

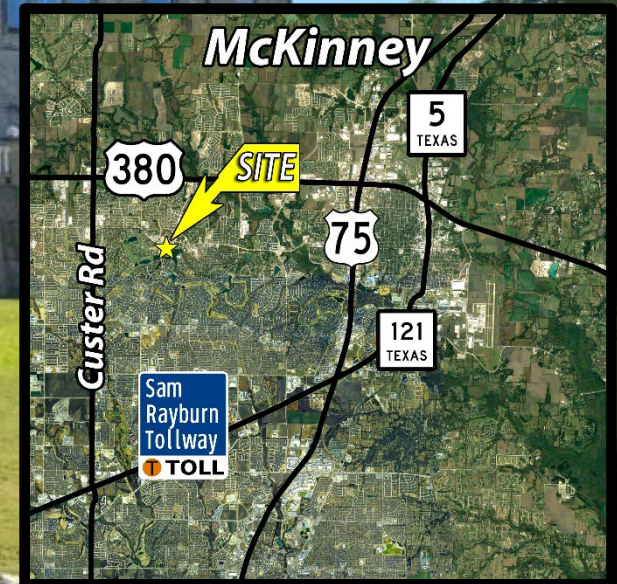
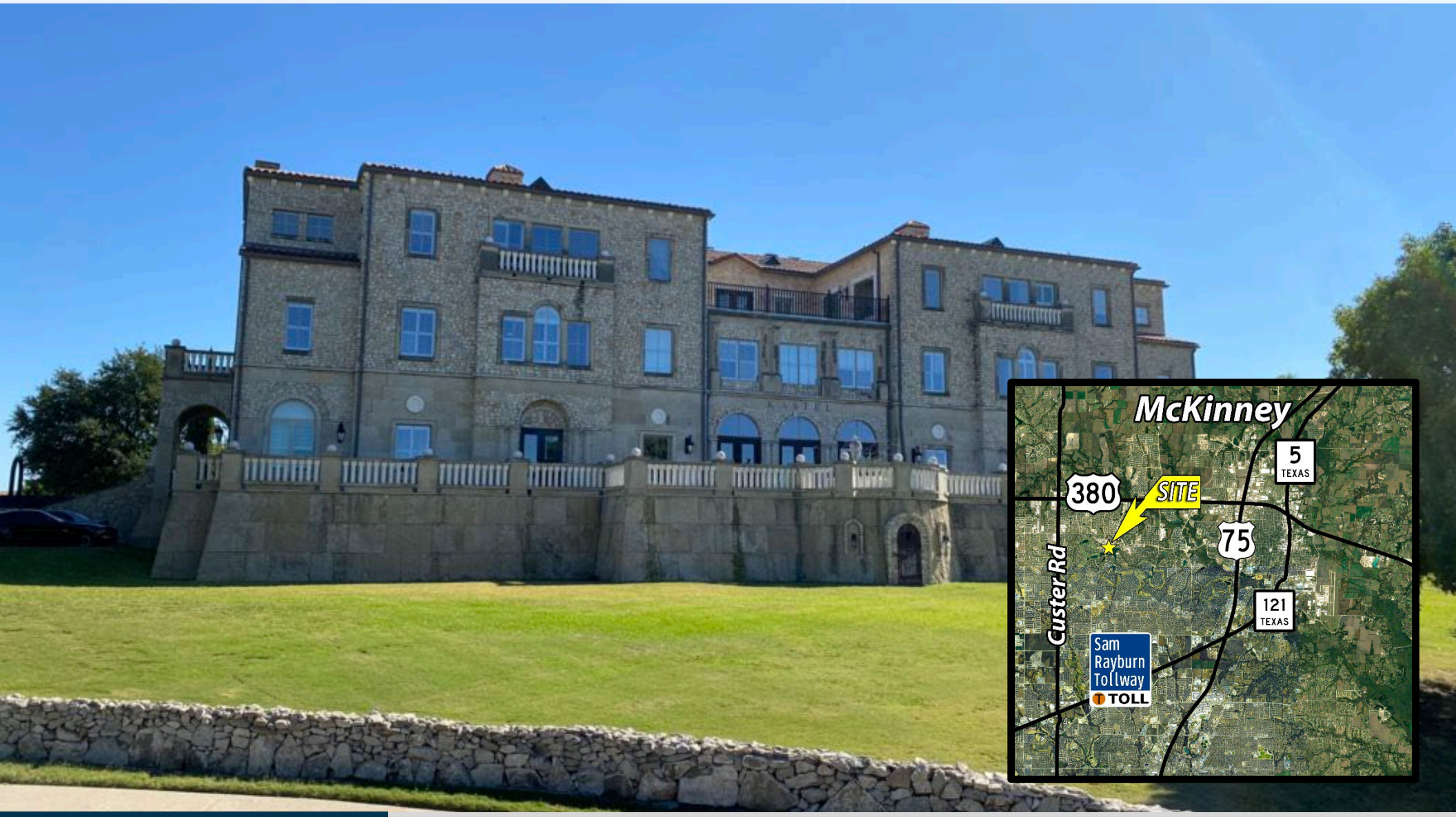
# OFFICE FOR LEASE

