

Leasing Opportunity

- **Available SF**
 - Suite 260 1,630 RSF
 - Suite 265 1,497 RSF
 - Contiguous 3,127 RSF
- **Lease Rate** \$32.50 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 260** – 1,630 RSF – 2nd Gen Medical Office
- **Suite 265** – 1,497 RSF – 2nd Gen Medical Office

MEDICAL OFFICE FOR LEASE

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

2nd Floor Plan



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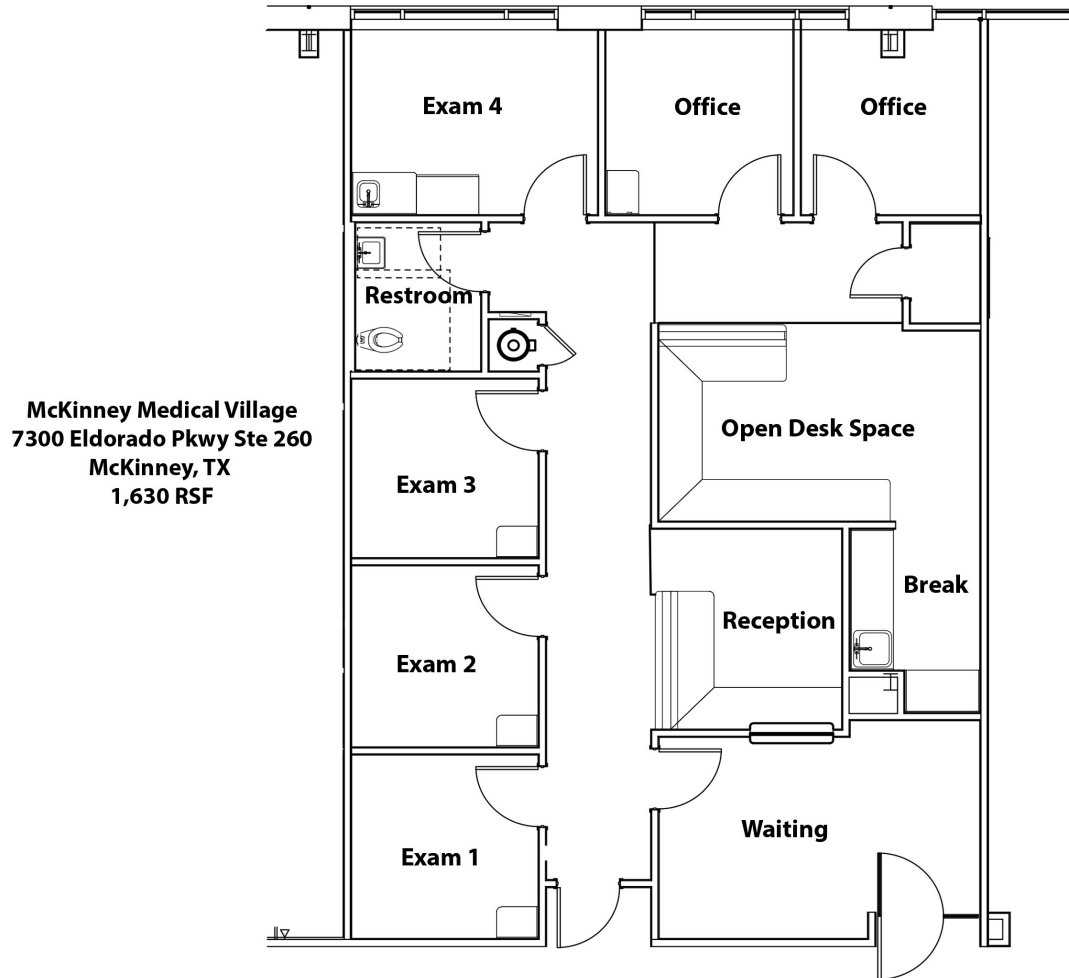
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MEDICAL OFFICE FOR LEASE

