

OFFICE SPACE FOR LEASE

\$24 NNN

447 SF – 7,500 SF

2750 Virginia Pkwy Suites 102-108

McKinney, Texas




APPIAN
COMMERCIAL REALTY

Preston Taylor


 (972)562-9988 Opt. 3

 www.AppianCommercial.com

Ray Eckenrode, CCIM, SIOR

 (972)562-9988 Opt. 2

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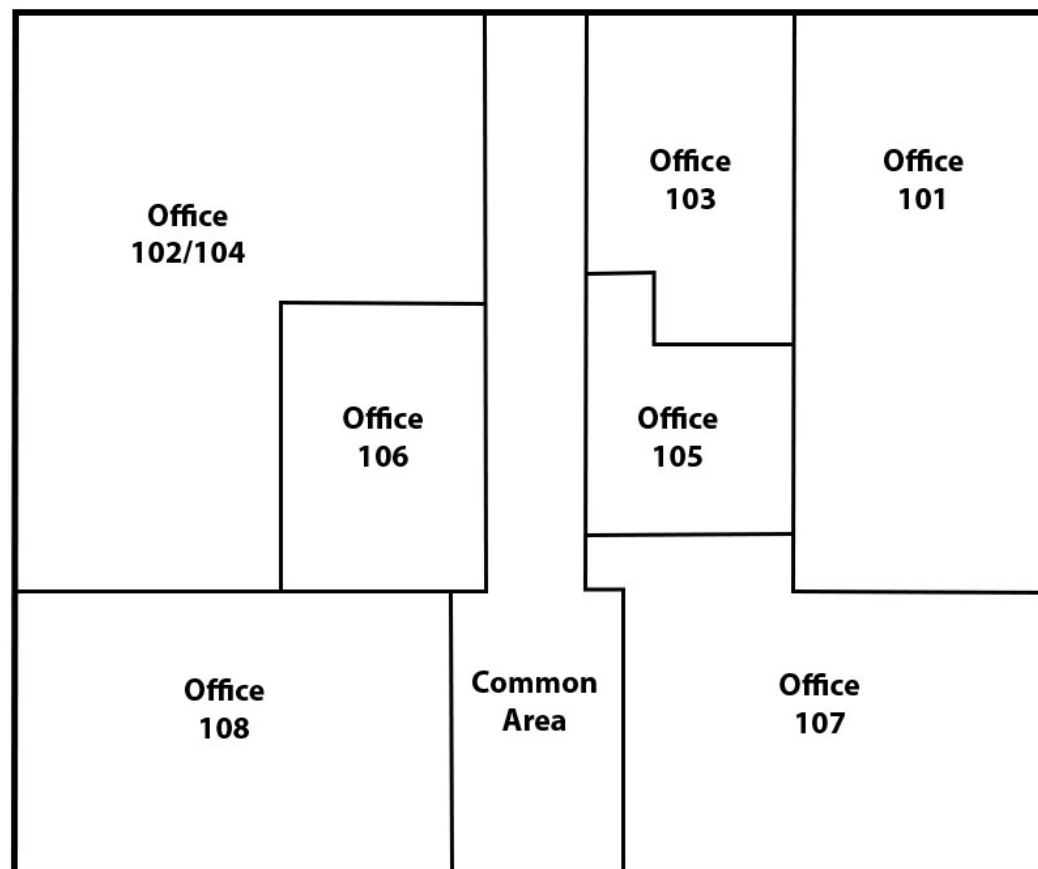
 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

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2750 Virginia Pkwy
McKinney, TX 75071

