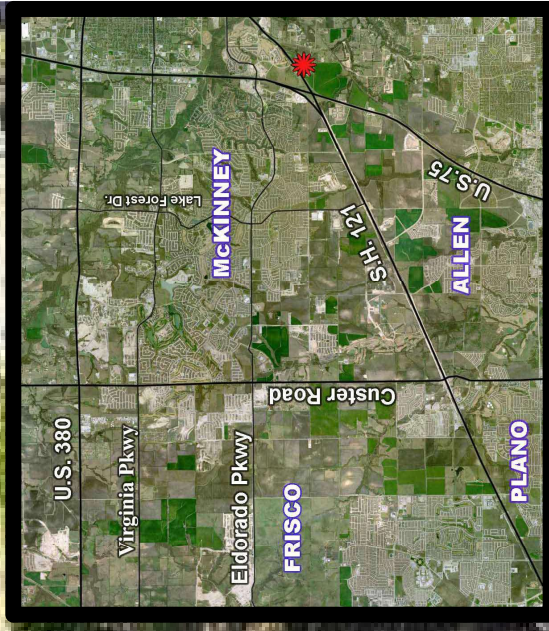
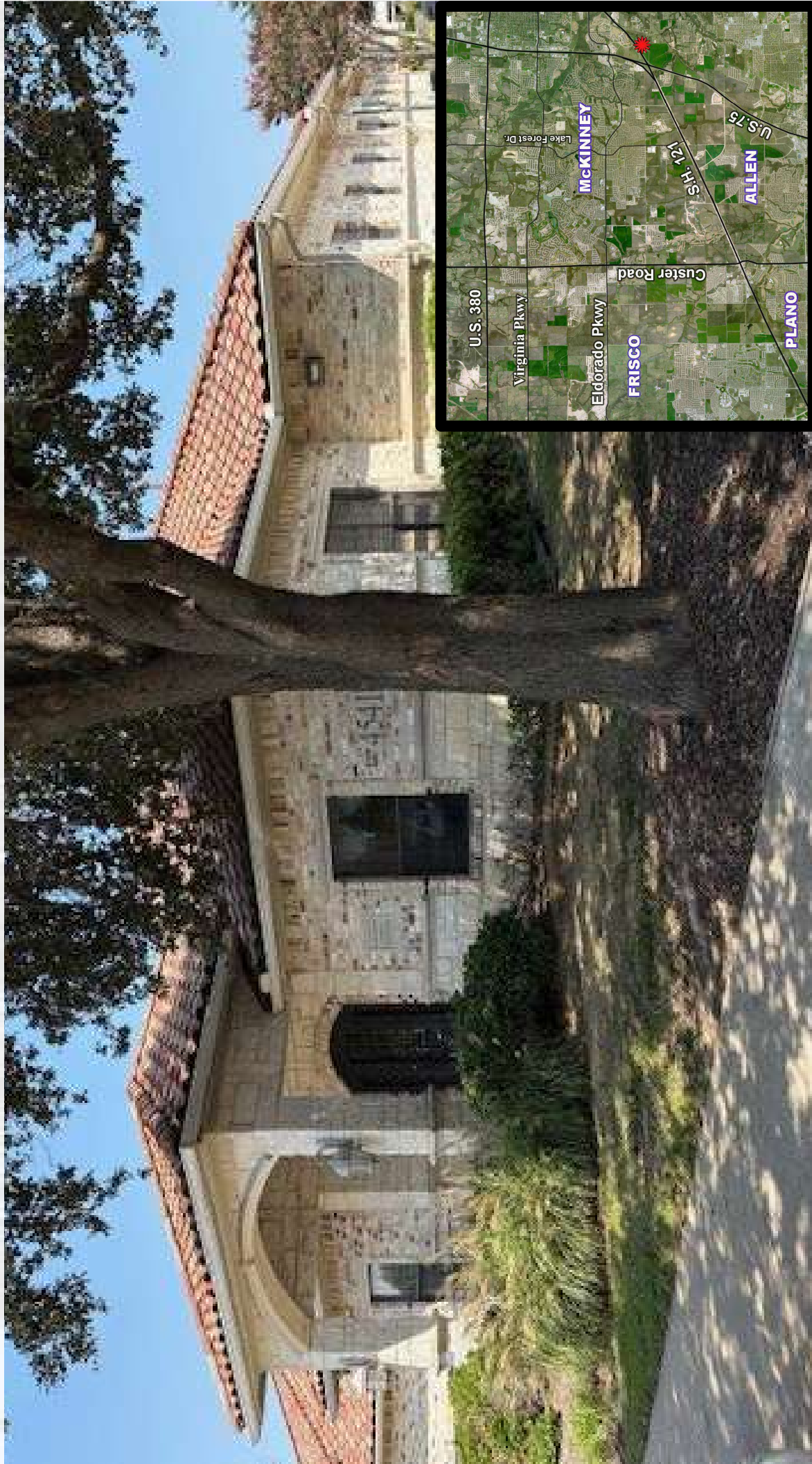