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

Suite 260 Floor Plan

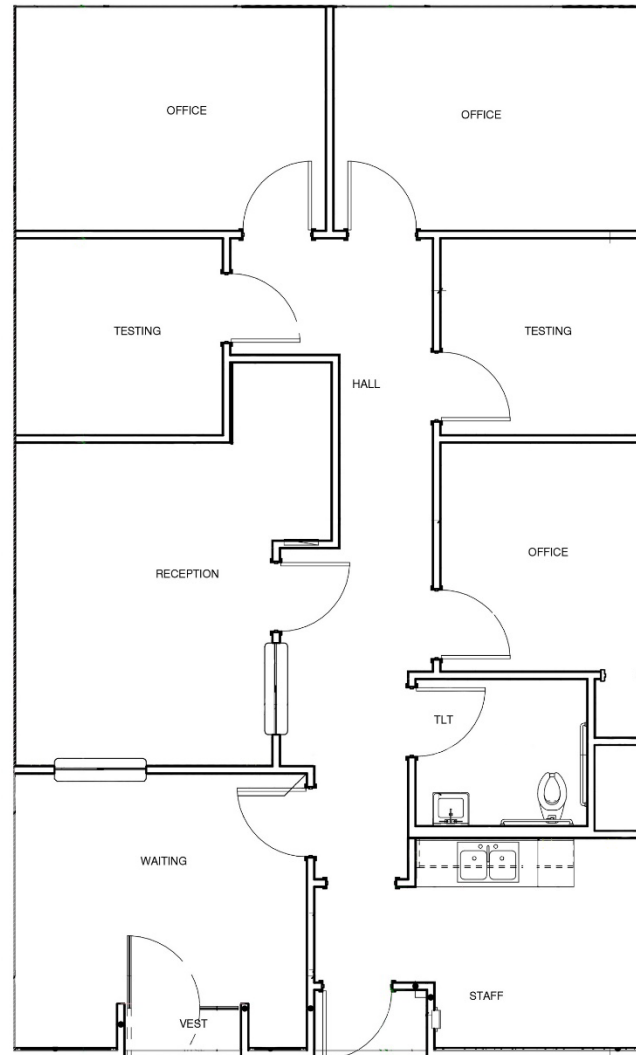


MEDICAL OFFICE FOR LEASE

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7300 Eldorado Pkwy
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Suite 265 Floor Plan

