

OFFICE SPACE FOR LEASE

1,225 SF

\$23 NNN

2001 Auburn Hills Pkwy #203

McKinney, Texas 75071



APPIAN
COMMERCIAL REALTY

Preston Taylor
☎ (972)562-9988
🌐 www.AppianCommercial.com

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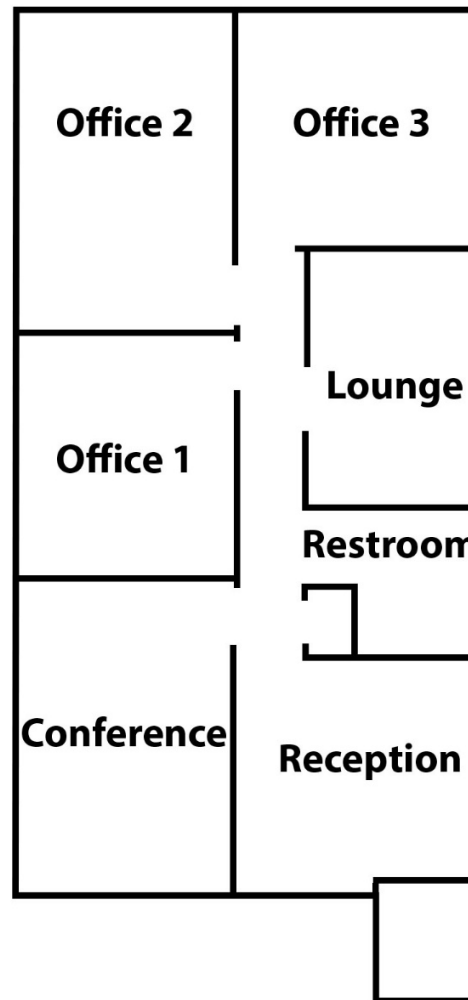
📍 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE SPACE FOR LEASE

