

OFFICE SPACE FOR LEASE

2730 Virginia Pkwy

\$21 NNN 3,076 SF

McKinney, Texas 75071



APPIAN
COMMERCIAL REALTY

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

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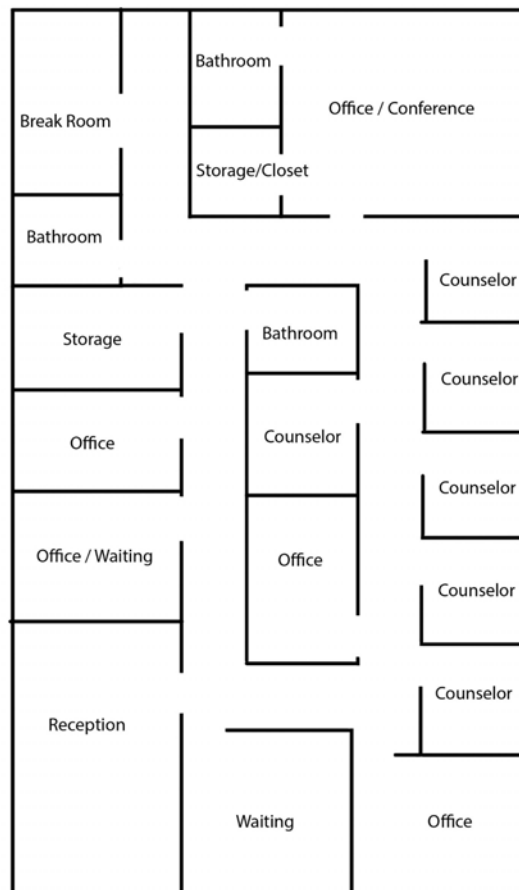
📍 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

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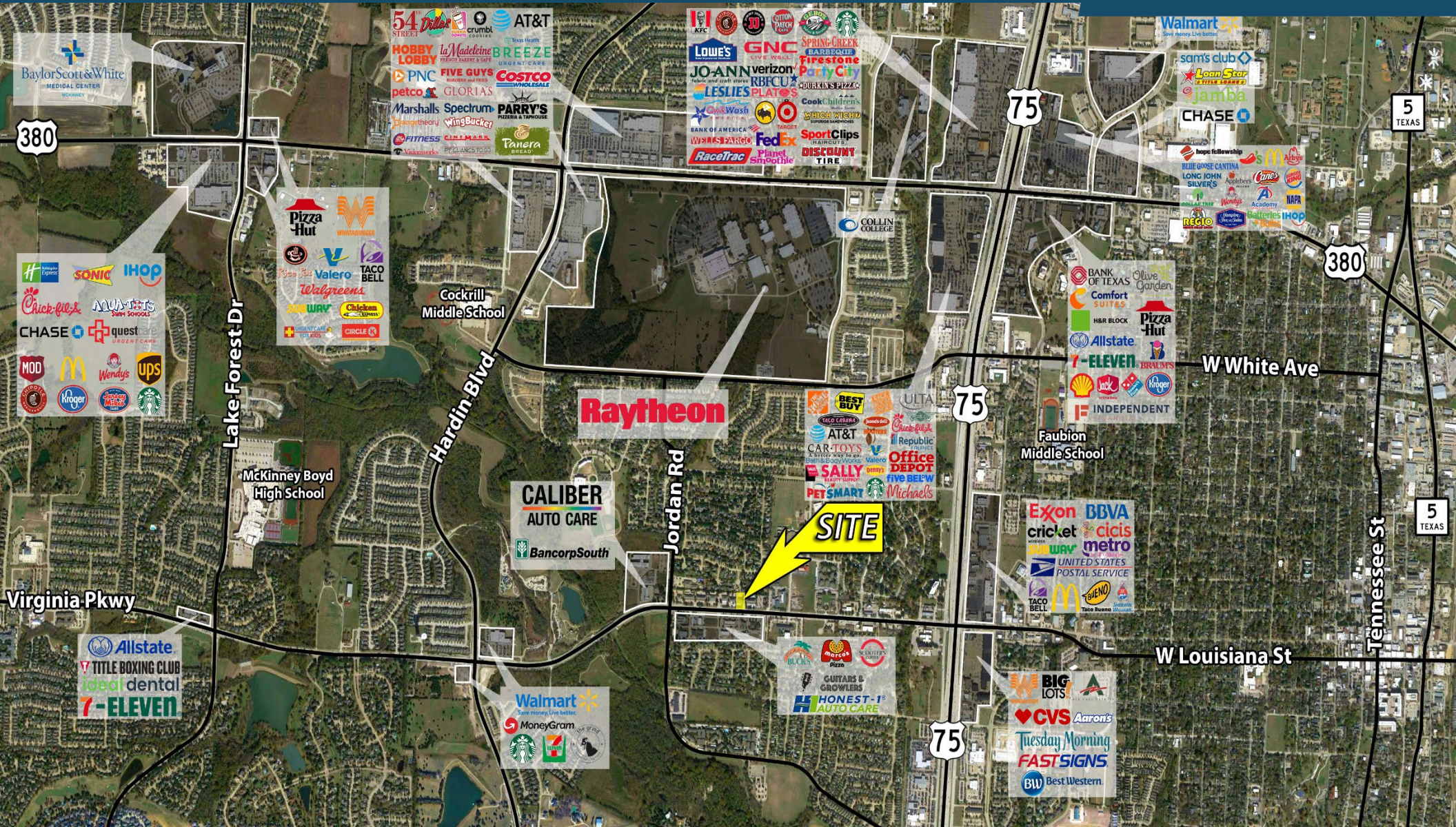
FLOOR PLAN