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



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Suite 260

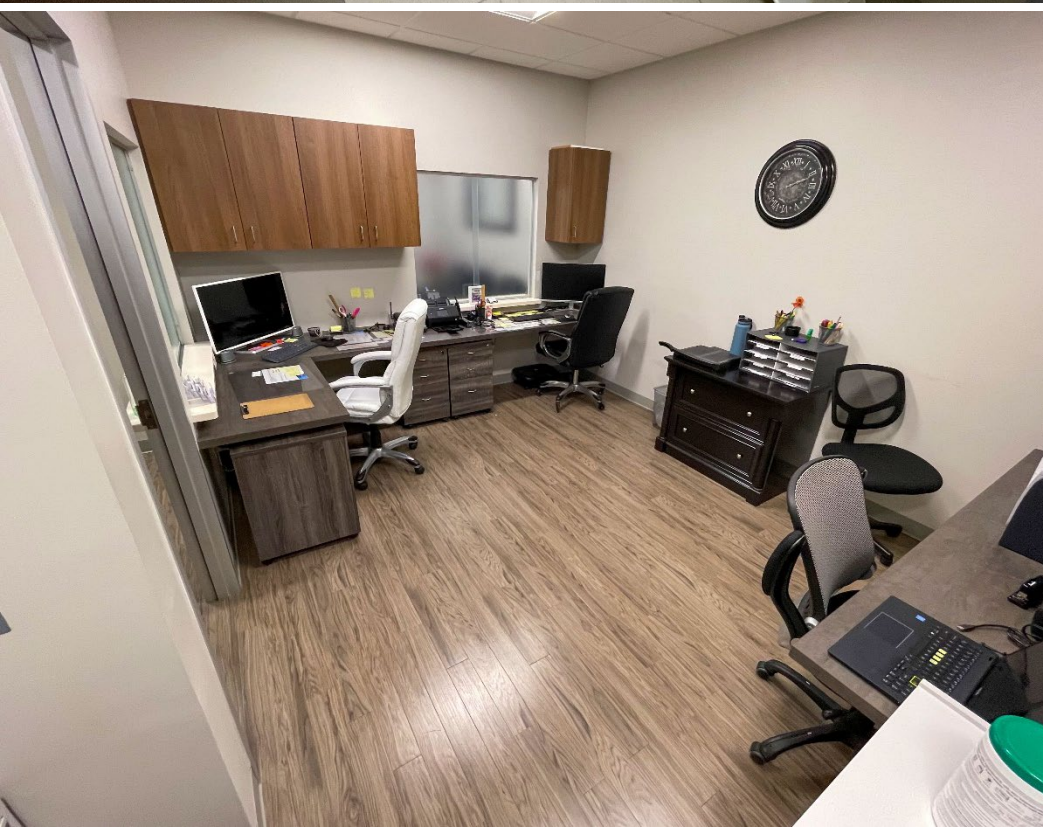


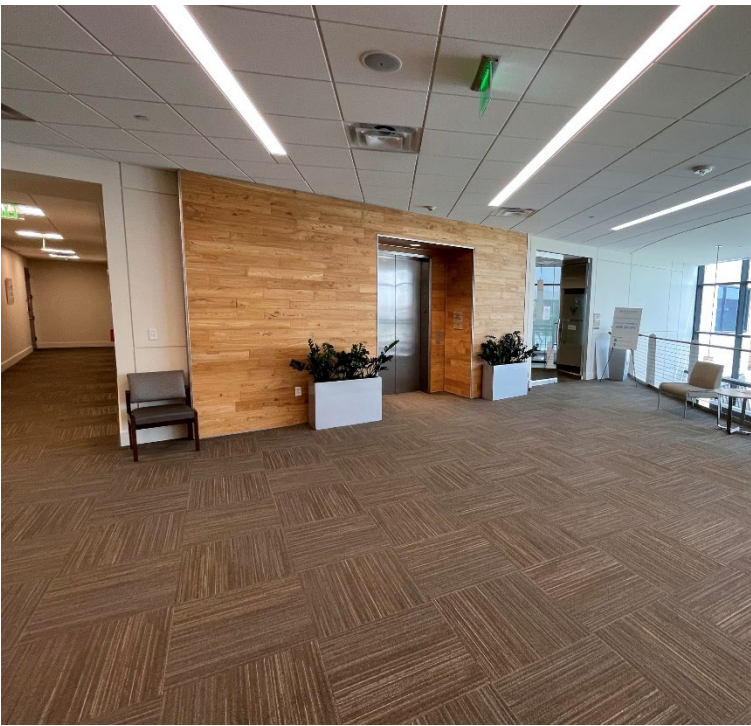
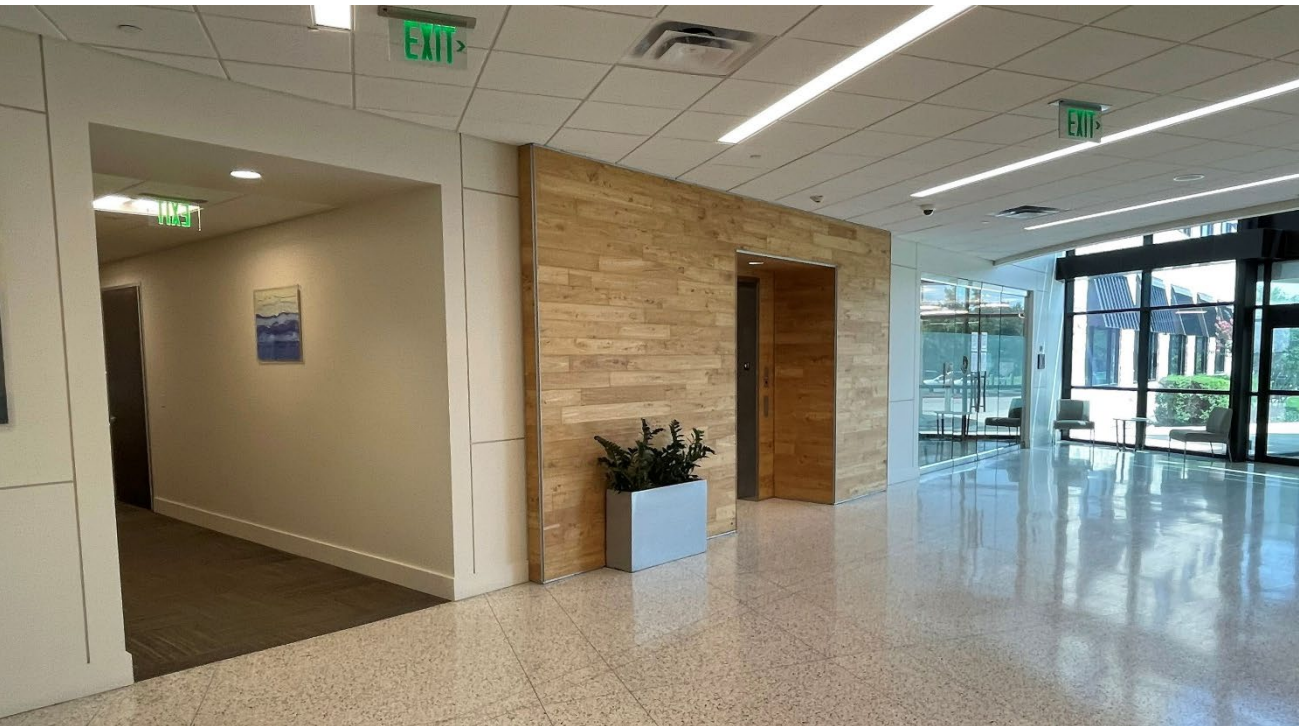


