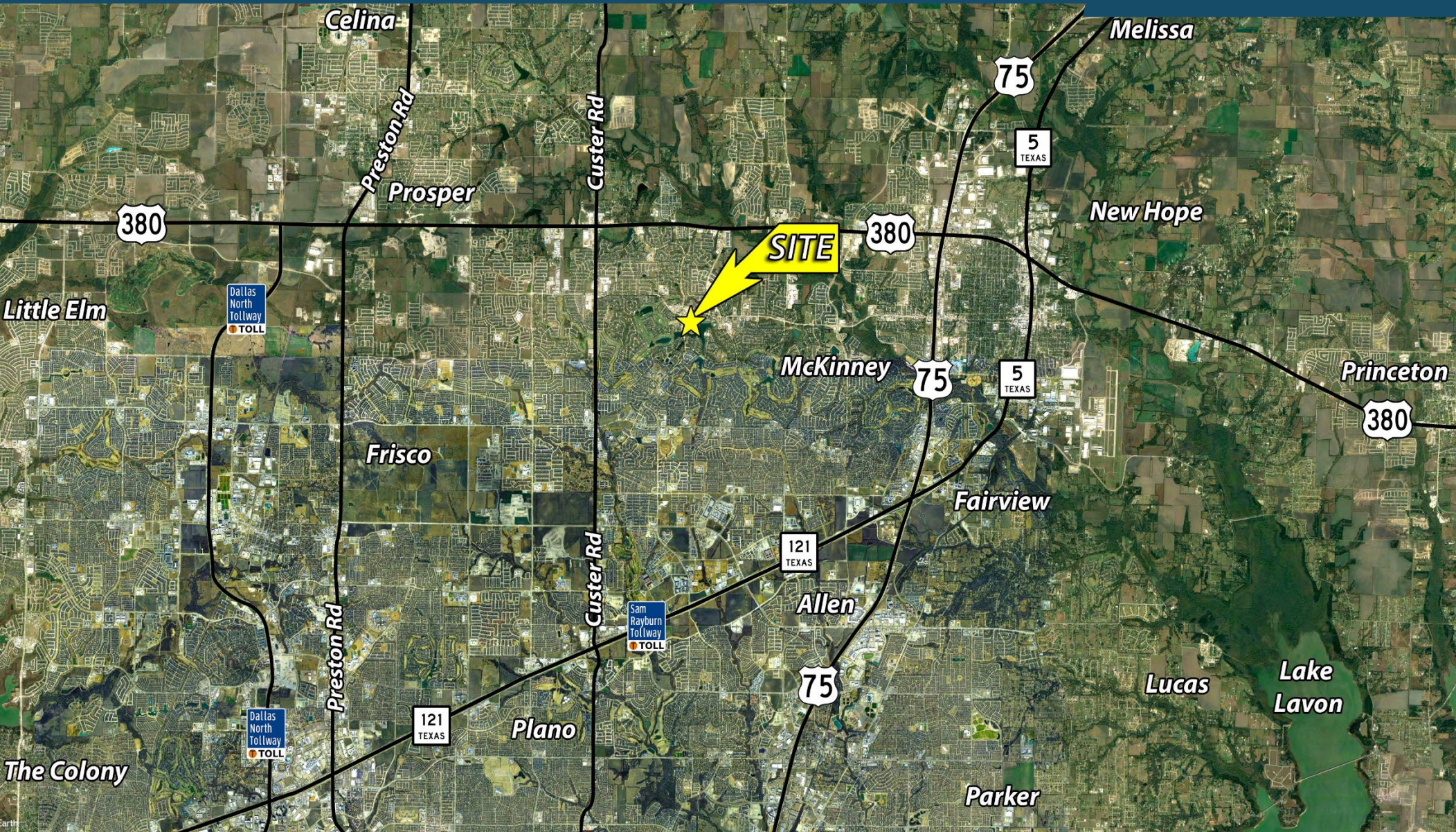
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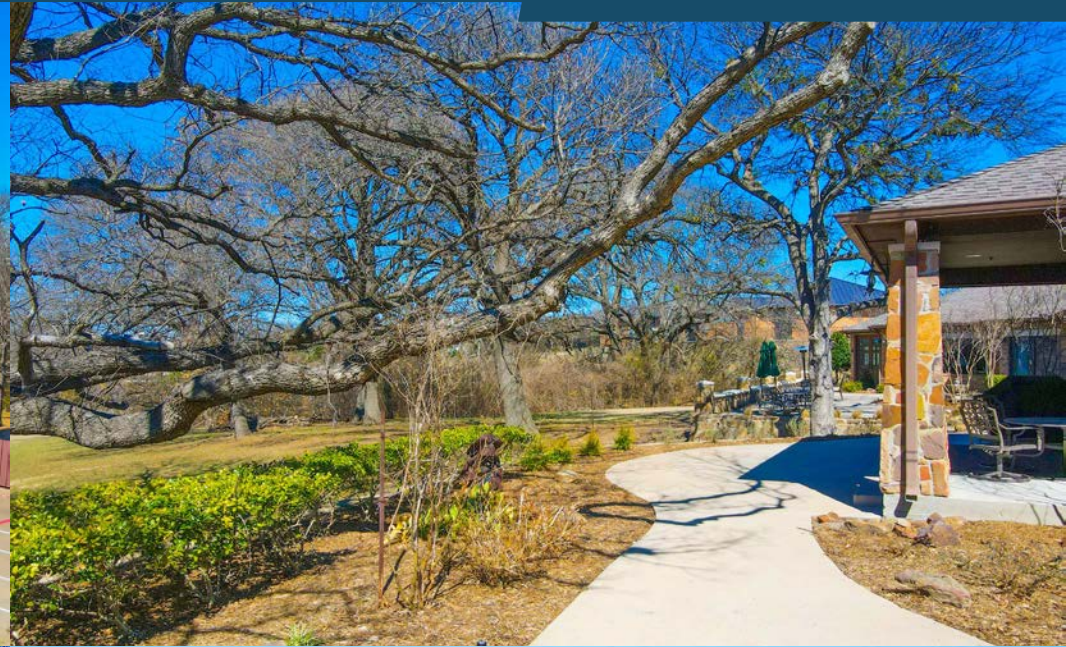
