

OFFICE/MEDICAL SPACE FOR SALE \$3,400,000 8,711 SF

1650 N Lake Forest Dr.

McKinney, Texas



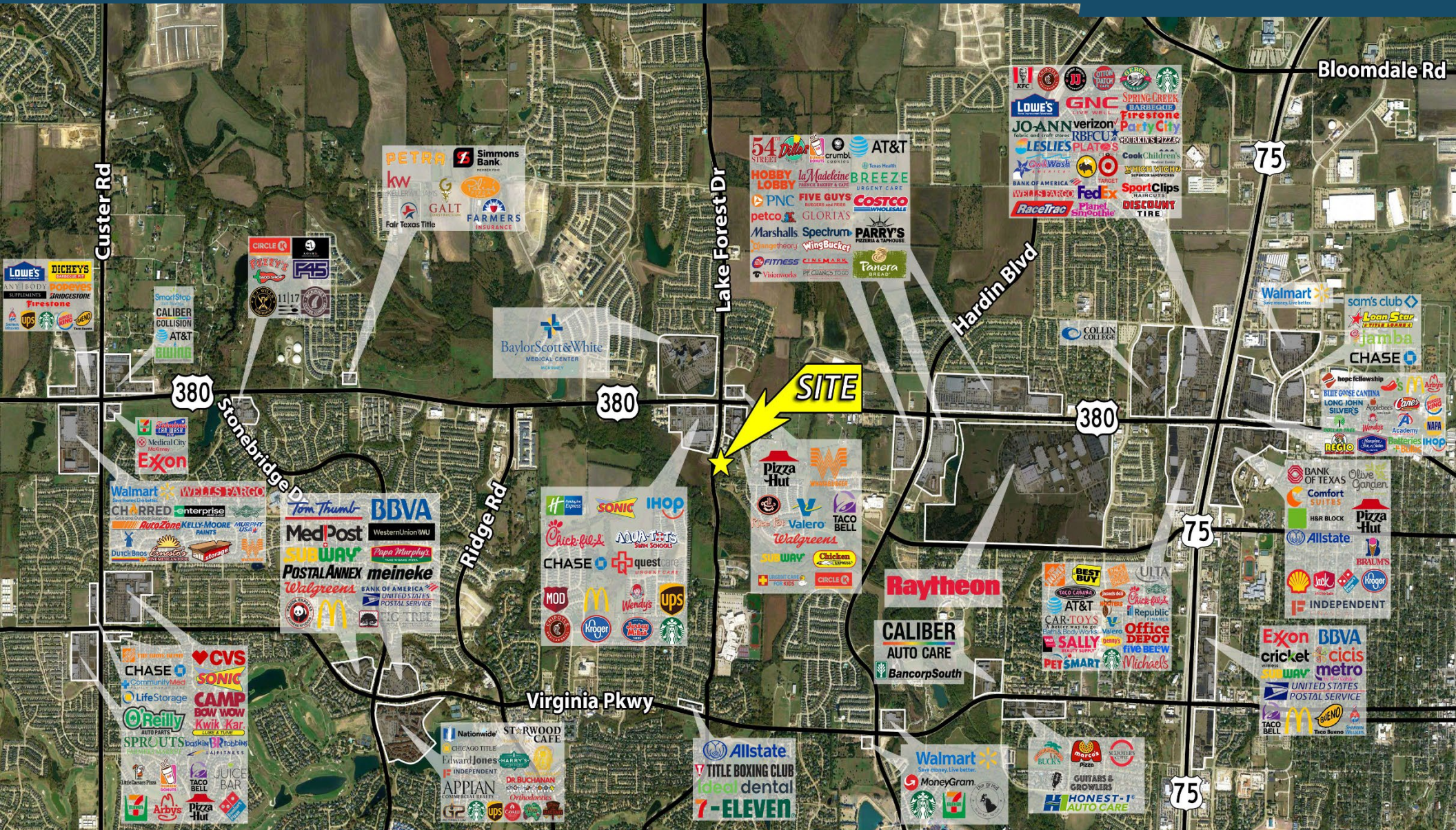
APPIAN
COMMERCIAL REALTY

Ray Eckenrode, CCIM, SIOR
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🌐 Ray@AppianCommercial.com