Suite 260









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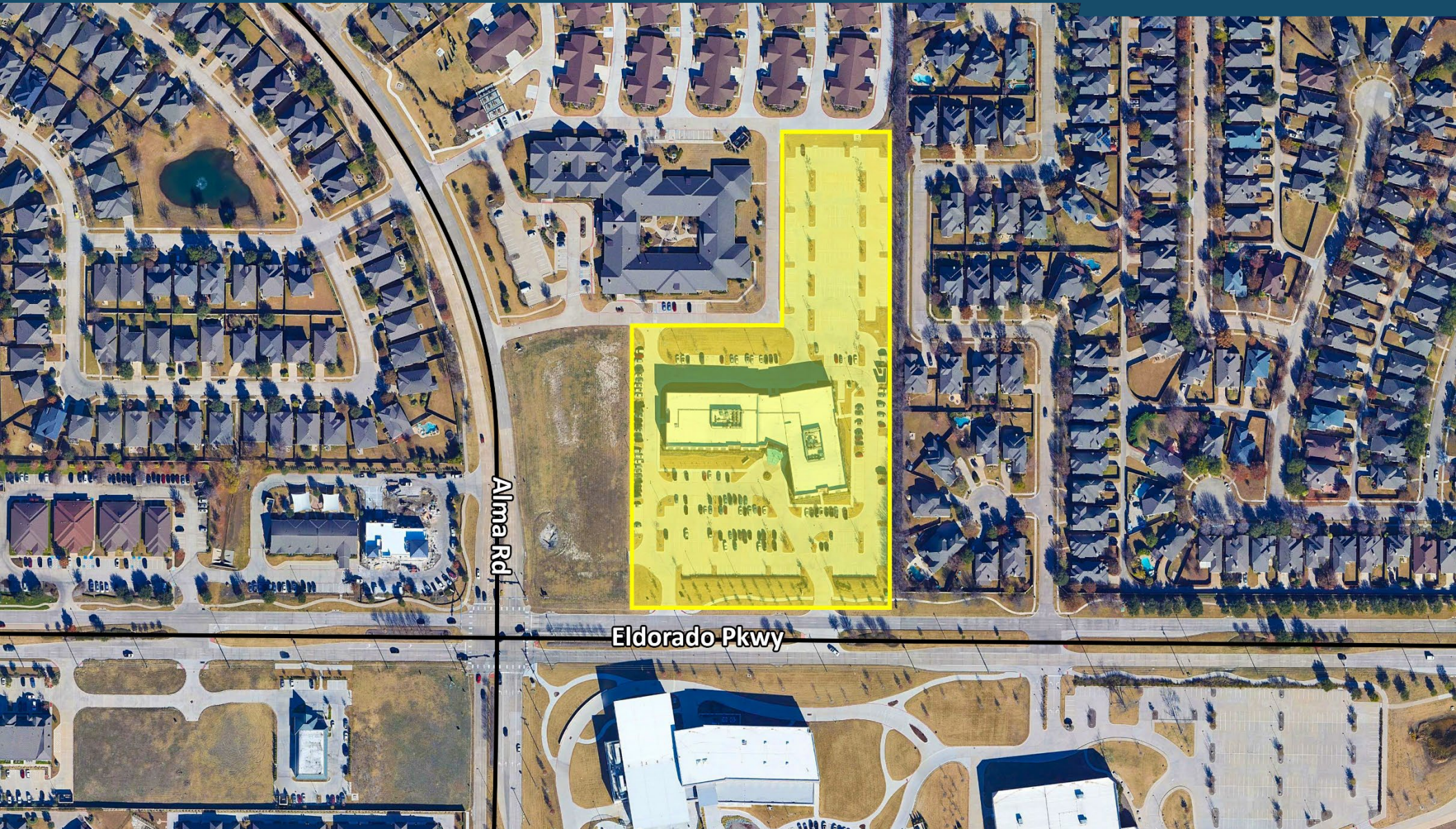
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