

OFFICE/MEDICAL FOR LEASE

\$3,900/mo | 1,176 SF


8751 Collin McKinney Pkwy #101

McKinney, TX 75070



APPIAN
COMMERCIAL REALTY

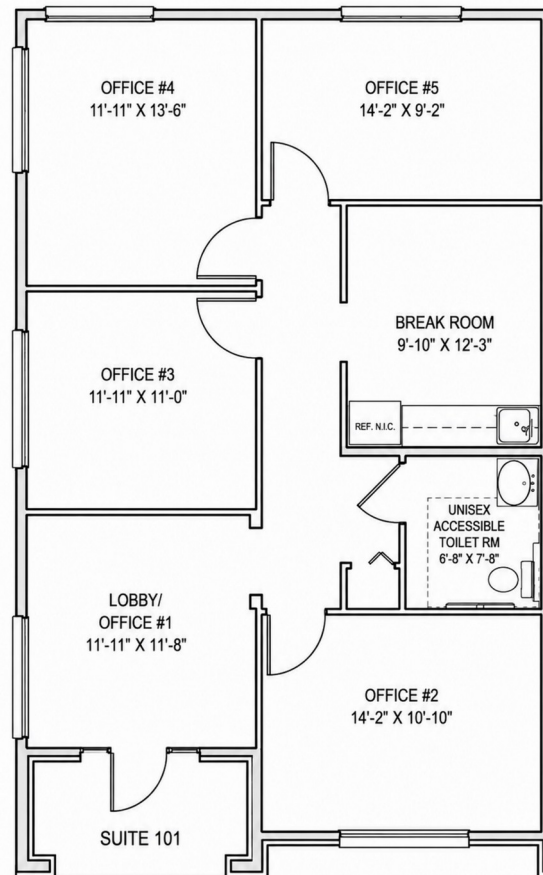
Ray Eckenrode, CCIM, SIOR
(972)562-9988
www.AppianCommercial.com