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


OFFICE/MEDICAL SPACE FOR SALE

Office Space
1650 N Lake Forest Dr
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PROPERTY DETAILS

- **Price:** \$3,400,000
- **Current Cap Rate:** 6.2%
- **Pro Forma Cap Rate:** 7.3%
- **Property Type:** Office/Medical Office
- **Address:** 1650 N Lake Forest Drive
- **City:** McKinney

- **County:** Collin
- **Building Size:** 8,771 SF
- **Vacant SF:** 1,396 SF
- **Date Available:** Immediate
- **Cross Street:** Hwy 380 & Lake Forest Drive
- **Property Status:** Existing

PROPERTY INFORMATION

Located just off the U.S. 380 growth corridor, 1650 Lake Forest offers high-visibility office and medical space in the heart of McKinney—one of the fastest-growing cities in the U.S. Positioned directly across from Baylor Scott & White Medical Center, this site is ideal for healthcare providers and professional services.

Surrounded by major retailers like Costco, Kroger, Walgreens, Starbucks, and Chick-fil-A, the location offers daily convenience for clients and staff. With a population of approximately 224,000 and an average household income of \$134,813, McKinney provides exceptional demographics, visibility, and access in a vibrant commercial hub.



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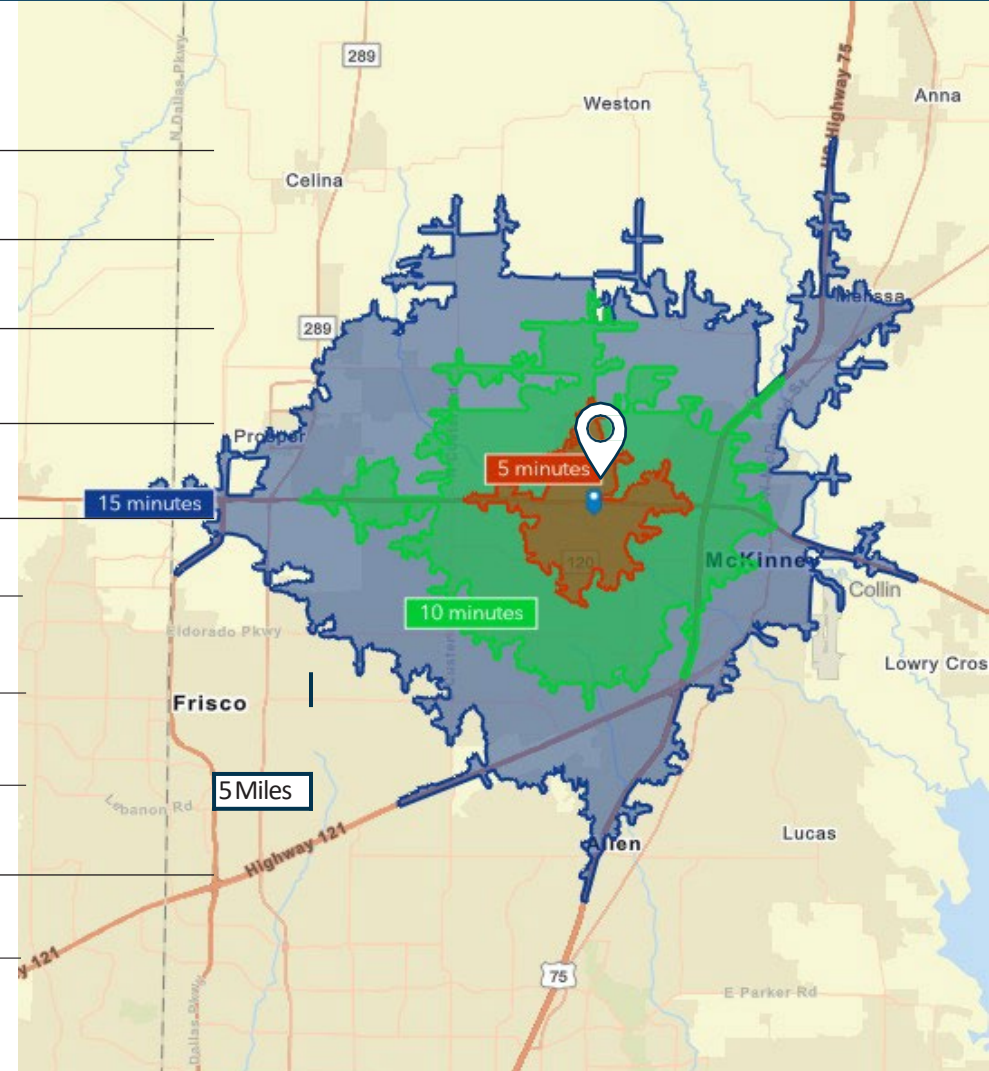
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DEMOGRAPHICS

