

OFFICE SPACE FOR LEASE

\$34 FSG

1,042 SF

2530 Eldorado Pkwy Suite 120

McKinney, Texas



APPIAN
COMMERCIAL REALTY

Ray Eckenrode, CCIM, SIOR
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Preston Taylor
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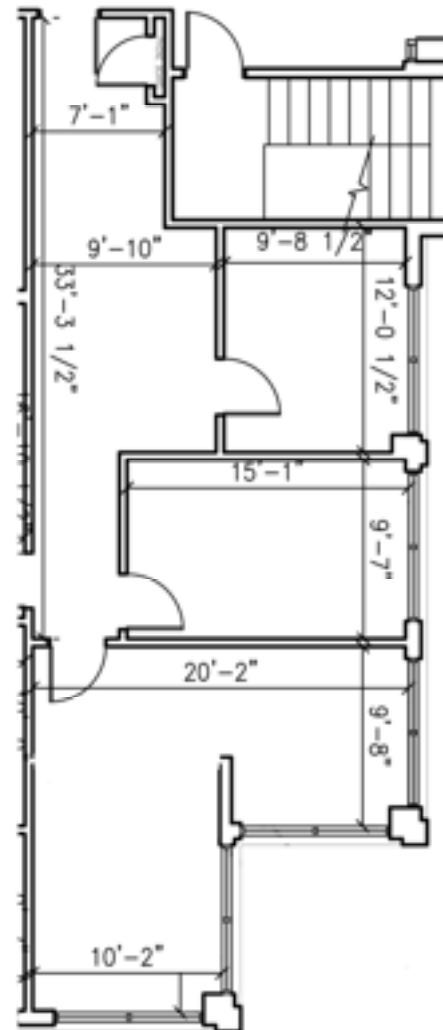
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6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE SPACE FOR LEASE

