

**OFFICE FOR LEASE**

**6951 Virginia Pkwy**

**\$32 + E**

**905 SF – 2,605 SF**

**McKinney, Texas**



**APPIAN**  
COMMERCIAL REALTY

**Ray Eckenrode, CCIM, SIOR**

**(972)562-9988 Opt. 2**

**[www.AppianCommercial.com](http://www.AppianCommercial.com)**

**Preston Taylor**

**(972)562-9988 Opt. 3**

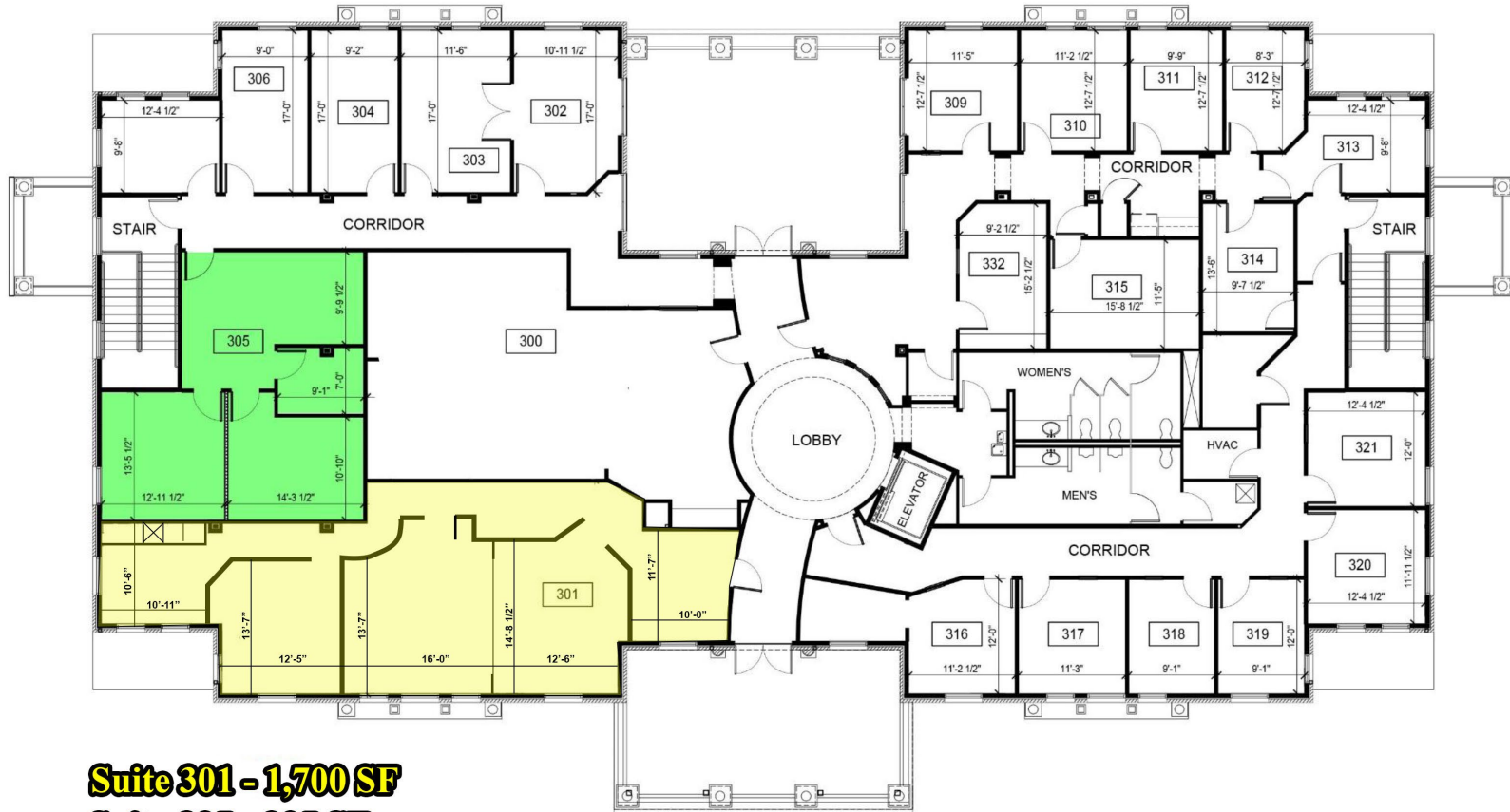
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**Appian Commercial Realty**  
**6657 Virginia Pkwy #100**  
**McKinney, TX 75071**

