

MEDICAL SPACE FOR SALE

\$478,000

1,197 SF

7300 Eldorado Pkwy #106

McKinney, Texas 75070



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(972)562-9988 Opt. 3

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MEDICAL OFFICE FOR SALE

Medical Office
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1st Floor Plan



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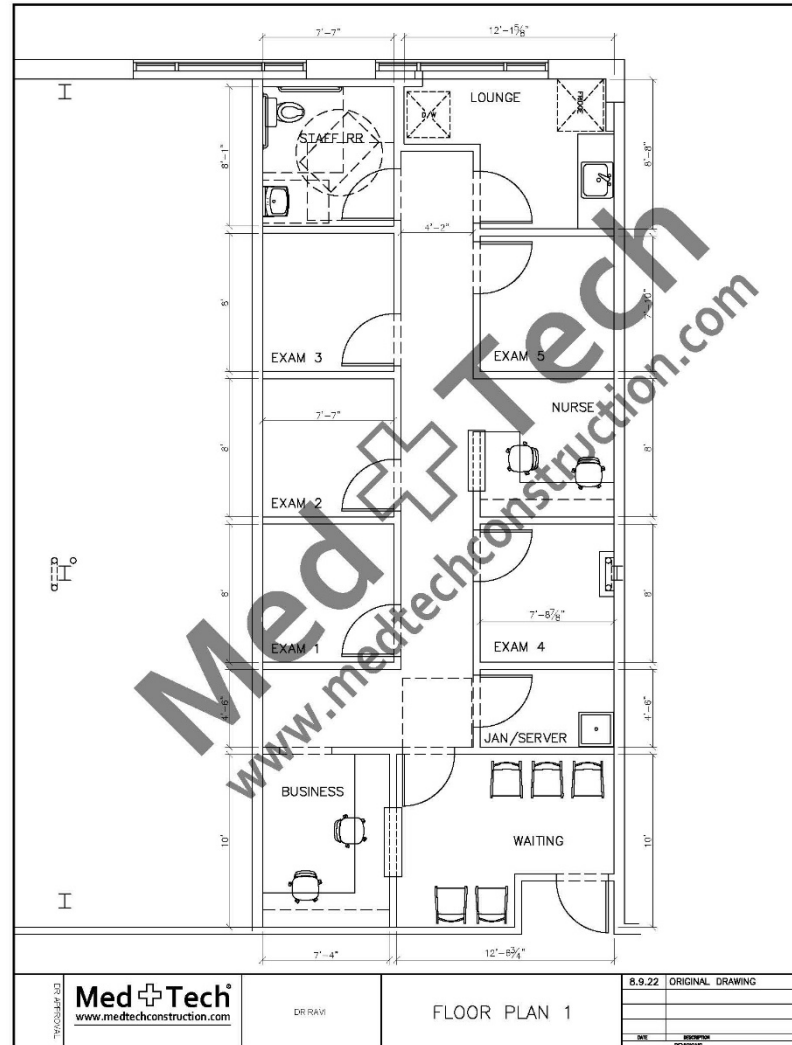
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Suite 106 Concept Plan