6951 Virginia Pkwy

\$32 + E

1,680 SF – 3,380 SF

McKinney, Texas 75071



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COMMERCIAL REALTY

Ray Eckenrode, SIOR, CCIM

(972)562-9988

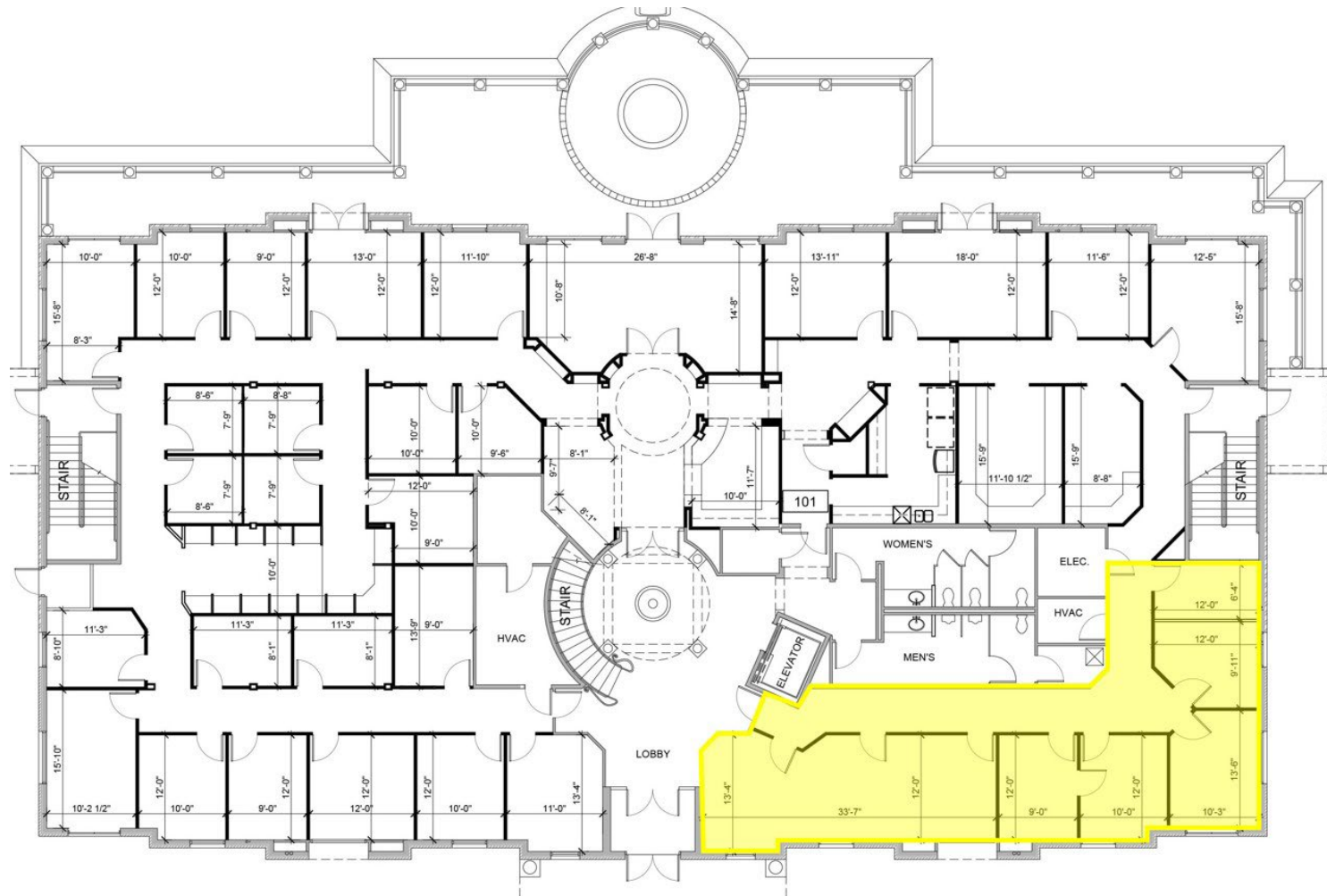
[www.AppianCommercial.com](http://www.AppianCommercial.com)