Office Space
2530 Eldorado Pkwy
#120 McKinney, TX

FLOOR PLAN

Suite 120
1,042 SF



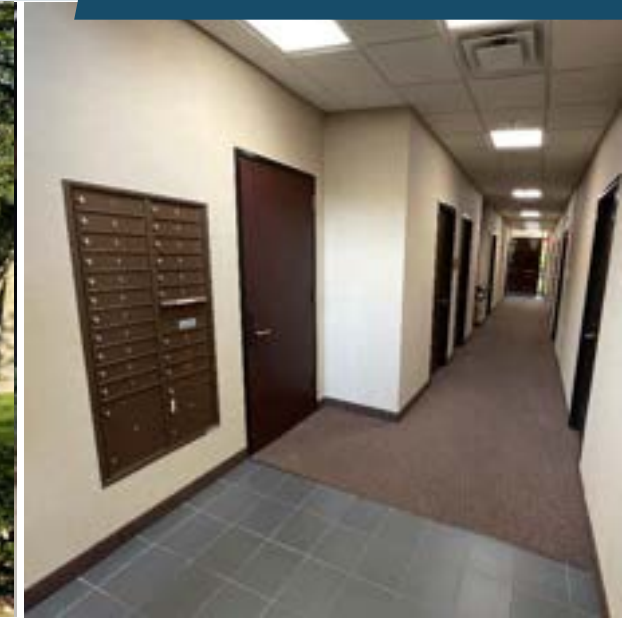
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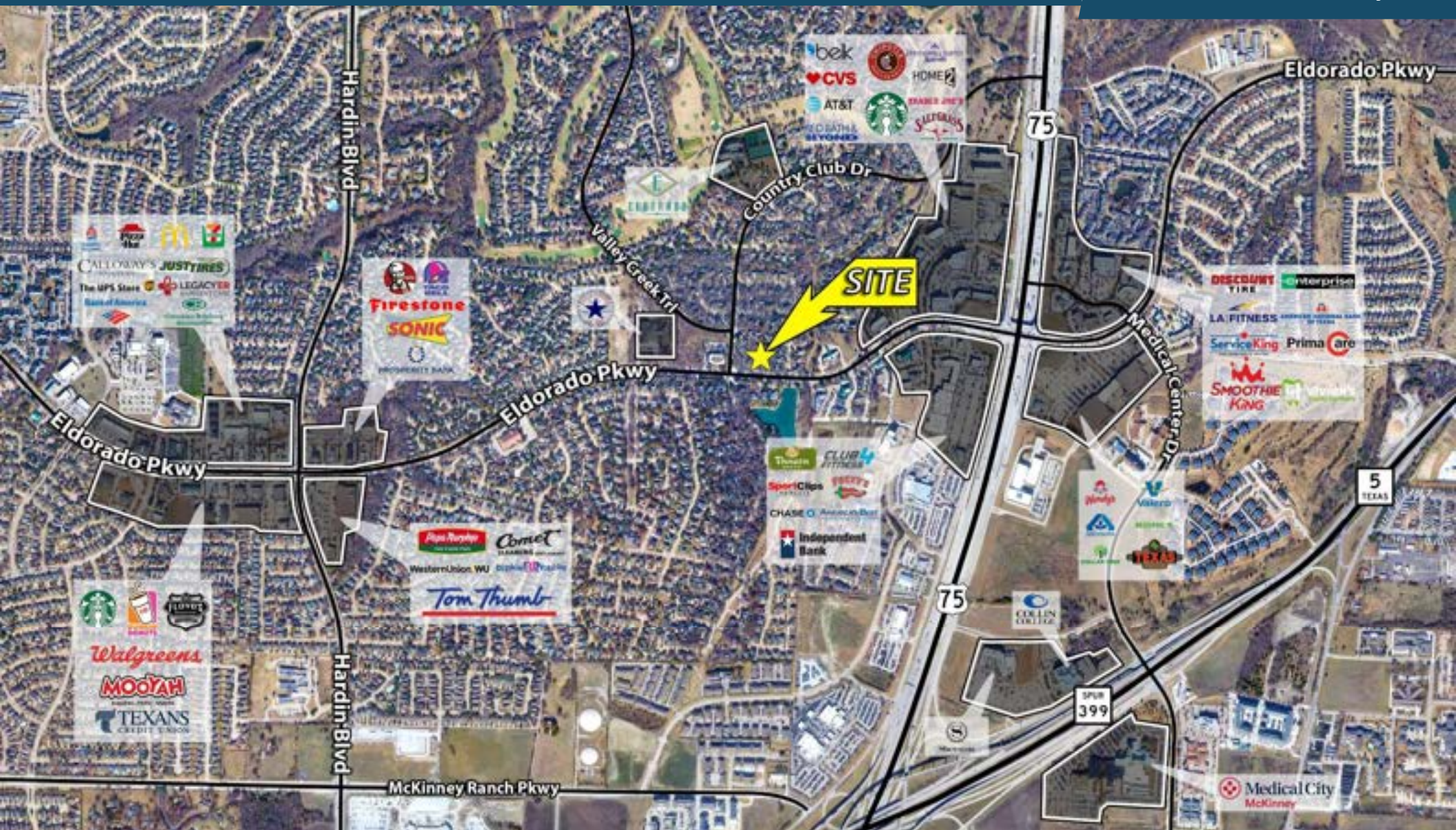
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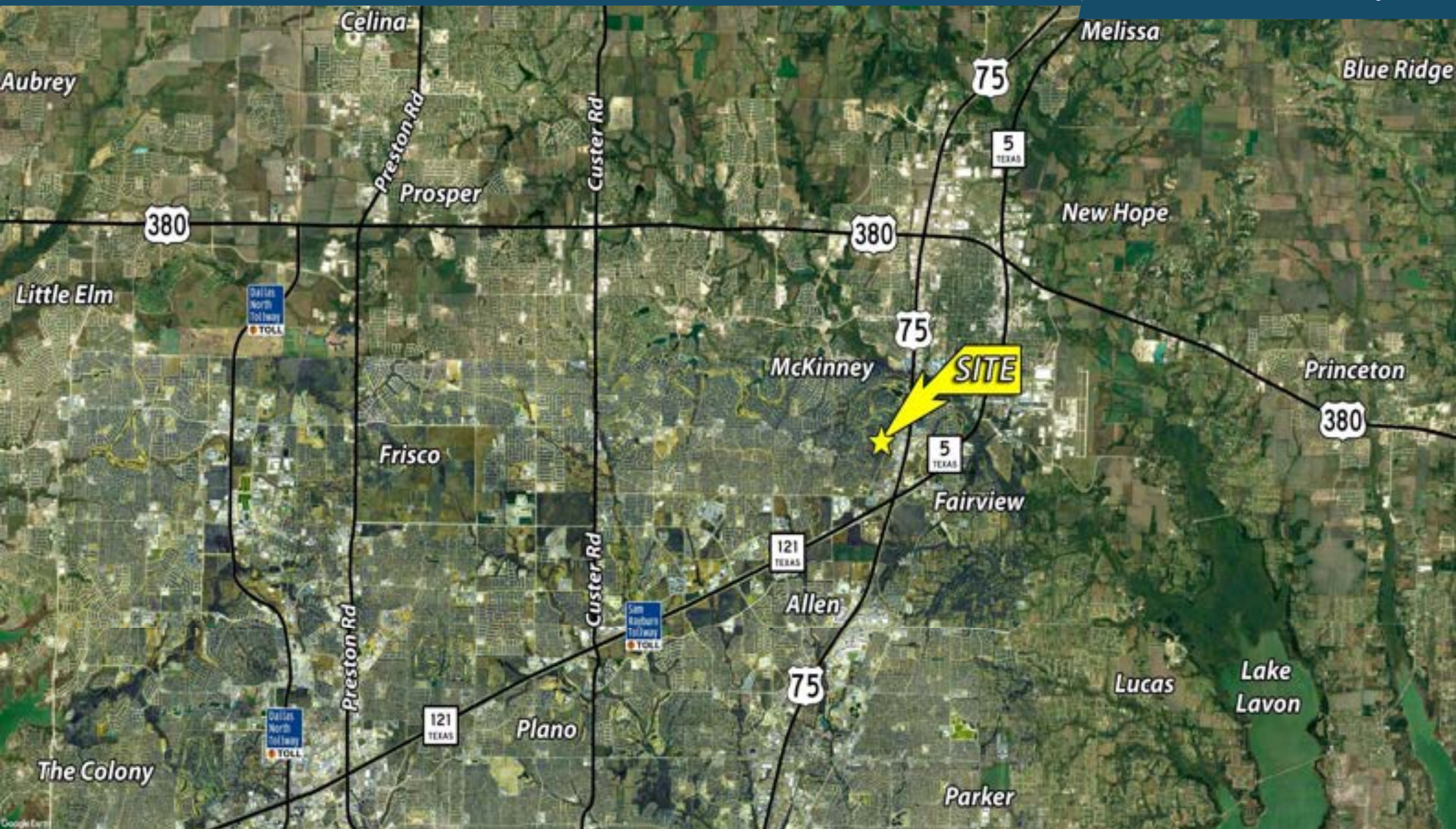
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#120 McKinney, TX