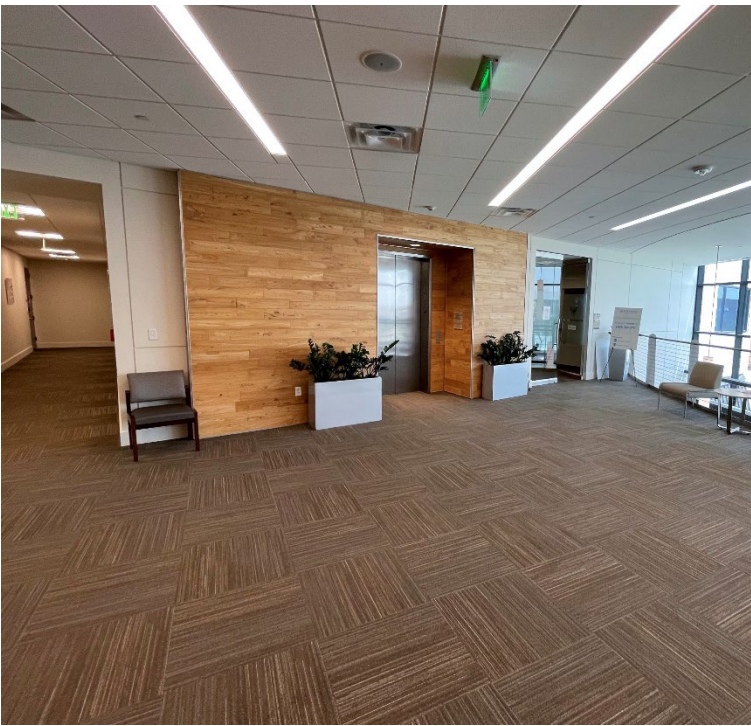
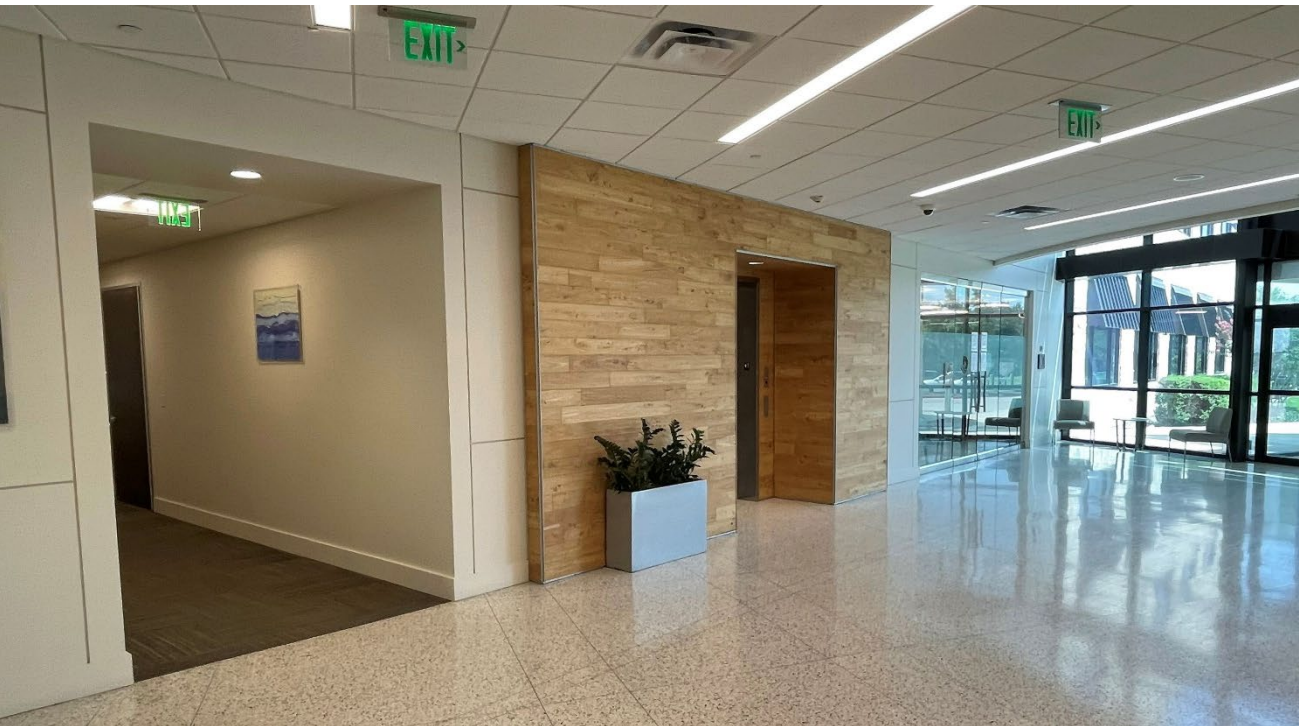