2730 Virginia Pkwy
Suite 100



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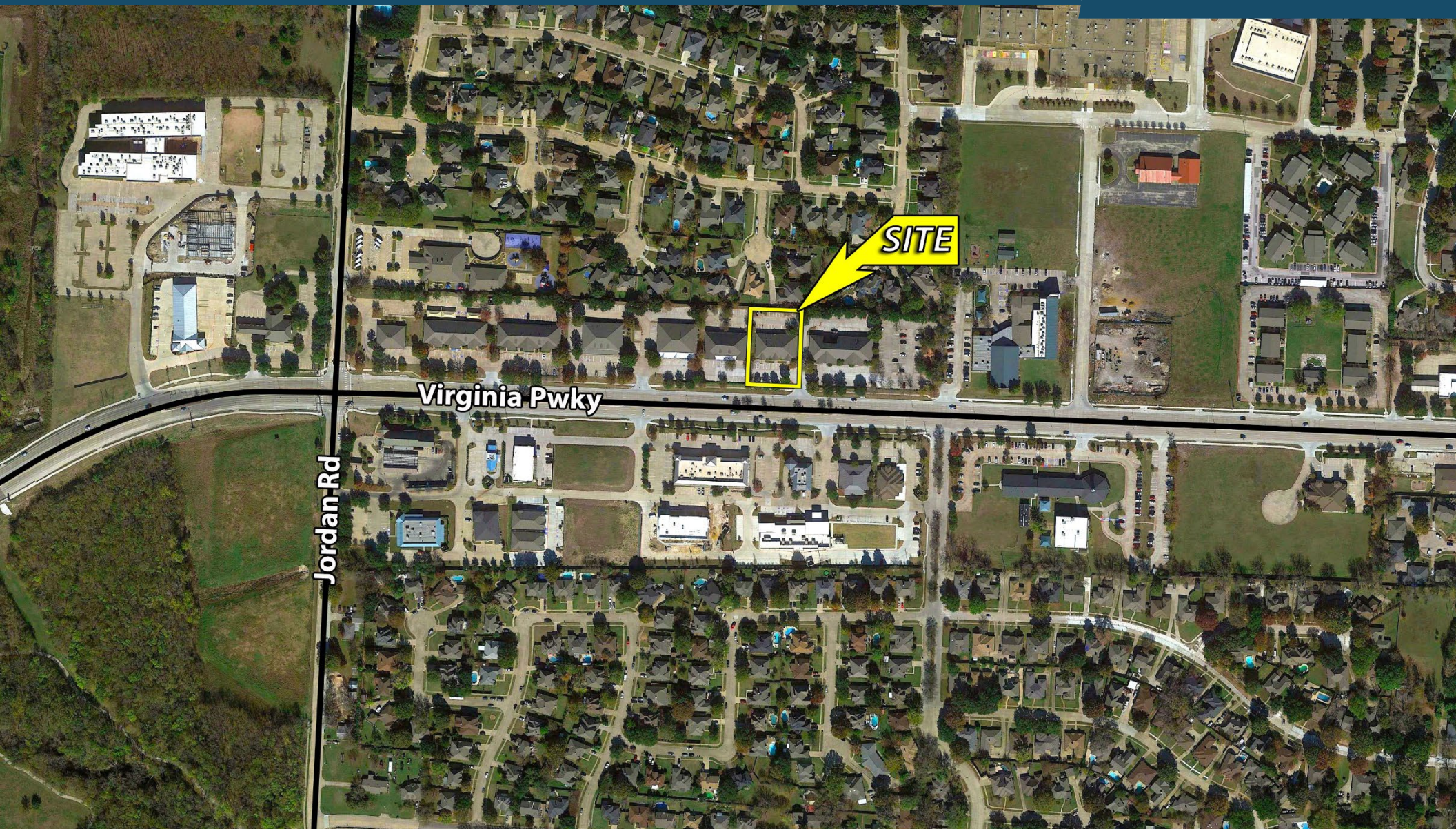
