

Leasing Opportunity

- **Available SF** 1,497 RSF
- **Lease Rate** \$32 NNN
- **Condition** 2nd Generation
- **Date Available** October 1st, 2026

Building Information

- **Building Size** 77,000 SF
- **CAF** 15.6%
- **Year Built** 2016
- **Parking** 1/181 SF
- **Tenant Signage** Monument



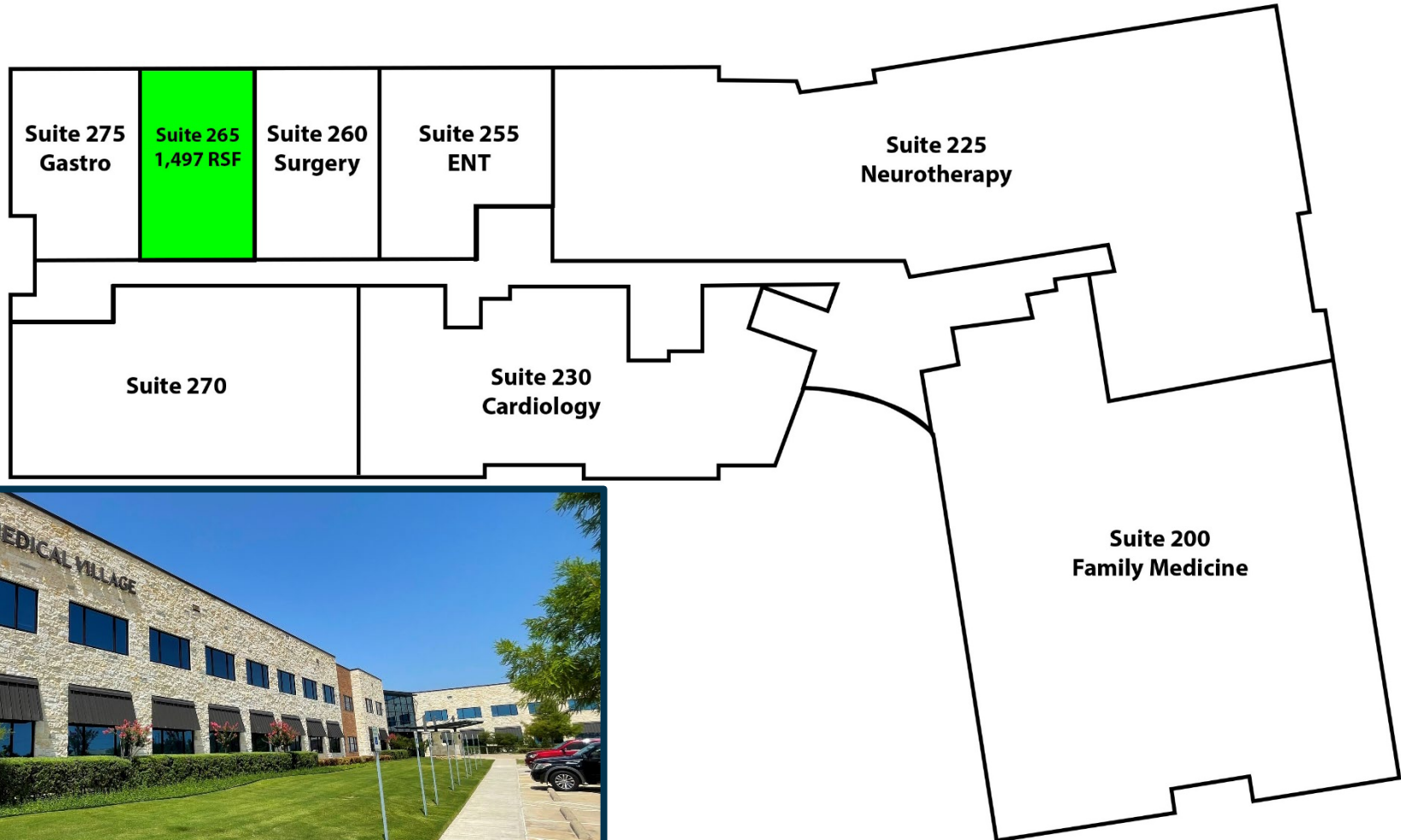
Available

- **Suite 265 – 1,497 RSF – 2nd Gen Fully Furnished Medical Office**

MEDICAL OFFICE FOR LEASE

2nd Gen Medical Office
7300 Eldorado Pkwy
McKinney, TX 75070