PROPERTY DETAILS

- **Price:** \$34 FSG
- **Property Type:** Office
- **Available SF:** 1,042 SF
- **Address:** 2530 Eldorado Pkwy Suite 120
- **City:** McKinney

- **County:** Collin
- **Date Available:** Immediate
- **Cross Street:** Eldorado Pkwy & Country Club Dr
- **Property Status:** Existing
- **Building Size:** 15,592 SF


PROPERTY INFORMATION

This property is located on the NE corner of Eldorado Parkway and Country Club Drive inside of Eldorado, a master-planned community in McKinney, Texas. With easy access to U.S. Highway 75 Central Expressway. McKinney Texas 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, and Craig Ranch, which will continue to fuel McKinney's strong growth and demographics



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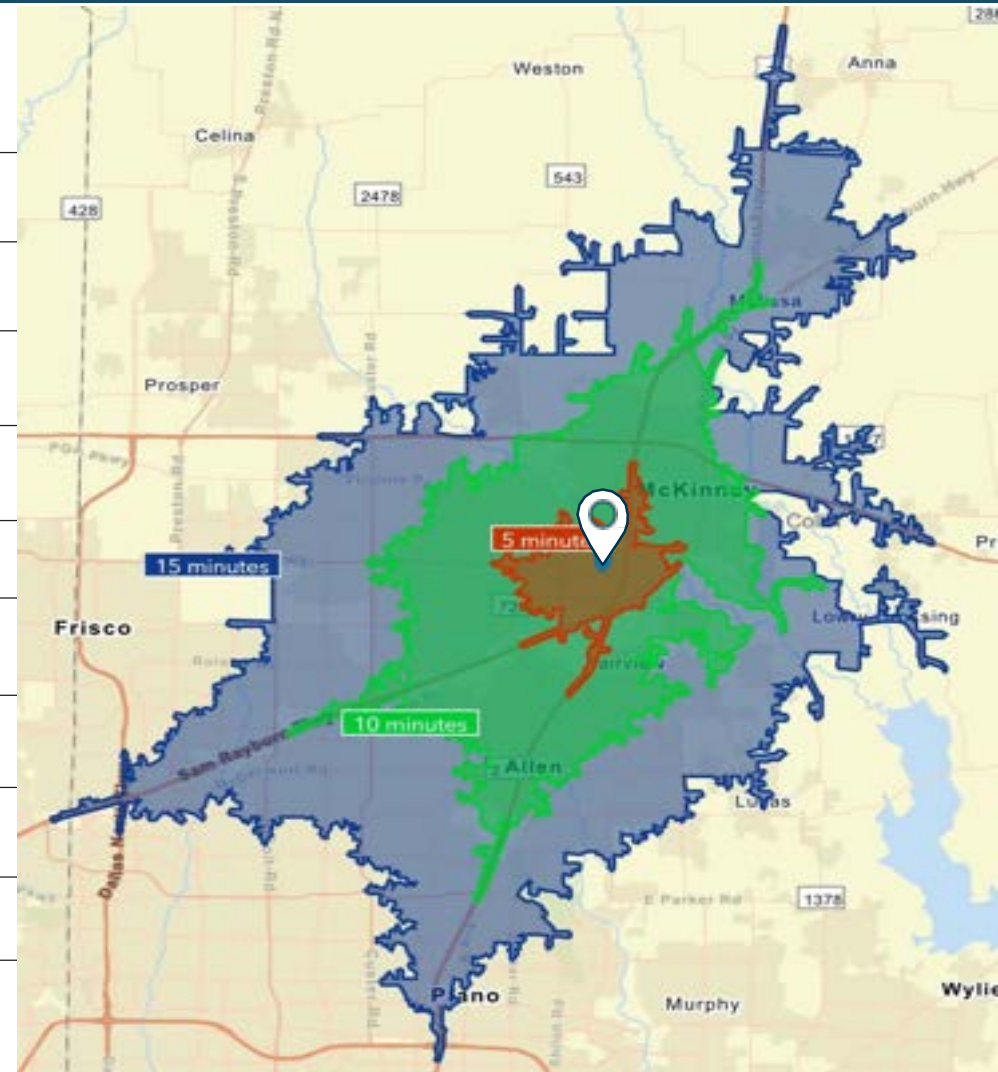
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#120 McKinney, TX