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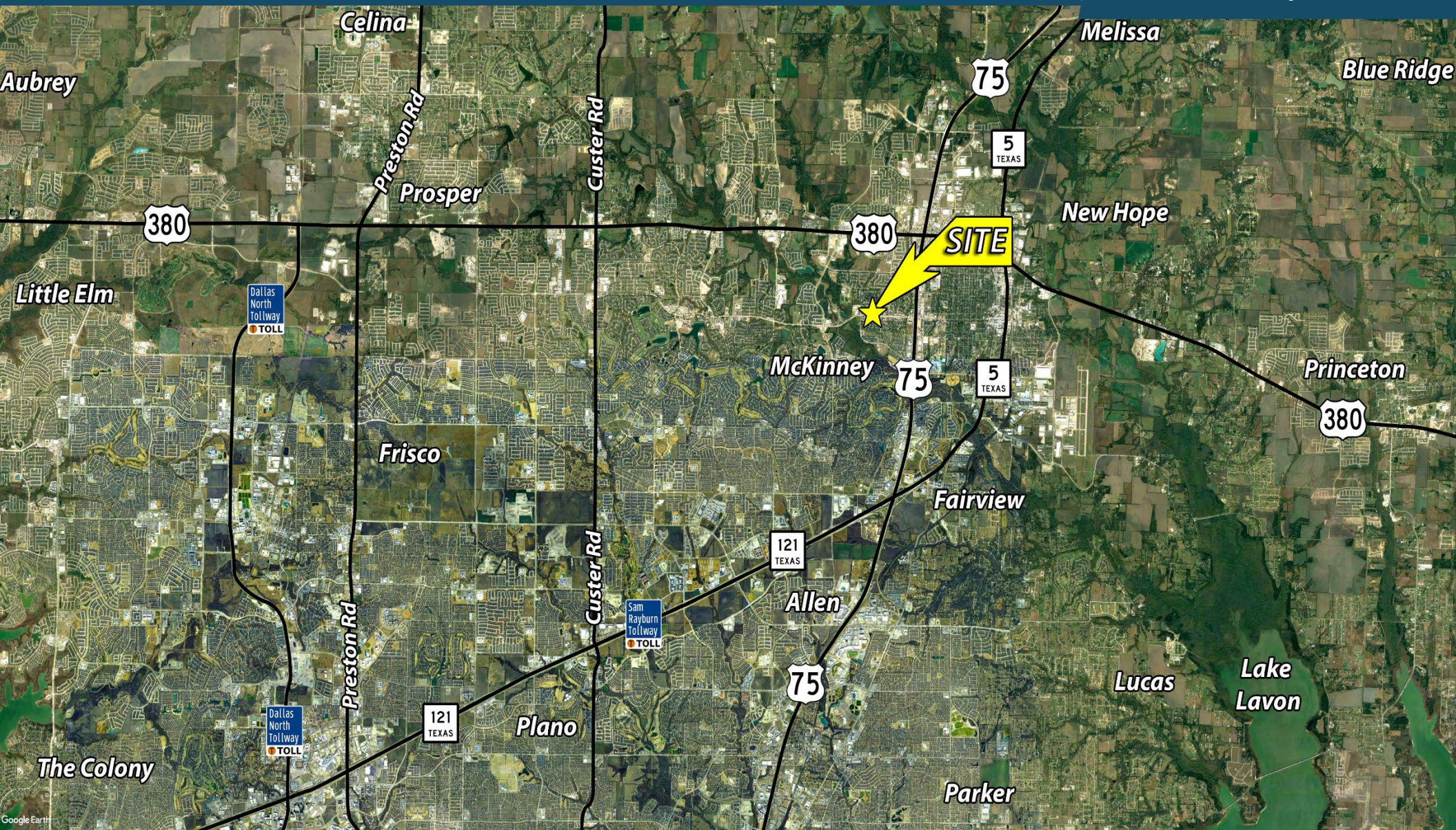
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PROPERTY DETAILS

