

# OFFICE SPACE FOR LEASE

# \$24 NNN 1,246 – 4,604 SF

## 5801 Virginia Pkwy

## McKinney, Texas 75071



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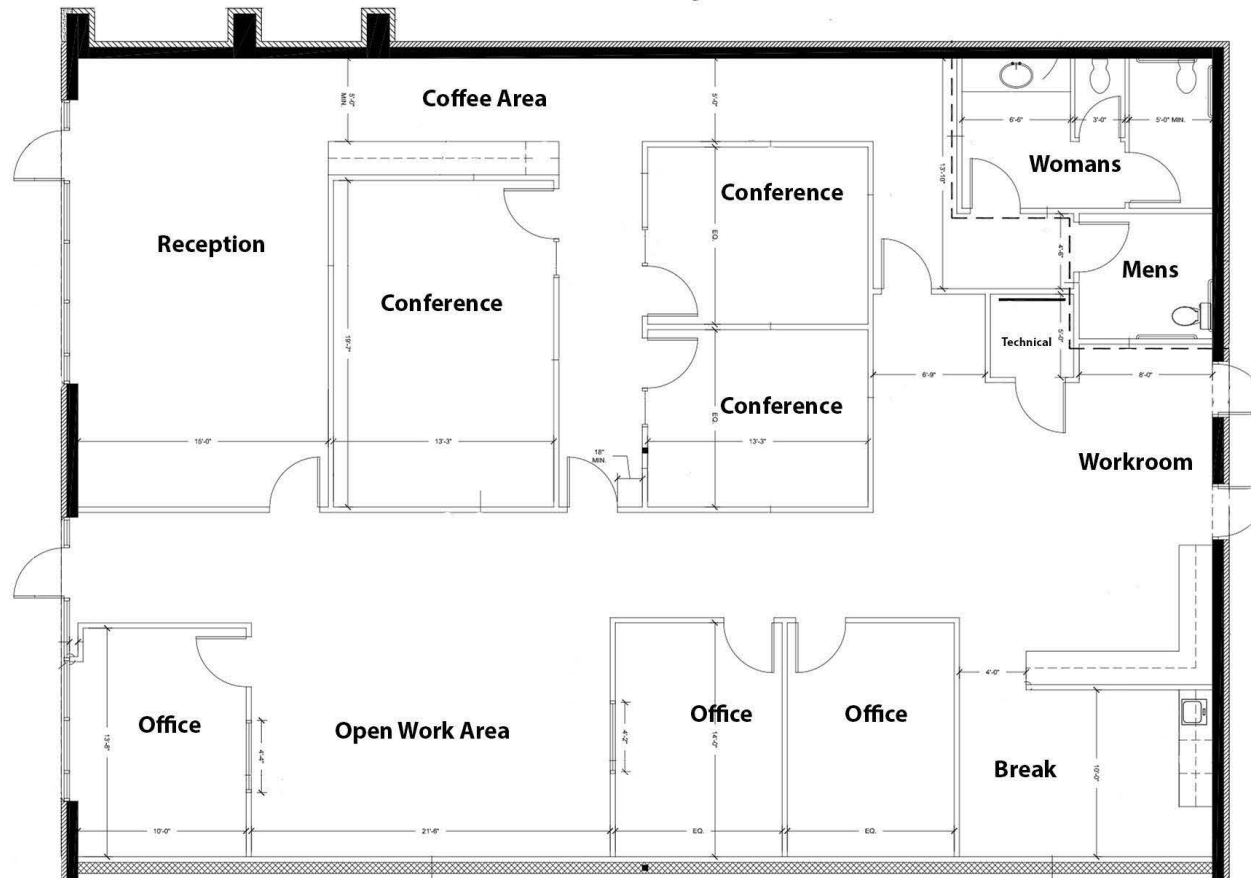
📍 Appian Commercial Realty  
6657 Virginia Pkwy #100  
McKinney, TX 75071

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5801 Virginia Pkwy  
McKinney, TX 75071