# RETAIL/OFFICE FOR LEASE

Office  
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## Third Floor - Floor Plan



**Suite 301 - 1,700 SF**


**Suite 305 - 905 SF**

6951 VIRGINIA PARKWAY  
THIRD FLOOR PLAN

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# OFFICE FOR LEASE

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## PROPERTY DETAILS

- **Price:** \$32 Gross + Electric
- **Property Type:** Office
- **Available SF:** 905 – 2,605 SF
- **Address:** 6951 Virginia Pkwy
- **City:** McKinney

- **County:** Collin
- **Cross Street:** Virginia Pkwy & Stonebridge Dr
- **Traffic Counts:** 28,043 CPD (City of McKinney 2021 Traffic Count Map)
- **Property Status:** Existing
- **Parking:** 1/300 SF

## PROPERTY INFORMATION


This property is located in Adriatica Village on the SE corner of Virginia Parkway and Stonebridge Drive in the heart of west McKinney. 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. Adriatica encompasses 45 acres and is located within the over 5,000-acre master-planned community of Stonebridge Ranch. Adriatica is a mixed use development community replicating the fishing village of Supetar on the island of Brac in Croatia. This unique village currently is home to many businesses including Starbucks, Starwood Café, The UPS Store, Karadise Boutique, Zen Zen Wine & Bistro, Cavalli's Pizza, Independent Financial, The Guitar Sanctuary, and The Sanctuary.

\*The information contained herein was obtained from sources deemed reliable; however, Appian Commercial Realty makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice



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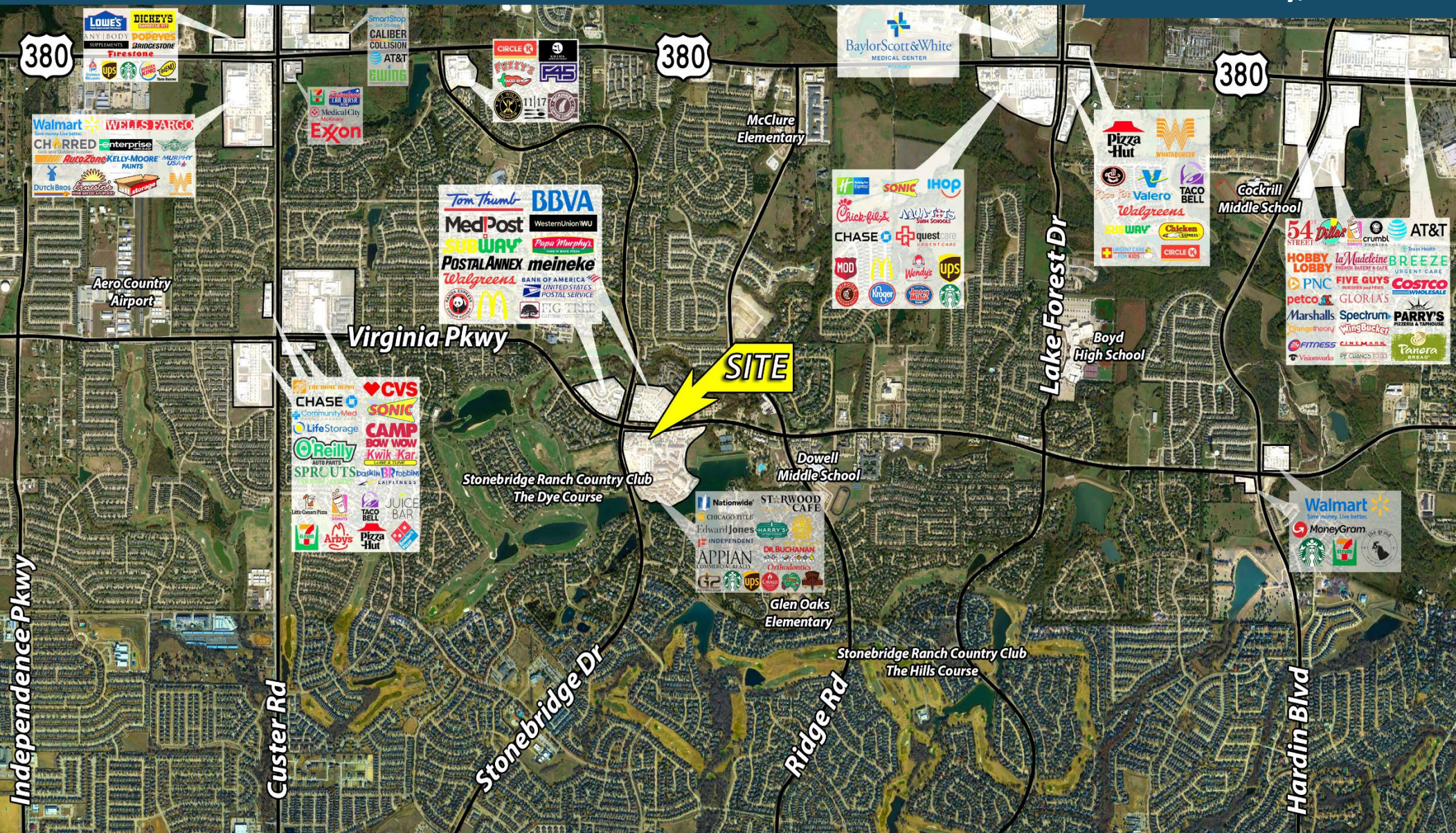