**OFFICE/MEDICAL FOR LEASE**

**5,995 SF \$29 NNN**

**4541 Medical Center Dr.**

**McKinney, Texas 75069**



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**Tisha Billelo**

**(214)649-7545**



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**(972)562-9988**



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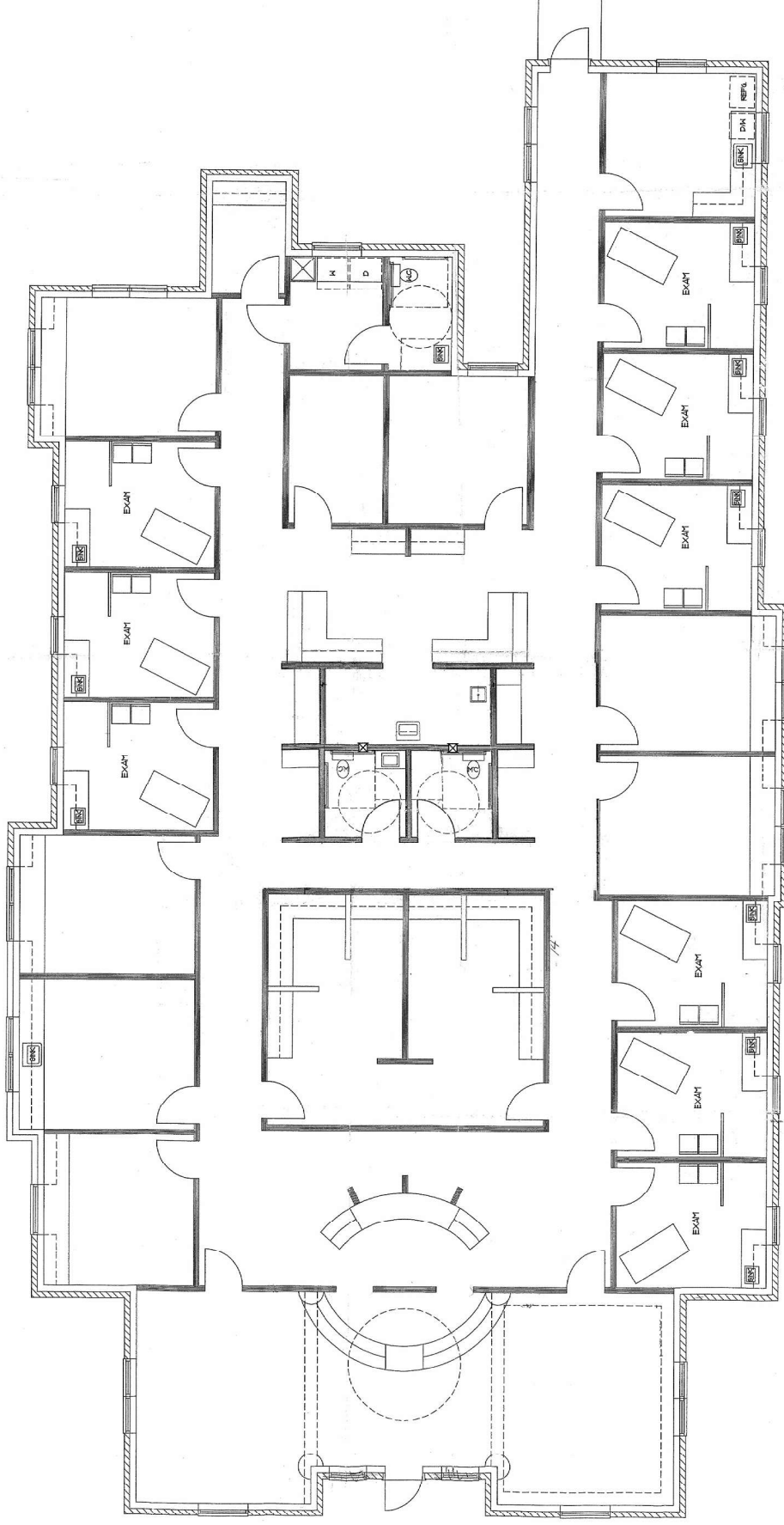