Office Space
2001 Auburn Hills Pkwy
Unit 203, McKinney, TX

FLOOR PLAN

2001 Auburn Hills Pkwy
Unit 203
McKinney, TX 75071



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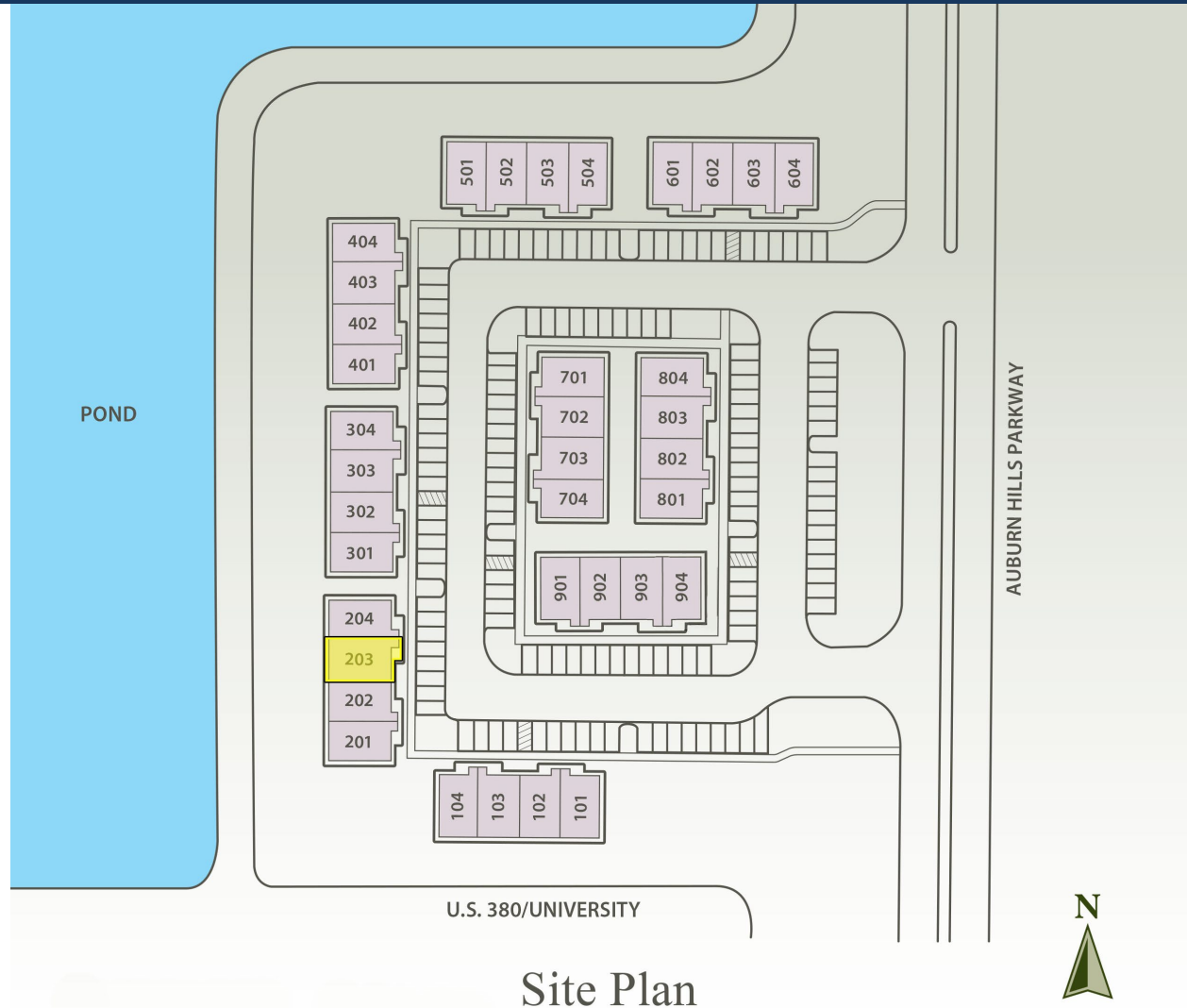
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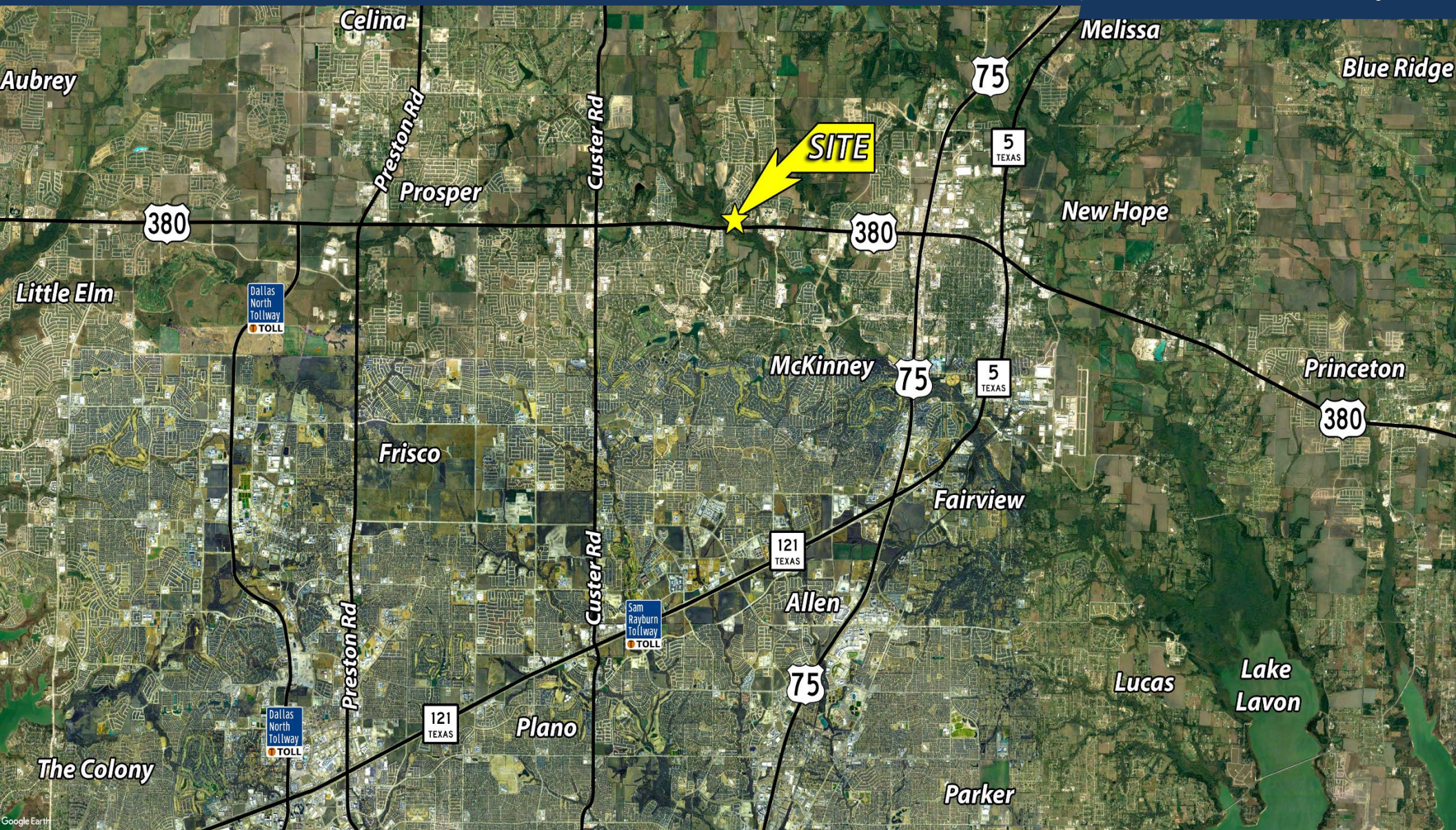
SITE PLAN