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

# RETAIL/OFFICE FOR LEASE

Office  
6951 Virginia Pkwy  
McKinney, TX 75071

First Floor – Suite 102 1,680 SF




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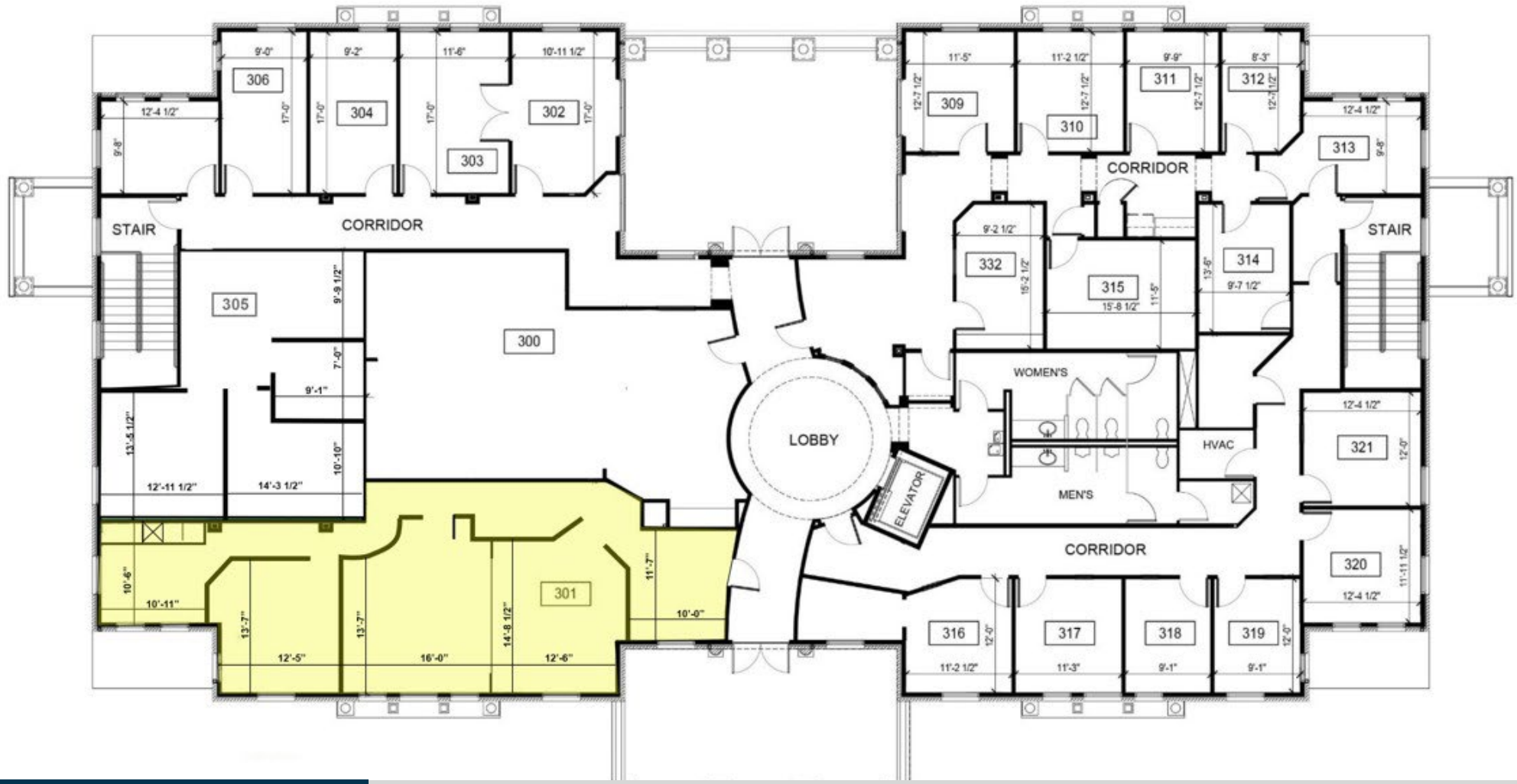
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# RETAIL/OFFICE FOR LEASE

Office  
6951 Virginia Pkwy  
McKinney, TX 75071

Third Floor – Suite 301 1,700 SF



# OFFICE FOR LEASE

Office  
6951 Virginia Pkwy  
McKinney, TX 75071

## PROPERTY DETAILS

- **Price:** \$32 Gross + Electric
- **Property Type:** Office
- **Available SF:** Suite 102 1,680 SF  
Suite 301 1,700 SF
- **Address:** 6951 Virginia Pkwy
- **City:** McKinney

- **County:** Collin
- **Cross Street:** Virginia Pkwy & Stonebridge Dr
- **Traffic Counts:** 28,043 CPD (City of McKinney 2021 Traffic Count Map)
- **Property Status:** Existing
- **Building Size:** 28,400 SF
- **Parking:** 1/300 SF


## 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 318,536 with an average household income of \$186,619 within a 15-mile radius. 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.