2024 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	24,037	118,646	291,956
Households	7,688	40,601	98,556
Families	6,332	31,810	75,836
Average Household Size	3.10	2.91	2.94
Owner Occupied Housing Units	5,795	29,642	67,737
Renter Occupied Housing Units	1,893	10,959	30,819
Median Age	36.6	38.4	36.5
Median Household Income	\$138,591	\$134,877	\$137,600
Average Household Income	\$161,493	\$171,408	\$173,989



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Appian Commercial Realty LLC</u>	<u>579746</u>	<u>appiancommercial@gmail.com</u>	<u>(972)562-9988</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Ray Eckenrode</u>	<u>506389</u>	<u>ray@appiancommercial.com</u>	<u>(972)562-9988</u>
Designated Broker of Firm	License No.	Email	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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-1

OWNER: _____ **Date:** _____

EXCLUSIVE LISTING AGREEMENT

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

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Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

1402 S Center

DEMOGRAPHIC SUMMARY

1650 N Lake Forest Dr, McKinney, Texas, 75071
Drive time of 5 minutes

KEY FACTS

24,037

Population



7,688

Households

36.6

Median Age

\$108,793

Median Disposable Income

EDUCATION

3.6%

No High School Diploma



16.7%

High School Graduate



24.7%

Some College/
Associate's Degree



55.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$138,591

Median Household Income



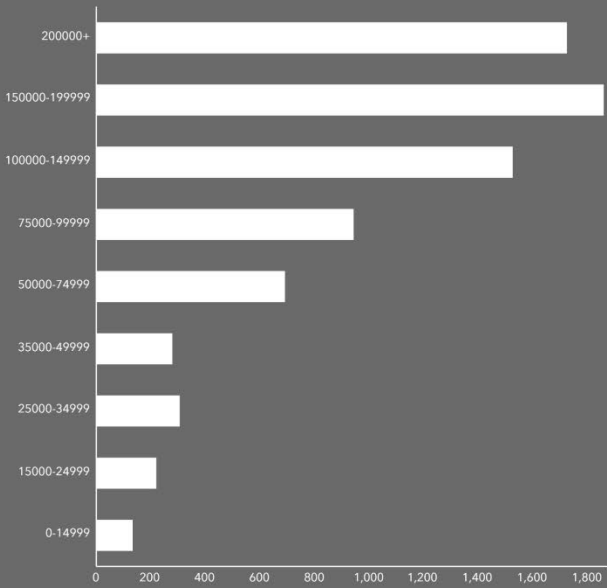
\$52,008

Per Capita Income

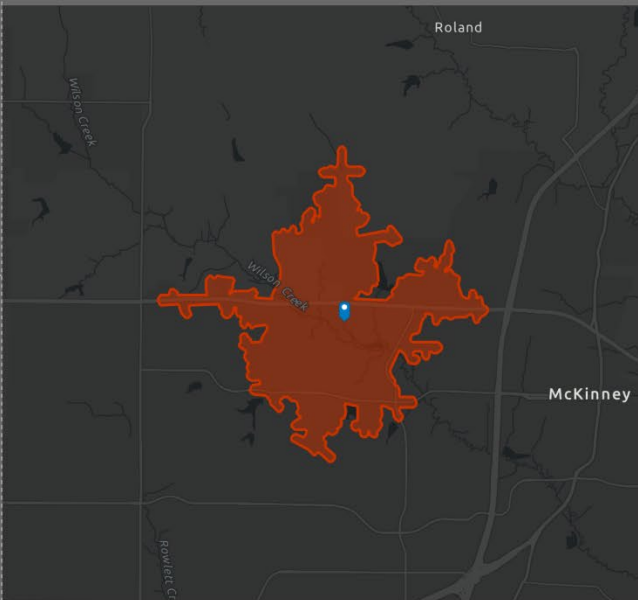


\$565,305

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

79.9%



Blue Collar

10.5%



Services

11.1%

1.8%

Unemployment Rate

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

DEMOGRAPHIC SUMMARY

1650 N Lake Forest Dr, McKinney, Texas, 75071

Drive time of 10 minutes

KEY FACTS

118,646

Population



40,601

Households

38.4

Median Age

\$109,124

Median Disposable Income

EDUCATION

2.9%

No High School Diploma



14.0%

High School Graduate



25.6%

Some College/
Associate's Degree



57.6%

Bachelor's/Grad/
Prof Degree

INCOME



\$134,877

Median Household Income



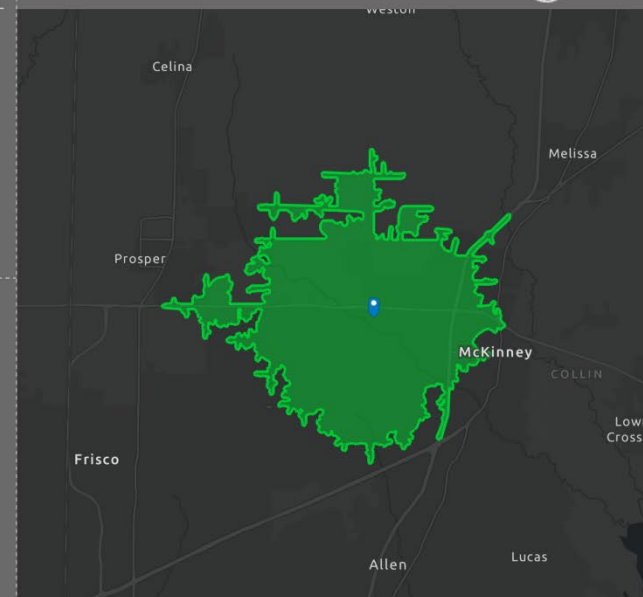
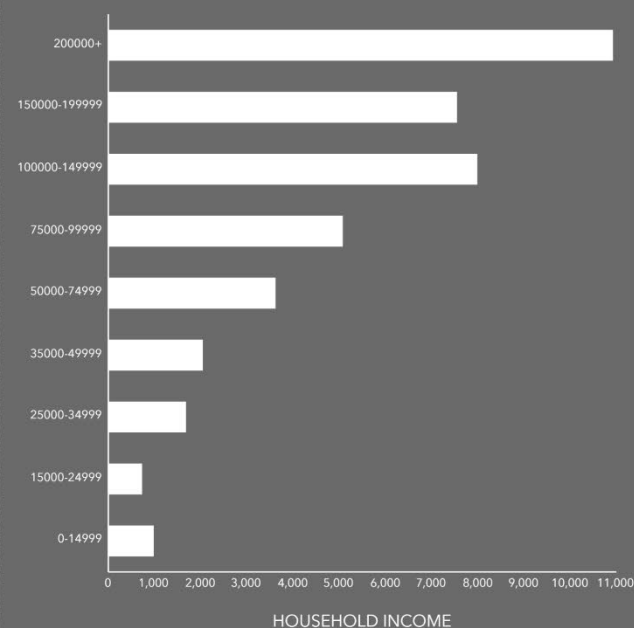
\$58,795