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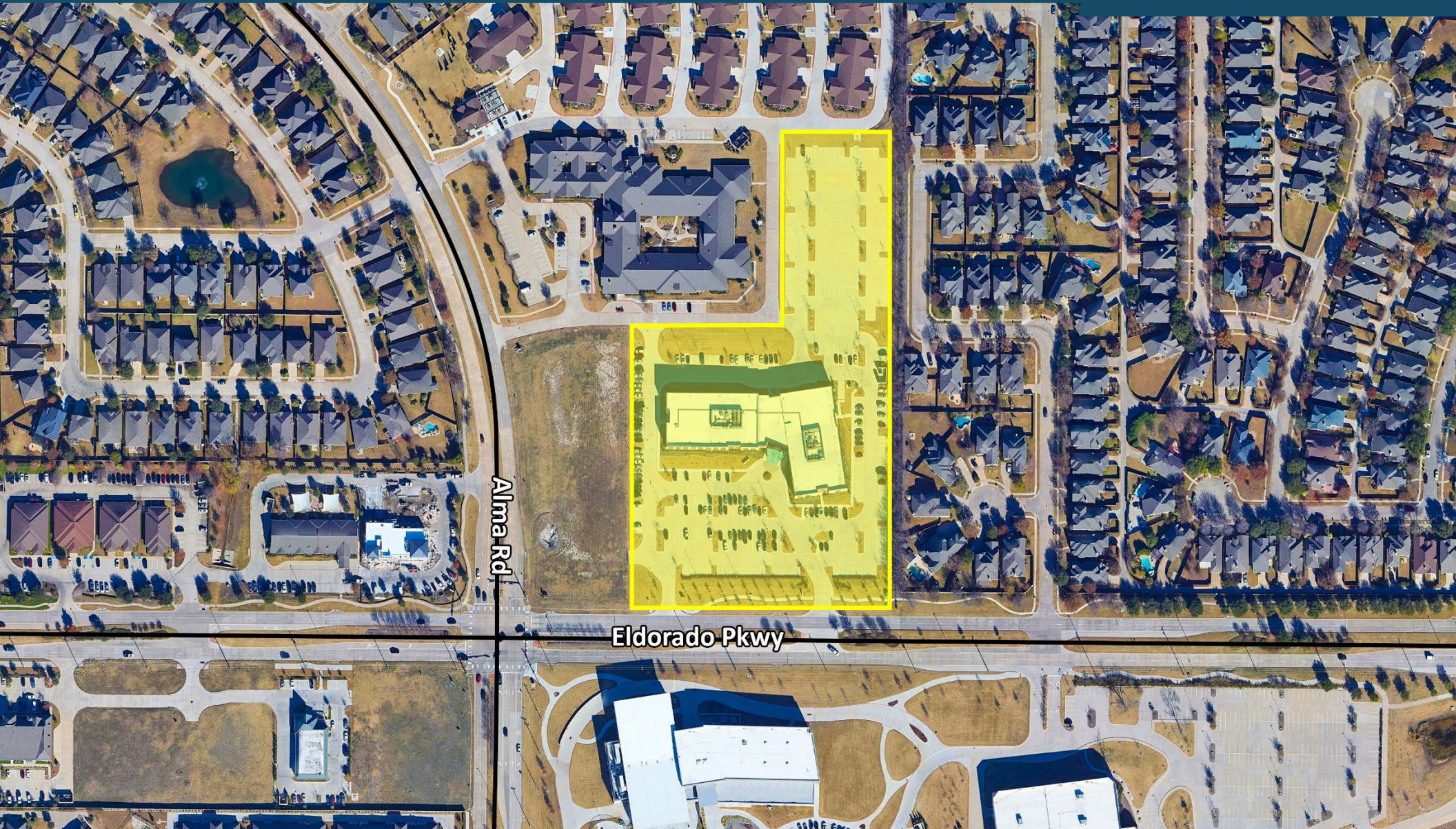
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