\*The information contained herein was obtained from sources deemed reliable; however, Appian Commercial Realty makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice

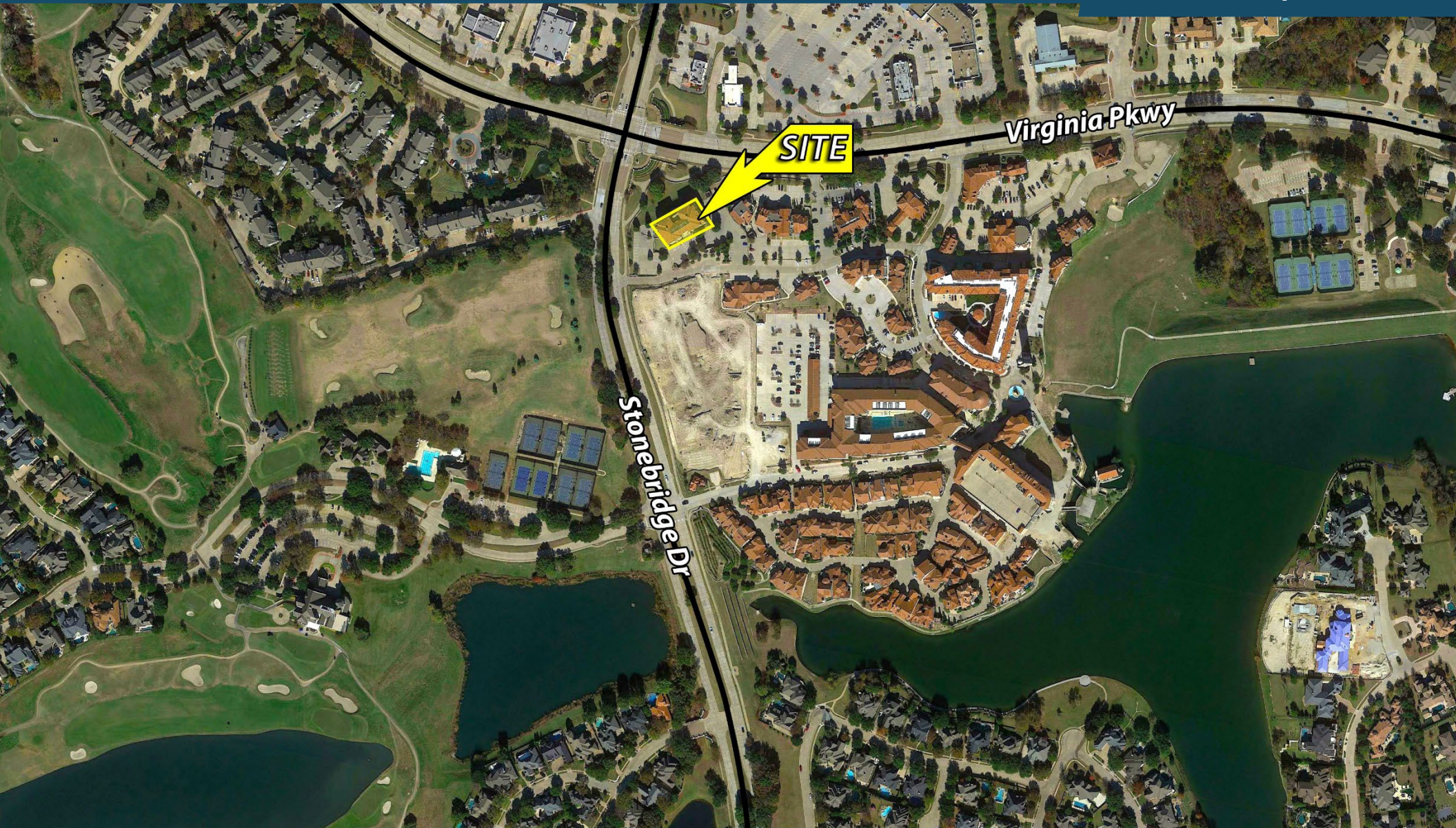