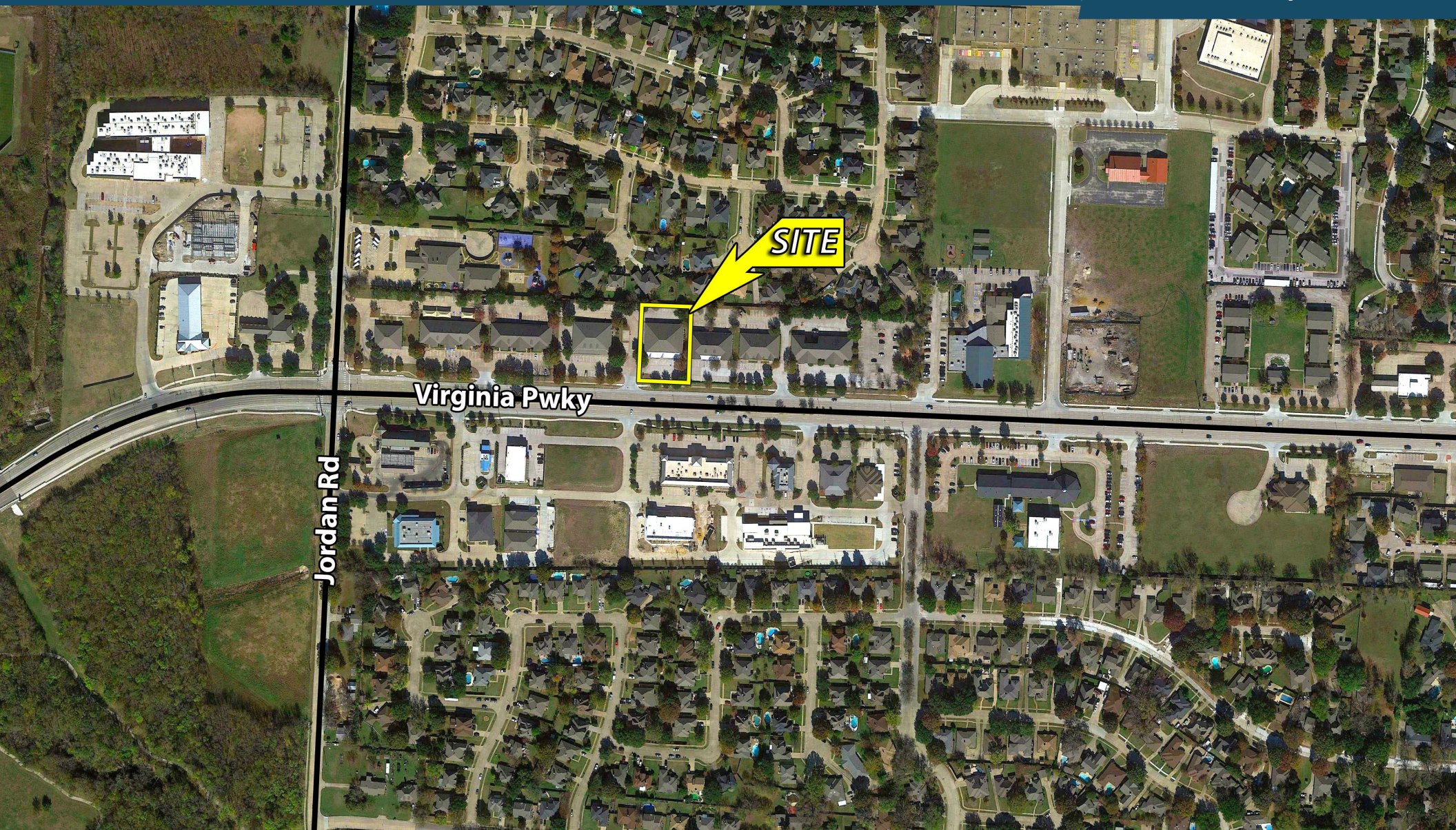
FLOOR PLAN

2750 Virginia Parkway
9,000 SF



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