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**6657 Virginia Pkwy #100**  
**McKinney, TX 75071**

# OFFICE/MEDICAL SPACE FOR LEASE

Office Space  
4541 Medical Center Dr  
McKinney, TX 75069

## FLOOR PLAN



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# OFFICE/MEDICAL SPACE FOR LEASE

Office Space  
4541 Medical Center Dr  
McKinney, TX 75069



# OFFICE/MEDICAL SPACE FOR LEASE

Office Space  
4541 Medical Center Dr  
McKinney, TX 75069

## PROPERTY DETAILS

|                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• <b>Price:</b> \$30 NNN</li><li>• <b>Property Type:</b> Office/Medical Office</li><li>• <b>Available SF:</b> 5,995 SF</li><li>• <b>Condition:</b> 2d Generation</li><li>• <b>Address:</b> 4541 Medical Center Dr</li><li>• <b>City:</b> McKinney</li></ul> | <ul style="list-style-type: none"><li>• <b>County:</b> Collin</li><li>• <b>Building Size:</b> 5,995 SF</li><li>• <b>Date Available:</b> Immediate</li><li>• <b>Cross Street:</b> Hwy 75 and Hwy 121</li><li>• <b>Property Status:</b> Existing</li></ul> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## PROPERTY INFORMATION

Prime medical/office space is now available at **4541 Medical Center Drive in McKinney, TX**. This well-appointed, single-story property is part of the Village of Medical Center Office Condominiums and offers a flexible layout ideal for physicians, specialists, or professional office users. The space can be configured to accommodate exam rooms, offices, and reception areas, and benefits from being located in the heart of McKinney's established medical corridor. With **Medical City McKinney**, DaVita Kidney Care, McKinney Care Pharmacy, and other healthcare providers nearby, tenants enjoy strong referral potential and added convenience for patients. The property provides excellent accessibility, ample parking, and a professional environment designed to support growing practices in one of North Texas' most dynamic healthcare hubs..

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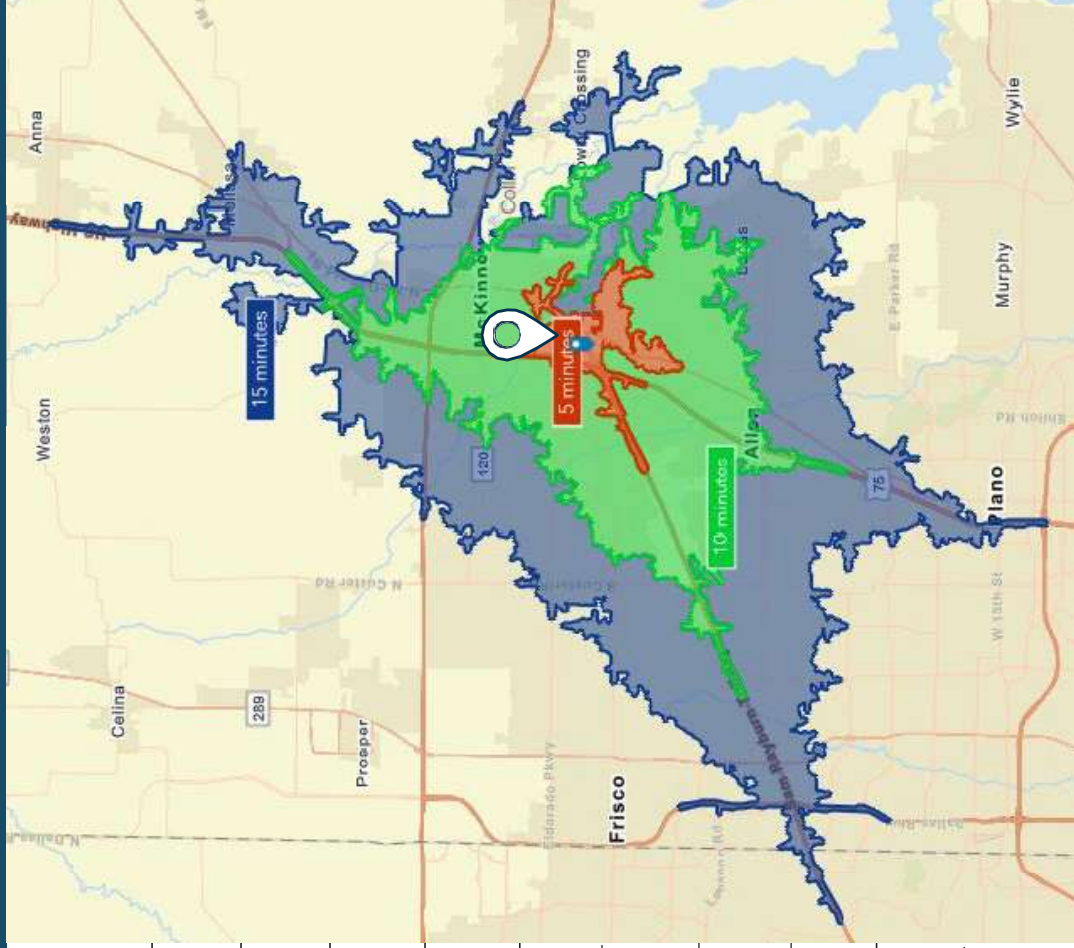
Appian Commercial Realty  
6657 Virginia Pkwy #100  
McKinney, TX 75071