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# RETAIL/OFFICE FOR LEASE

Office  
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McKinney, TX 75071



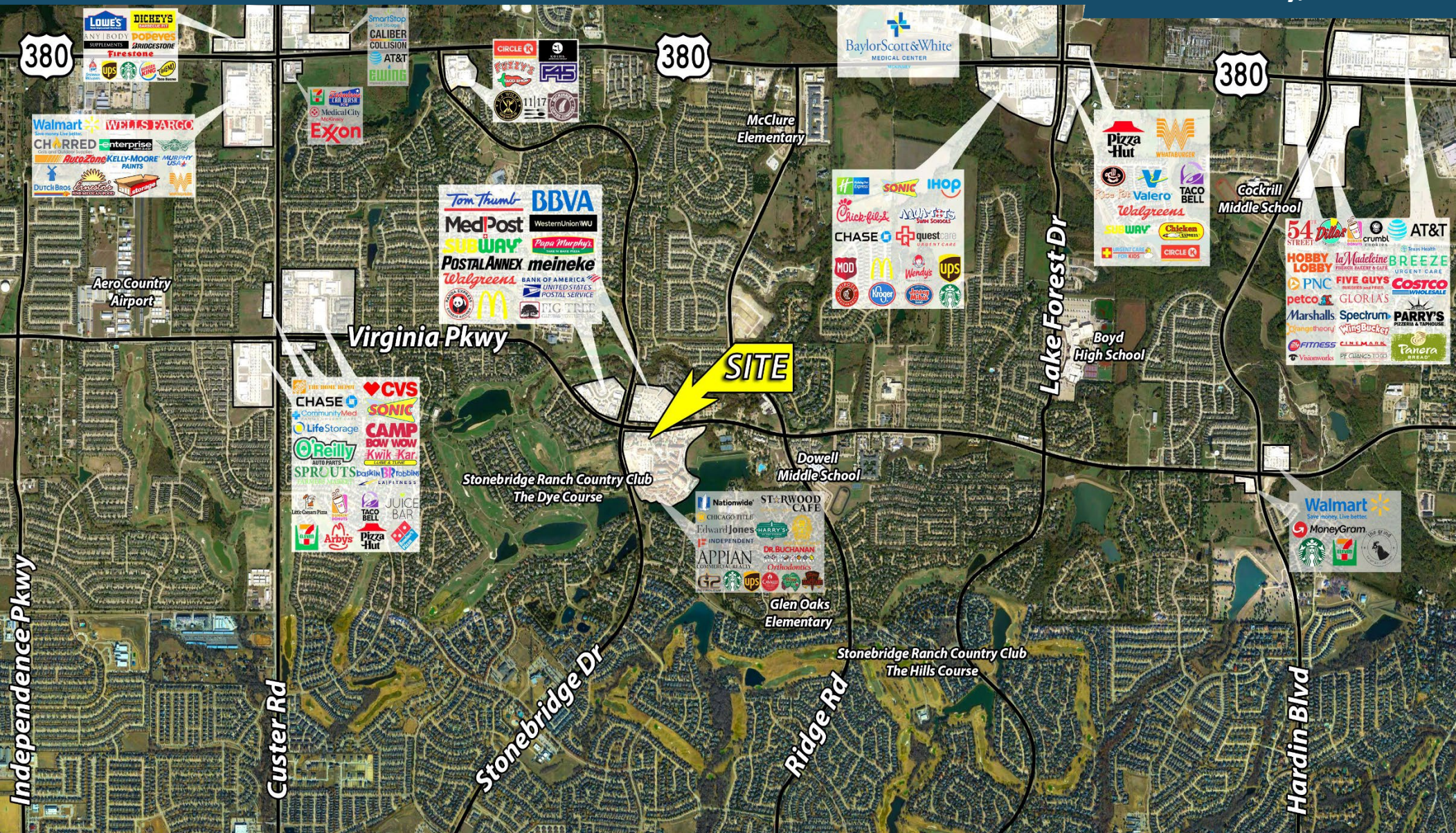