## FLOOR PLAN

### Suite 105 3,360 SF



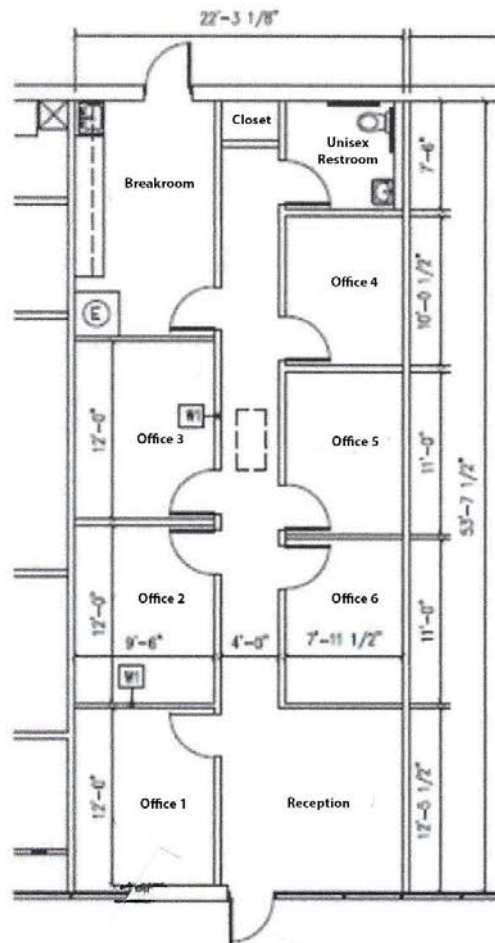


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