Site Plan

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PROPERTY DETAILS

- **Price:** \$23 NNN
- **Property Type:** Office Condo
- **Available SF:** 1,225 SF
- **Suite:** 203
- **Address:** 2001 Auburn Hills Pkwy
- **City:** McKinney

- **County:** Collin
- **Date Available:** Immediate
- **Cross Street:** Auburn Hills Pkwy & Hwy 380
- **Property Status:** Existing
- **Building Size:** 4,912 SF

PROPERTY INFORMATION

Discover the perfect professional office space in McKinney, Texas. This 1,225 square foot office condo at 2001 Auburn Hills Parkway offers a prime location, modern design, and versatile layout for businesses of all kinds. Situated in the coveted Auburn Hills Business Park, this space comes well-equipped with ample parking, and nearby conveniences. Its contemporary aesthetic and flexible floor plan make it an ideal canvas for customization, catering to tech startups, small businesses, and creative agencies alike. Don't miss this opportunity to establish your business in a thriving community. Contact us today to schedule a viewing and unlock the potential of McKinney's dynamic business landscape.



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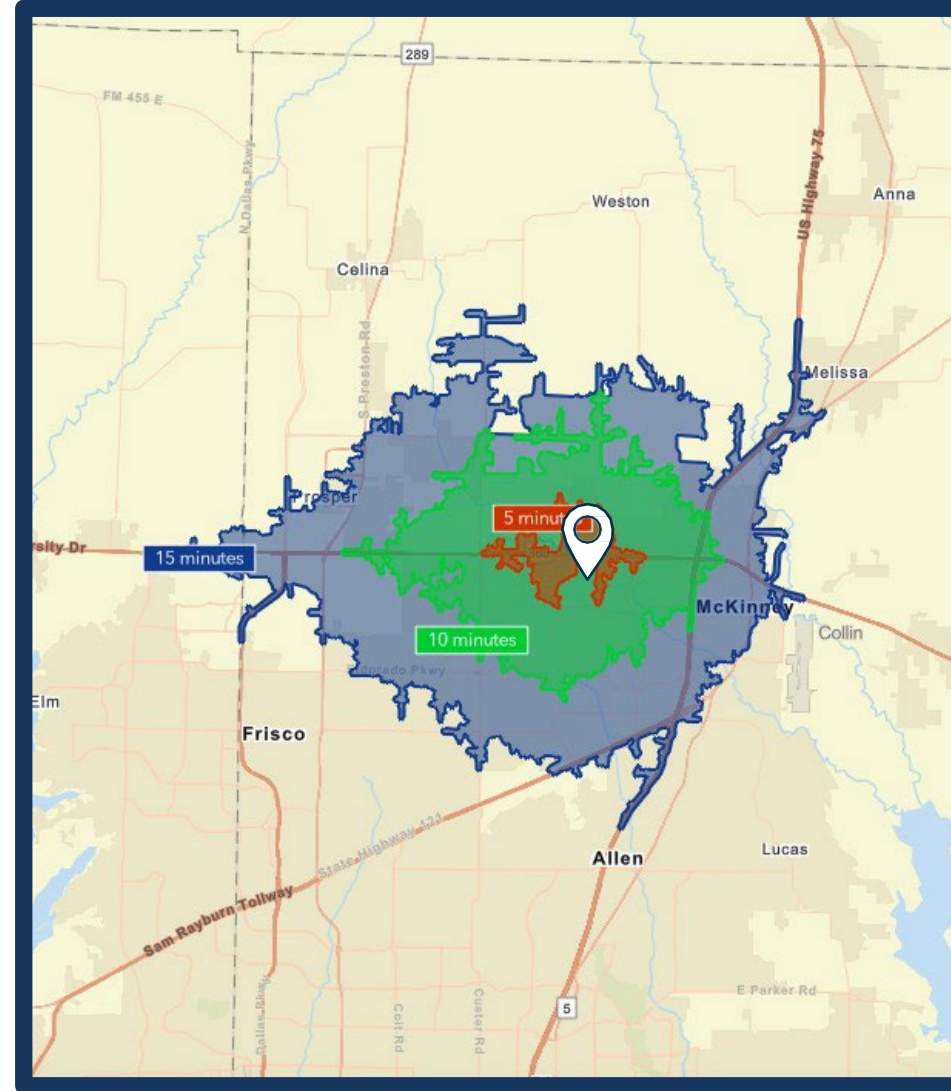
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Unit 203, McKinney, TX

2026 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	11,947	99,517	268,486
Households	3,959	33,833	92,850
Families	3,245	27,255	72,340
Average Household Size	3.01	2.93	2.88
Owner Occupied Housing Units	3,040	24,992	63,179
Renter Occupied Housing Units	919	8,841	29,671
Median Age	36.2	38.0	36.8
Median Household Income	\$167,297	\$162,568	\$153,931
Average Household Income	\$209,649	\$205,588	\$195,401



DEMOGRAPHIC SUMMARY

2001 Auburn Hills Pkwy, Mckinney, Texas, 75071

Drive time of 5 minutes

KEY FACTS

11,947

Population



3,959

Households

36.2

Median Age

\$135,913

Median Disposable Income

EDUCATION

3.5%

No High School Diploma



14.5%

High School Graduate



20.9%

Some College/
Associate's Degree



61.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$167,297
Median Household Income