2nd Floor Plan



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Ray Eckenrode, CCIM, SIOR
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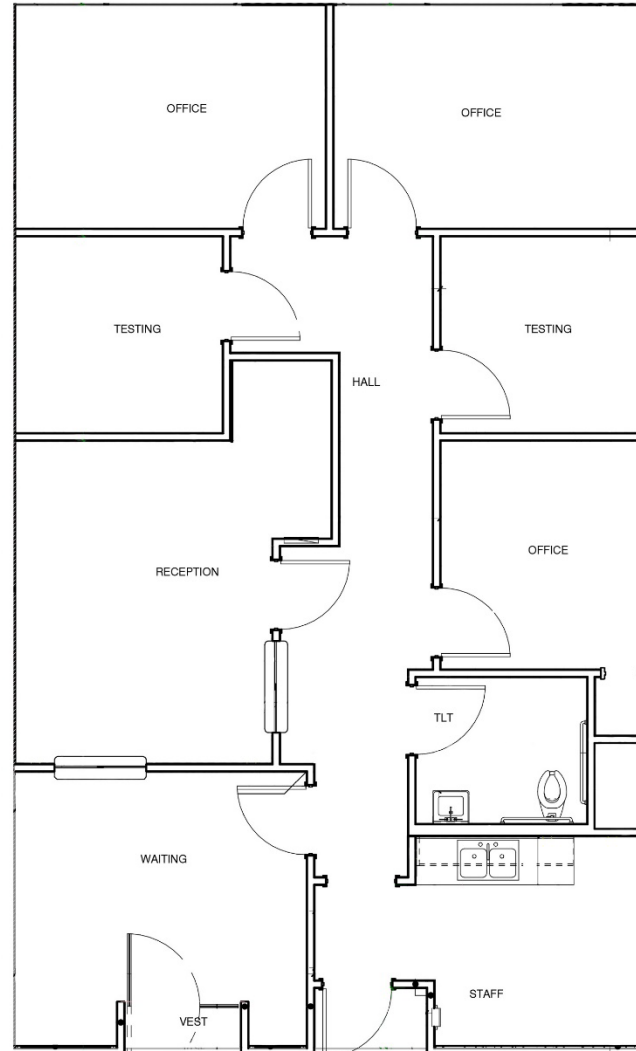
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MEDICAL OFFICE FOR LEASE

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Suite 265 Floor Plan

7300 Eldorado Pkwy Ste 265
McKinney, TX 75070
1,497 RSF



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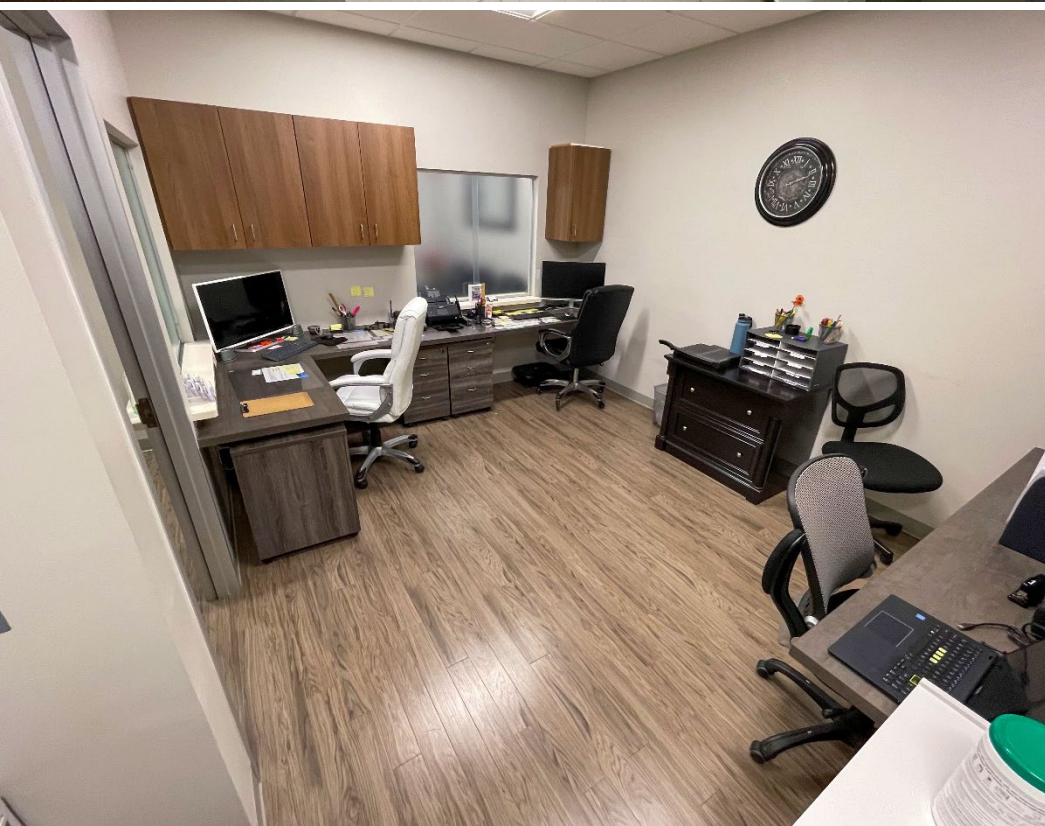