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

OFFICE/MEDICAL FOR LEASE

Office/Medical
8751 Collin McKinney
McKinney, TX 75070

Space Plan-Suite 101

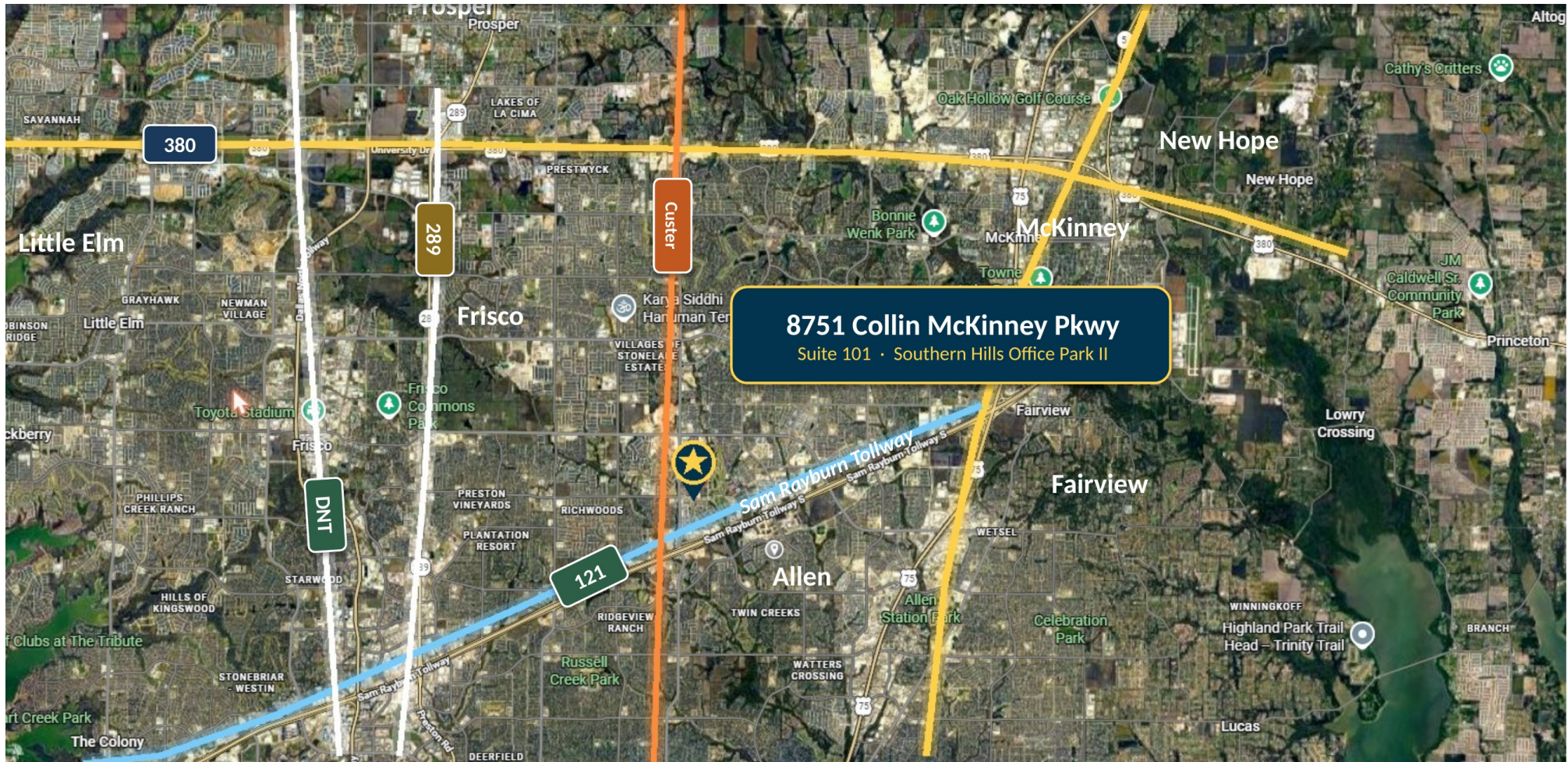


01 Typical Floor Plan
1/8"=1'-0"
0 1 2 3 4 5 10 20

OFFICE/MEDICAL FOR LEASE


Office/Medical
8751 Collin McKinney
McKinney, TX 75070

Area & Access Map



APPIAN
COMMERCIAL REALTY

Ray Eckenrode, CCIM, SIOR
(972)562-9988
www.AppianCommercial.com

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

OFFICE/MEDICAL FOR LEASE

Office/Medical
8751 Collin McKinney
McKinney, TX 75070

PROPERTY DETAILS

- **Lease Rate:** \$3,900/mo (Modified Gross)
- **Property Type:** Office/Medical
- **Available SF:** 1,176 SF
- **Address:** 8751 Collin McKinney Pkwy #101
- **City:** McKinney
- **County:** Collin



- **Cross Street:** Custer & Collin McKinney Pkwy
- **Built:** 2018
- **Property Status:** For Lease
- **Available:** July 1, 2026
- **Building Size:** 1,176 SF


PROPERTY INFORMATION

This professional office condominium sits in the heart of Craig Ranch, a 2,200-acre master-planned community at the crossroads of Custer Road and the Sam Rayburn Tollway (SH 121) in McKinney, where McKinney, Allen, Plano, and Frisco converge. The community is anchored by TPC Craig Ranch, the private championship course that hosts the PGA TOUR's CJ CUP Byron Nelson, and is wrapped by roughly 400 acres of parks and hike-and-bike trails. McKinney is consistently ranked among the fastest-growing cities in the United States, now home to more than 215,000 residents with a median household income of roughly \$124,000. Suite 101 offers immediate access to the Sam Rayburn Tollway, placing tenants and clients minutes from the dining, retail, and medical services along the 121 corridor, including The Shops at Craig Ranch. With an established professional and medical office base, the location pairs visibility and connectivity with the amenities of one of North Texas's premier mixed-use communities.