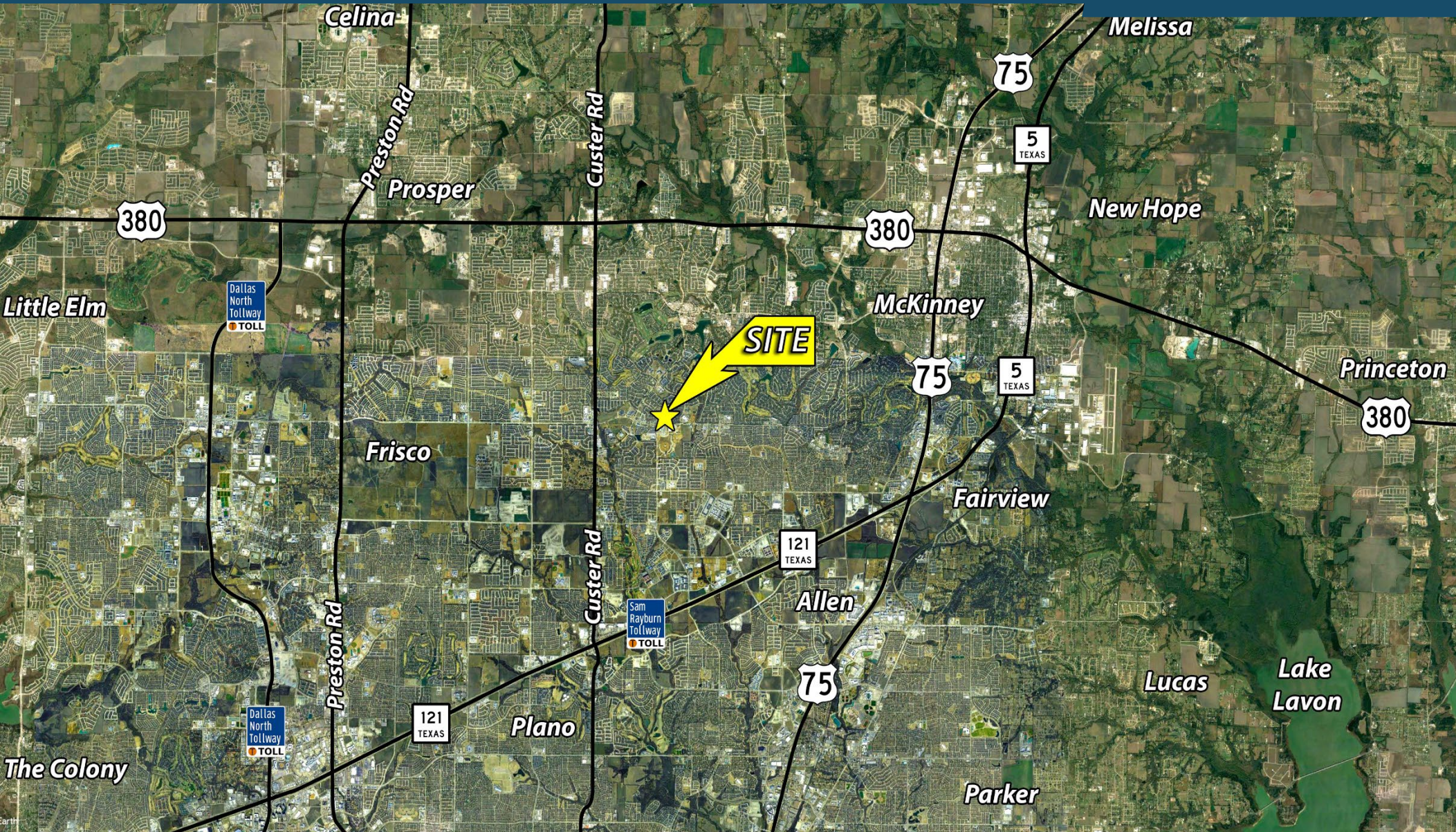
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MEDICAL OFFICE FOR LEASE

