

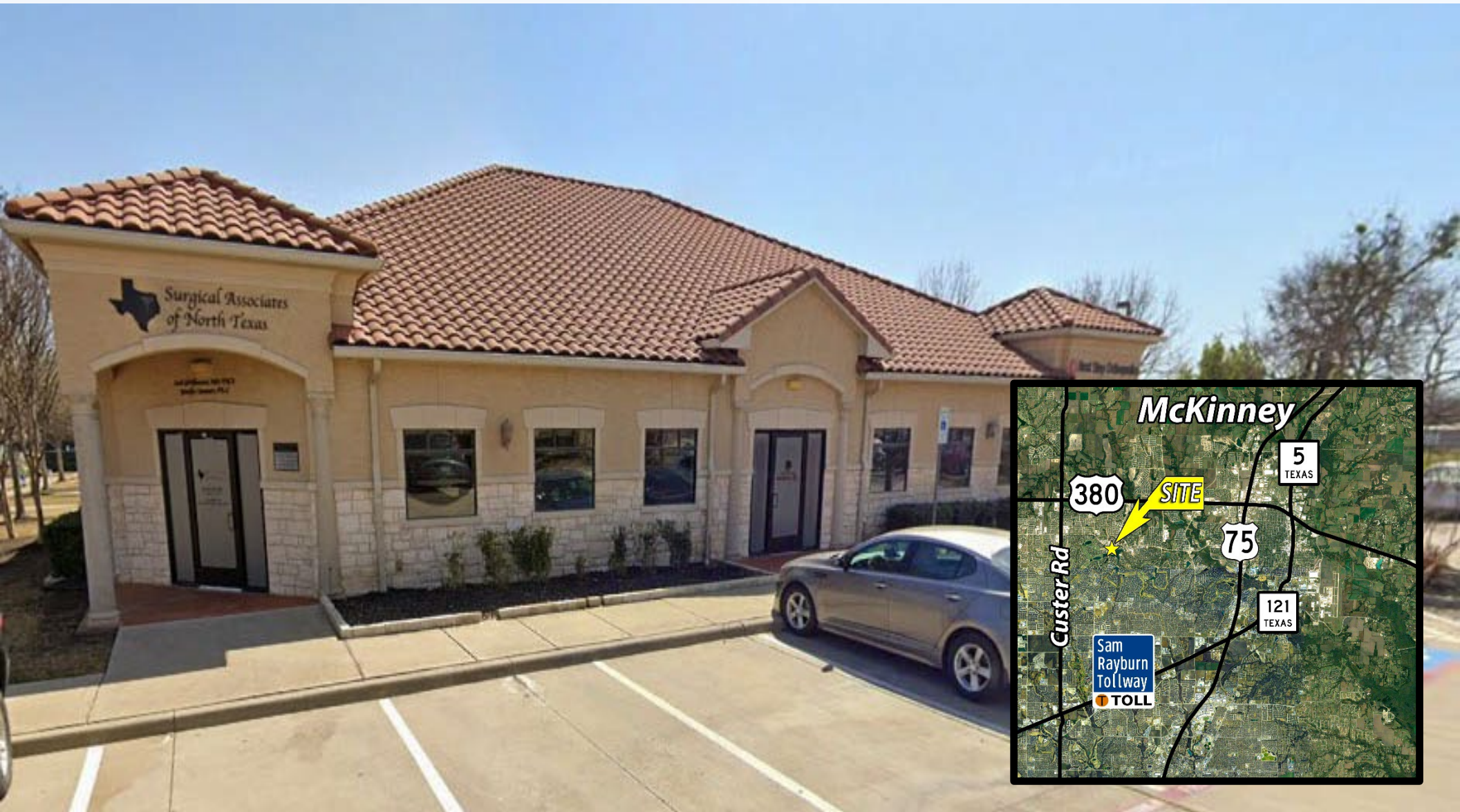
OFFICE/MEDICAL SPACE FOR LEASE

\$27 NNN

2,296 SF

8865 Synergy Drive

McKinney, Texas 75070



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COMMERCIAL REALTY

Ray Eckenrode, CCIM, SIOR
☎ (972)562-9988 Opt. 2
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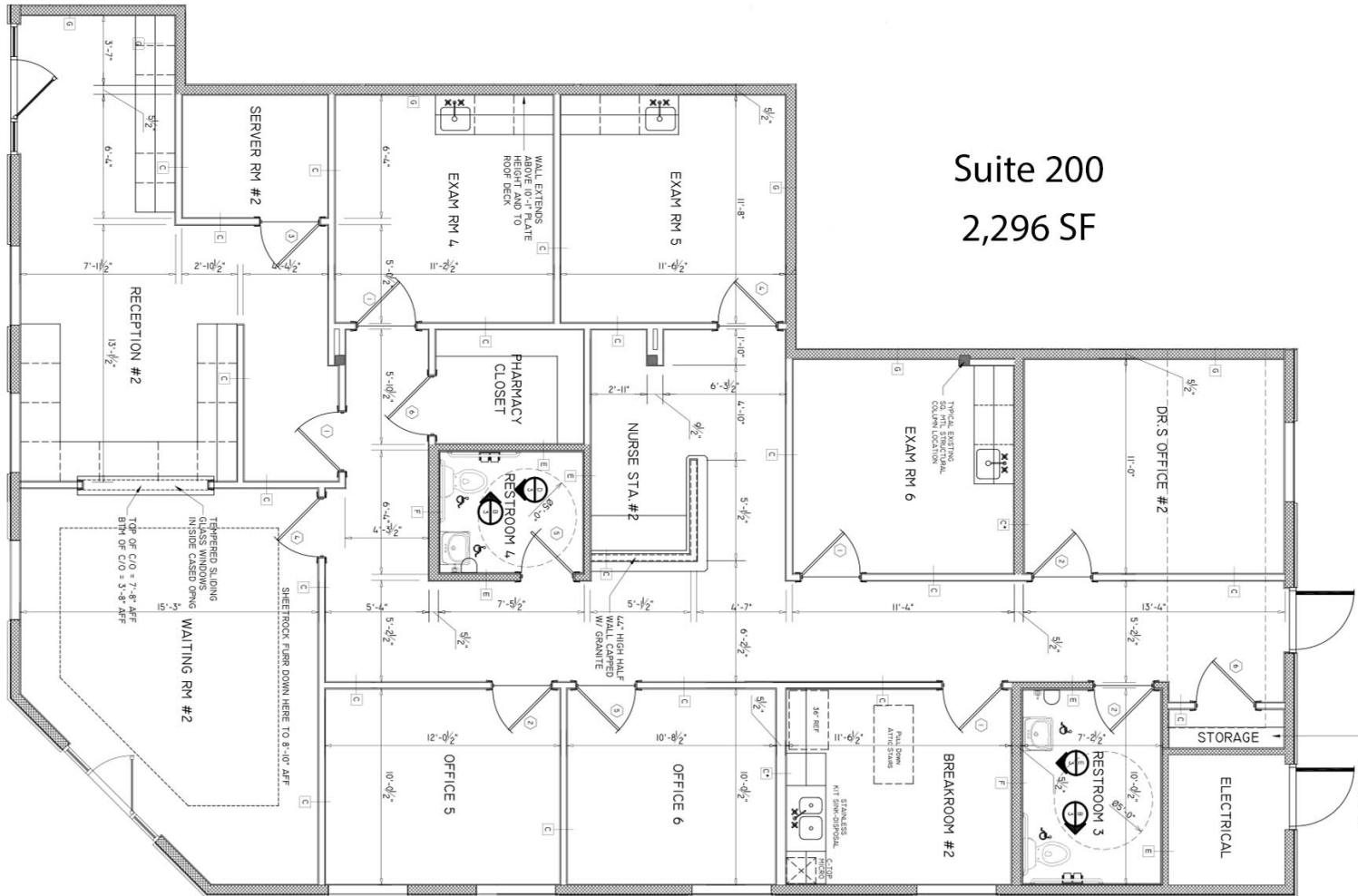
Preston Taylor
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📍 **Appian Commercial Realty**
6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE/MEDICAL SPACE FOR LEASE

Office/Medical Space
8865 Synergy Dr #200
McKinney, TX 75071

Floor Plan



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PROPERTY DETAILS

- | | |
|--|--|
| <ul style="list-style-type: none">• Price: \$27.00 NNN• Property Type: Medical 2nd Generation• Available SF: 2,296 SF• Address: 8865 Synergy Drive• City: McKinney | <ul style="list-style-type: none">• County: Collin• Cross Street: Custer Rd & Stonebridge Dr• Traffic Counts: 32,783 CPD <small>(City of McKinney 2021 Traffic Count Map)</small>• Property Status: Existing• Building Size: 5,095 SF |
|--|--|