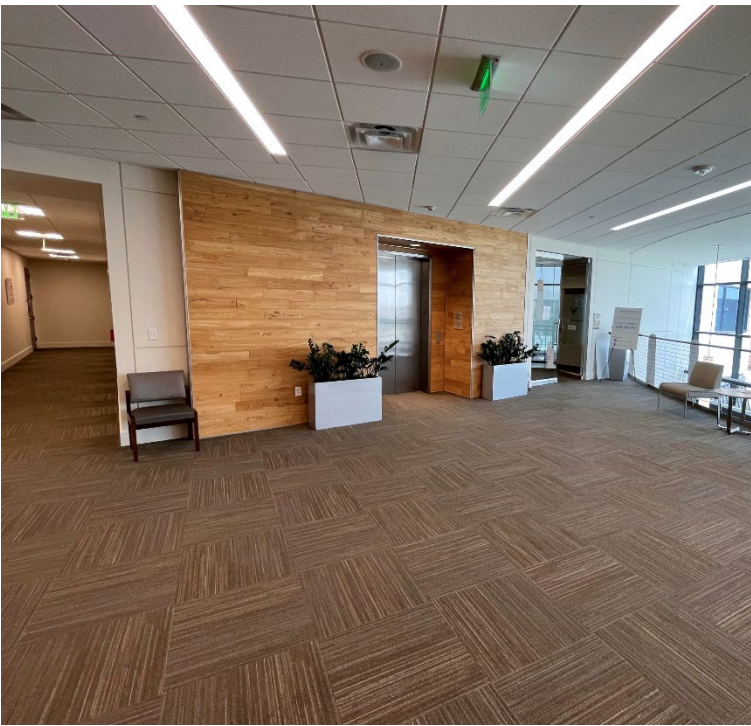
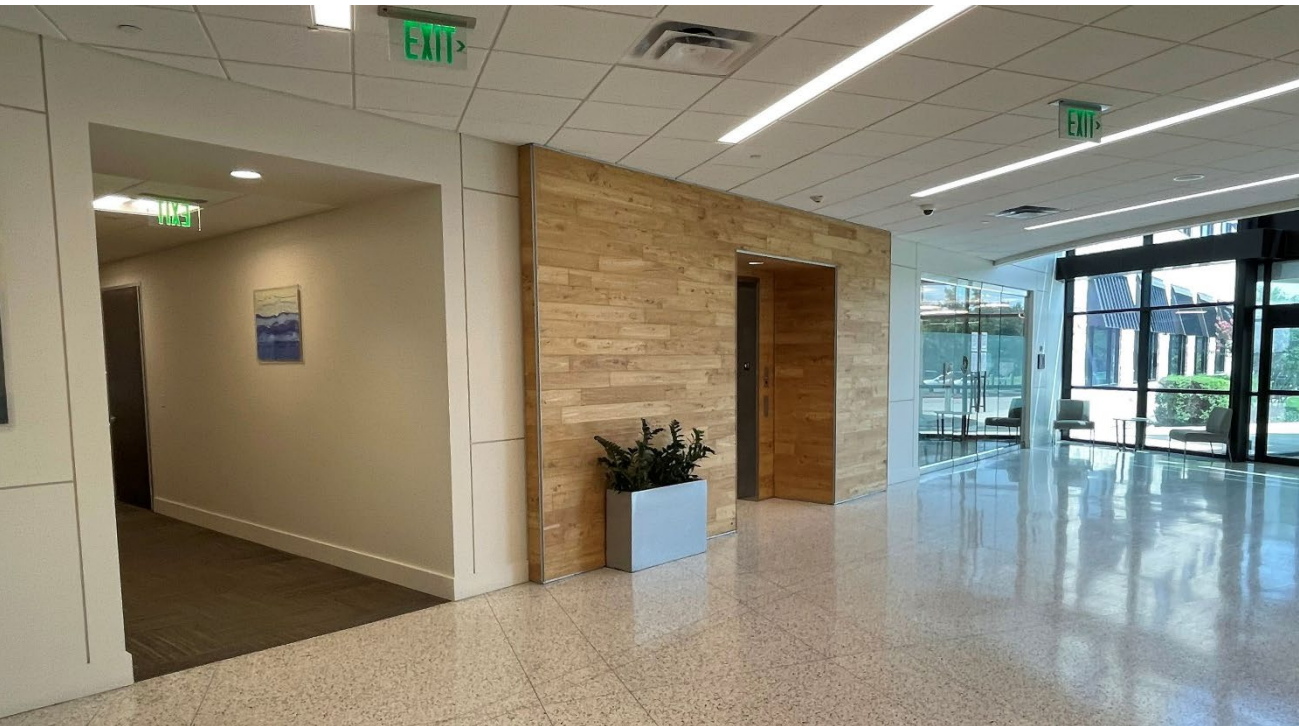
Suite 265