## FLOOR PLAN

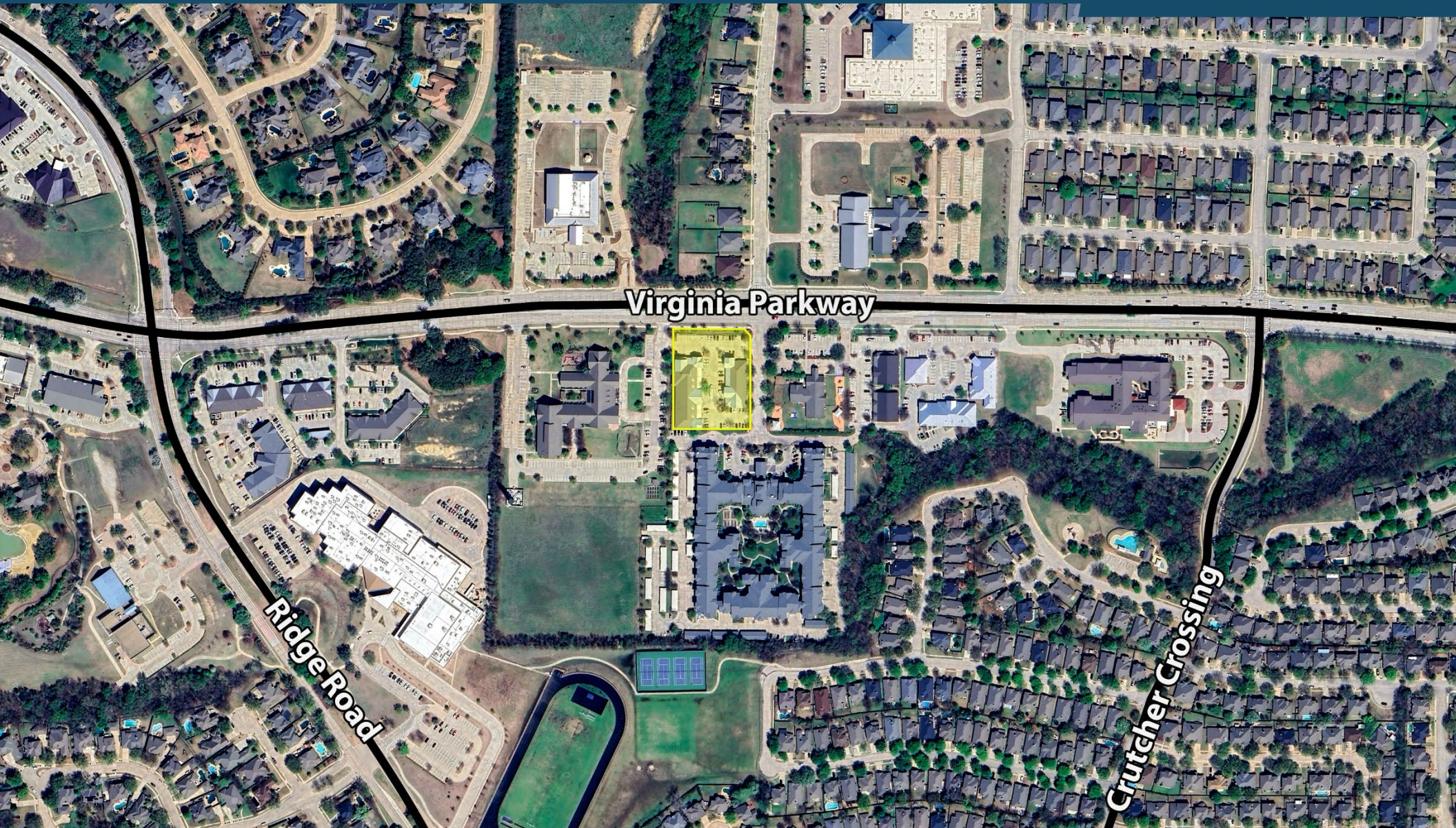
Suite 202 1,246 SF