- | | | | |
|-------------------------|-------------------------|---------------------------|------------------------|
| • Price: | \$21 NNN | • Date Available: | Immediate |
| • Property Type: | Office / Medical Office | • Cross Street: | Virginia Pkwy & Hwy 75 |
| • Available SF: | 3,076 SF Office | • Property Status: | Existing |
| • Address: | 2730 Virginia Pkwy | • Building Size: | 7,480 SF |
| • City: | McKinney | • Traffic Count: | 21,630 VPD |
| • County: | Collin | | |


PROPERTY INFORMATION

2730 Virginia Pkwy is located approximately one mile west of the U.S. 75 and Virginia Pkwy intersection and at the NEC of Virginia Pkwy and Jordan Rd. Centrally located in the heart of McKinney, this office space offers easy access to major thoroughfares in a high traffic area. McKinney has been recognized as one of the fastest growing cities in the US. with a population estimated at 187,000 with an average household income of \$134,813. McKinney features several master planned communities including Stonebridge Ranch, Eldorado, and Craig Ranch which continue to fuel McKinney's strong growth and demographics.



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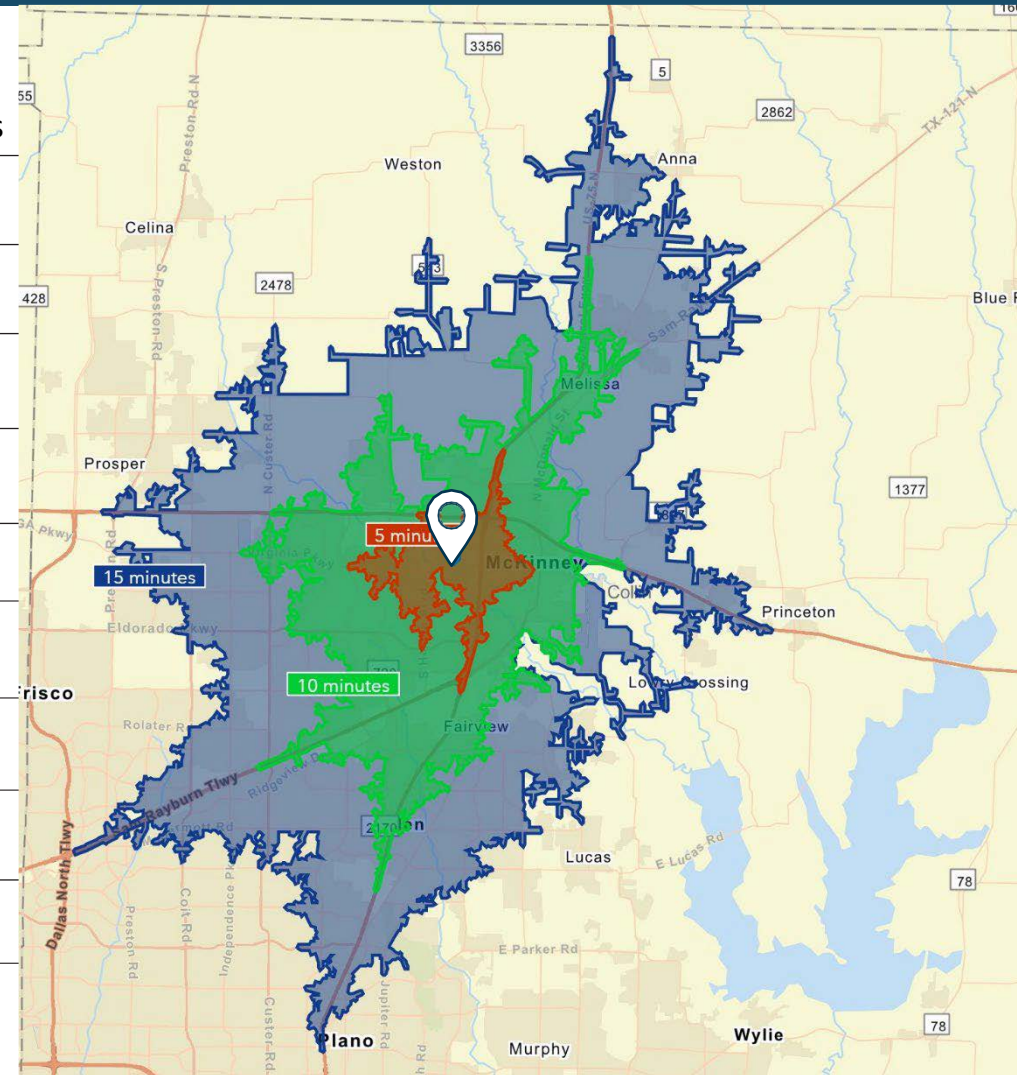
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DEMOGRAPHICS

| 2020 Demographic Summary | 5 Minutes | 10 Minutes | 15 Minutes |
|-------------------------------|-----------|------------|------------|
| Population | 24,166 | 162,974 | 435,946 |
| Households | 8,565 | 56,097 | 148,767 |
| Families | 6,171 | 41,814 | 113,240 |
| Average Household Size | 2.82 | 2.88 | 2.91 |
| Owner Occupied Housing Units | 5,236 | 36,543 | 103,254 |
| Renter Occupied Housing Units | 3,329 | 19,554 | 45,513 |
| Median Age | 35.4 | 34.7 | 35.0 |
| Median Household Income | \$76,244 | \$87,233 | \$99,587 |
| Average Household Income | \$102,265 | \$114,202 | \$125,356 |



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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

24,166

Population



2.8

Average Household Size

35.4

Median Age

\$76,244

Median Household Income

EDUCATION

10%

No High School Diploma



18%

High School Graduate



29%

Some College



43%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,113

Total Businesses



10,891

Total Employees

EMPLOYMENT



78%

White Collar



14%

Blue Collar



9%

Services

2.7%

Unemployment Rate

INCOME



\$76,244

Median Household Income



\$36,698

Per Capita Income



\$157,852

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (17.5%)