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

PROPERTY DETAILS

- | | | | |
|-------------------------|--|---------------------------|---|
| • Price: | \$32.50 NNN | • City: | McKinney |
| • Property Type: | Medical Office | • County: | Collin |
| • Available SF: | Suite 260 - 1,630 RSF
Suite 265 - 1,497 RSF
Contiguous – 3,127 RSF | • Cross Street: | Eldorado Pkwy & Alma Rd |
| • Condition: | 2nd Gen Medical Office | • Property Status: | Existing |
| • Address: | 7300 Eldorado Pkwy | • 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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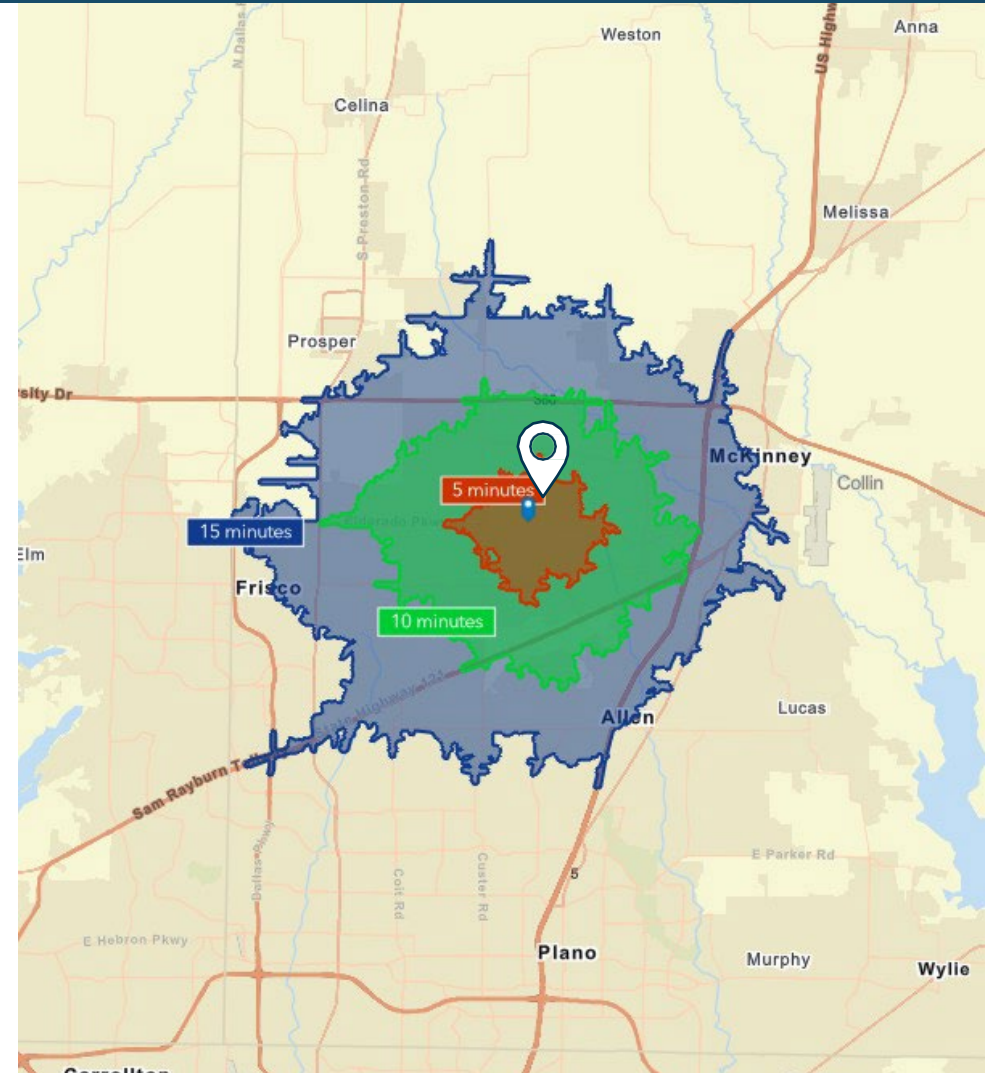
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DEMOGRAPHICS

2026 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	35,046	179,271	387,920
Households	11,731	61,268	136,613
Families	9,177	47,152	102,796
Average Household Size	2.97	2.92	2.83
Owner Occupied Housing Units	8,475	41,469	87,239
Renter Occupied Housing Units	3,256	19,799	49,374
Median Age	37.3	36.9	37.3
Median Household Income	\$154,584	\$159,544	\$154,444
Average Household Income	\$199,133	\$200,520	\$195,654