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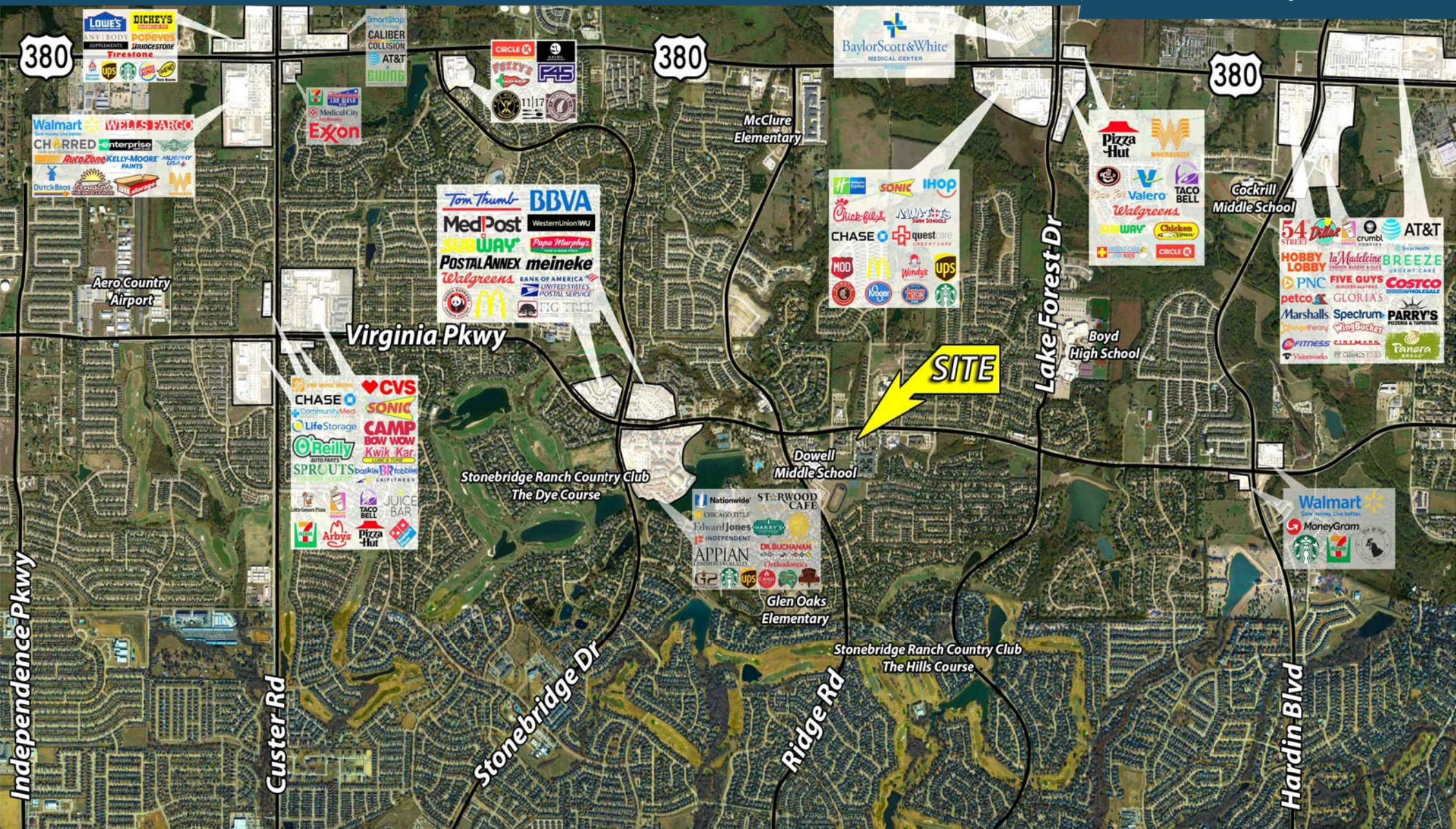
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