The smallest group: <\$15,000 (5%)

| Indicator ▲ | Value | Diff | |
|-----------------------|-------|-------|-----------------------------------|
| <\$15,000 | 5% | +0.4% | <div style="width: 5%;"></div> |
| \$15,000 - \$24,999 | 5.8% | +1.7% | <div style="width: 5.8%;"></div> |
| \$25,000 - \$34,999 | 6.3% | +1.1% | <div style="width: 6.3%;"></div> |
| \$35,000 - \$49,999 | 16.3% | +6.1% | <div style="width: 16.3%;"></div> |
| \$50,000 - \$74,999 | 15.7% | +1.3% | <div style="width: 15.7%;"></div> |
| \$75,000 - \$99,999 | 13.6% | +0.1% | <div style="width: 13.6%;"></div> |
| \$100,000 - \$149,999 | 17.5% | -3.1% | <div style="width: 17.5%;"></div> |
| \$150,000 - \$199,999 | 9.5% | -3% | <div style="width: 9.5%;"></div> |
| \$200,000+ | 10.3% | -4.7% | <div style="width: 10.3%;"></div> |

Bars show deviation from Collin County

KEY FACTS

162,974

Population



2.9

Average Household Size



34.7

Median Age

\$87,233

Median Household Income

EDUCATION



7%

No High School Diploma



16%

High School Graduate



28%

Some College



49%

Bachelor's/Grad/Pr of Degree

BUSINESS



5,697

Total Businesses



61,239

Total Employees

EMPLOYMENT



79%

White Collar



13%

Blue Collar



9%

Services



3.8%

Unemployment Rate

INCOME



\$87,233

Median Household Income



\$39,583

Per Capita Income



\$182,396

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (19.1%)

The smallest group: <\$15,000 (5.1%)

| Indicator ▲ | Value | Diff | |
|-----------------------|-------|-------|--|
| <\$15,000 | 5.1% | +0.5% | |
| \$15,000 - \$24,999 | 5.2% | +1.1% | |
| \$25,000 - \$34,999 | 5.3% | +0.1% | |
| \$35,000 - \$49,999 | 11.9% | +1.7% | |
| \$50,000 - \$74,999 | 14.8% | +0.4% | |
| \$75,000 - \$99,999 | 13.7% | +0.2% | |
| \$100,000 - \$149,999 | 19.1% | -1.5% | |
| \$150,000 - \$199,999 | 11.6% | -0.9% | |
| \$200,000+ | 13.3% | -1.7% | |

Bars show deviation from Collin County

KEY FACTS

435,946

Population



2.9

Average Household Size

35.0

Median Age

\$99,587

Median Household Income

EDUCATION

5%

No High School Diploma



15%

High School Graduate



27%

Some College



53%

Bachelor's/Grad/Pr of Degree

BUSINESS



12,234

Total Businesses



124,356

Total Employees

EMPLOYMENT



82%

White Collar



11%

Blue Collar



8%

Services

3.9%

Unemployment Rate

INCOME



\$99,587

Median Household Income



\$42,979

Per Capita Income



\$236,444

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (20.9%)

The smallest group: \$15,000 - \$24,999 (3.9%)

| Indicator ▲ | Value | Diff | |
|-----------------------|-------|-------|-----------------------------------|
| <\$15,000 | 4.1% | -0.5% | <div style="width: 4.1%;"></div> |
| \$15,000 - \$24,999 | 3.9% | -0.2% | <div style="width: 3.9%;"></div> |
| \$25,000 - \$34,999 | 4.6% | -0.6% | <div style="width: 4.6%;"></div> |
| \$35,000 - \$49,999 | 9.9% | -0.3% | <div style="width: 9.9%;"></div> |
| \$50,000 - \$74,999 | 14% | -0.4% | <div style="width: 14%;"></div> |
| \$75,000 - \$99,999 | 13.8% | +0.3% | <div style="width: 13.8%;"></div> |
| \$100,000 - \$149,999 | 20.9% | +0.3% | <div style="width: 20.9%;"></div> |
| \$150,000 - \$199,999 | 13.2% | +0.7% | <div style="width: 13.2%;"></div> |
| \$200,000+ | 15.8% | +0.8% | <div style="width: 15.8%;"></div> |

Bars show deviation from Collin County