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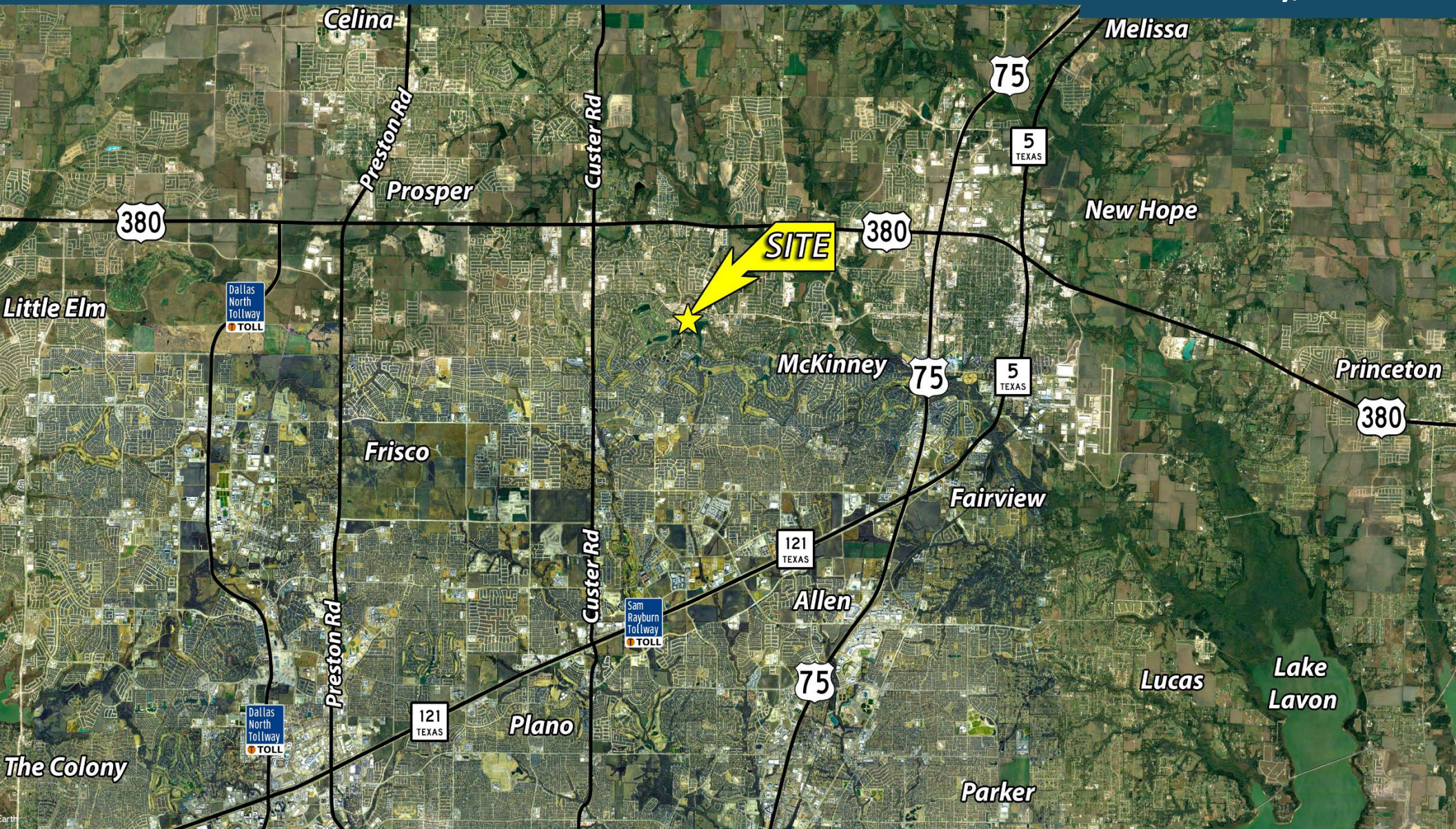
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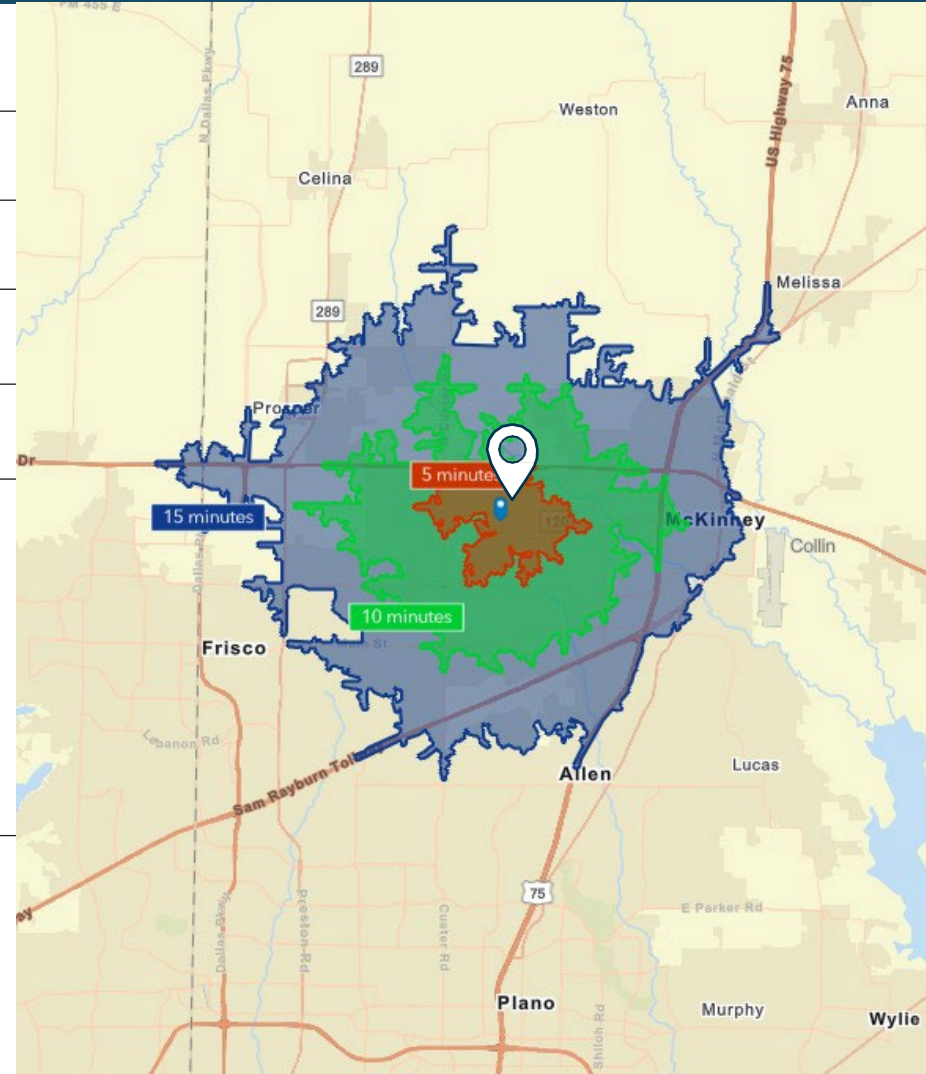
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McKinney, TX 75071