PROPERTY INFORMATION


Discovery this prime commercial opportunity at 8865 Synergy Dr, McKinney, TX 75070, located on the SE corner of Custer Road and Stonebridge Drive in the heart of West McKinney. This property offers excellent visibility and accessibility in a high-growth area. Just minutes from the entrance of Stonebridge Ranch Community, this location is ideal for medical, office, or professional businesses looking to establish a presence in one of McKinney's most sought-after commercial corridors. McKinney has been recognized as one of the fastest growing cities in the U.S., with a population estimated at 214,000 and an average household income of \$134,813. Don't miss this opportunity to position your business for success!

*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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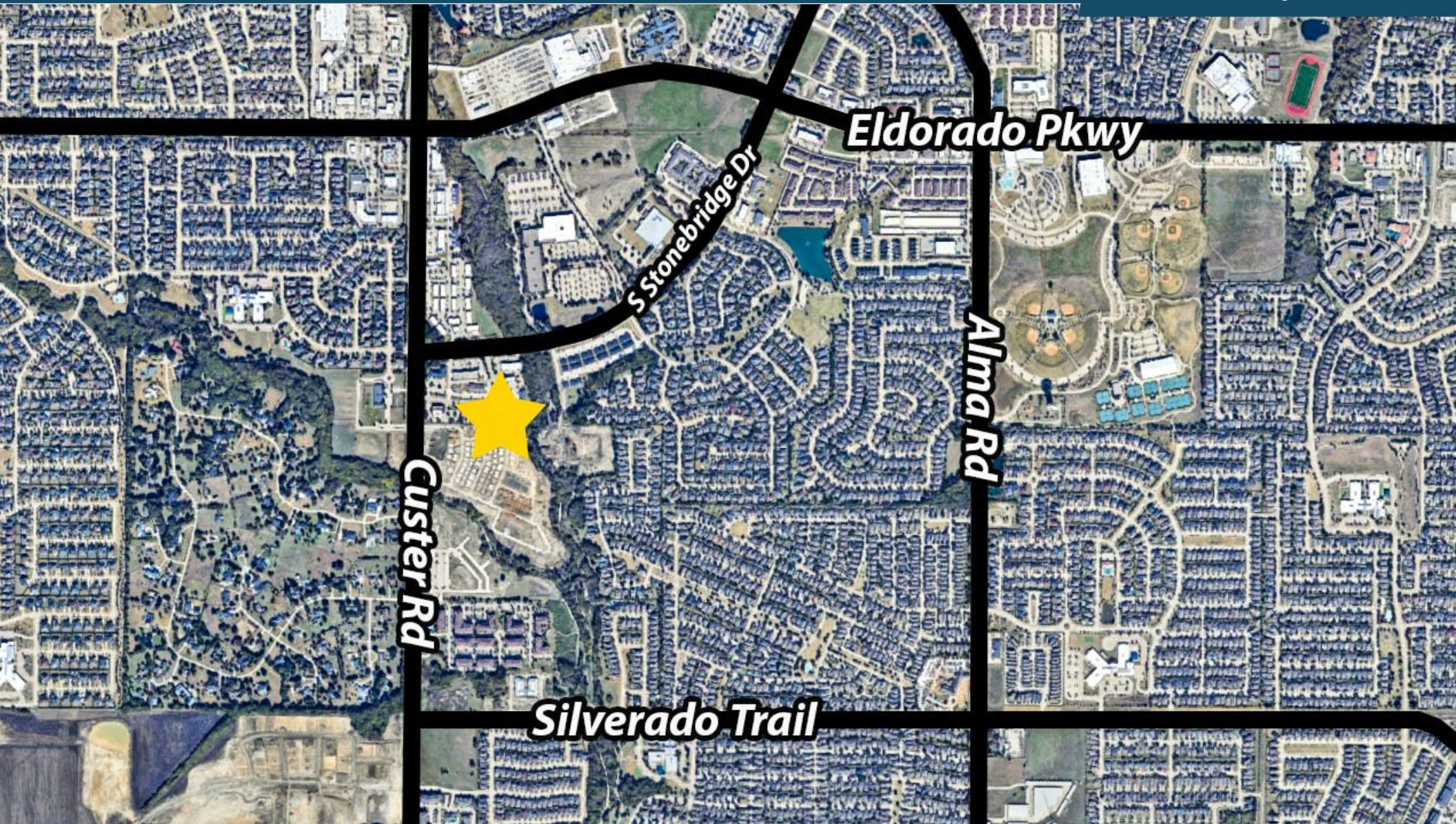
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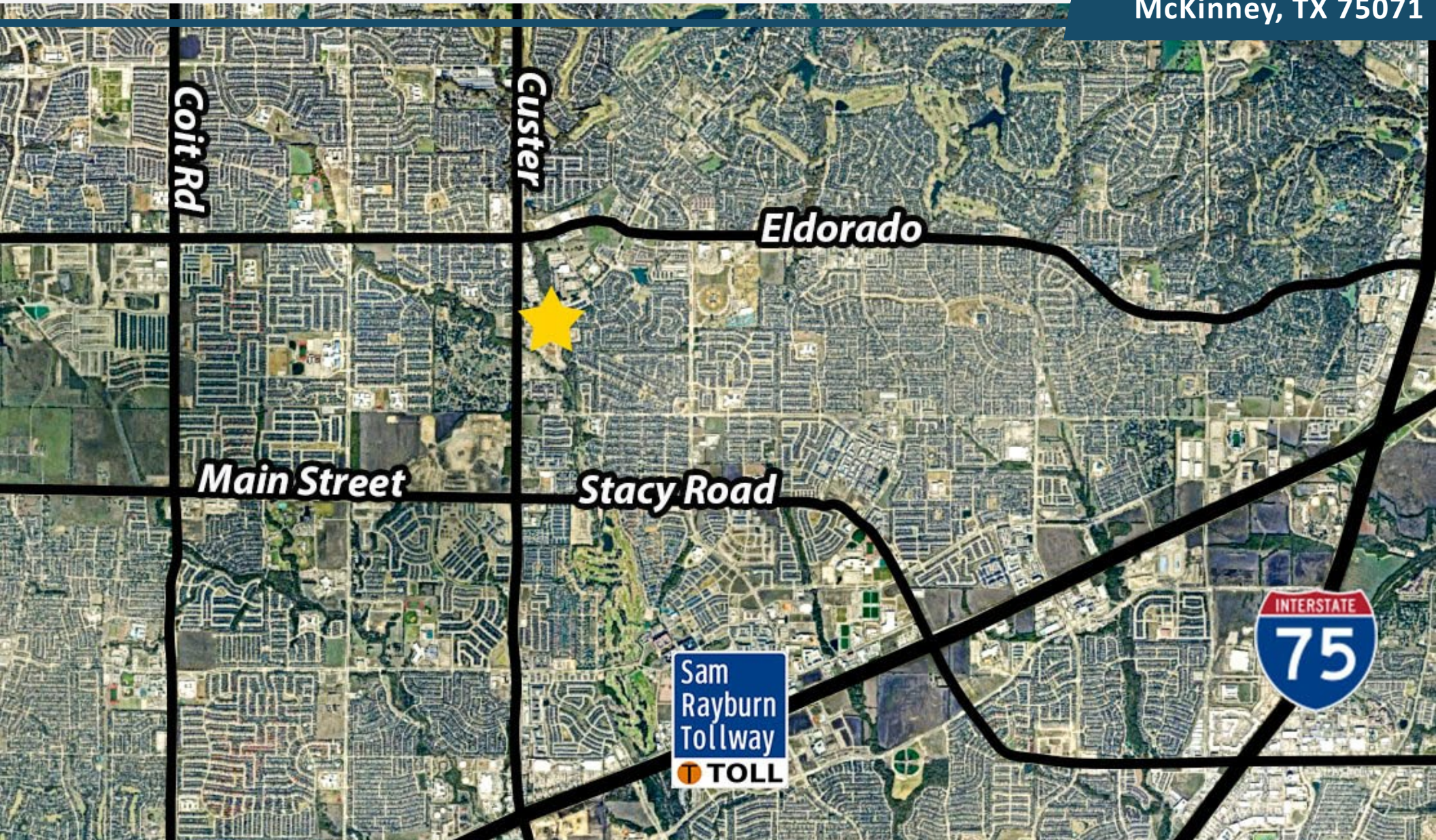
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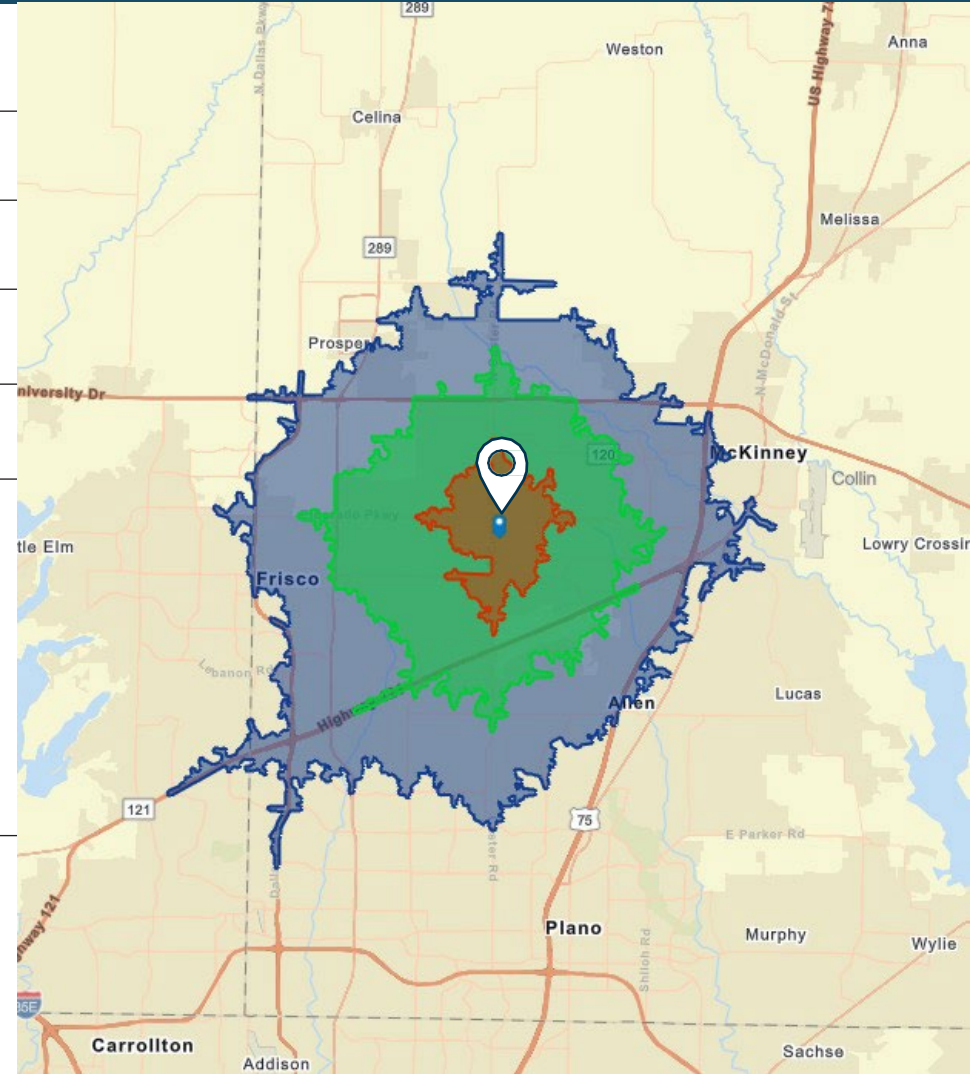
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DEMOGRAPHICS

