

OFFICE SPACE FOR LEASE

\$28+E 1,294 SF

6625 Mediterranean Drive Suite 200

McKinney, Texas



APPIAN
COMMERCIAL REALTY

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


Office Space
6625 Mediterranean Dr
McKinney, TX 75071



6625 Mediterranean Drive
Suite 200
1,294 SF


The floor plan for Suite 200 shows a layout with the following dimensions and features:

- Elevator Equipment Room:** Located at the top left, with a width of 6'-3 1/2" and a depth of 6'-5 1/2".
- Fax/Copy Plotter Area:** A rectangular area measuring 4'-2 1/2" by 11'-5".
- Office Spaces:** Two main office areas are labeled "OFFICE". One is a large rectangular area measuring 12'-0" by 11'-5". The other is a larger, irregularly shaped area on the right side, with a width of 13'-0" and a depth of 13'-0".
- Dimensions:** Various dimensions are marked throughout the plan, including 6'-11 1/2", 9'-6 1/2", 13'-4 1/2", 13'-8", and 11'-5".
- Entrances:** There are two main entrances at the bottom of the plan, each marked with a double line and a cross symbol.

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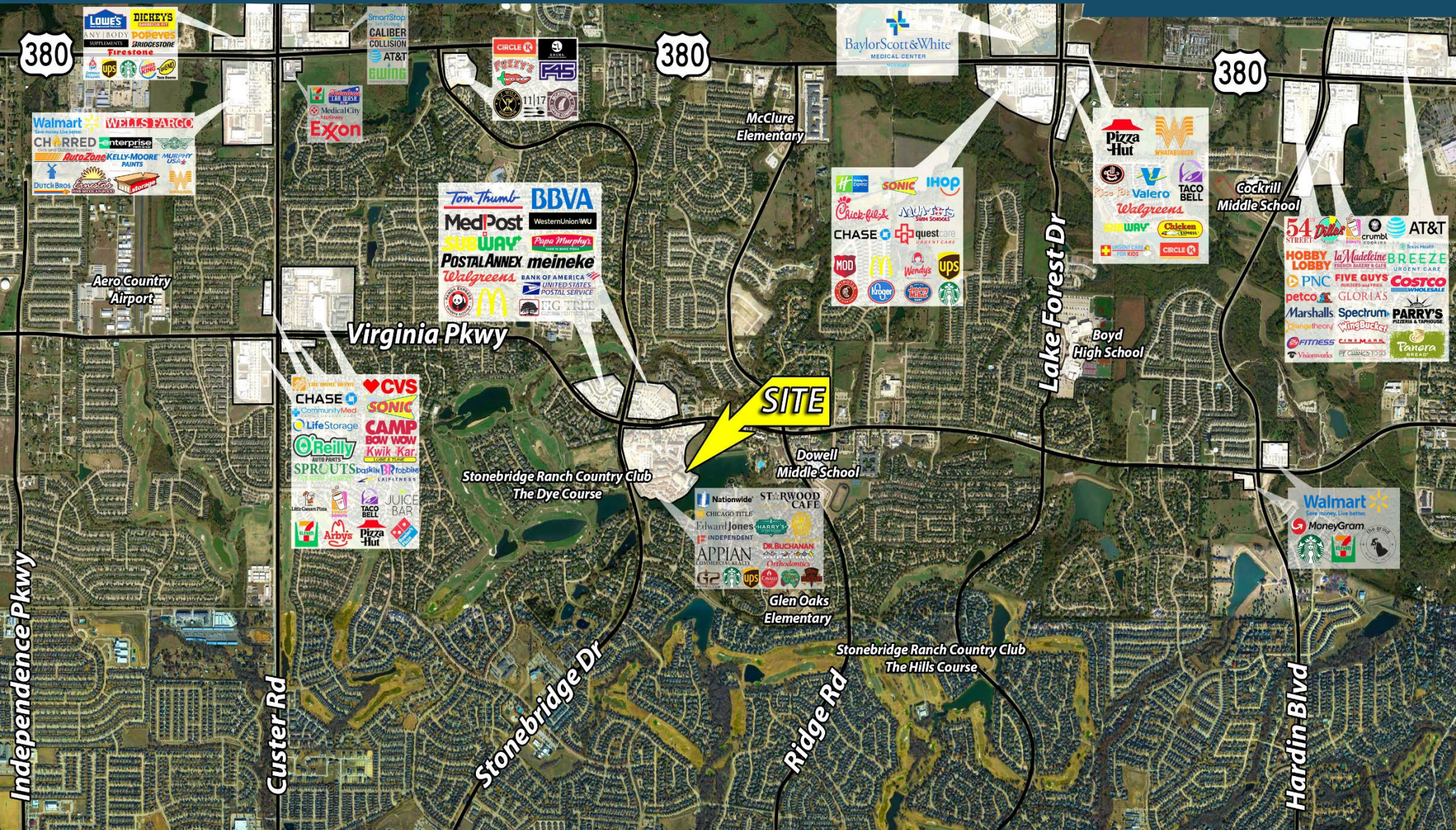
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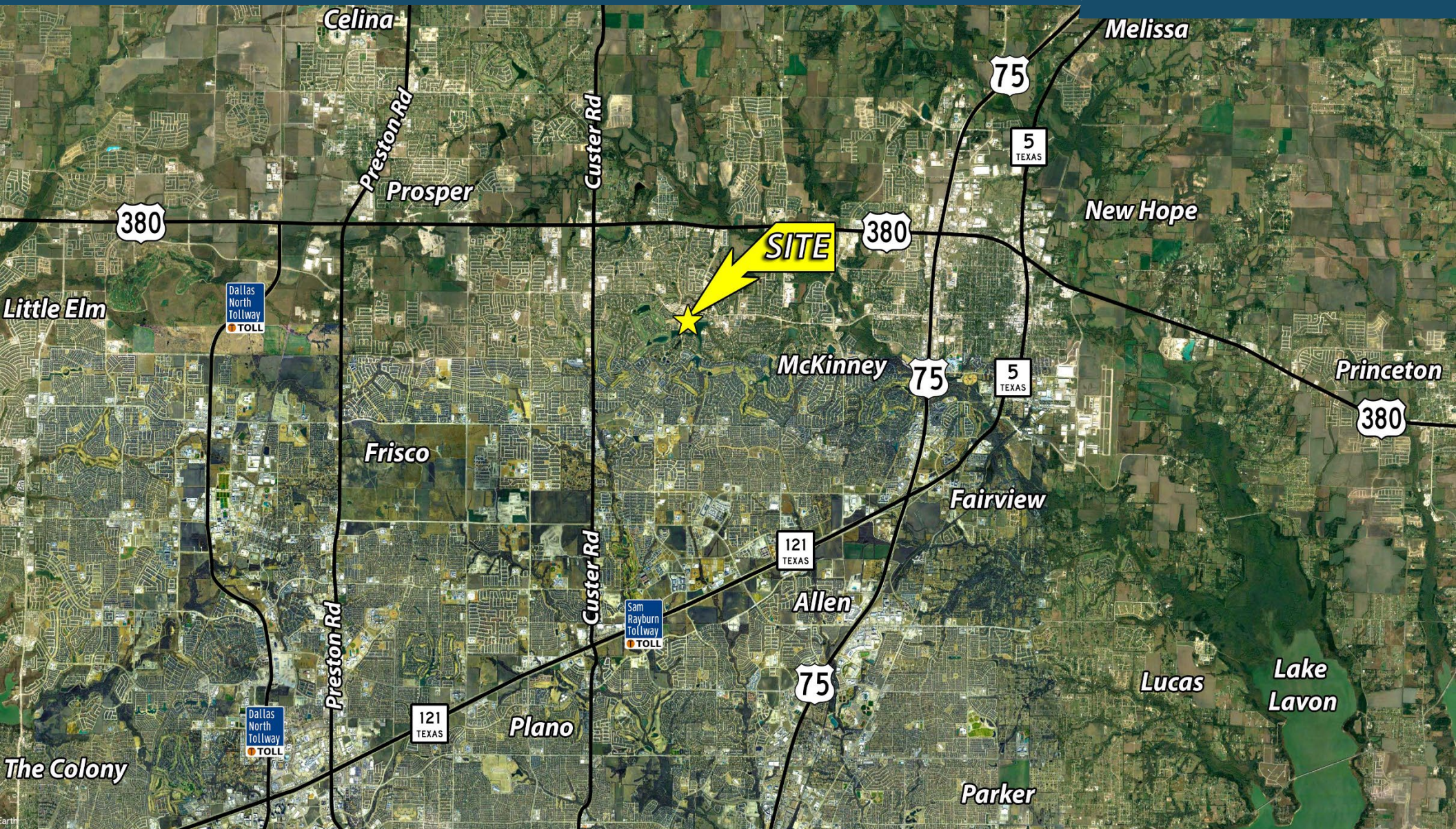
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PROPERTY DETAILS

- **Price:** \$28 + Electric
- **Property Type:** Office
- **Available SF:** 1,294 SF
- **Suite:** 200
- **Address:** 6625 Mediterranean Drive
- **City:** McKinney

- **County:** Collin
- **Date Available:** May 2023
- **Cross Street:** Virginia Pkwy & Stonebridge Dr
- **Building Size:** 2,634 SF
- **Parking:** Shared Parking Garage
- **Number of Stories** 2

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.