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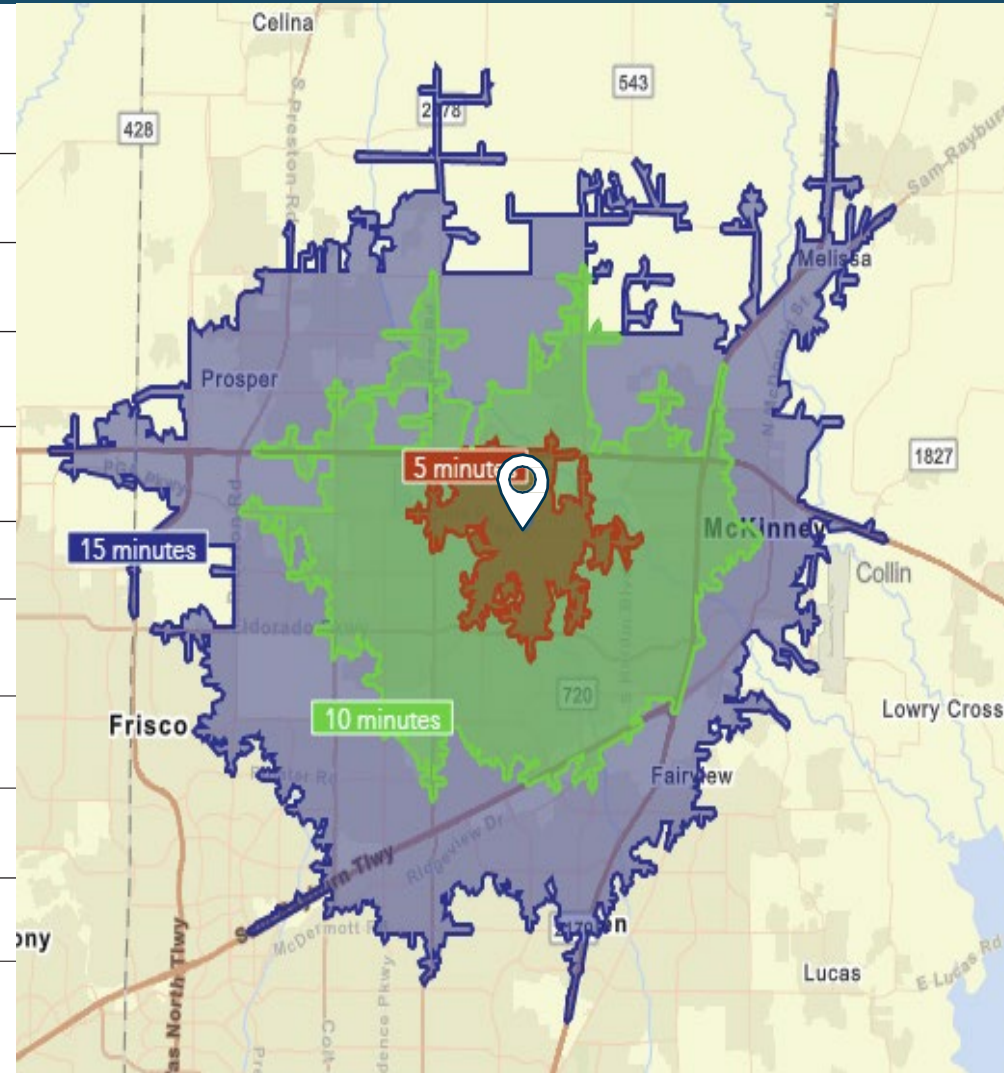