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McKinney, TX 75071

DEMOGRAPHIC SUMMARY

7300 Eldorado Pkwy, McKinney, Texas, 75070 4

Drive time of 5 minutes

KEY FACTS

35,046

Population



11,731

Households

37.3

Median Age

\$126,959

Median Disposable Income

EDUCATION

2.3%

No High School Diploma



10.3%

High School Graduate



21.3%

Some College/
Associate's Degree



66.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$154,584
Median Household Income

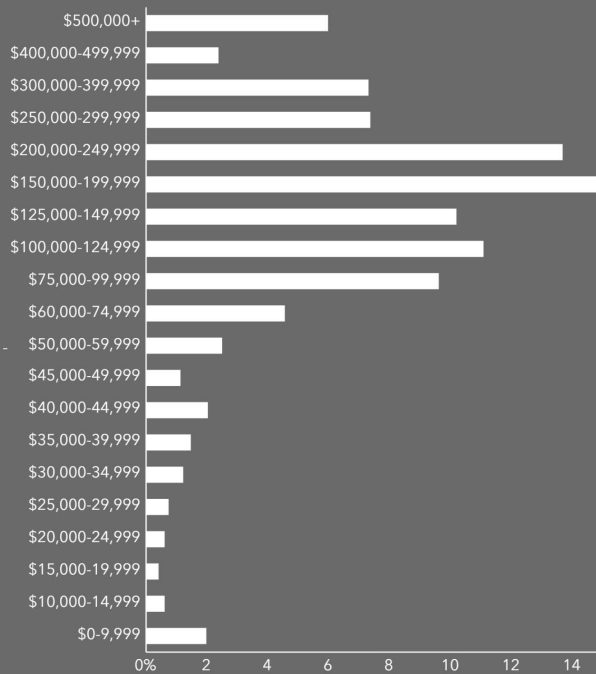


\$68,500
Per Capita Income



\$776,046
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

83.8%



Blue Collar

6.3%



Services

11.9%

4.1%

Unemployment Rate

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

DEMOGRAPHIC SUMMARY

7300 Eldorado Pkwy, Mckinney, Texas, 75070 4
Drive time of 10 minutes

KEY FACTS

179,271

Population



61,268

Households

36.9

Median Age

\$130,023

Median Disposable Income

EDUCATION

2.0%

No High School Diploma



9.9%

High School Graduate



19.9%

Some College/
Associate's Degree



68.2%

Bachelor's/Grad/
Prof Degree

INCOME



\$159,544
Median Household Income

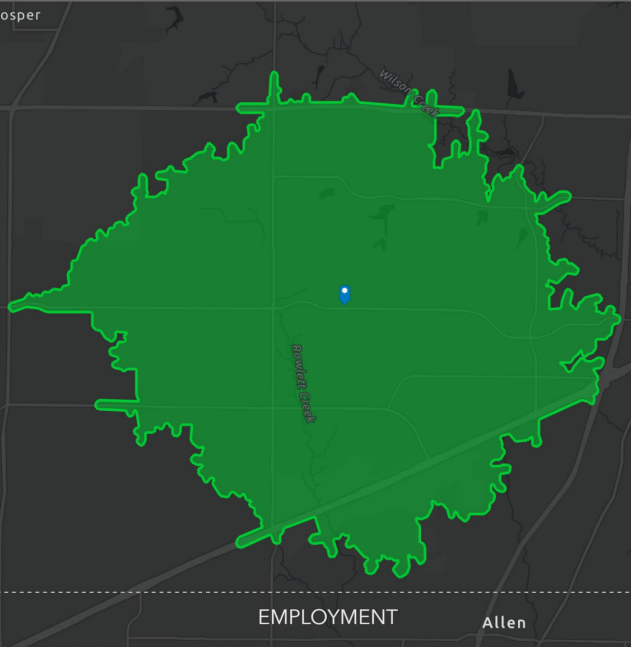
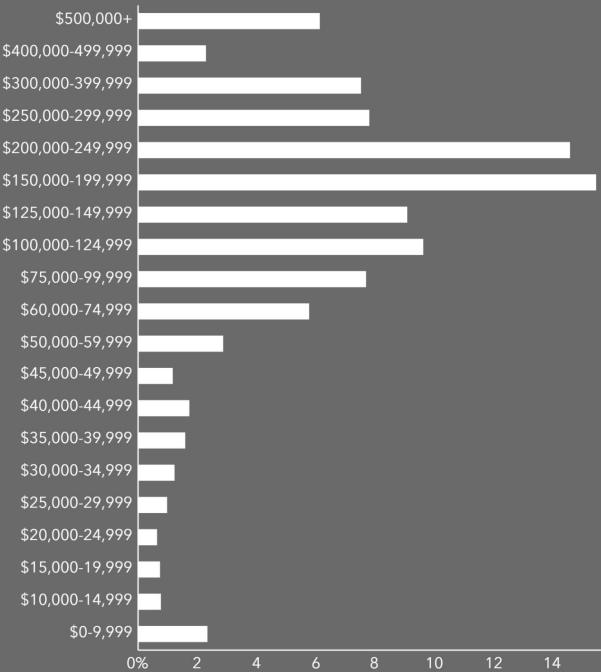