Per Capita Income



\$587,419

Median Net Worth



EMPLOYMENT



White Collar

79.6%



Blue Collar

10.6%



Services

10.9%

3.0%

Unemployment Rate

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

DEMOGRAPHIC SUMMARY

1650 N Lake Forest Dr, McKinney, Texas, 75071

Drive time of 15 minutes

KEY FACTS

291,956

Population



98,556

Households

36.5

Median Age

\$110,615

Median Disposable Income

EDUCATION

3.7%

No High School Diploma



13.7%

High School Graduate



23.0%

Some College/
Associate's Degree



59.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$137,600

Median Household Income



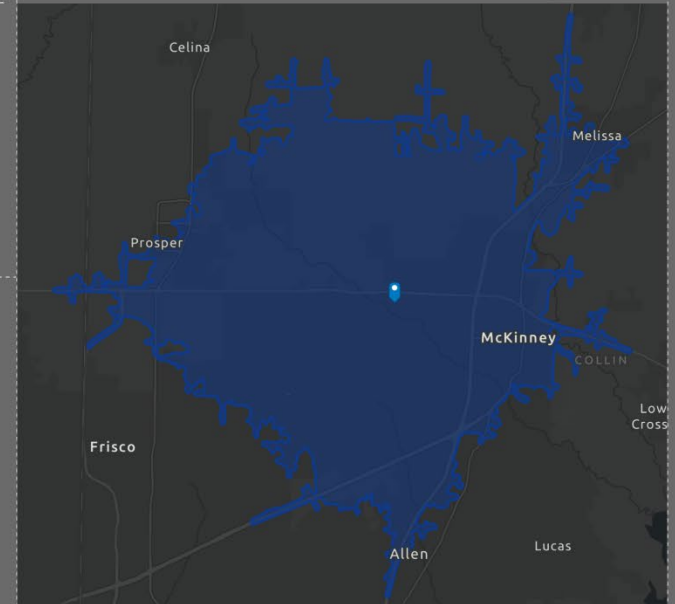
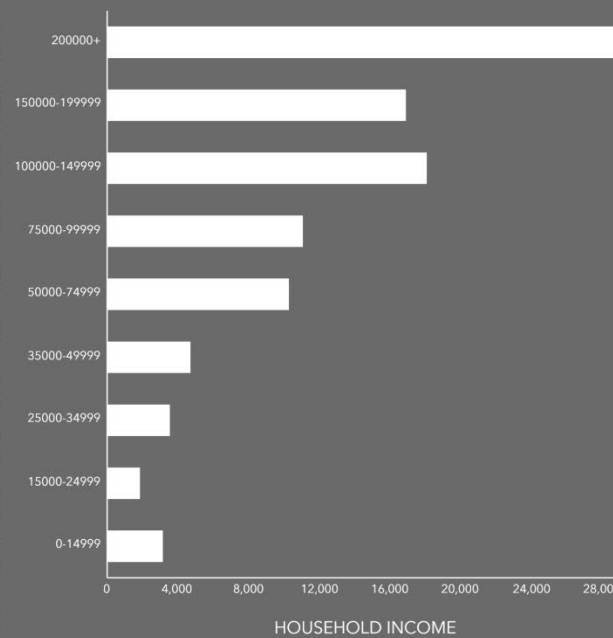
\$58,668

Per Capita Income



\$546,758

Median Net Worth



EMPLOYMENT



White Collar

80.2%



Blue Collar

10.7%



Services

10.4%

3.1%

Unemployment Rate

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