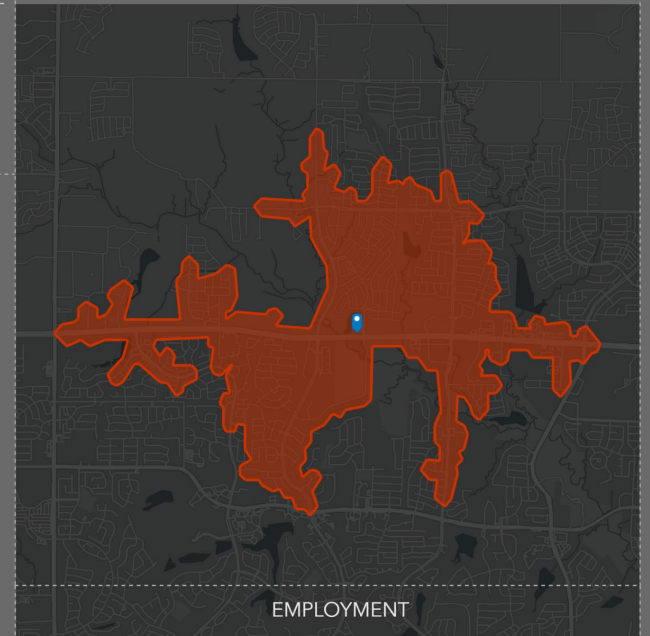


\$70,230
Per Capita Income



\$1,011,999
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

79.7%



Blue Collar

9.4%



Services

13.2%

2.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

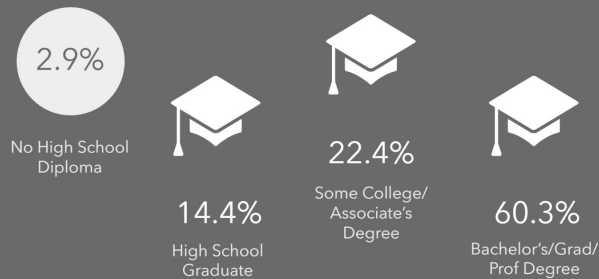
DEMOGRAPHIC SUMMARY

2001 Auburn Hills Pkwy, Mckinney, Texas, 75071
Drive time of 10 minutes

KEY FACTS



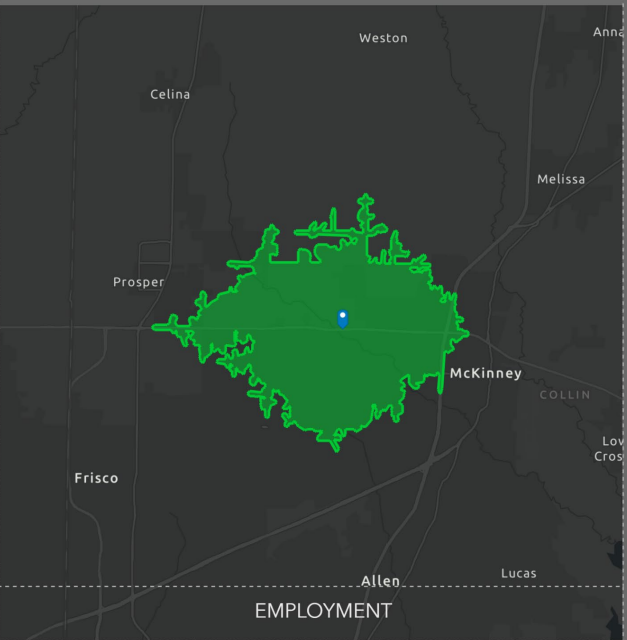
EDUCATION



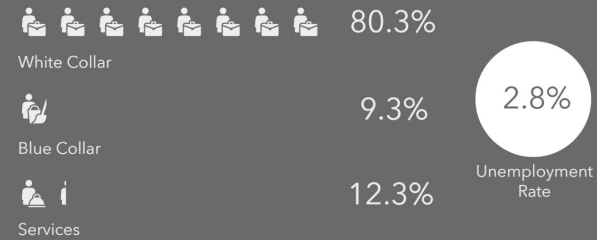
INCOME



HOUSEHOLD INCOME



EMPLOYMENT

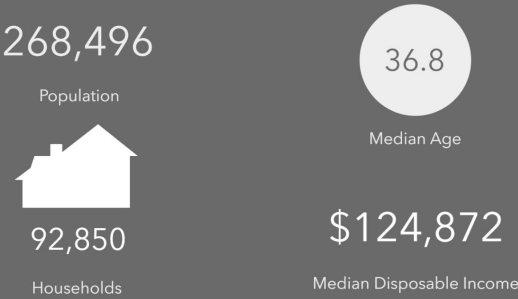


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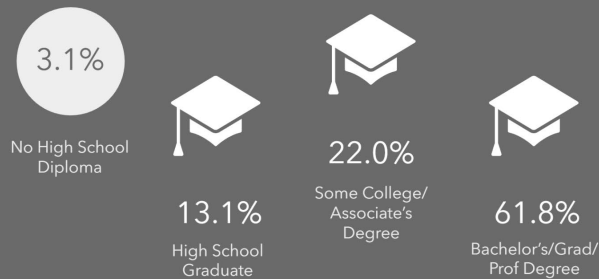
DEMOGRAPHIC SUMMARY

