

OFFICE/MEDICAL SPACE FOR LEASE

1,225 - 2,450 SF


3721 S Stonebridge Drive

McKinney, Texas 75070




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

OFFICE/MEDICAL SPACE FOR LEASE

Office/Medical Space
3721 S Stonebridge Dr
McKinney, TX 75070

PROPERTY DETAILS

- **Price:** 301 \$24 NNN
503 (Medical Office) \$3,200 + Electric
- **Property Type:** Office/Medical
- **Available SF:** 1,225 – 2,450 SF
- **Address:** 3721 S Stonebridge Drive
- **City:** Mckinney

- **County:** Collin
- **Building Size:** 4,900 SF
- **Date Available:** Immediate
- **Cross Street:** Virginia Pkwy & Stonebridge Dr
- **Property Status:** Existing


PROPERTY INFORMATION

These suites are located at 3721 S Stonebridge is between Virginia Pkwy and Eldorado Pkwy in Building 5 of the Cascade Creek Office Park. Options include a fully built-out medical office or professional office space with upscale finishes and efficient floor plans. The property is perfectly placed just off Custer Road on the Frisco/McKinney border with 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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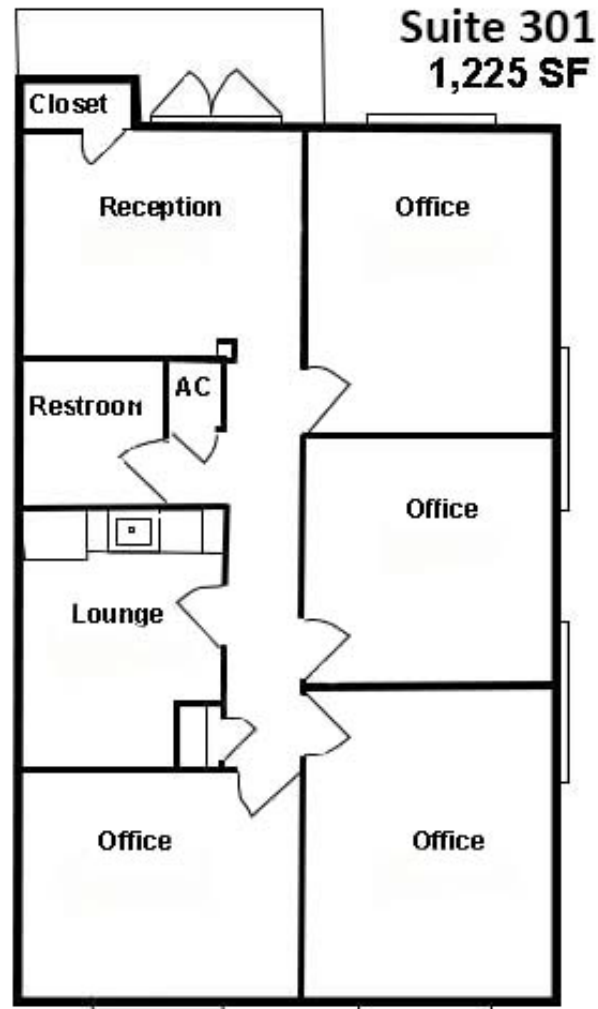
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FLOOR PLAN SUITE 301



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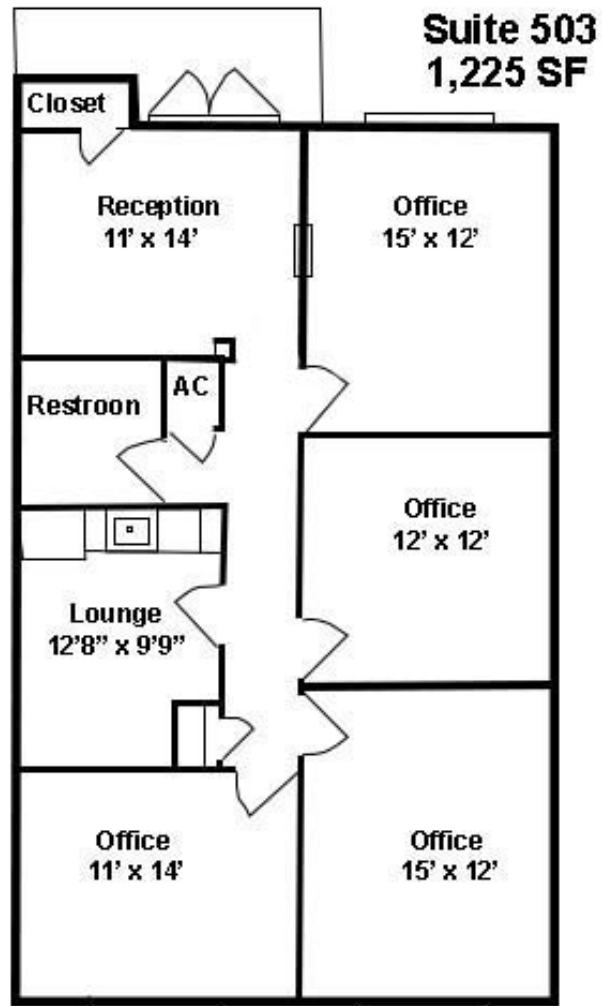
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FLOOR PLAN SUITE 503