\$68,853
Per Capita Income



\$724,666
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

83.6%



Blue Collar

7.7%



Services

10.6%

3.4%

Unemployment Rate

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

DEMOGRAPHIC SUMMARY

7300 Eldorado Pkwy, Mckinney, Texas, 75070 4
Drive time of 15 minutes

KEY FACTS

387,920

Population



136,613

Households

37.3

Median Age

\$125,413

Median Disposable Income

EDUCATION

2.8%

No High School Diploma



11.2%

High School Graduate



19.7%

Some College/
Associate's Degree



66.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$154,444
Median Household Income

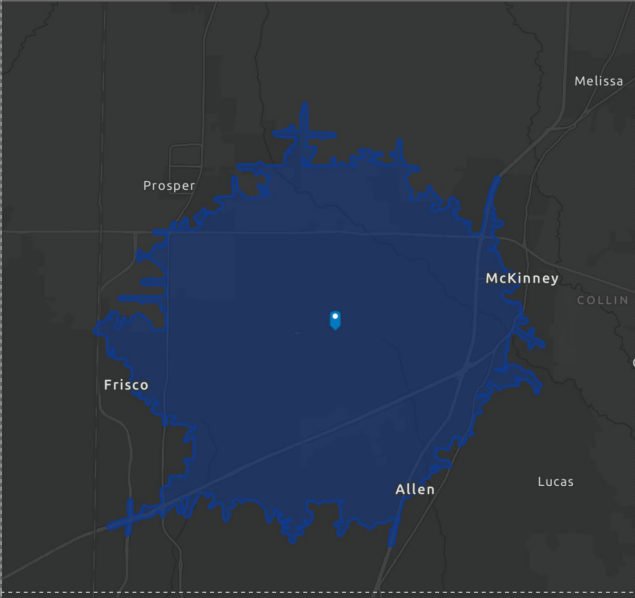
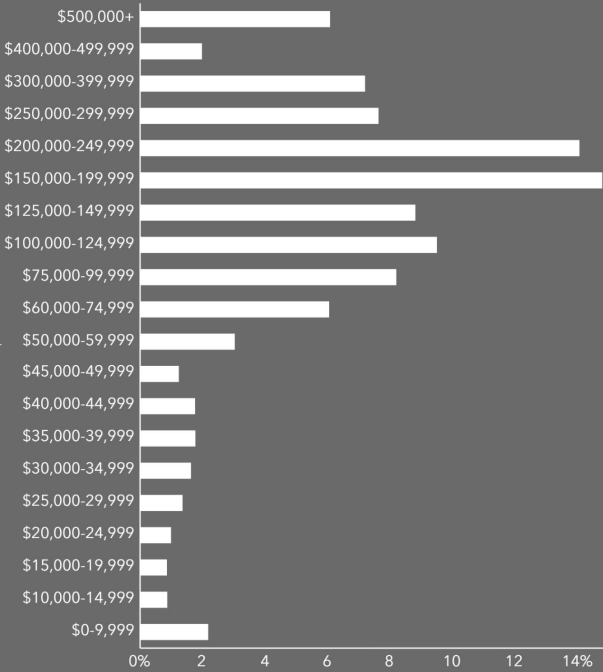


\$68,988
Per Capita Income



\$638,659
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

82.7%



Blue Collar

8.3%



Services

10.6%

3.7%

Unemployment Rate

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

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
<u>Preston Taylor</u>	<u>734185</u>	<u>preston@appiancommercial.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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1402 S Center