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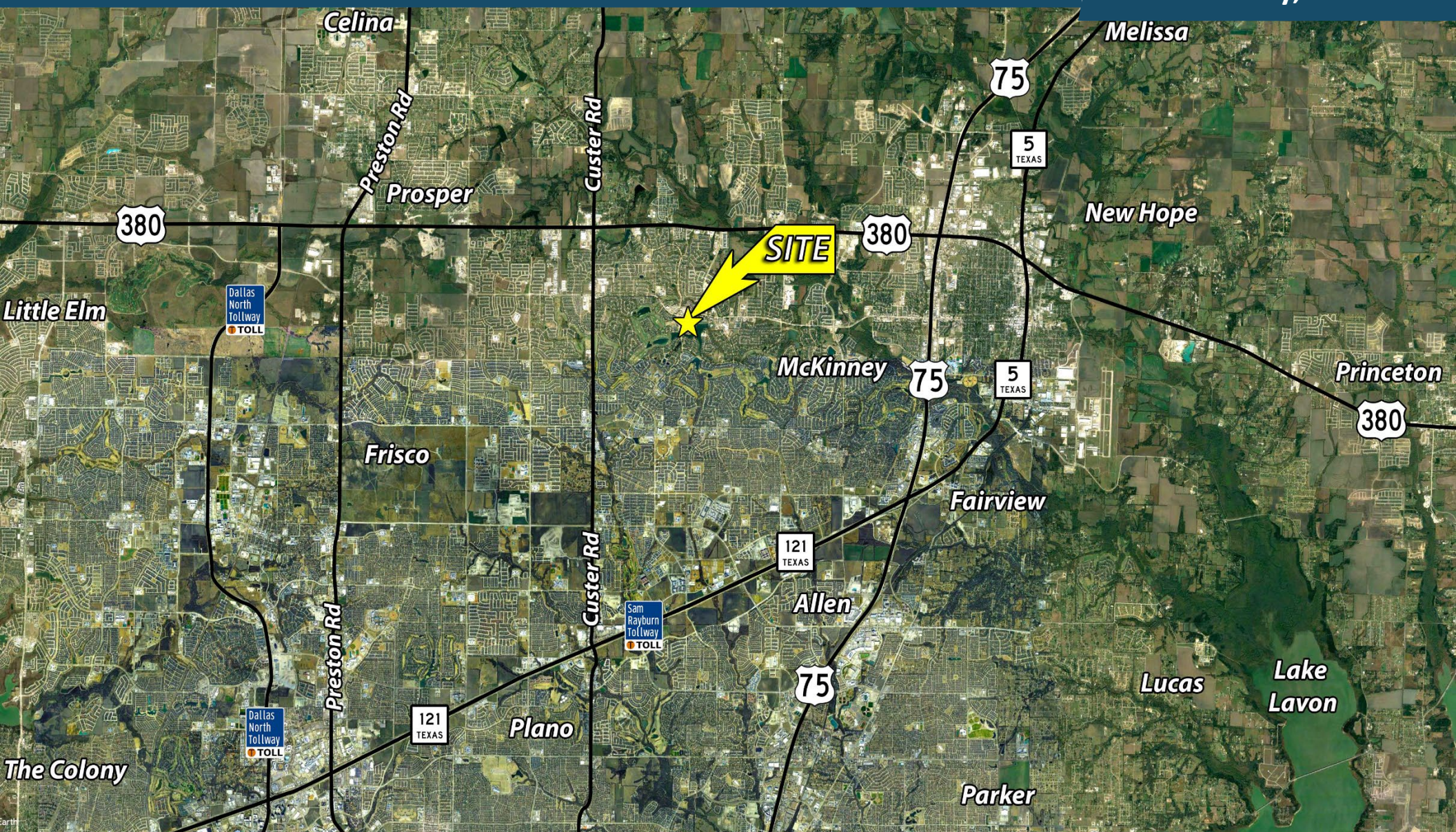
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