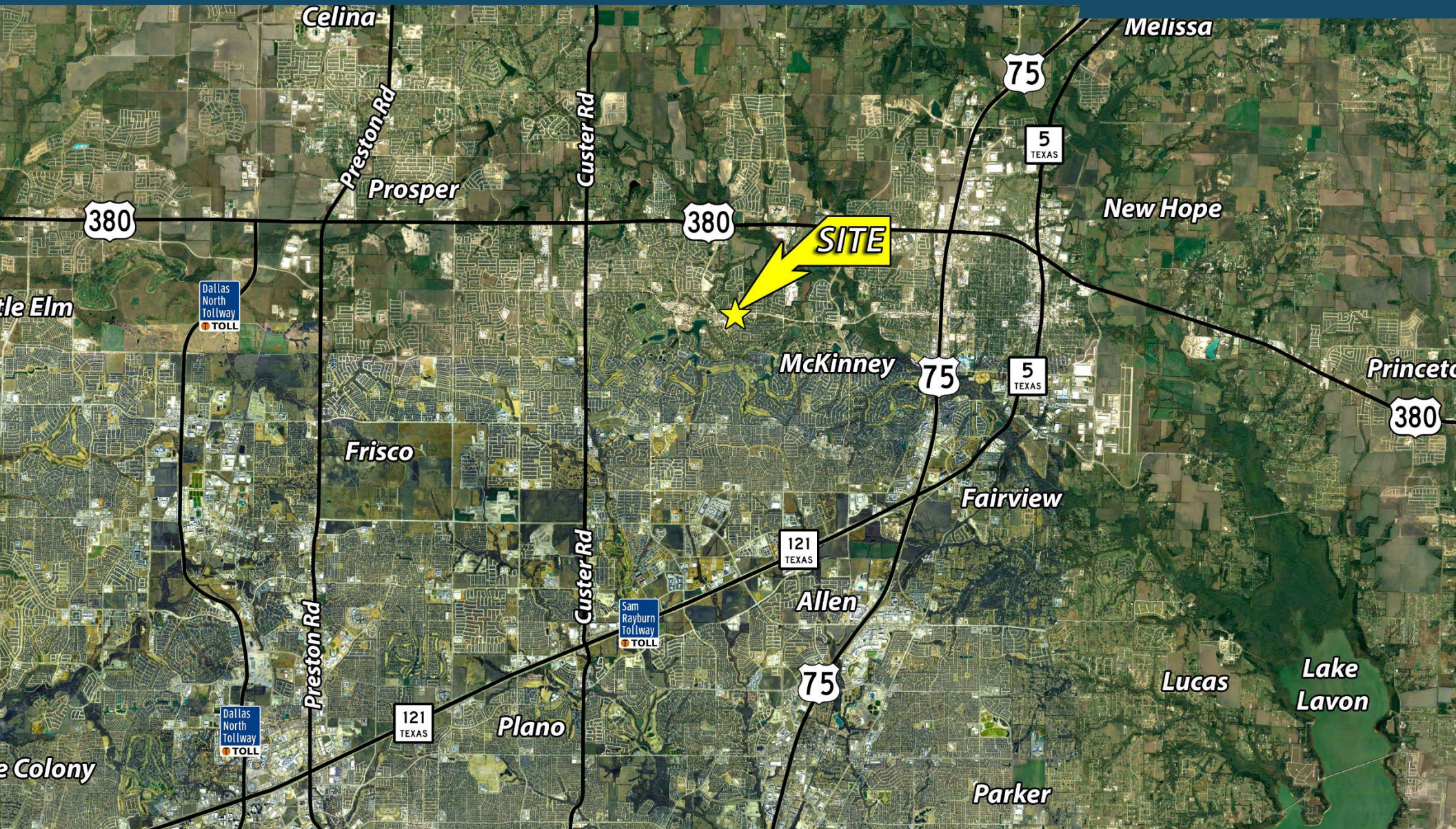
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## PROPERTY DETAILS