*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



Ray Eckenrode, CCIM, SIOR
 (972)562-9988
 www.AppianCommercial.com

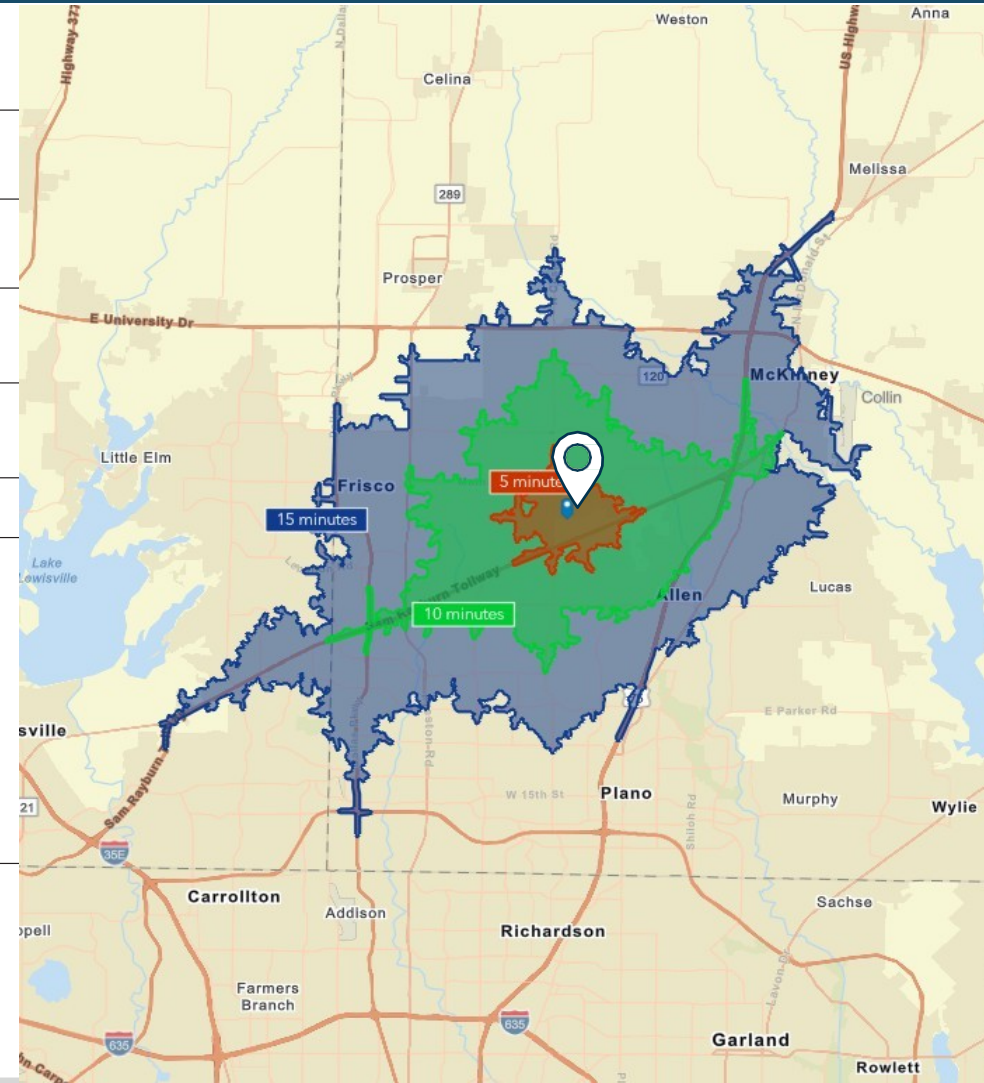
 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE/MEDICAL FOR LEASE

Office/Medical
8751 Collin McKinney
McKinney, TX 75070


DEMOGRAPHICS

2026 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	24,340	218,039	554,183
Households	9,745	75,612	207,592
Families	6,219	56,878	144,914
Average Household Size	2.50	2.88	2.66
Owner Occupied Housing Units	4,590	48,393	119,035
Renter Occupied Housing Units	5,155	27,219	88,557
Median Age	35.5	37.3	37.5
Median Household Income	\$135,459	\$153,287	\$130,455
Average Household Income	\$172,883	\$188,535	\$170,317