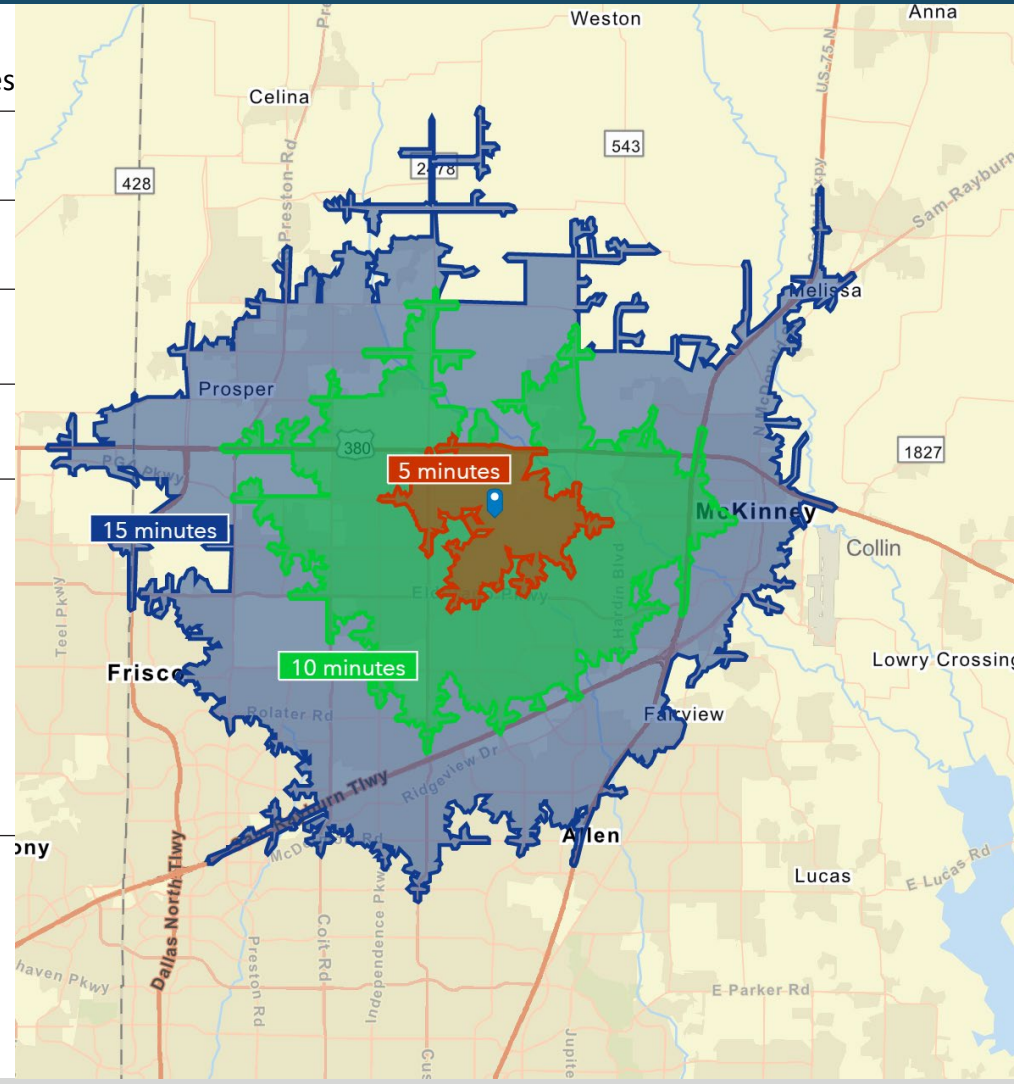
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## DEMOGRAPHICS