2024 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	38,902	213,474	449,374
Households	12,483	70,754	159,421
Families	9,872	55,124	116,972
Average Household Size	3.10	3.01	2.81
Owner Occupied Housing Units	8,858	49,249	98,776
Renter Occupied Housing Units	3,625	21,505	60,645
Median Age	37.1	36.5	37.1
Median Household Income	\$153,682	\$150,926	\$137,361
Average Household Income	\$188,028	\$184,418	\$175,001



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DEMOGRAPHIC SUMMARY

8865 Synergy Dr, Mckinney, Texas, 75070
 Drive time of 5 minutes

KEY FACTS

38,902

Population



12,483

Households

37.1

Median Age

\$119,807

Median Disposable Income

EDUCATION

1.7%

No High School Diploma



11.1%

High School Graduate



23.2%

Some College/
Associate's Degree



64.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$153,682

Median Household Income



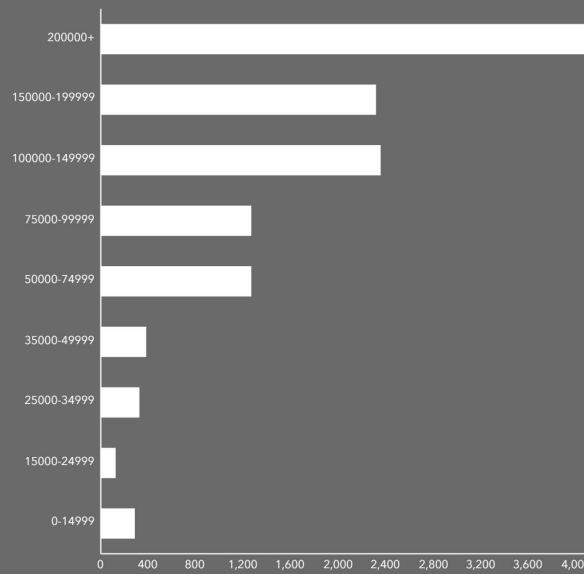
\$61,527

Per Capita Income

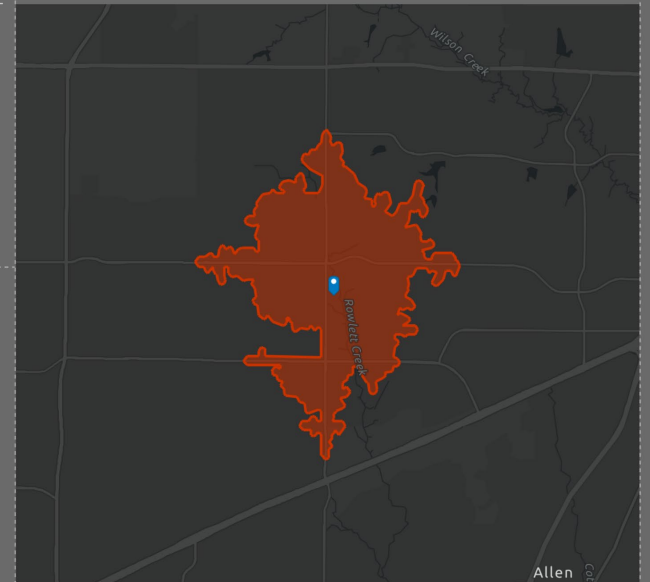


\$636,873

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

85.9%



Blue Collar

8.4%



Services

6.6%

3.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

DEMOGRAPHIC SUMMARY

8865 Synergy Dr, Mckinney, Texas, 75070

Drive time of 10 minutes

KEY FACTS

213,474

Population



70,754