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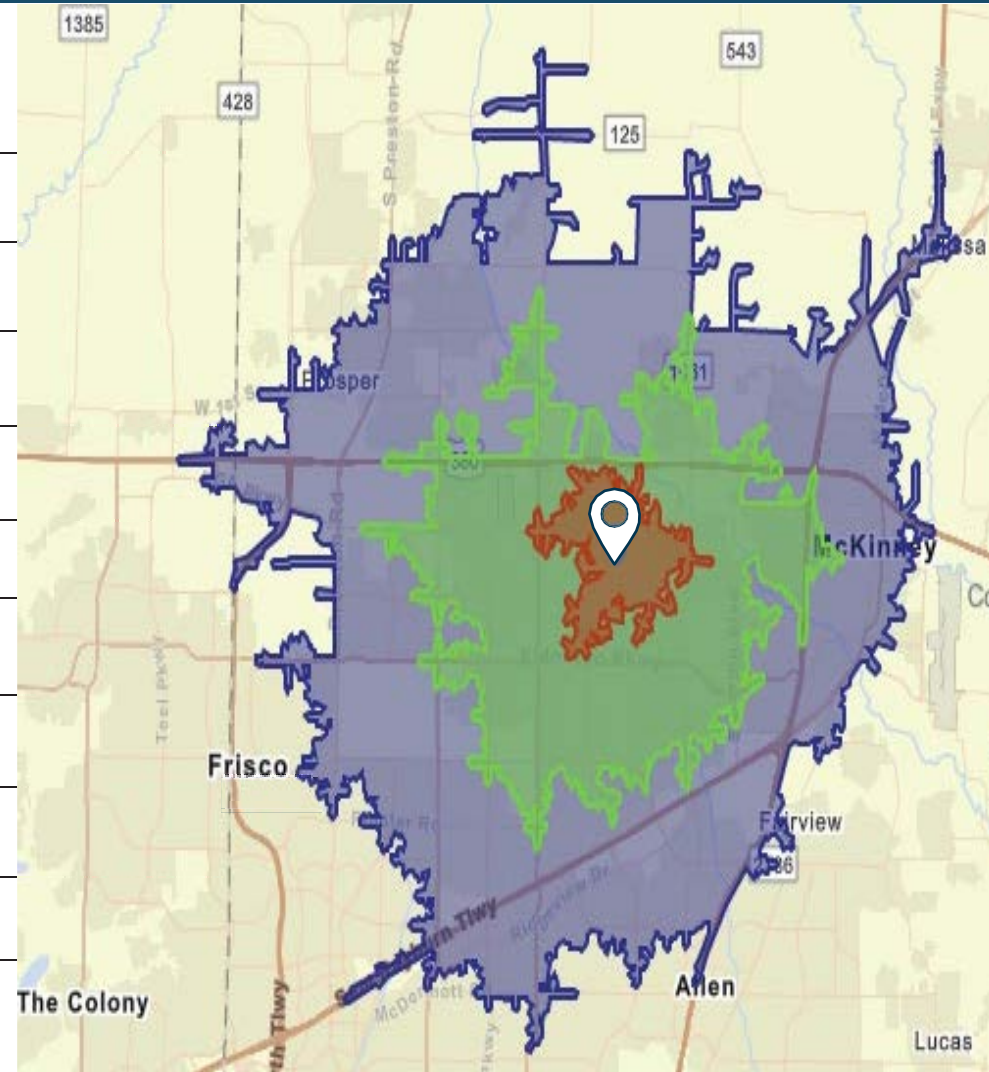
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DEMOGRAPHICS

2022 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	16,675	152,787	343,135
Households	5,774	50,841	114,809
Families	4,553	39,254	86,801
Average Household Size	2.87	3.00	2.98
Owner Occupied Housing Units	4,118	35,520	78,731
Renter Occupied Housing Units	1,656	15,321	36,078
Median Age	37.0	34.5	34.7
Median Household Income	\$126,047	\$114,809	\$116,195
Average Household Income	\$160,587	\$146,576	\$151,655