- **Price:** \$24 NNN
- **Property Type:** Office/Medical
- **Available SF:** 1,246 SF – 4,604 SF
- **Suites:** 105 & 202
- **Address:** 5801 Virginia Pkwy
- **City:** McKinney

- **County:** Collin
- **Building Size:** 21,349 SF
- **Date Available:** Immediate
- **Cross Street:** Virginia Pkwy & Ridge Road
- **Property Status:** Existing


## PROPERTY INFORMATION

5801 Virginia Pkwy is located at the southeast quadrant of the Virginia Parkway and Ridge Rd intersection in the heart of McKinney, TX. 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 U.S. with a population estimated at 206,000 with an average household income of \$134,813. McKinney features several master-planned communities including Stonebridge Ranch, Eldorado, Craig Ranch, and Painted Tree which continue to fuel McKinney's strong growth and demographics. You are just a short walk away from the development of Adriatica which encompasses 45 acres along the SEC of Virginia Pkwy. and Stonebridge Dr. 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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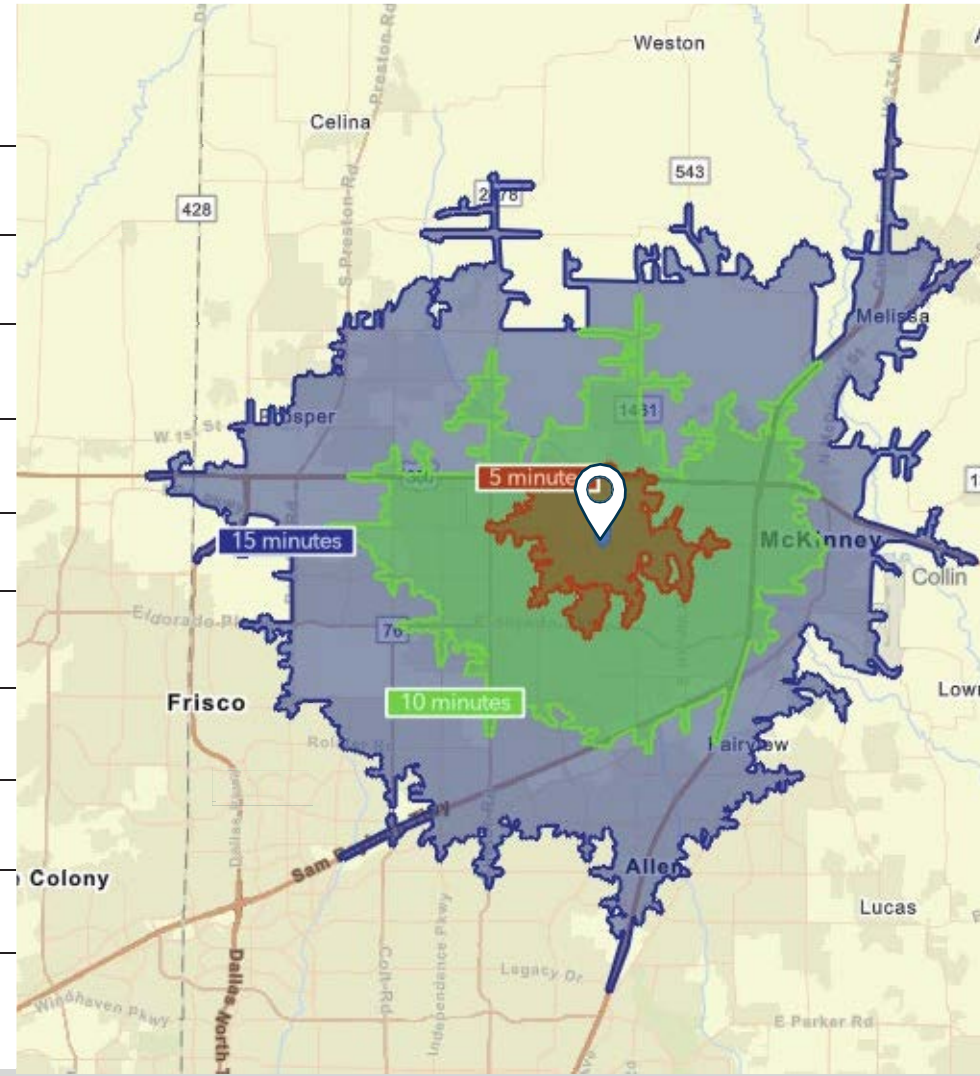


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## DEMOGRAPHICS

2023 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	27,370	182,765	364,015
Households	9,353	62,881	122,794
Families	7,525	47,151	92,468
Average Household Size	2.91	2.90	2.95
Owner Occupied Housing Units	7,021	41,400	82,863
Renter Occupied Housing Units	2,332	21,481	39,931
Median Age	36.7	34.7	35.0
Median Household Income	\$141,627	\$113,983	\$121,511
Average Household Income	\$174,805	\$150,741	\$162,594