Suite 265





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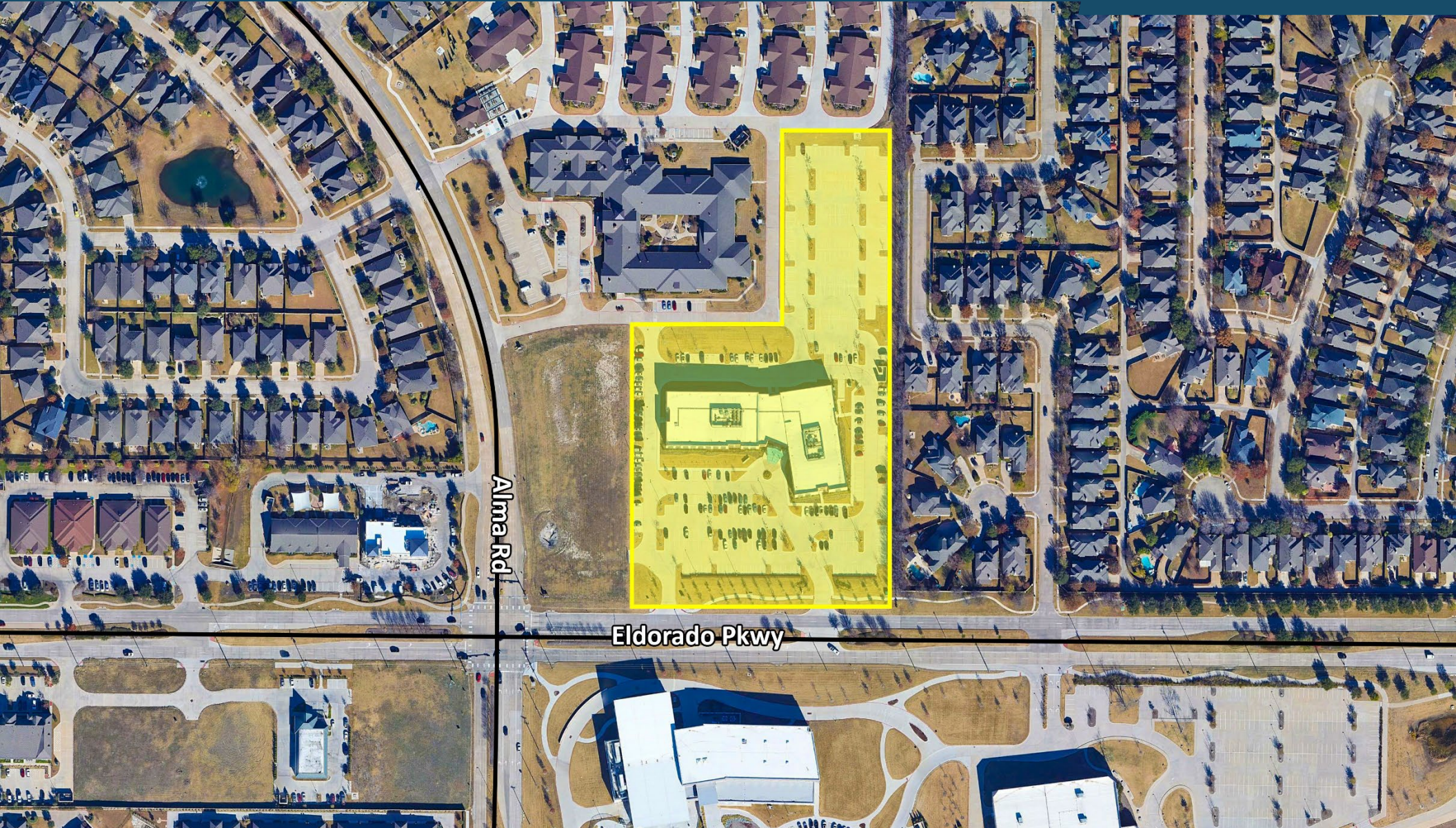
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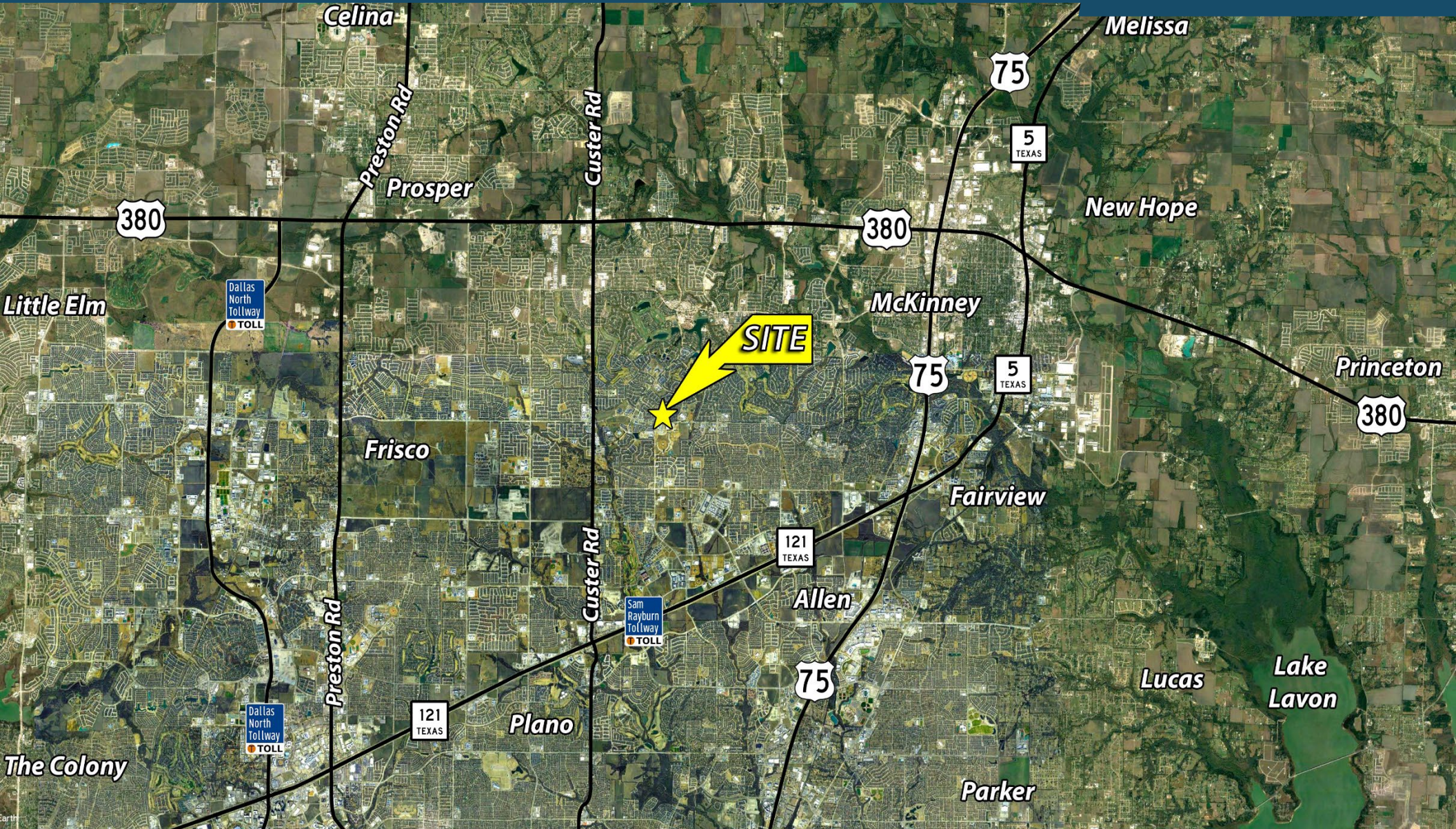
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PROPERTY DETAILS