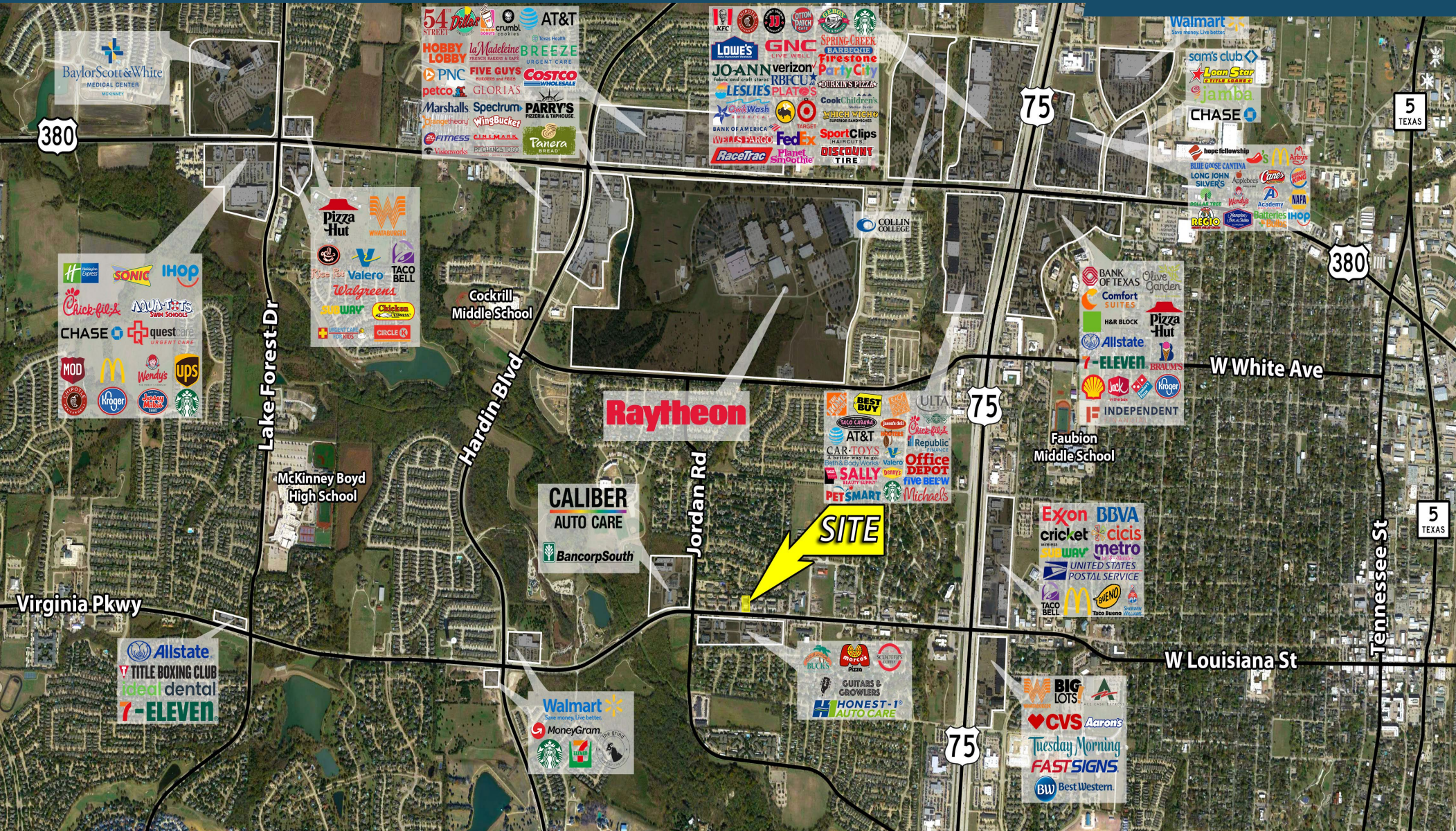
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