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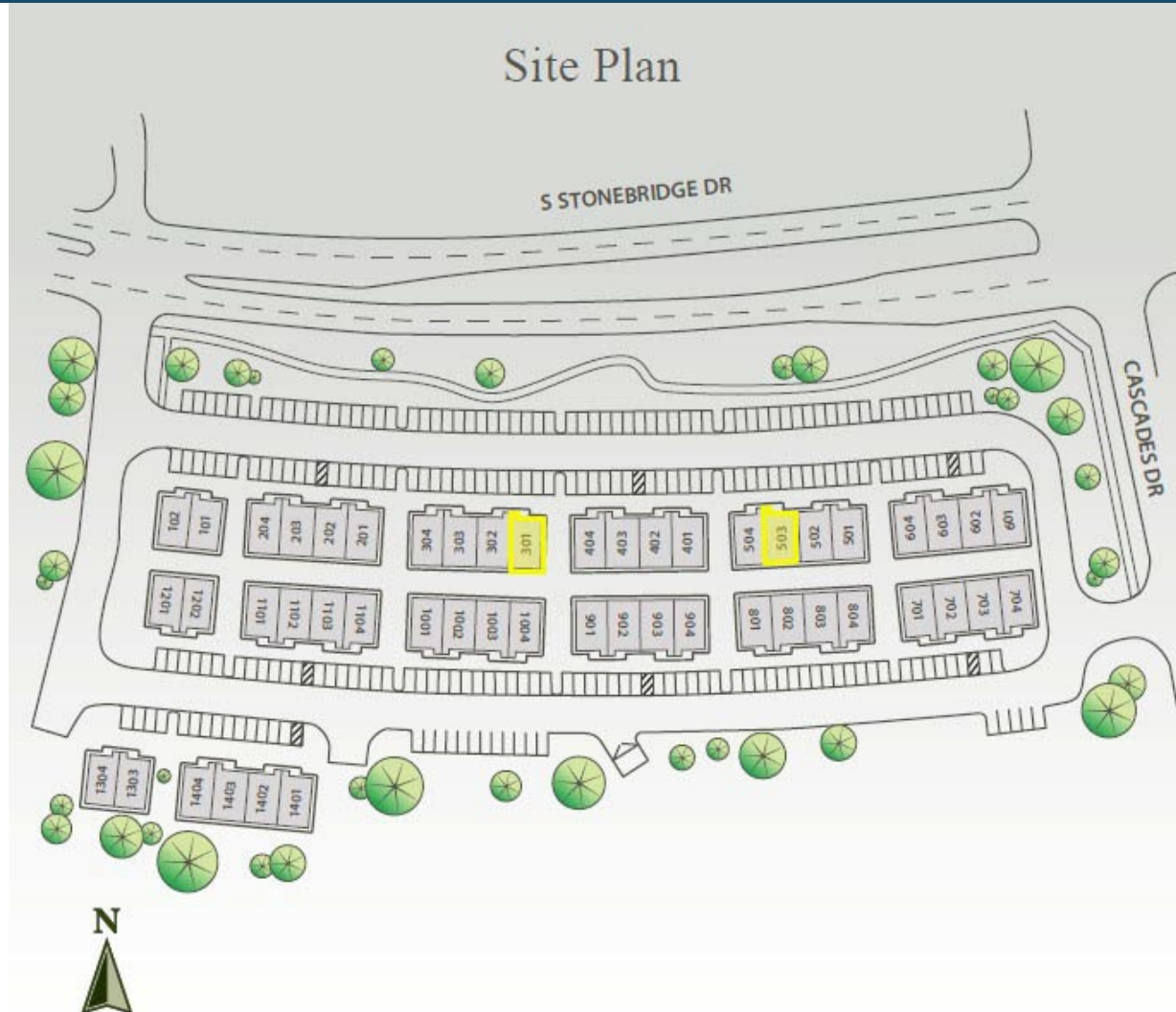
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SITE PLAN