- | | |
|--|--|
| <ul style="list-style-type: none">• Price: \$32 NNN• Property Type: Medical Office• Available SF: 1,497 RSF• Condition: 2nd Gen Medical Office• Address: 7300 Eldorado Pkwy• City: McKinney | <ul style="list-style-type: none">• County: Collin• Cross Street: Eldorado Pkwy & Alma Rd• Property Status: Existing• Traffic Count: 23,282 VPD <small>(City of McKinney 2021 Traffic Count Map)</small>• Building Size: 77,000 SF• Parking: 1/181 SF |
|--|--|


PROPERTY INFORMATION

This property is located in the master-planned development of Stonebridge Ranch, on the NE corner of the Eldorado Parkway and Alma Rd intersection in McKinney, TX. McKinney has been recognized as one of the fastest-growing cities in the U.S. with a population estimated at 235,000 with an average household income of \$134,813. This building is centrally located between multiple hospitals including Methodist, Medical City, Baylor Scott & White, and Texas Health Presbyterian. Onsite specialties include Family Medicine, Orthopedics, Physical Medicine, Physical Therapy & Rehabilitation, Gastroenterology, Cardiology, General Surgery, Neuropsychology, Dermatology, Allergy/Ear/Nose/Throat, Ophthalmology, Neurology, Psychiatry, Electrophysiology, and Nephrology. The building also includes two onsite conference centers for tenant use.