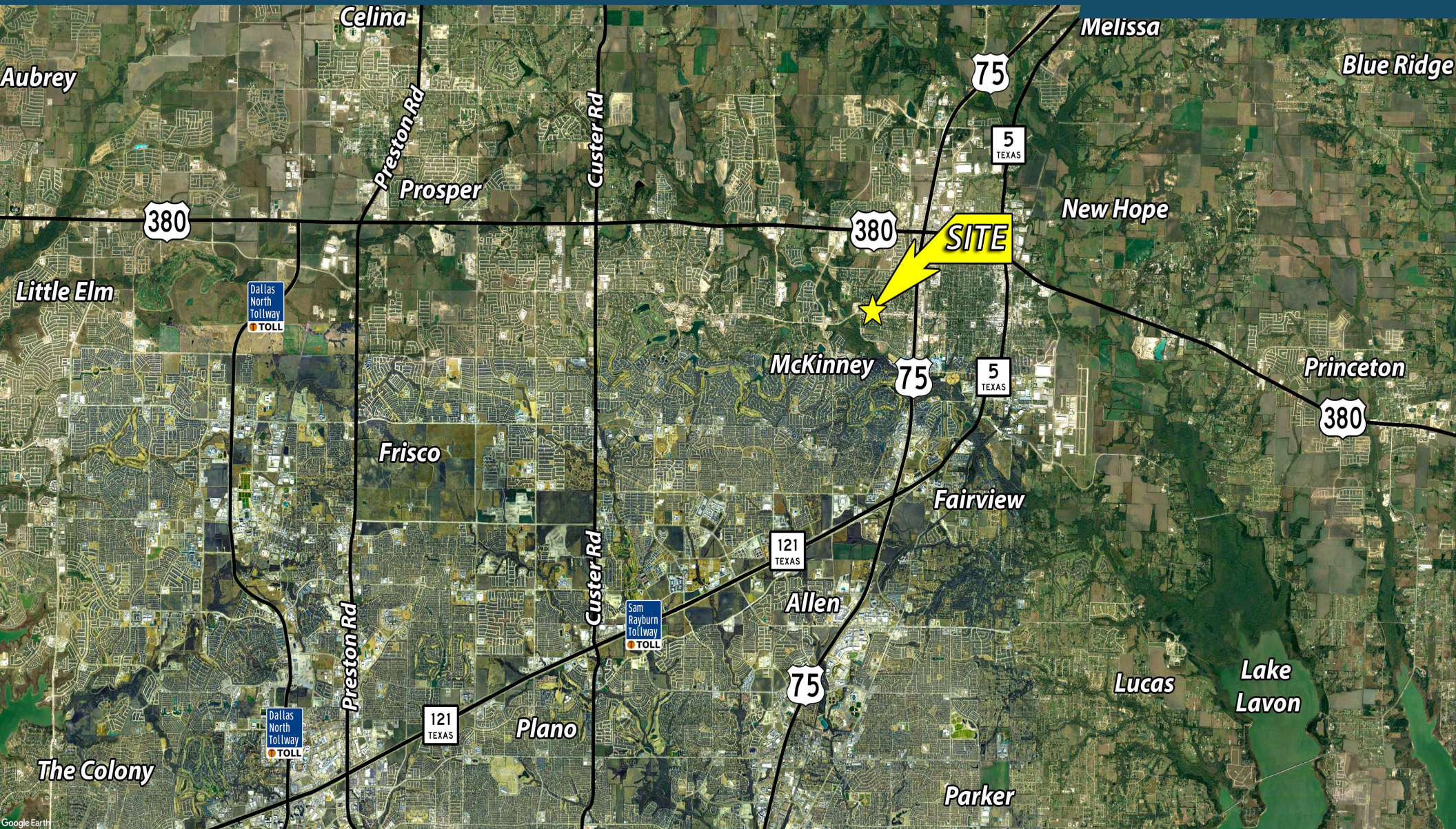
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PROPERTY DETAILS