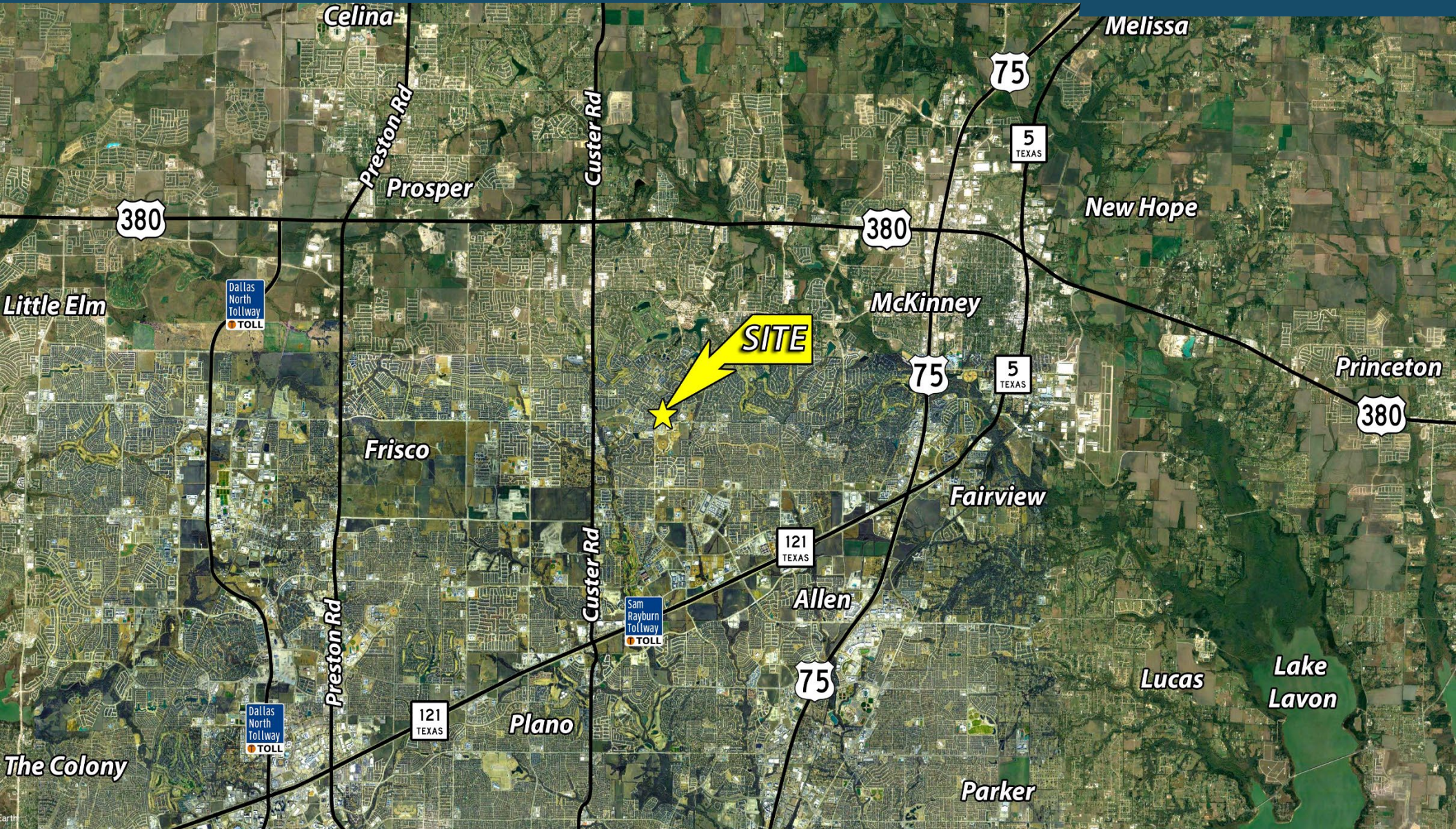
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PROPERTY DETAILS