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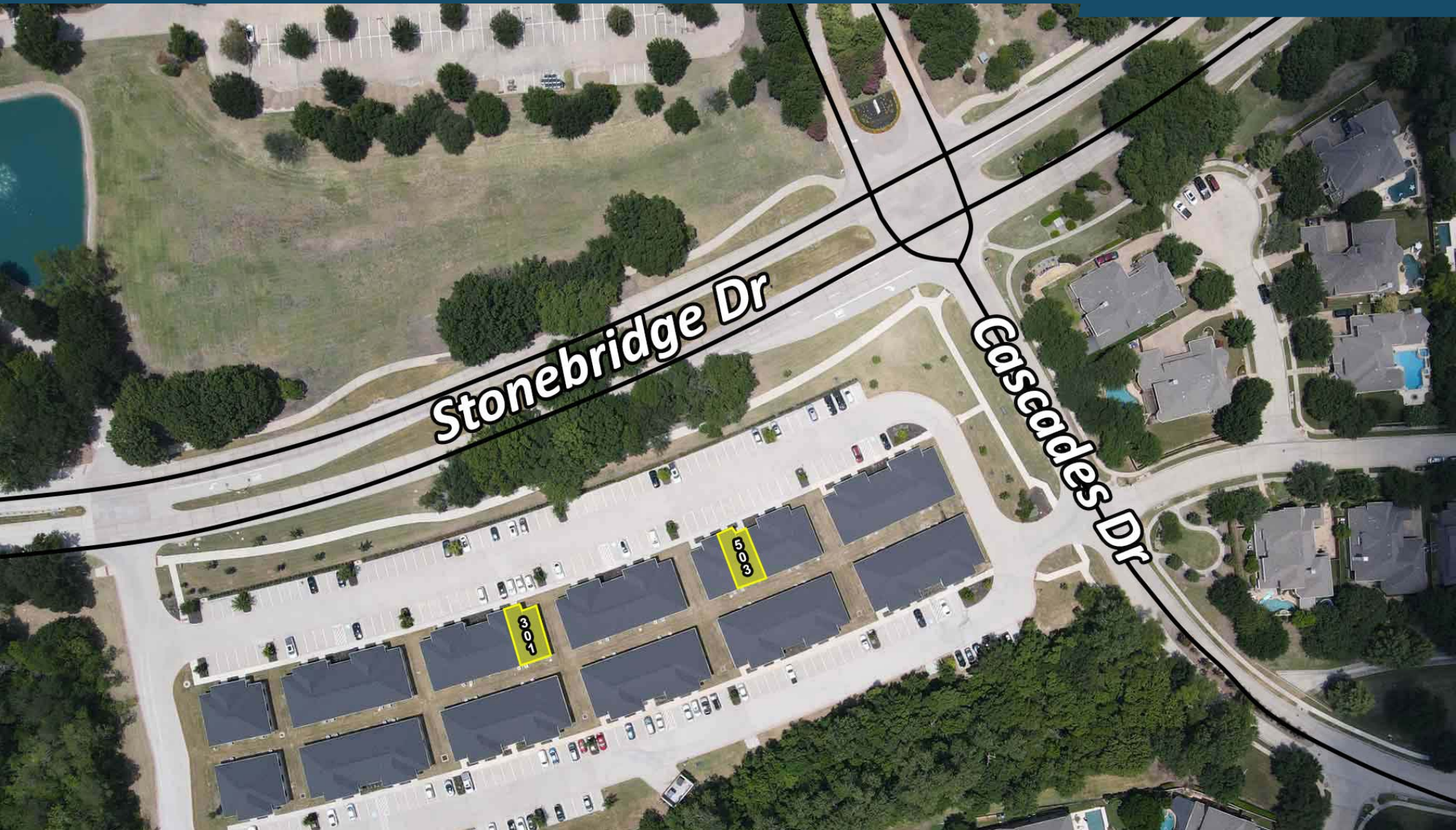