DEMOGRAPHICS

2022 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	24,444	181,475	492,984
Households	9,352	66,198	170,666
Families	6,422	47,383	126,658
Average Household Size	2.61	2.73	2.87
Owner Occupied Housing Units	5,127	38,614	110,443
Renter Occupied Housing Units	4,224	27,585	60,223
Median Age	36.2	34.8	35.5
Median Household Income	\$92,510	\$96,697	\$107,674
Average Household Income	\$126,597	\$129,715	\$140,564



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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

DEMOGRAPHIC SUMMARY

2530 Eldorado Pkwy, McKinney, Texas, 75070 J
 Drive time of 5 minutes

KEY FACTS

24,444

Population



9,352

Households

36.2

Median Age

\$77,625

Median Disposable Income

EDUCATION

3%

No High School Diploma



15%

High School Graduate



29%

Some College



53%

Bachelor's/Grad/Prof Degree

INCOME



\$92,510

Median Household Income



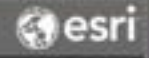
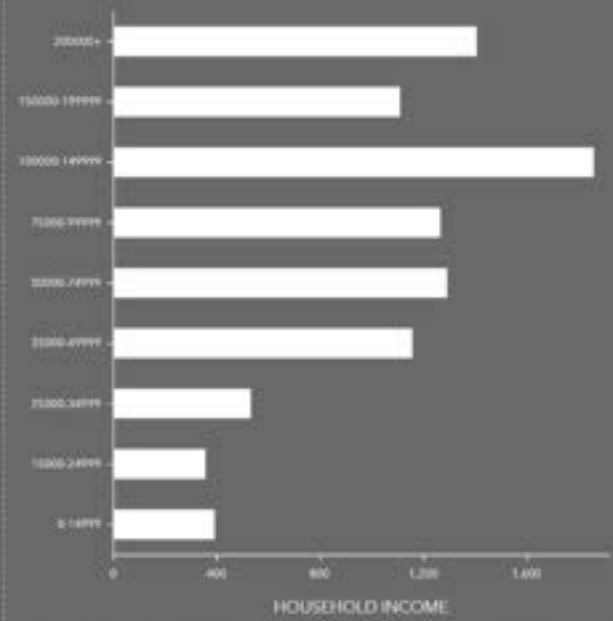
\$48,703

Per Capita Income



\$156,887

Median Net Worth



EMPLOYMENT



81%

White Collar



10%

Blue Collar



11%

Services

2.1%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2007.