APPIAN
COMMERCIAL REALTY

Ray Eckenrode, CCIM, SIOR
(972)562-9988
www.AppianCommercial.com

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

DEMOGRAPHIC SUMMARY

8571 Collin McKinney Pkwy, McKinney, Texas, 75070

Drive time of 5 minutes



KEY FACTS

24,340

Population



9,745

Households

35.5

Median Age

\$109,758

Median Disposable Income

EDUCATION

1.3%

No High School Diploma



6.9%

High School Graduate



22.3%

Some College/
Associate's Degree



69.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$135,459

Median Household Income



\$68,005

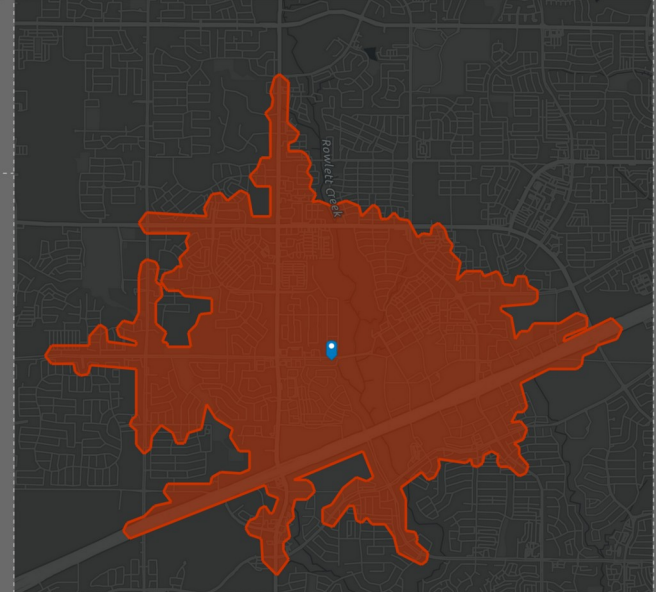
Per Capita Income



\$261,325

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

82.6%

White Collar



Blue Collar



Services

11.3%

7.9%

2.3%

Unemployment Rate

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

DEMOGRAPHIC SUMMARY

8571 Collin McKinney Pkwy, McKinney, Texas, 75070

Drive time of 10 minutes

KEY FACTS

218,039

Population



75,612

Households

37.3

Median Age

\$122,275

Median Disposable Income

EDUCATION

2.4%

No High School Diploma



10.1%

High School Graduate



19.4%

Some College/
Associate's Degree



68.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$153,287
Median Household Income