2001 Auburn Hills Pkwy, Mckinney, Texas, 75071
Drive time of 15 minutes

KEY FACTS



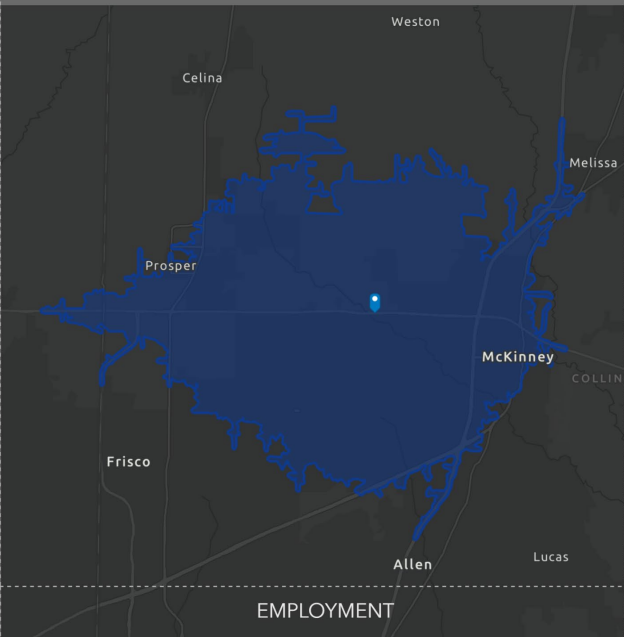
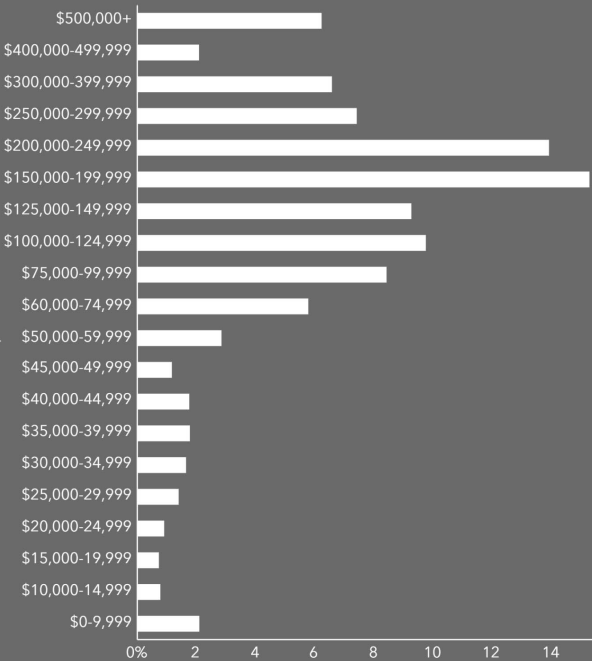
EDUCATION



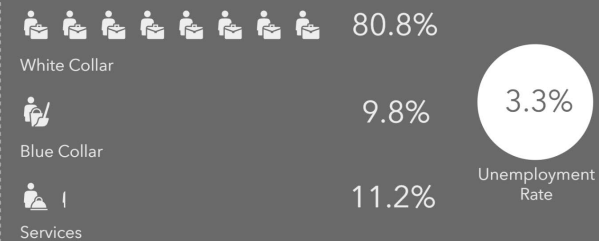
INCOME



HOUSEHOLD INCOME



EMPLOYMENT



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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>apiancommercial@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@apiancommercial.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
<u>Preston Taylor</u>	<u>734185</u>	<u>preston@apiancommercial.com</u>	<u>(972)832-7099</u>
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, 6687 Virginia Pkwy #100 McKinney TX 75071
Ray Eckenrode

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