- **Price:** \$478,000
- **Property Type:** Medical
- **Suite 106:** 1,197 SF (Shell)
- **Address:** 7300 Eldorado, Ste 106
- **City:** McKinney
- **County:** Collin

- **Cross Street:** Eldorado Pkwy & Alma Rd
- **Traffic Count:** 23,282 VPD (City of McKinney 2021 Traffic Count Map)
- **Building Size:** 77,000 SF
- **CAF:** 15.6%
- **Parking:** 1/181 SF


PROPERTY INFORMATION

This property is located in the master-planned development of Stonebridge Ranch, on the NE corner of the Eldorado Parkway and Alma Rd intersection in McKinney, TX. 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. This building is centrally located between multiple hospitals including Methodist, Medical City, Baylor Scott & White, and Texas Health Presbyterian. Onsite specialties include Family Medicine, Orthopedics, Physical Medicine, Physical Therapy & Rehabilitation, Gastroenterology, Cardiology, General Surgery, Neuropsychology, Dermatology, Allergy/Ear/Nose/Throat, Ophthalmology, Neurology, Psychiatry, Electrophysiology, and Nephrology. The building also includes two onsite conference centers for tenant use.



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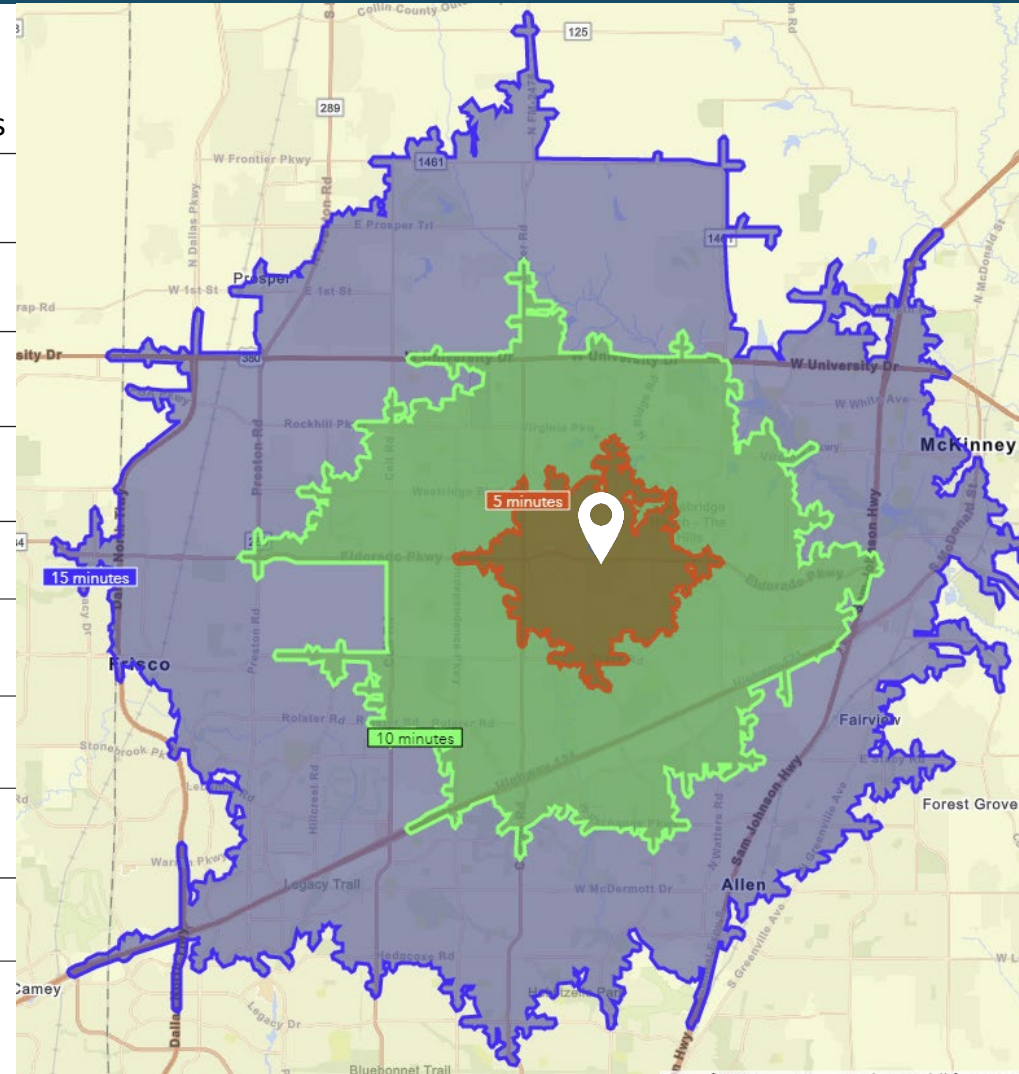
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DEMOGRAPHICS

2020 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	33,249	182,203	432,797
Households	10,402	61,211	150,445
Families	8,501	48,141	113,743
Average Household Size	3.18	2.97	2.87
Owner Occupied Housing Units	7,975	45,269	101,971
Renter Occupied Housing Units	2,427	15,942	34,171
Median Age	34.8	34.6	34.6
Median Household Income	\$110,447	\$111,126	\$106,992
Average Household Income	\$133,331	\$137,908	\$134,608



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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

Preston Taylor

Sales Agent/Associate's Name

License No.

734185

License No.