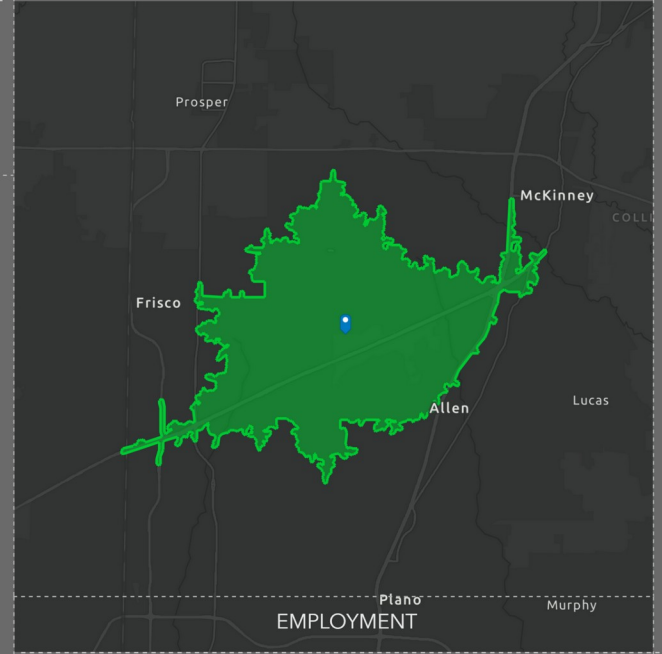
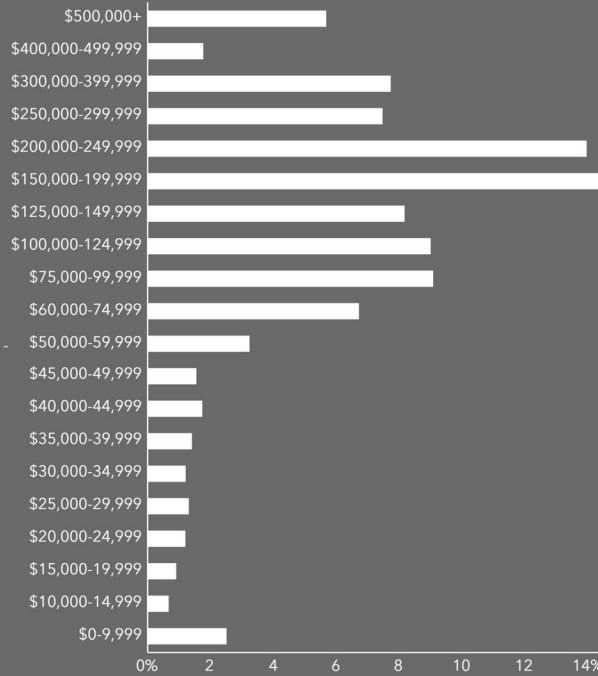


\$65,376
Per Capita Income



\$569,600
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

84.0%

White Collar

7.8%

Blue Collar

9.3%

Services

3.0%

Unemployment Rate

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

DEMOGRAPHIC SUMMARY

8571 Collin McKinney Pkwy, McKinney, Texas, 75070

Drive time of 15 minutes

KEY FACTS

554,183

Population



207,592

Households

37.5

Median Age

\$107,926

Median Disposable Income

EDUCATION

3.1%

No High School Diploma



11.6%

High School Graduate



21.3%

Some College/
Associate's Degree



64.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$130,455

Median Household Income



\$63,814

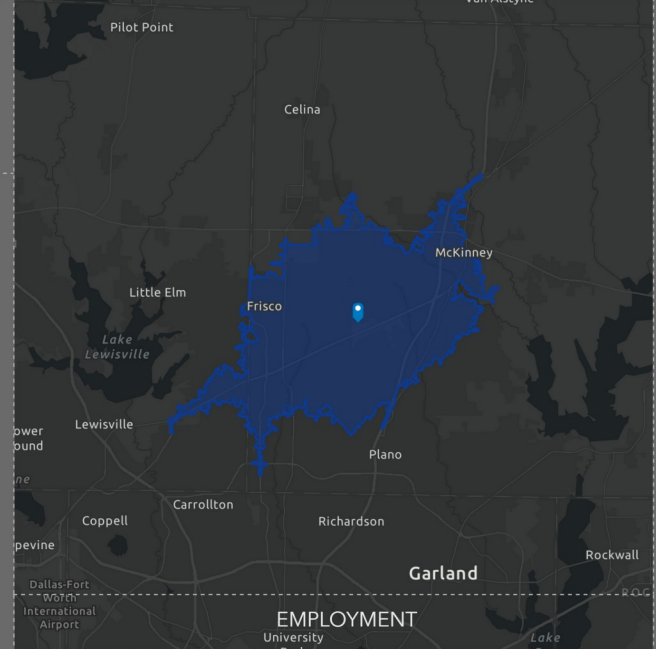
Per Capita Income



\$380,232

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

82.5%

White Collar

8.9%

Blue Collar

9.9%

Services

3.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 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. **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 Primary Assumed Business Name	License No.	Email	Phone
<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
_____	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	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

©Copyright 2022 NTCAR Form No. 4 (11/2022)

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

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

Phone: (972)562-9988 Fax:

1402 S Center