- **Price:** \$24 NNN
- **Property Type:** Office
- **Available SF:** 447 SF - 7,500 SF
- **Suites:** 102-108
- **Address:** 2750 Virginia Pkwy
- **City:** McKinney

- **County:** Collin
- **Date Available:** Immediate
- **Cross Street:** Virginia Pkwy & Jordan Rd
- **Building Size:** 9,000SF
- **Parking Ratio:** 1/192
- **Number of Stories:** 1

PROPERTY INFORMATION

2750 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 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.



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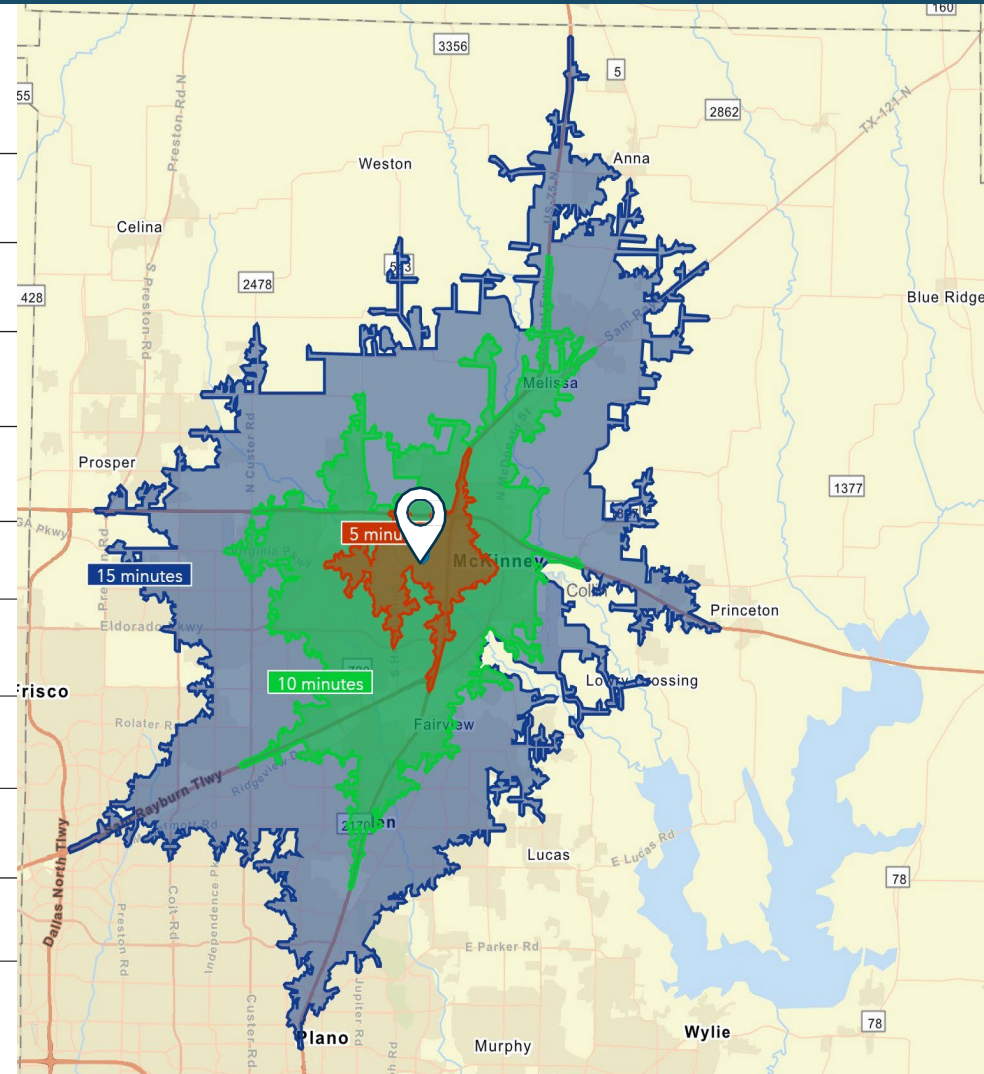
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DEMOGRAPHICS

2022 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	21,131	147,157	432,364
Households	7,681	52,425	148,582
Families	5,423	38,545	110,687
Average Household Size	2.74	2.79	2.89
Owner Occupied Housing Units	4,669	32,638	96,776
Renter Occupied Housing Units	3,012	19,787	51,806
Median Age	35.2	35.0	35.1
Median Household Income	\$83,885	\$96,030	\$106,594
Average Household Income	\$114,712	\$128,220	\$139,516