DEMOGRAPHIC SUMMARY

2530 Eldorado Pkwy, McKinney, Texas, 75070-3

Drive time of 10 minutes

KEY FACTS

181,475

Population



66,198

Households

34.8

Median Age

\$80,371

Median Disposable Income

EDUCATION

5%

No High School Diploma



15%

High School Graduate



26%

Some College



54%

Bachelor's/Grad/Prof Degree

INCOME



\$96,697

Median Household Income



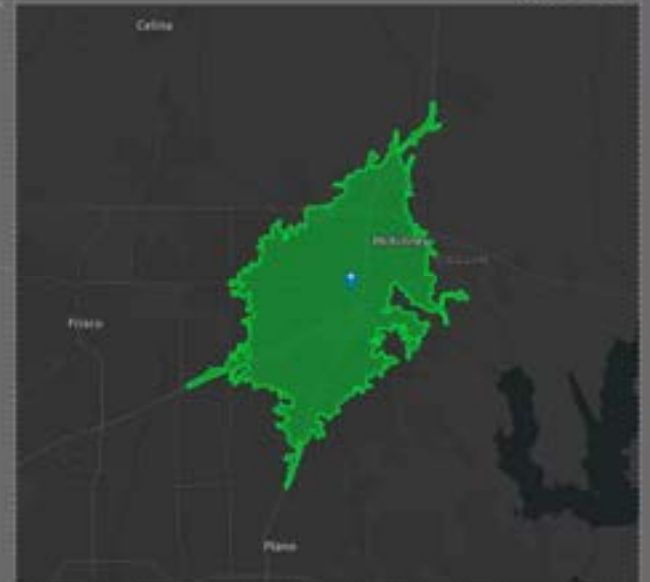
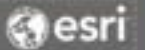
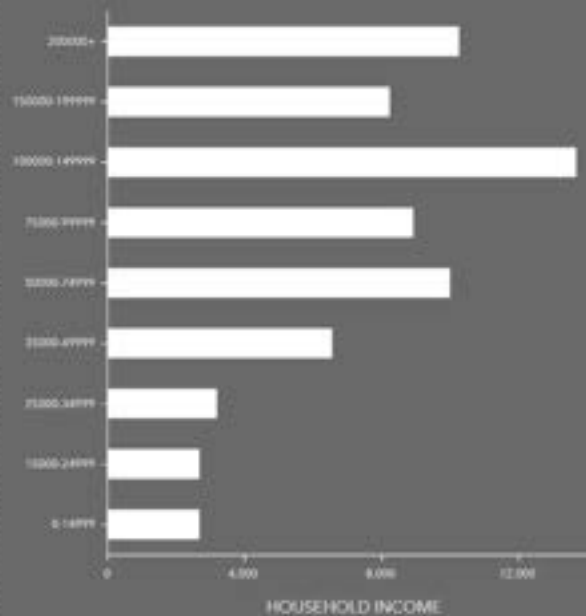
\$47,485

Per Capita Income



\$169,311

Median Net Worth



EMPLOYMENT



White Collar

79%



Blue Collar

12%



Services

10%

2.8%

Unemployment Rate

DEMOGRAPHIC SUMMARY

2530 Eldorado Pkwy, McKinney, Texas, 75070-3

Drive time of 15 minutes

KEY FACTS

492,984

Population



170,666

Households

35.5

Median Age

\$90,469

Median Disposable Income

EDUCATION

5%

No High School Diploma



13%

High School Graduate



24%

Some College



58%

Bachelor's/Grad/Prof Degree

INCOME



\$107,674

Median Household Income



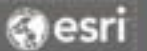
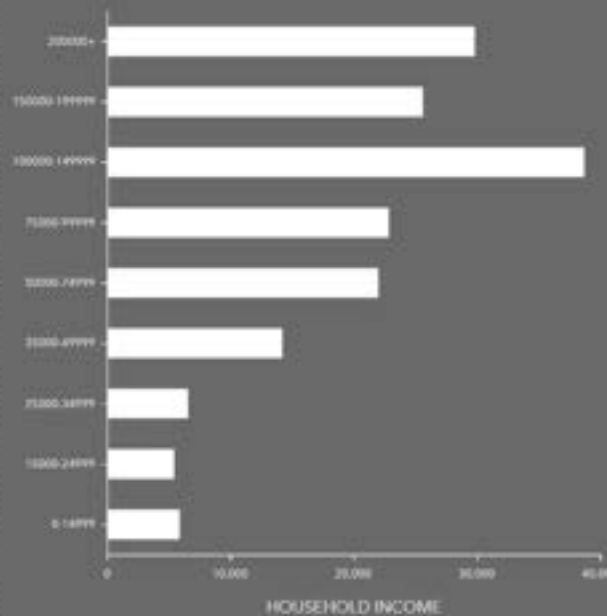
\$48,714

Per Capita Income



\$236,645

Median Net Worth



EMPLOYMENT



81%

White Collar



11%

Blue Collar



10%

Services

2.9%

Unemployment Rate