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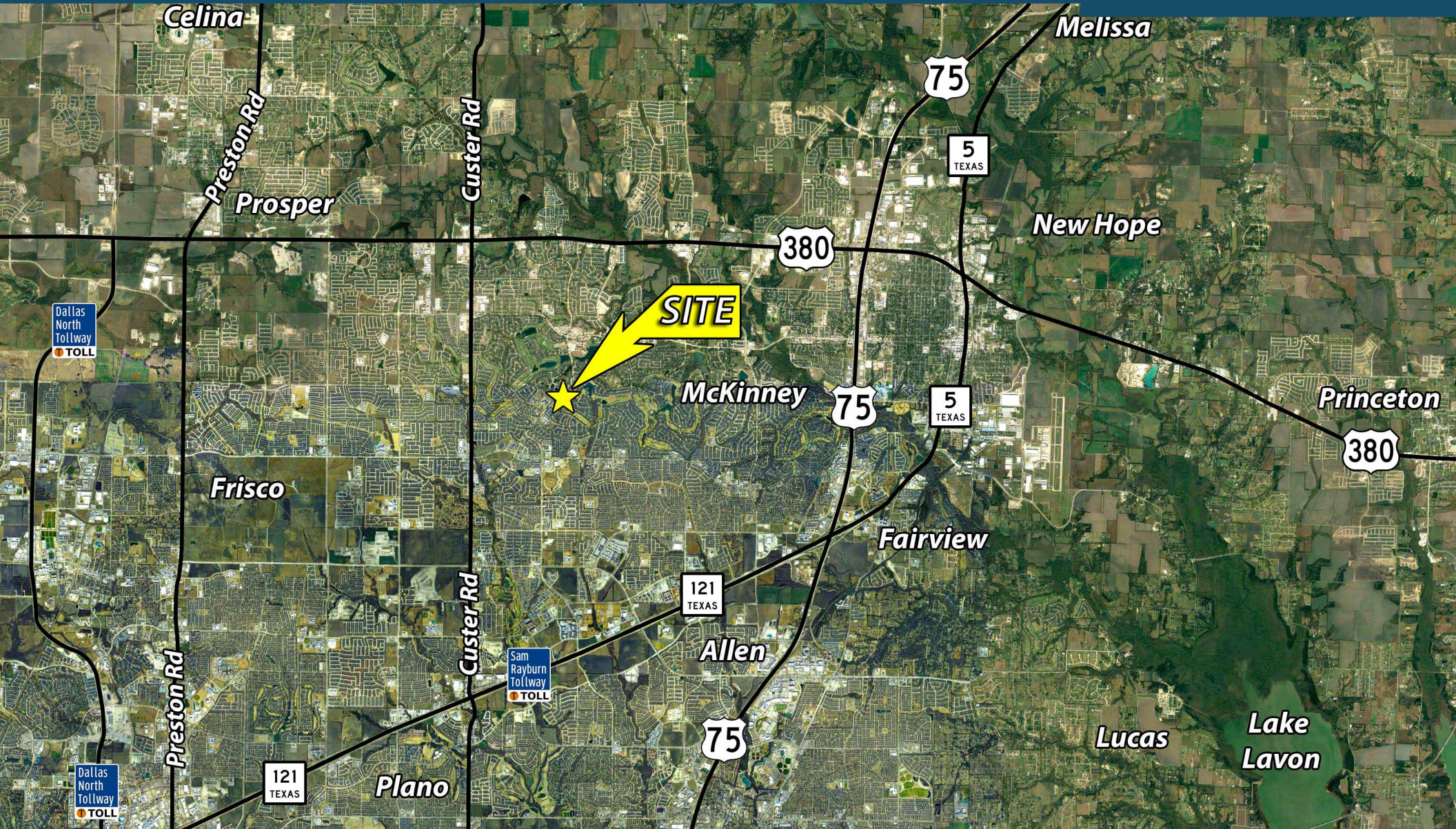
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