Households

36.5

Median Age

\$117,353

Median Disposable Income

EDUCATION

1.9%

No High School Diploma



10.0%

High School Graduate



19.8%

Some College/
Associate's Degree



68.2%

Bachelor's/Grad/
Prof Degree

INCOME



\$150,926

Median Household Income



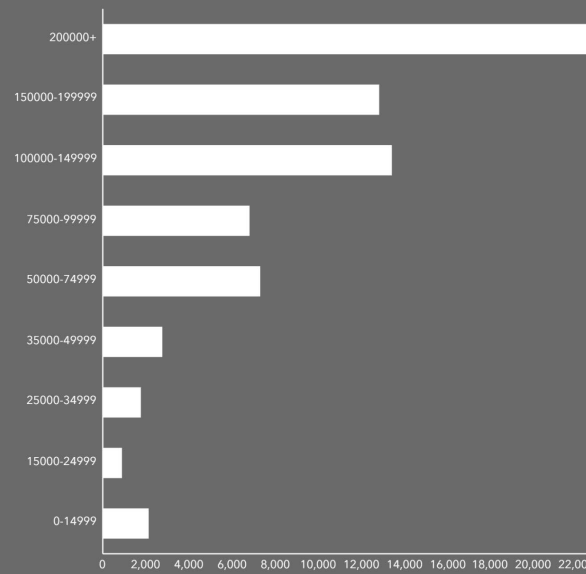
\$61,141

Per Capita Income

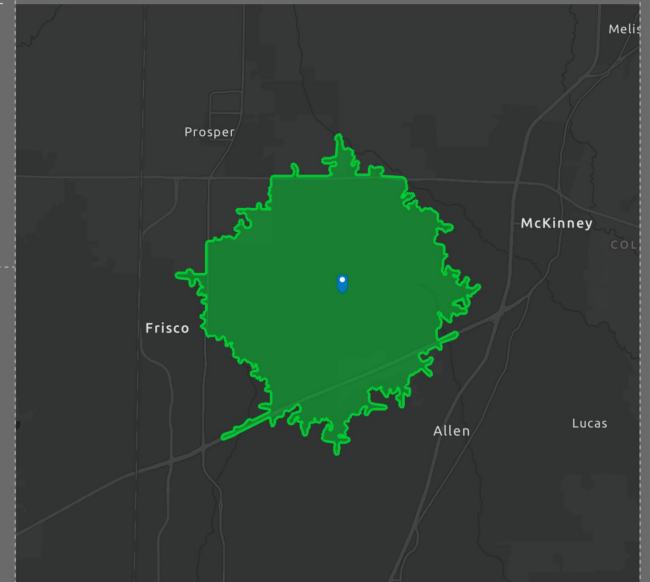


\$588,412

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

84.2%



Blue Collar

7.8%



Services

8.9%

3.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

DEMOGRAPHIC SUMMARY

8865 Synergy Dr, Mckinney, Texas, 75070
 Drive time of 15 minutes

KEY FACTS

449,374

Population



159,421

Households

37.1

Median Age

\$110,688

Median Disposable Income

EDUCATION

2.5%

No High School Diploma



10.9%

High School Graduate



20.4%

Some College/
Associate's Degree



66.2%

Bachelor's/Grad/
Prof Degree

INCOME



\$137,361

Median Household Income



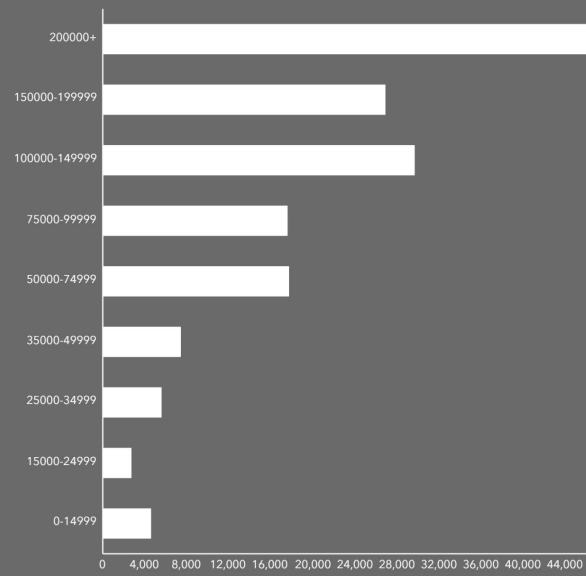
\$62,042

Per Capita Income

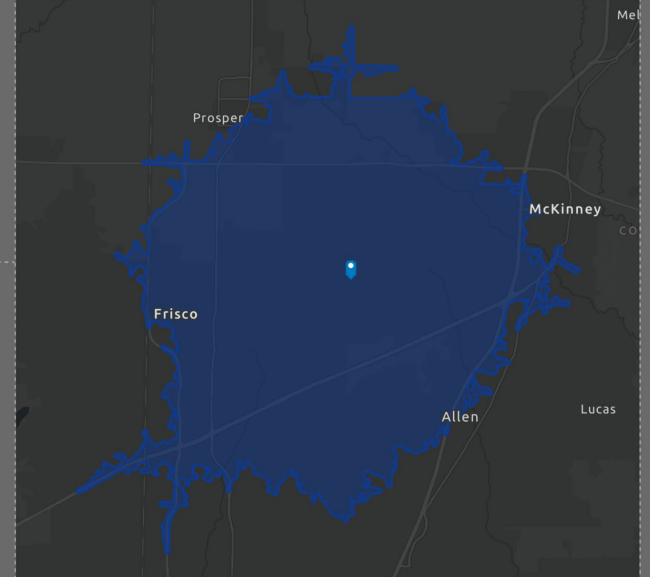


\$490,501

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

83.7%



Blue Collar

8.0%



Services

9.4%

3.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri



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