# RETAIL/OFFICE FOR LEASE

Office  
6951 Virginia Pkwy  
McKinney, TX 75071

## DEMOGRAPHICS

2025 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	26,956	149,904	318,536
Households	9,620	51,040	108,516
Families	7,371	40,012	84,116
Average Household Size	2.78	2.93	2.93
Owner Occupied Housing Units	6,960	36,625	34,135
Renter Occupied Housing Units	2,736	18,248	41,071
Median Age	40.3	36.9	36.8
Median Household Income	\$169,876	\$148,459	\$150,587
Average Household Income	\$201,641	\$182,057	\$186,619



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6657 Virginia Pkwy #100  
McKinney, TX 75071

# DEMOGRAPHIC SUMMARY

6951 Virginia Pkwy, Mckinney, Texas, 75071

Drive time of 5 minutes

## KEY FACTS

26,956

Population



9,620

Households

40.3

Median Age

\$136,487

Median Disposable Income

## EDUCATION

1.6%

No High School Diploma



11.3%

High School Graduate



21.0%

Some College/  
Associate's Degree



66.2%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$169,876  
Median Household Income

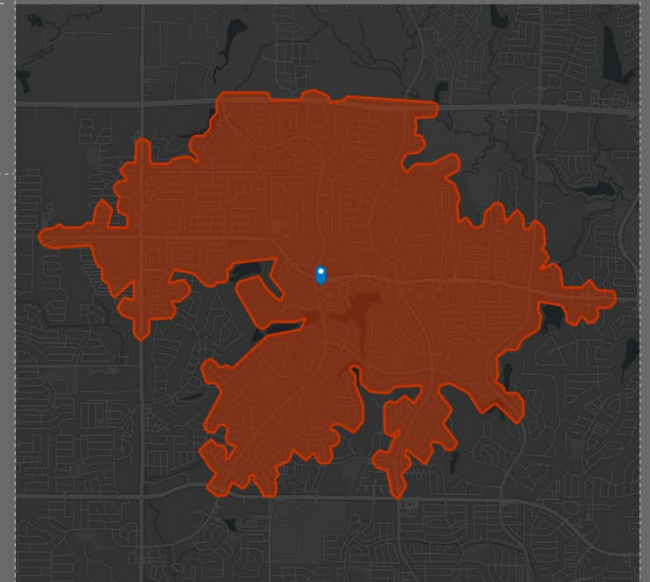


\$71,592  
Per Capita Income



\$824,470  
Median Net Worth

## HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

84.8%



Blue Collar

7.9%



Services

8.3%

3.5%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

# DEMOGRAPHIC SUMMARY

6951 Virginia Pkwy, Mckinney, Texas, 75071  
 Drive time of 10 minutes

## KEY FACTS

149,904

Population



51,040

Households

36.9

Median Age

\$117,799

Median Disposable Income

## EDUCATION

2.2%

No High School Diploma



11.8%

High School Graduate



23.7%

Some College/  
Associate's Degree



62.2%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$148,459  
Median Household Income