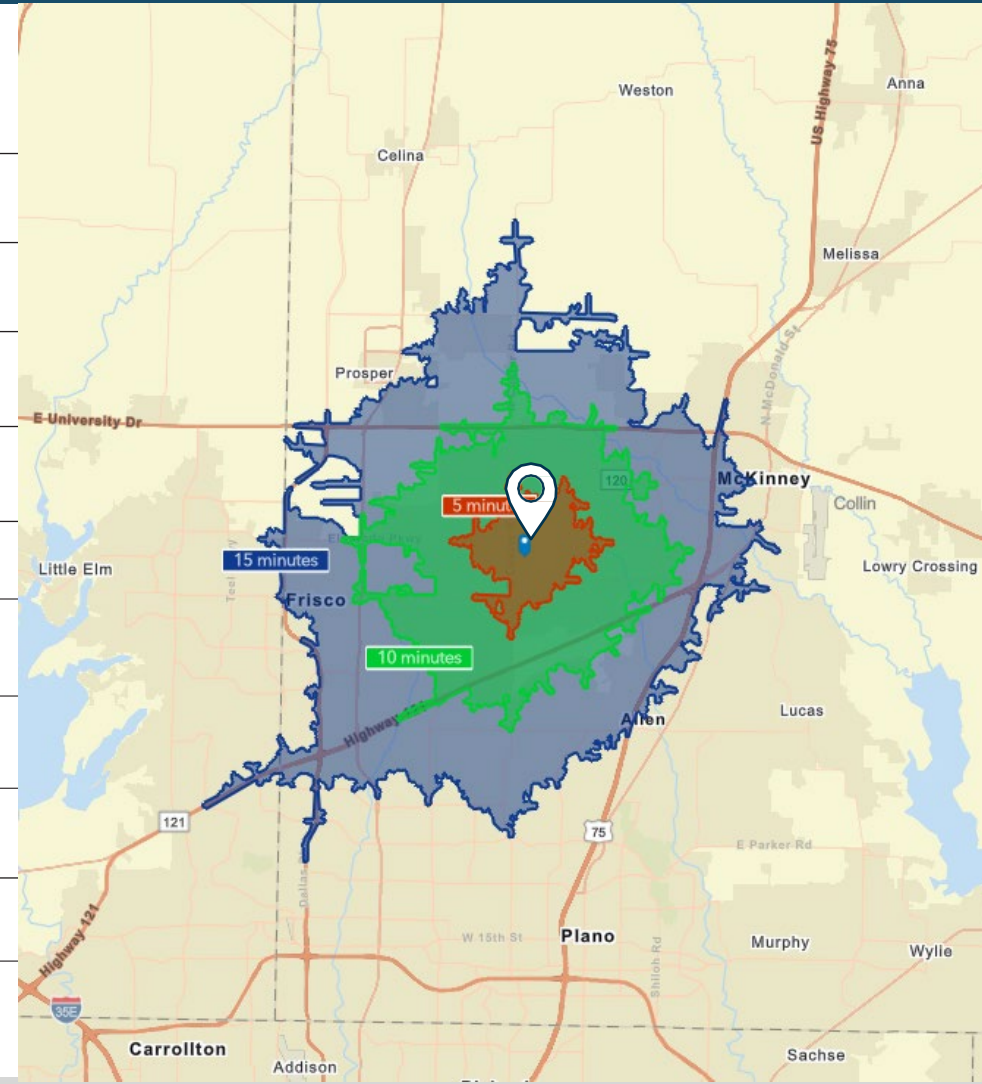
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DEMOGRAPHICS