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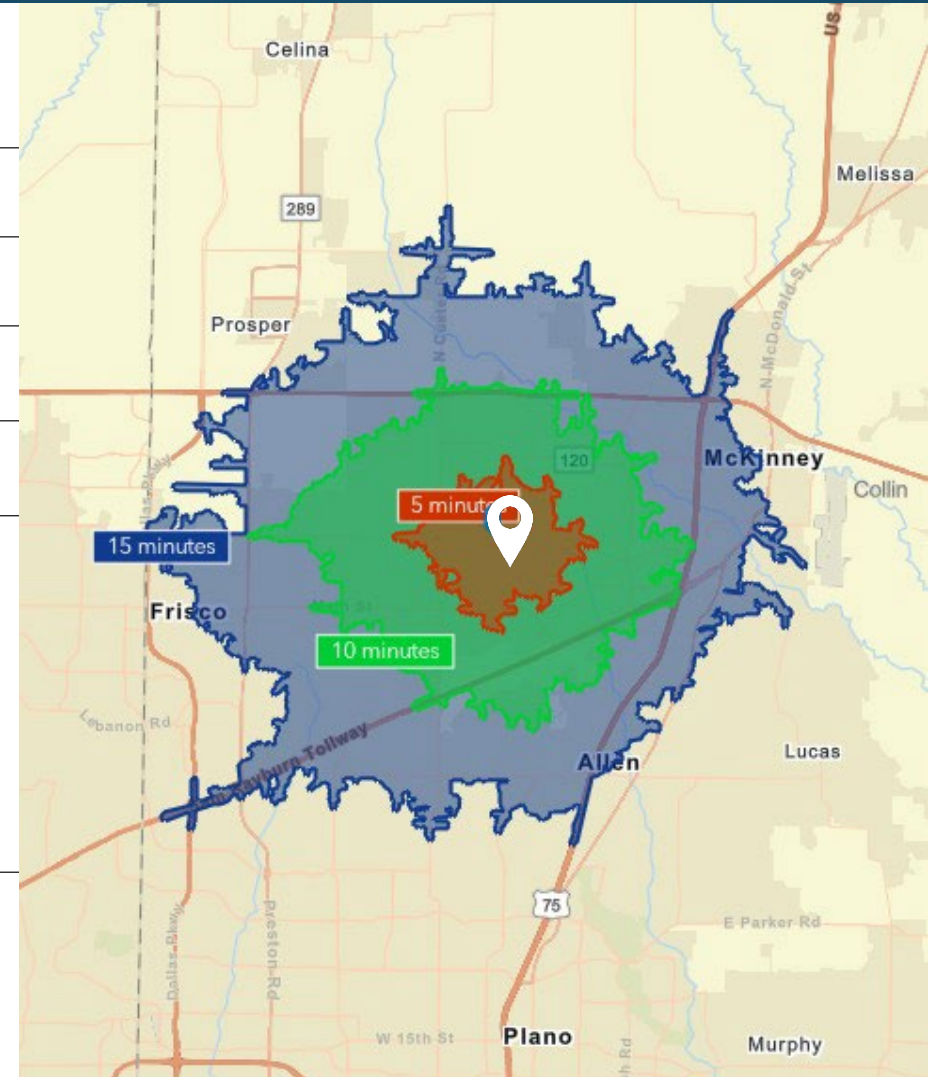
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MEDICAL OFFICE FOR LEASE

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DEMOGRAPHICS

2025 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	35,097	178,620	382,609
Households	11,627	60,424	133,851
Families	9,119	46,716	100,813
Average Household Size	3.00	2.95	2.85
Owner Occupied Housing Units	8,533	41,938	86,769
Renter Occupied Housing Units	3,094	18,486	47,082
Median Age	37.3	36.9	37.2
Median Household Income	\$148,206	\$153,349	\$147,579
Average Household Income	\$184,306	\$188,931	\$182,939



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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.

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

Preston Taylor

Sales Agent/Associate's Name

License No.

734185

License No.