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# DEMOGRAPHIC SUMMARY

5801 Virginia Pkwy, McKinney, Texas, 75071

Drive time of 5 minutes

## KEY FACTS

27,370

Population



9,353

Households

36.7

Median Age

\$112,190

Median Disposable Income

## EDUCATION

1%

No High School Diploma



10%

High School Graduate



23%

Some College



66%

Bachelor's/Grad/Prof Degree

## INCOME



\$141,627

Median Household Income



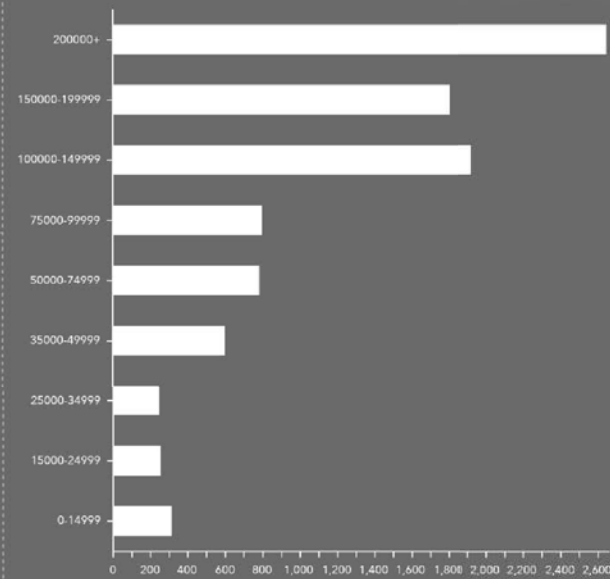
\$59,405

Per Capita Income

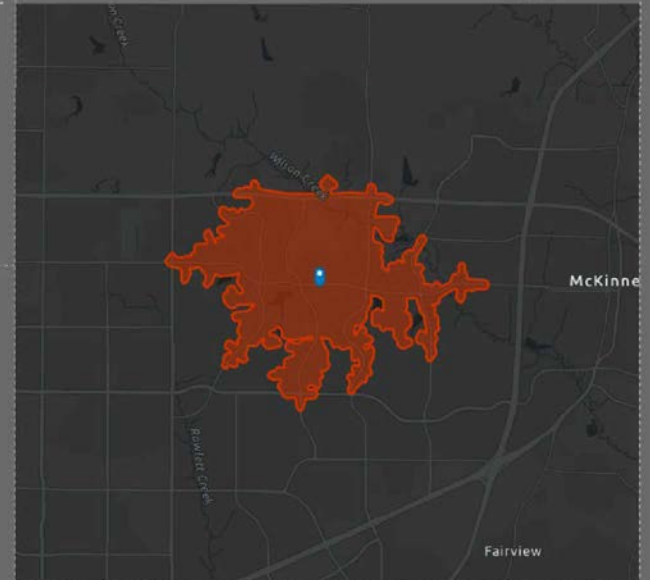


\$476,867

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

82%



Blue Collar

9%



Services

11%

3.4%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

© 2023 Esri



# DEMOGRAPHIC SUMMARY

5801 Virginia Pkwy, McKinney, Texas, 75071

Drive time of 10 minutes

## KEY FACTS

182,765

Population



62,881

Households

34.7

Median Age

\$97,689

Median Disposable Income

## EDUCATION

4%

No High School Diploma



13%

High School Graduate



24%

Some College



59%

Bachelor's/Grad/Prof Degree

## INCOME



\$113,983

Median Household Income



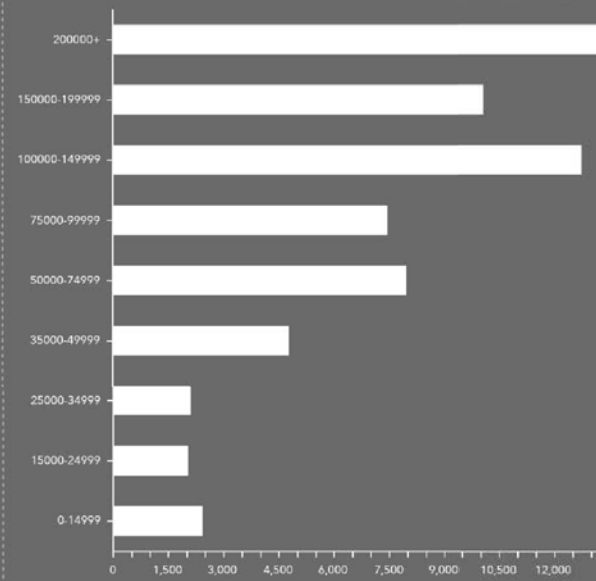
\$51,966

Per Capita Income