2022 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	30,281	179,699	375,962
Households	10,452	59,745	126,812
Families	8,271	45,800	95,164
Average Household Size	2.88	3.00	2.96
Owner Occupied Housing Units	7,716	41,497	85,741
Renter Occupied Housing Units	2,736	18,248	41,071
Median Age	36.4	34.5	34.7
Median Household Income	\$123,893	\$114,433	\$114,986
Average Household Income	\$156,584	\$146,579	\$150,384



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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](mailto:ray@appiancommercial.com)

Email

(972)562-9988

Phone

Ray Eckenrode

Designated Broker of Firm

579746

License No.

[ray@appiancommercial.com](mailto: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



# DEMOGRAPHIC SUMMARY

6951 Virginia Pkwy, Mckinney, Texas, 75071

Drive time of 5 minutes

## KEY FACTS

30,281

Population



10,452

Households

36.4

Median Age

\$104,211

Median Disposable Income

## EDUCATION

2%

No High School Diploma



10%

High School Graduate



26%

Some College



63%

Bachelor's/Grad/Prof Degree

## INCOME



\$123,893

Median Household Income



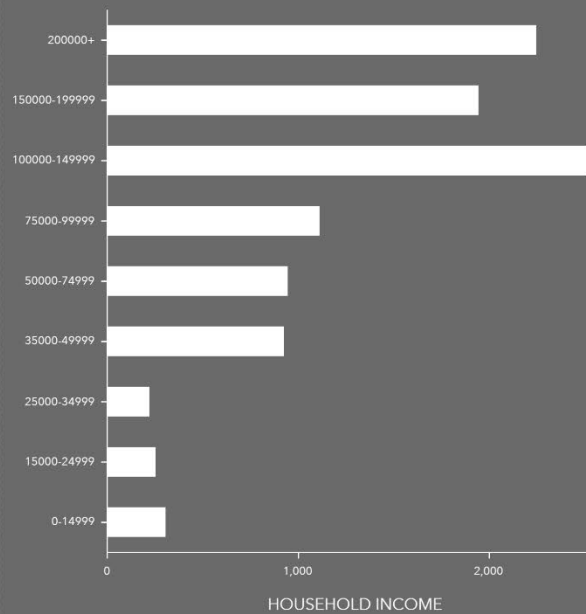
\$54,015

Per Capita Income

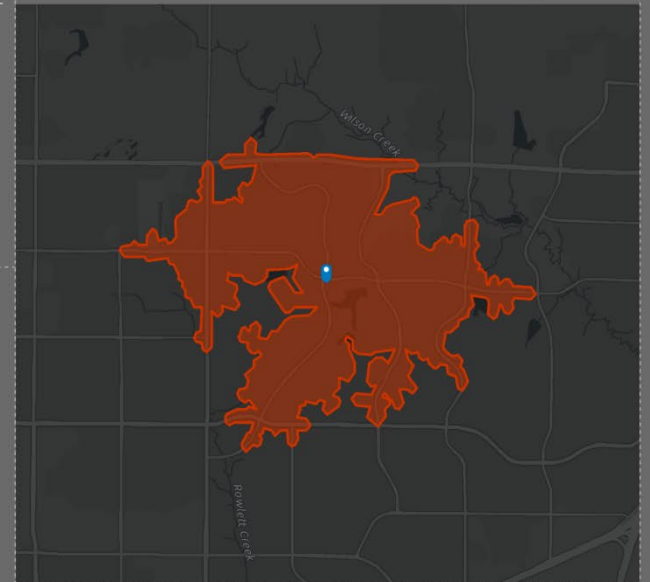


\$364,322

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

85%



Blue Collar