Email

preston@appiancomercial.com

Email

Phone

(972)562-9988

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

DEMOGRAPHIC SUMMARY

7300 Eldorado Pkwy, Mckinney, Texas, 75070 3

Drive time of 5 minutes

KEY FACTS

35,097

Population



11,627

Households

37.3

Median Age

\$119,675

Median Disposable Income

EDUCATION

2.1%

No High School Diploma



11.4%

High School Graduate



23.2%

Some College/
Associate's Degree



63.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$148,206
Median Household Income

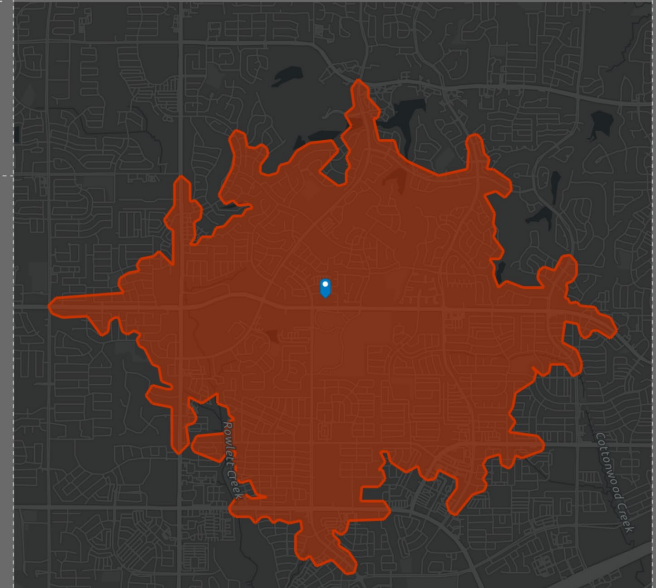
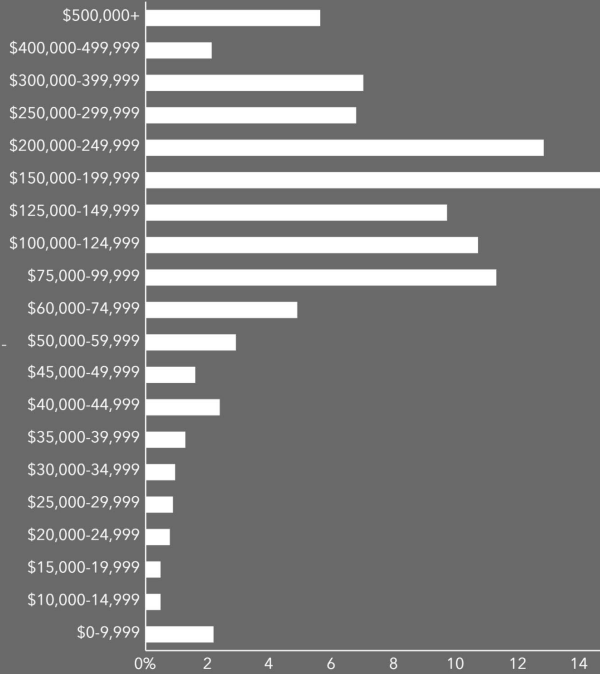


\$62,639
Per Capita Income



\$659,156
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

82.0%

White Collar

8.1%

Blue Collar

10.7%

Services

3.8%

Unemployment Rate

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

DEMOGRAPHIC SUMMARY

7300 Eldorado Pkwy, McKinney, Texas, 75070 3

Drive time of 10 minutes

KEY FACTS

178,620

Population



60,424

Households

36.9

Median Age

\$122,172

Median Disposable Income

EDUCATION

1.9%

No High School Diploma



10.3%

High School Graduate



21.6%

Some College/
Associate's Degree



66.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$153,349
Median Household Income

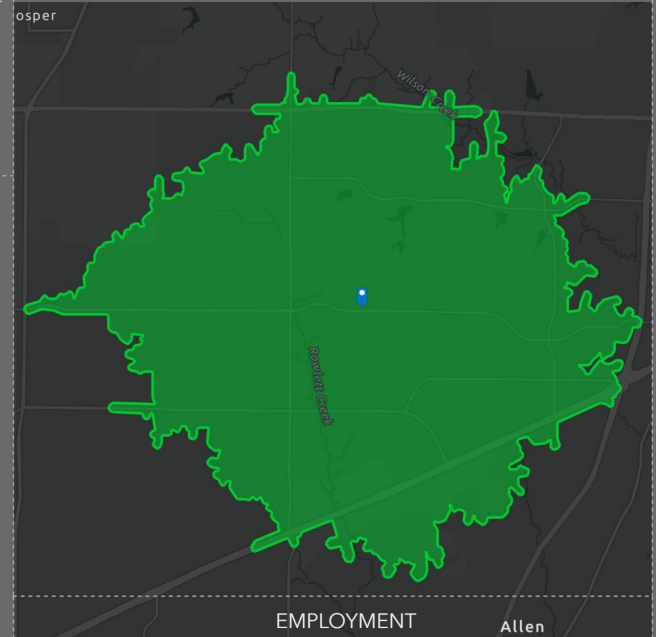
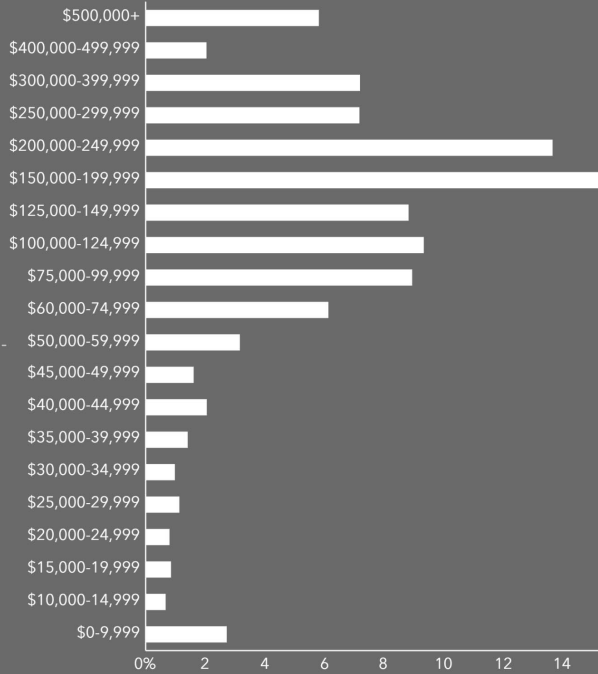