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DEMOGRAPHIC SUMMARY

2750 Virginia Pkwy, Mckinney, Texas, 75071

Drive time of 5 minutes

KEY FACTS

21,131

Population



7,681

Households

35.2

Median Age

\$70,102

Median Disposable Income

EDUCATION

10%

No High School Diploma



18%

High School Graduate



28%

Some College



45%

Bachelor's/Grad/Prof Degree

INCOME



\$83,885

Median Household Income



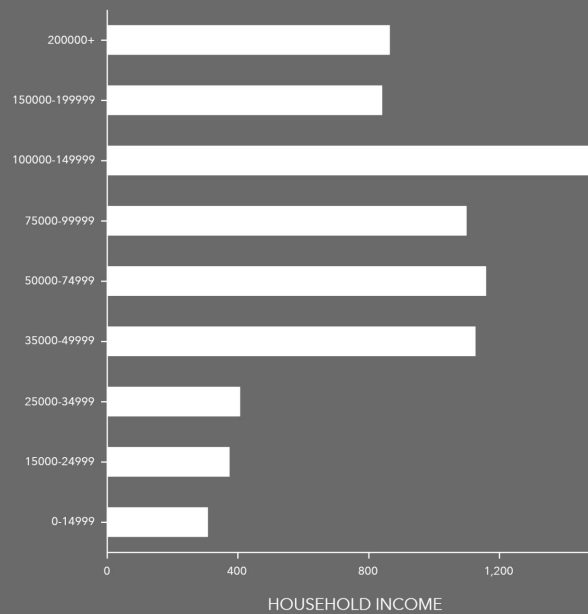
\$42,573

Per Capita Income

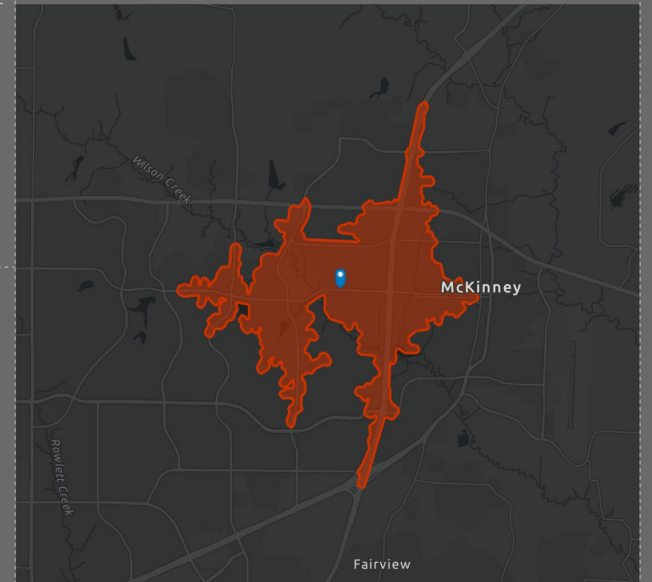


\$166,483

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



75%

White Collar



15%

Blue Collar



11%

Services

2.0%

Unemployment Rate

DEMOGRAPHIC SUMMARY

2750 Virginia Pkwy, Mckinney, Texas, 75071

Drive time of 10 minutes

KEY FACTS

147,157

Population



52,425

Households

35.0

Median Age

\$80,066

Median Disposable Income

EDUCATION

7%

No High School Diploma



15%

High School Graduate



27%

Some College



51%

Bachelor's/Grad/Prof Degree

INCOME



\$96,030

Median Household Income



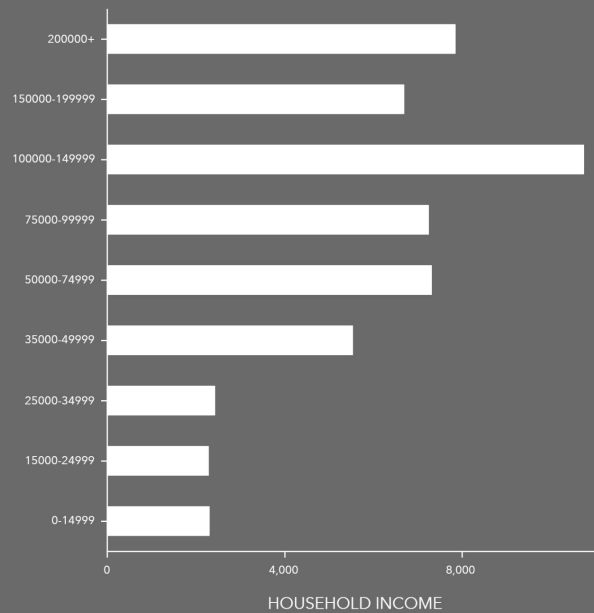
\$45,723

Per Capita Income

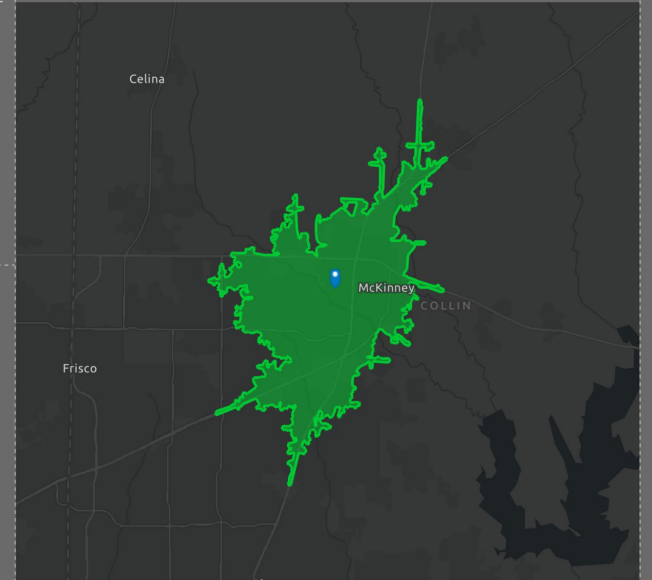


\$186,248