2024 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	38,742	206,601	451,699
Households	12,534	68,523	159,414
Families	9,894	53,512	117,658
Average Household Size	3.08	3.01	2.83
Owner Occupied Housing Units	8,906	48,149	99,604
Renter Occupied Housing Units	3,628	20,374	59,810
Median Age	37.2	36.7	37.0
Median Household Income	\$153,621	\$151,051	\$137,530
Average Household Income	\$189,086	\$184,703	\$175,007



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DEMOGRAPHIC SUMMARY

3721 S Stonebridge Dr, Mckinney, Texas, 75070
 Drive time of 5 minutes

KEY FACTS

38,742

Population



12,534

Households

37.2

Median Age

\$119,842

Median Disposable Income

EDUCATION

1.6%

No High School Diploma



11.3%

High School Graduate



21.7%

Some College/
Associate's Degree



65.4%

Bachelor's/Grad/ Prof Degree

INCOME



\$153,621

Median Household Income



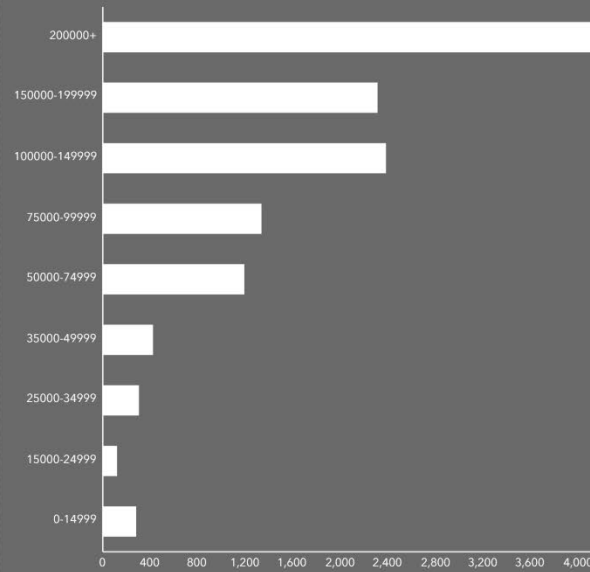
\$62,336

Per Capita Income

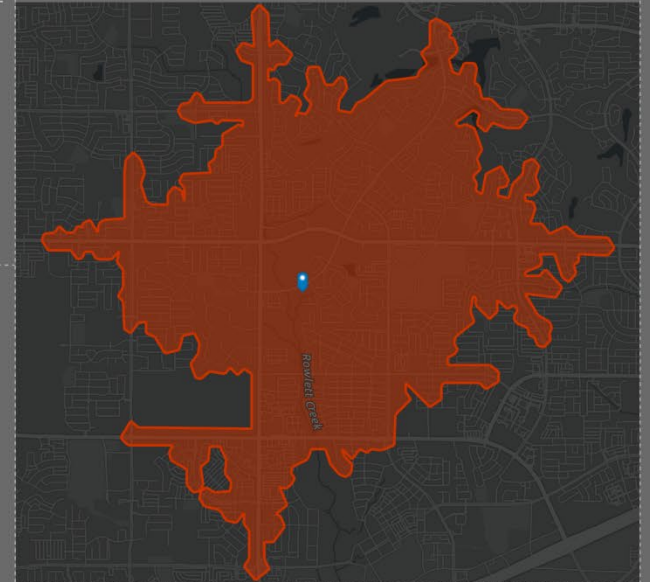


\$644,016

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

84.8%



Blue Collar

7.7%



Services

8.3%

3.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

DEMOGRAPHIC SUMMARY

3721 S Stonebridge Dr, Mckinney, Texas, 75070
 Drive time of 10 minutes

KEY FACTS

206,601