8%



Services

7%

2.4%

Unemployment Rate

# DEMOGRAPHIC SUMMARY

6951 Virginia Pkwy, Mckinney, Texas, 75071

Drive time of 10 minutes

## KEY FACTS

179,699

Population



59,745

Households

34.5

Median Age

\$97,787

Median Disposable Income

## EDUCATION

3%

No High School Diploma



11%

High School Graduate



26%

Some College



60%

Bachelor's/Grad/Prof Degree

## INCOME



\$114,433

Median Household Income



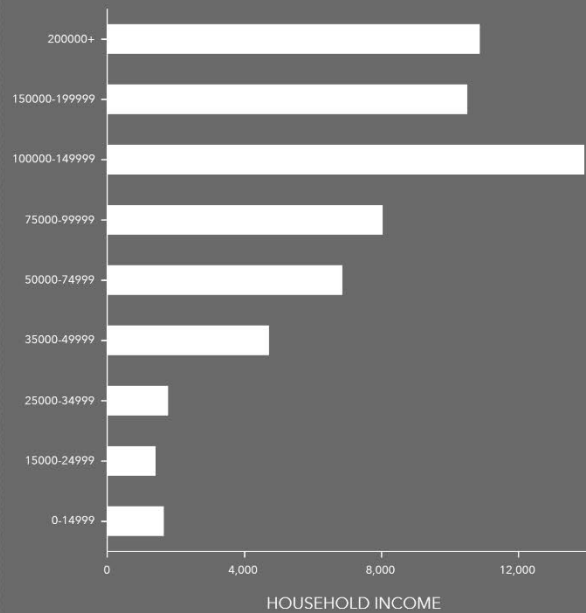
\$49,009

Per Capita Income

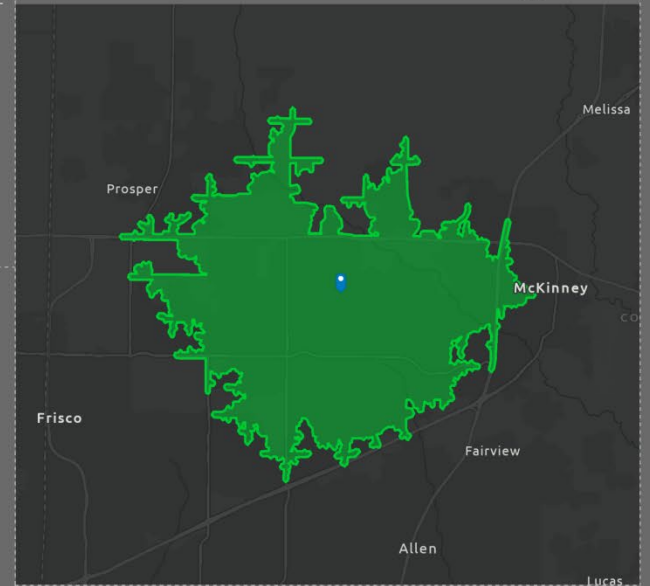


\$276,746

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



83%

White Collar



9%

Blue Collar



9%

Services

2.6%

Unemployment Rate

# DEMOGRAPHIC SUMMARY

6951 Virginia Pkwy, Mckinney, Texas, 75071

Drive time of 15 minutes

## KEY FACTS

375,962

Population



126,812

Households

34.7

Median Age

\$98,299

Median Disposable Income

## EDUCATION

4%

No High School Diploma



12%

High School Graduate



24%

Some College



61%

Bachelor's/Grad/Prof Degree

## INCOME



\$114,986

Median Household Income



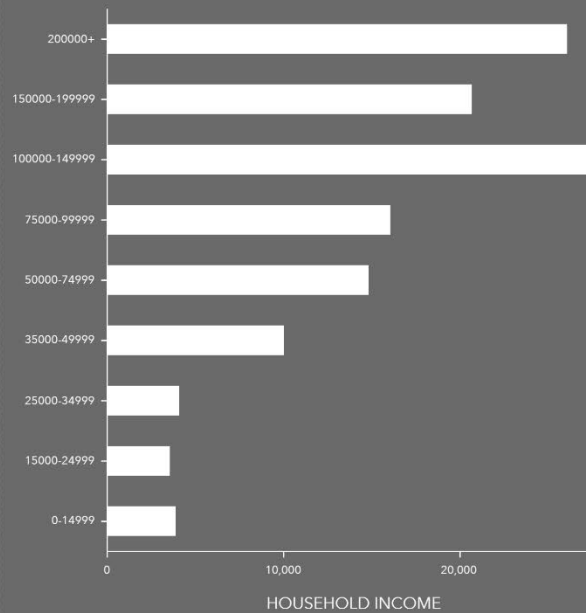
\$50,721

Per Capita Income

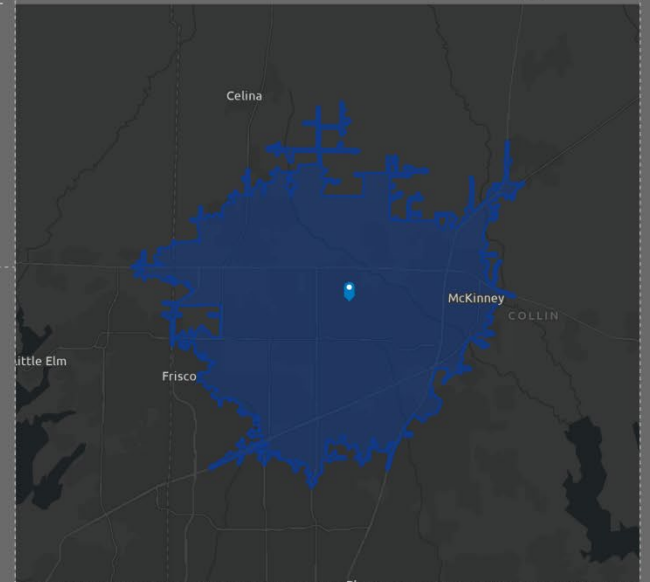


\$278,096

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

82%



Blue Collar

10%



Services

9%

2.9%

Unemployment Rate