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DEMOGRAPHIC SUMMARY

6625 Mediterranean Dr, McKinney, Texas, 75072

Drive time of 5 minutes

KEY FACTS

16,675

Population



5,774

Households

37.0

Median Age

\$105,504

Median Disposable Income

EDUCATION

2%

No High School Diploma



10%

High School Graduate



27%

Some College



62%

Bachelor's/Grad/Prof Degree

INCOME



\$126,047

Median Household Income



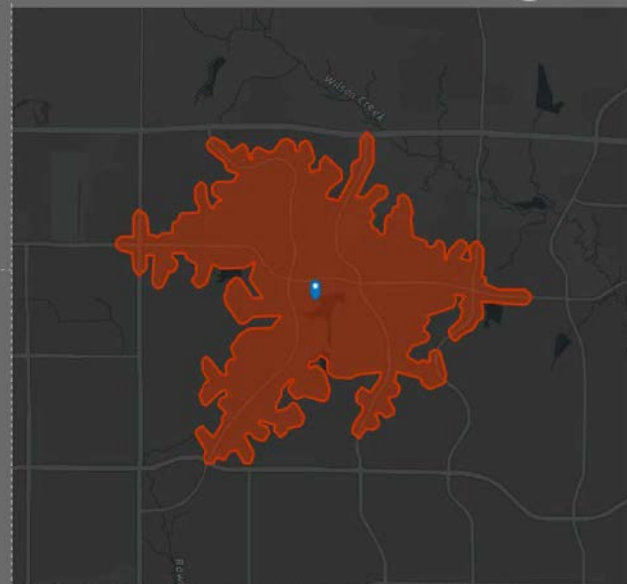
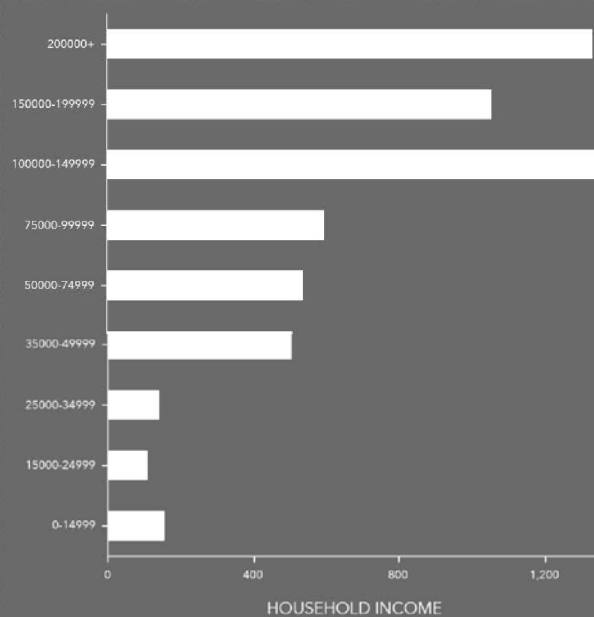
\$55,744

Per Capita Income



\$371,134

Median Net Worth



EMPLOYMENT



White Collar

86%



Blue Collar

8%



Services

7%

2.7%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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DEMOGRAPHIC SUMMARY