Population



68,523

Households

36.7

Median Age

\$117,478

Median Disposable Income

EDUCATION

1.9%

No High School Diploma



10.1%

High School Graduate



20.1%

Some College/
Associate's Degree



68.0%

Bachelor's/Grad/ Prof Degree

INCOME



\$151,051

Median Household Income



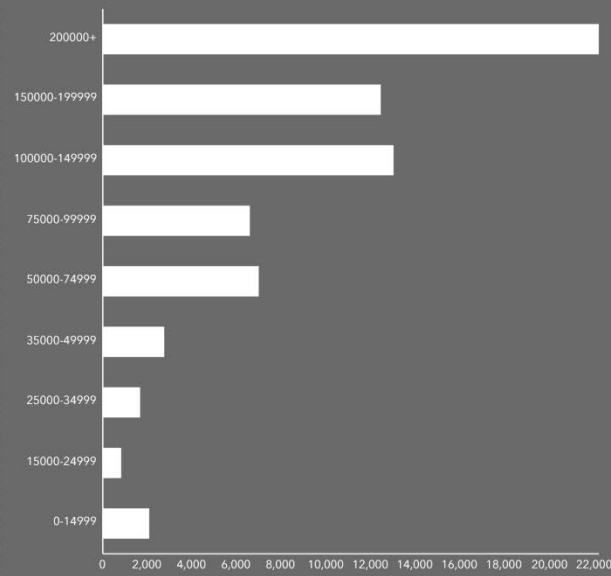
\$61,142

Per Capita Income

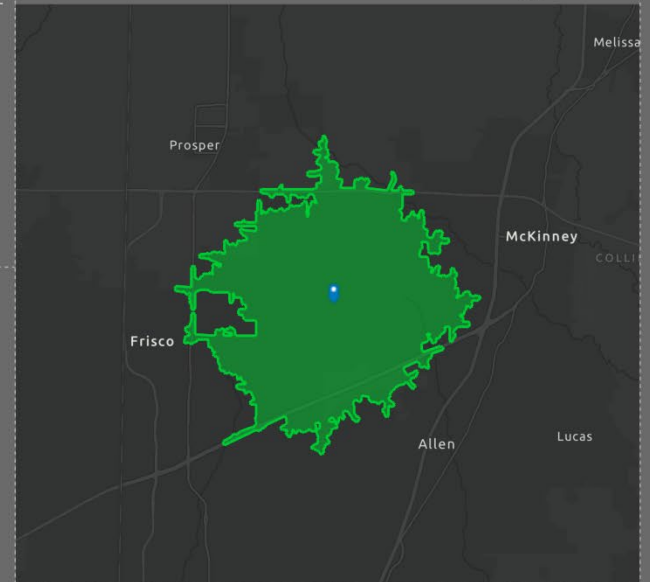


\$601,200

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

84.3%



Blue Collar

7.9%



Services

8.8%

3.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

DEMOGRAPHIC SUMMARY

3721 S Stonebridge Dr, Mckinney, Texas, 75070
 Drive time of 15 minutes

KEY FACTS

451,699

Population



159,414

Households

37.0

Median Age

\$110,732

Median Disposable Income

EDUCATION

2.7%

No High School Diploma



11.0%

High School Graduate



20.8%

Some College/
Associate's Degree



65.5%

Bachelor's/Grad/ Prof Degree

INCOME



\$137,530

Median Household Income



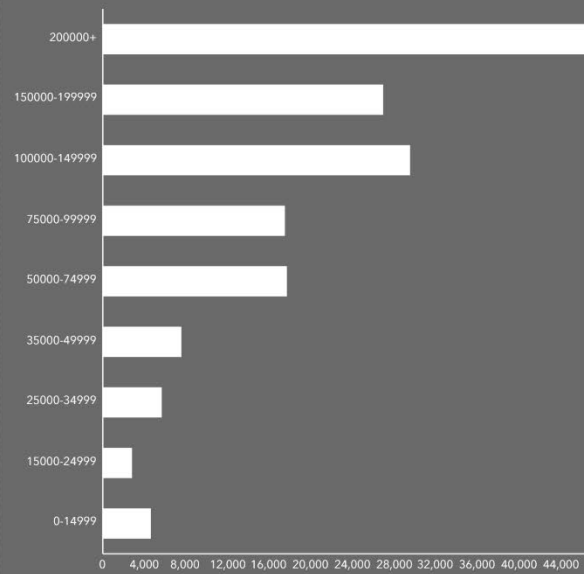
\$61,710

Per Capita Income

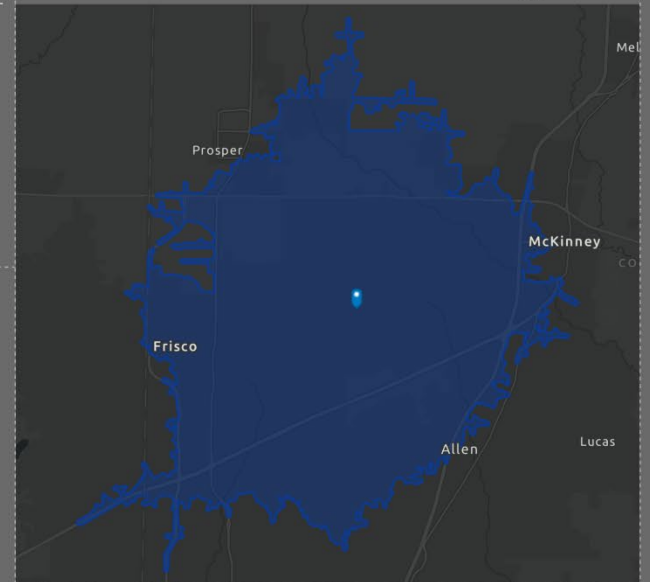


\$497,329

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



83.4%

White Collar



8.3%

Blue Collar



9.4%

Services

3.1%

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