Email

preston@appiancomercial.com

Email

Phone

(972)562-9988

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

KEY FACTS

33,249

Population



3.2

Average Household Size

34.8

Median Age

\$110,447

Median Household Income

EDUCATION

2%

No High School Diploma



11%

High School Graduate



27%

Some College



60%

Bachelor's/Grad/Pr of Degree

BUSINESS



772

Total Businesses



7,296

Total Employees

EMPLOYMENT



85.3%

White Collar



6.4%

Blue Collar



8.3%

Services

4.6%

Unemployment Rate

INCOME



\$110,447

Median Household Income



\$42,958

Per Capita Income



\$296,699

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (25.2%)

The smallest group: \$15,000 - \$24,999 (2.3%)

Indicator ▲	Value	Diff	
<\$15,000	3.6%	-1.0%	<div style="width: 3.6%;"></div>
\$15,000 - \$24,999	2.3%	-1.8%	<div style="width: 2.3%;"></div>
\$25,000 - \$34,999	3.4%	-1.8%	<div style="width: 3.4%;"></div>
\$35,000 - \$49,999	7.1%	-3.1%	<div style="width: 7.1%;"></div>
\$50,000 - \$74,999	12.6%	-1.8%	<div style="width: 12.6%;"></div>
\$75,000 - \$99,999	13.4%	-0.1%	<div style="width: 13.4%;"></div>
\$100,000 - \$149,999	25.2%	+4.6%	<div style="width: 25.2%;"></div>
\$150,000 - \$199,999	15.9%	+3.4%	<div style="width: 15.9%;"></div>
\$200,000+	16.4%	+1.4%	<div style="width: 16.4%;"></div>

Bars show deviation from Collin County

KEY FACTS

182,203

Population



3.0

Average Household Size



Median Age

\$111,126

Median Household Income

EDUCATION



No High School Diploma



10%

High School Graduate



26%

Some College



61%

Bachelor's/Grad/Pr of Degree

BUSINESS



3,640

Total Businesses



31,377

Total Employees

EMPLOYMENT



84.9%

White Collar



7.5%

Blue Collar



7.5%

Services



Unemployment Rate

INCOME



\$111,126

Median Household Income



\$46,548

Per Capita Income



\$304,779

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (22.4%)

The smallest group: \$15,000 - \$24,999 (2.7%)

Indicator ▲	Value	Diff	
<\$15,000	3.3%	-1.3%	
\$15,000 - \$24,999	2.7%	-1.4%	
\$25,000 - \$34,999	3.1%	-2.1%	
\$35,000 - \$49,999	8.3%	-1.9%	
\$50,000 - \$74,999	12.8%	-1.6%	
\$75,000 - \$99,999	12.8%	-0.7%	
\$100,000 - \$149,999	22.4%	+1.8%	
\$150,000 - \$199,999	15.6%	+3.1%	
\$200,000+	18.9%	+3.9%	

Bars show deviation from Collin County

KEY FACTS

432,797

Population



2.9

Average Household Size



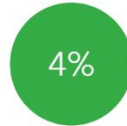
35.1

Median Age

\$106,992

Median Household Income

EDUCATION



4%

No High School Diploma



12%

High School Graduate



25%

Some College



59%

Bachelor's/Grad/Pr of Degree

BUSINESS



12,899

Total Businesses



125,081

Total Employees

EMPLOYMENT



83.1%

White Collar



8.8%

Blue Collar



8.2%

Services



4.0%

Unemployment Rate

INCOME



\$106,992

Median Household Income



\$46,658

Per Capita Income



\$258,371

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (21.5%)

The smallest group: \$15,000 - \$24,999 (3.4%)

Indicator ▲	Value	Diff	
<\$15,000	3.7%	-0.9%	<div style="width: 3.7%;"></div>
\$15,000 - \$24,999	3.4%	-0.7%	<div style="width: 3.4%;"></div>
\$25,000 - \$34,999	4.0%	-1.2%	<div style="width: 4.0%;"></div>
\$35,000 - \$49,999	9.0%	-1.2%	<div style="width: 9.0%;"></div>
\$50,000 - \$74,999	13.0%	-1.4%	<div style="width: 13.0%;"></div>
\$75,000 - \$99,999	12.5%	-1.0%	<div style="width: 12.5%;"></div>
\$100,000 - \$149,999	21.5%	+0.9%	<div style="width: 21.5%;"></div>
\$150,000 - \$199,999	14.5%	+2.0%	<div style="width: 14.5%;"></div>
\$200,000+	18.4%	+3.4%	<div style="width: 18.4%;"></div>

Bars show deviation from Collin County