6625 Mediterranean Dr, McKinney, Texas, 75072

Drive time of 10 minutes

KEY FACTS

152,787

Population



50,841

Households

34.5

Median Age

\$98,202

Median Disposable Income

EDUCATION

3%

No High School Diploma



11%

High School Graduate



26%

Some College



60%

Bachelor's/Grad/Prof Degree

INCOME



\$114,809

Median Household Income



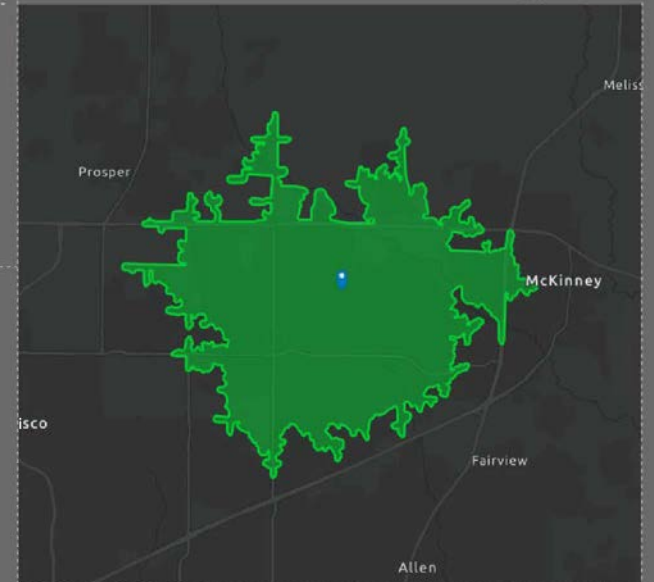
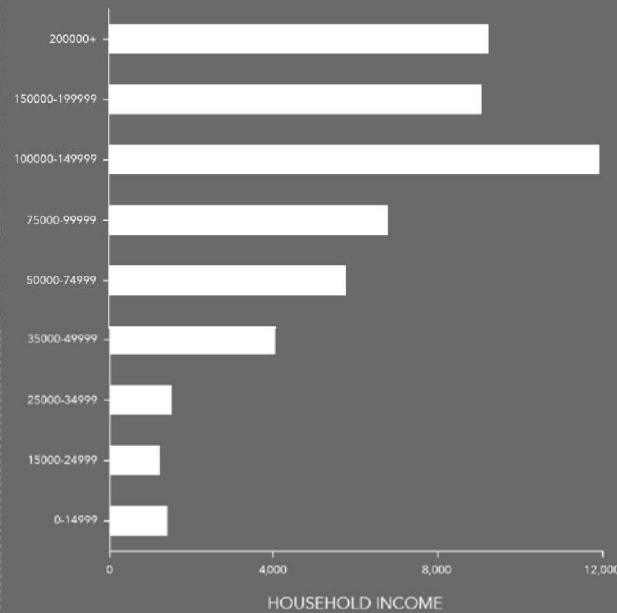
\$49,069

Per Capita Income



\$278,140

Median Net Worth



EMPLOYMENT



White Collar

83%



Blue Collar

9%



Services

9%

2.6%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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DEMOGRAPHIC SUMMARY

6625 Mediterranean Dr, McKinney, Texas, 75072

Drive time of 15 minutes

KEY FACTS

343,135

Population



114,809

Households

34.7

Median Age

\$99,597

Median Disposable Income

EDUCATION

4%

No High School Diploma



11%

High School Graduate



24%

Some College



61%

Bachelor's/Grad/Prof Degree

INCOME



\$116,195

Median Household Income



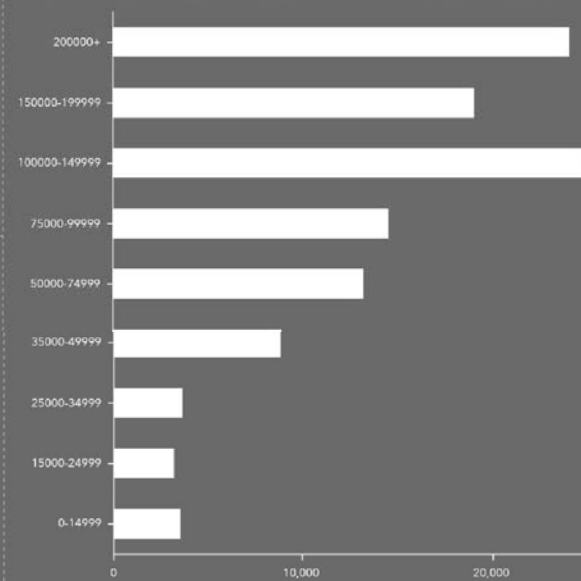
\$50,761

Per Capita Income

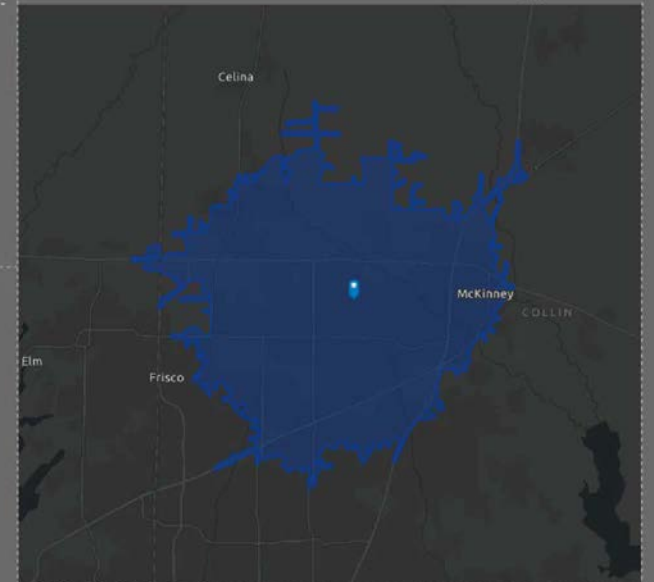


\$288,657

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

82%



Blue Collar

10%



Services

9%

2.8%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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Information About Brokerage Services

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Ray Eckenrode	506389	ray@appiancommercial.com	972-562-9988
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Preston Taylor	734185	preston@appiancommercial.com	972-832-7099
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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