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

77%



Blue Collar

13%



Services

11%

2.7%

Unemployment Rate

DEMOGRAPHIC SUMMARY

2750 Virginia Pkwy, Mckinney, Texas, 75071

Drive time of 15 minutes

KEY FACTS

432,364

Population



148,582

Households

35.1

Median Age

\$89,356

Median Disposable Income

EDUCATION

5%

No High School Diploma



14%

High School Graduate



25%

Some College



56%

Bachelor's/Grad/Prof Degree

INCOME



\$106,594

Median Household Income



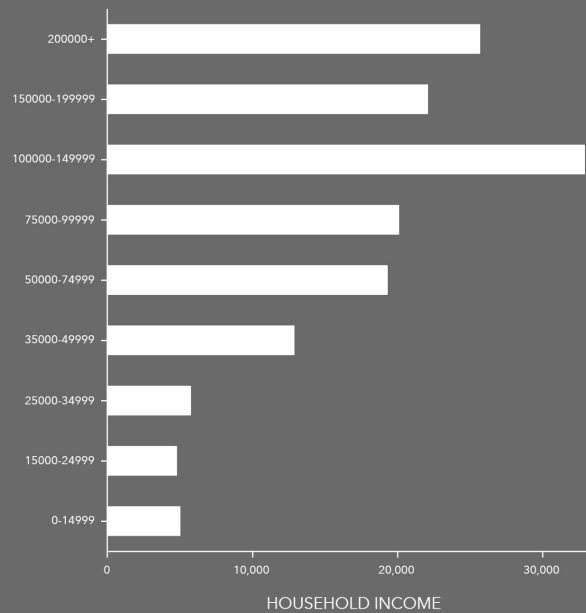
\$48,061

Per Capita Income

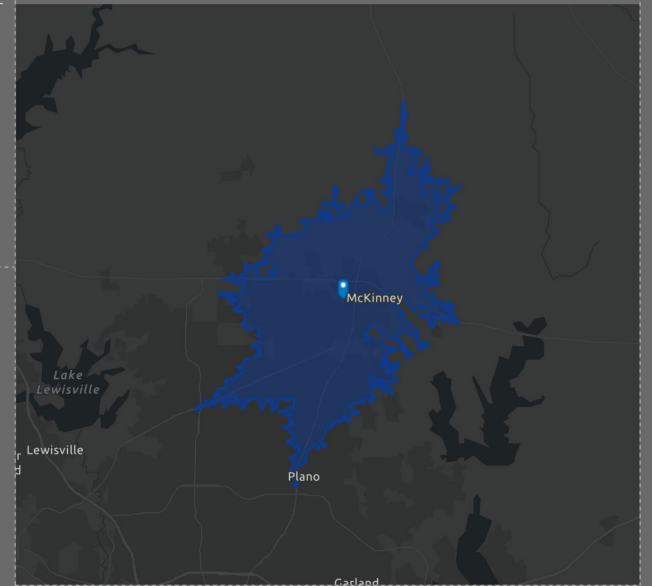


\$231,672

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



80%

White Collar



11%

Blue Collar



10%

Services

2.8%

Unemployment Rate



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.

Appian Commercial Realty LLC	579746	appiancommercial@gmail.com	972-562-9988
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Ray Eckenrode	506389	ray@appiancommercial.com	972-562-9988
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Preston Taylor	734185	preston@appiancommercial.com	972-832-7099
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0