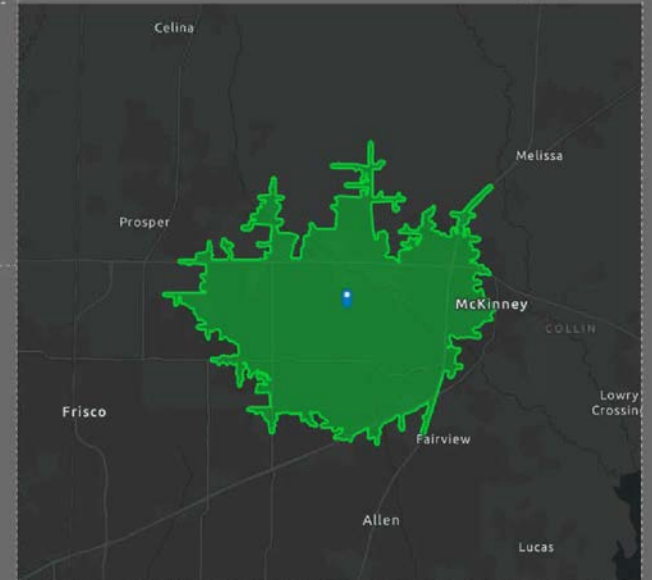


\$260,330

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

81%



Blue Collar

10%



Services

11%

3.2%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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# DEMOGRAPHIC SUMMARY

5801 Virginia Pkwy, McKinney, Texas, 75071

Drive time of 15 minutes

## KEY FACTS

364,015

Population



122,794

Households

35.0

Median Age

\$102,871

Median Disposable Income

## EDUCATION

4%

No High School Diploma



12%

High School Graduate



22%

Some College



61%

Bachelor's/Grad/Prof Degree

## INCOME



\$121,511

Median Household Income



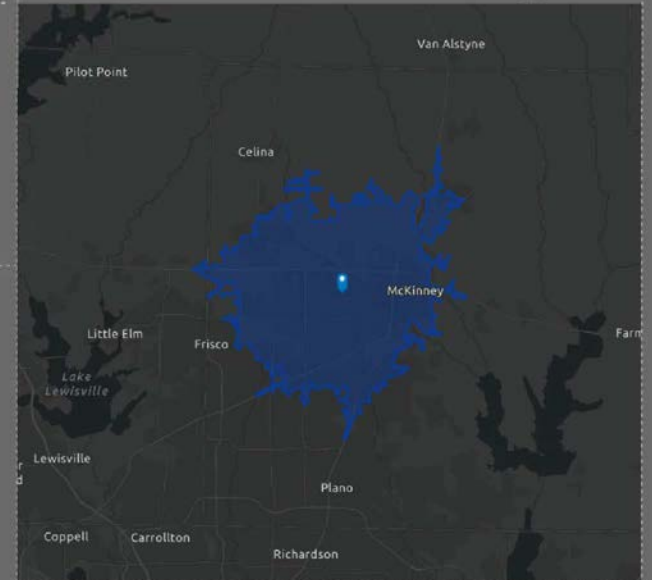
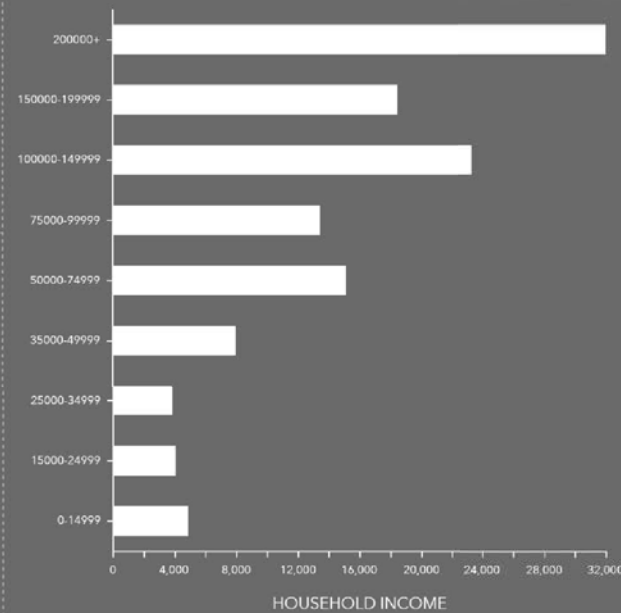
\$54,985

Per Capita Income



\$308,839

Median Net Worth



## EMPLOYMENT



White Collar

80%



Blue Collar

11%



Services

11%

3.1%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

© 2023 Esri





## 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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Designated Broker of Firm	License No.	Email	Phone
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](http://www.trec.texas.gov)

IABS 1-0