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DEMOGRAPHICS

2020 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	30,713	180,368	354,975
Households	10,395	60,642	119,774
Families	8,318	47,397	92,569
Average Household Size	2.95	2.97	2.95
Owner Occupied Housing Units	7,778	45,325	85,603
Renter Occupied Housing Units	2,617	15,317	34,171
Median Age	36.6	34.5	34.6
Median Household Income	\$115,122	\$105,427	\$107,026
Average Household Income	\$140,855	\$129,706	\$135,086



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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

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

KEY FACTS

29,712

Population



3.0

Average Household Size

37.2

Median Age

\$115,343

Median Household Income

EDUCATION

2%

No High School Diploma



9%

High School Graduate



28%

Some College



61%

Bachelor's/Grad/Pr of Degree

BUSINESS



668

Total Businesses



6,239

Total Employees

EMPLOYMENT



87%

White Collar



8%

Blue Collar



6%

Services

3.6%

Unemployment Rate

INCOME



\$115,343

Median Household Income



\$48,223

Per Capita Income



\$401,659

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (23.2%)

The smallest group: \$25,000 - \$34,999 (2.6%)

Indicator ▲	Value	Diff	
<\$15,000	3.2%	-1.4%	<div style="width: 100%; height: 10px; background-color: #0070c0;"></div>
\$15,000 - \$24,999	3.0%	-1.1%	<div style="width: 100%; height: 10px; background-color: #0070c0;"></div>
\$25,000 - \$34,999	2.6%	-2.6%	<div style="width: 100%; height: 10px; background-color: #0070c0;"></div>
\$35,000 - \$49,999	10.1%	-0.1%	<div style="width: 100%; height: 10px; background-color: #0070c0;"></div>
\$50,000 - \$74,999	10.3%	-4.1%	<div style="width: 100%; height: 10px; background-color: #0070c0;"></div>
\$75,000 - \$99,999	11.3%	-2.2%	<div style="width: 100%; height: 10px; background-color: #0070c0;"></div>
\$100,000 - \$149,999	23.2%	+2.6%	<div style="width: 100%; height: 10px; background-color: #0070c0;"></div>
\$150,000 - \$199,999	15.7%	+3.2%	<div style="width: 100%; height: 10px; background-color: #0070c0;"></div>
\$200,000+	20.6%	+5.6%	<div style="width: 100%; height: 10px; background-color: #0070c0;"></div>

Bars show deviation from Collin County

KEY FACTS

186,731

Population



3.0

Average Household Size

34.7

Median Age

\$102,669

Median Household Income

EDUCATION

4%

No High School Diploma



12%

High School Graduate



28%

Some College



56%

Bachelor's/Grad/Pr of Degree

BUSINESS



4,159

Total Businesses



38,140

Total Employees

EMPLOYMENT



84%

White Collar



9%

Blue Collar



7%

Services

3.5%

Unemployment Rate

INCOME



\$102,669

Median Household Income



\$43,052

Per Capita Income



\$258,062

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (21.9%)

The smallest group: \$15,000 - \$24,999 (3.2%)

Indicator ▲	Value	Diff	
<\$15,000	3.9%	-0.7%	
\$15,000 - \$24,999	3.2%	-0.9%	
\$25,000 - \$34,999	3.8%	-1.4%	
\$35,000 - \$49,999	9.8%	-0.4%	
\$50,000 - \$74,999	13.4%	-1.0%	
\$75,000 - \$99,999	14.1%	+0.6%	
\$100,000 - \$149,999	21.9%	+1.3%	
\$150,000 - \$199,999	14.5%	+2.0%	
\$200,000+	15.4%	+0.4%	

Bars show deviation from Collin County

KEY FACTS

352,551

Population



2.9

Average Household Size



34.5

Median Age

\$105,687

Median Household Income

EDUCATION



5%

No High School Diploma



13%

High School Graduate



26%

Some College



56%

Bachelor's/Grad/Pr of Degree

BUSINESS



9,333

Total Businesses



91,394

Total Employees

EMPLOYMENT



83%

White Collar



10%

Blue Collar



7%

Services



4.0%

Unemployment Rate

INCOME



\$105,687

Median Household Income



\$45,163

Per Capita Income



\$271,041

Median Net Worth

Households By Income

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

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

Indicator ▲	Value	Diff	
<\$15,000	3.9%	-0.7%	<div style="width: 3.9%;"></div>
\$15,000 - \$24,999	3.6%	-0.5%	<div style="width: 3.6%;"></div>
\$25,000 - \$34,999	4.0%	-1.2%	<div style="width: 4.0%;"></div>
\$35,000 - \$49,999	9.2%	-1.0%	<div style="width: 9.2%;"></div>
\$50,000 - \$74,999	13.1%	-1.3%	<div style="width: 13.1%;"></div>
\$75,000 - \$99,999	12.9%	-0.6%	<div style="width: 12.9%;"></div>
\$100,000 - \$149,999	20.7%	+0.1%	<div style="width: 20.7%;"></div>
\$150,000 - \$199,999	14.2%	+1.7%	<div style="width: 14.2%;"></div>
\$200,000+	18.5%	+3.5%	<div style="width: 18.5%;"></div>

Bars show deviation from

Collin County