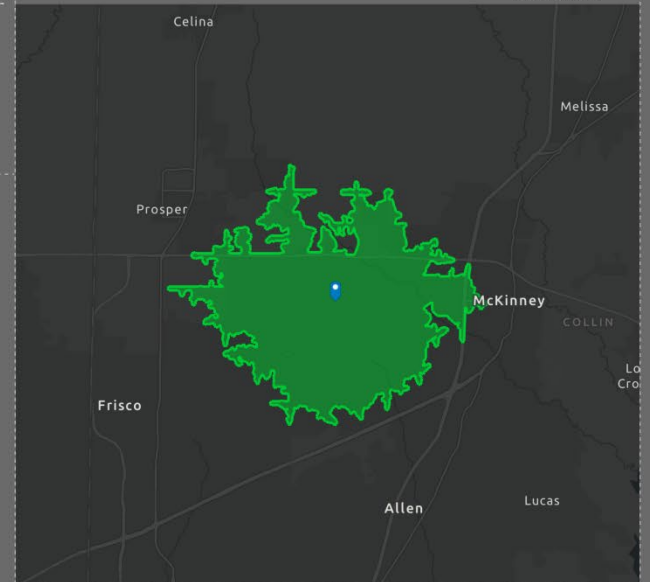


\$62,240  
Per Capita Income



\$612,999  
Median Net Worth

## HOUSEHOLD INCOME



## EMPLOYMENT

82.6%

White Collar

8.8%

Blue Collar

9.6%

Services

3.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

# DEMOGRAPHIC SUMMARY

6951 Virginia Pkwy, Mckinney, Texas, 75071  
 Drive time of 15 minutes

## KEY FACTS

318,536

Population



108,516

Households

36.8

Median Age

\$119,738

Median Disposable Income

## EDUCATION

3.0%

No High School Diploma



12.3%

High School Graduate



22.2%

Some College/  
Associate's Degree



62.4%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$150,587  
Median Household Income

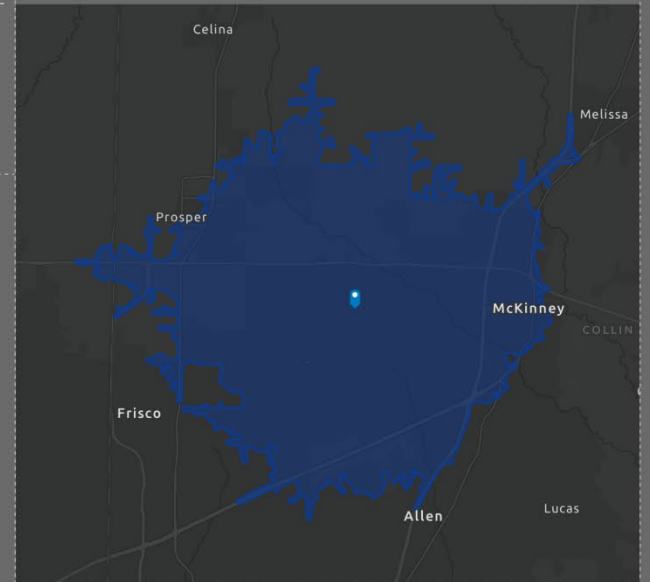
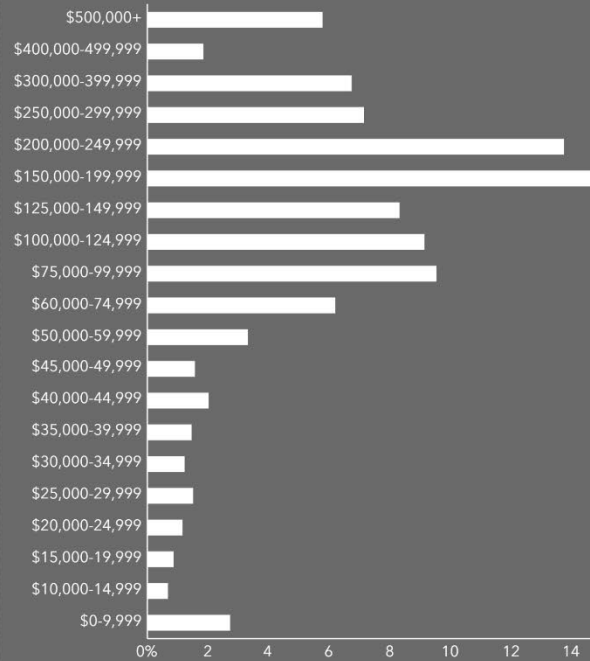


\$63,274  
Per Capita Income



\$607,266  
Median Net Worth

## HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

80.9%



Blue Collar

10.2%



Services

10.3%

3.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 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.

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