\$64,164
Per Capita Income



\$634,505
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

83.0%

White Collar

8.5%

Blue Collar

9.6%

Services

3.1%

Unemployment Rate

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DEMOGRAPHIC SUMMARY

7300 Eldorado Pkwy, McKinney, Texas, 75070 3

Drive time of 15 minutes

KEY FACTS

382,609

Population



133,851

Households

37.2

Median Age

\$117,771

Median Disposable Income

EDUCATION

2.8%

No High School Diploma



11.4%

High School Graduate



21.3%

Some College/
Associate's Degree



64.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$147,579
Median Household Income

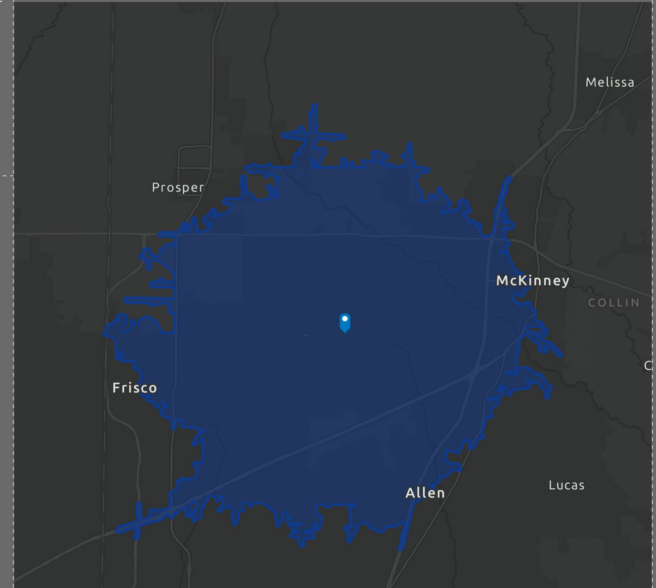
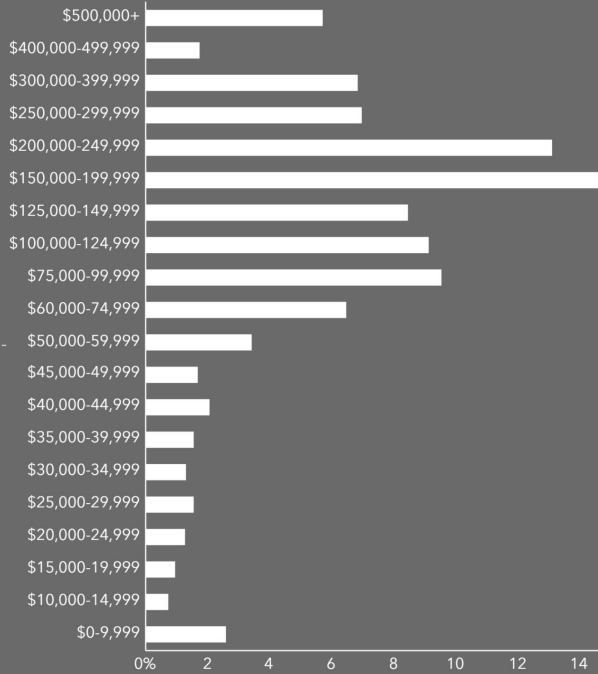


\$63,995
Per Capita Income



\$550,221
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

82.7%

White Collar

8.9%

Blue Collar

9.7%

Services

3.0%

Unemployment Rate

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