# OFFICE/MEDICAL SPACE FOR LEASE

Office Space  
4541 Medical Center Dr  
McKinney, TX 75069

## DEMOGRAPHICS

| 2025 Demographic Summary      | 5 Minutes | 10Minutes | 15Minutes |
|-------------------------------|-----------|-----------|-----------|
| Population                    | 10,504    | 139,152   | 280,680   |
| Households                    | 4,586     | 51,670    | 99,726    |
| Families                      | 2,507     | 36,250    | 74,498    |
| Average Household Size        | 2.24      | 2.69      | 2.80      |
| Owner Occupied Housing Units  | 1,515     | 29,657    | 64,080    |
| Renter Occupied Housing Units | 3,071     | 22,013    | 35,646    |
| Median Age                    | 35.8      | 36.8      | 37.8      |
| Median Household Income       | \$70,269  | \$118,587 | \$138,221 |
| Average Household Income      | \$100,215 | \$159,470 | \$171,601 |



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# DEMOGRAPHIC SUMMARY

4541 Medical Center Dr, McKinney, Texas, 75069  
Drive time band of 0 - 5 minutes

## KEY FACTS

10,504

Population



4,586

Households

35.8

Median Age

\$56,822

Median Disposable Income

## EDUCATION

5.4%

No High School Diploma



25.1%

High School Graduate



25.5%

Some College/Associate's Degree



44.0%

Bachelor's/Grad/Prof Degree

## INCOME



\$70,269

Median Household Income



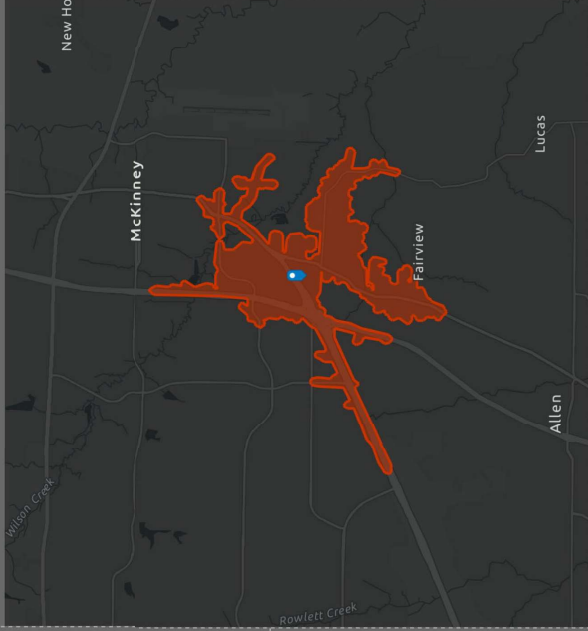
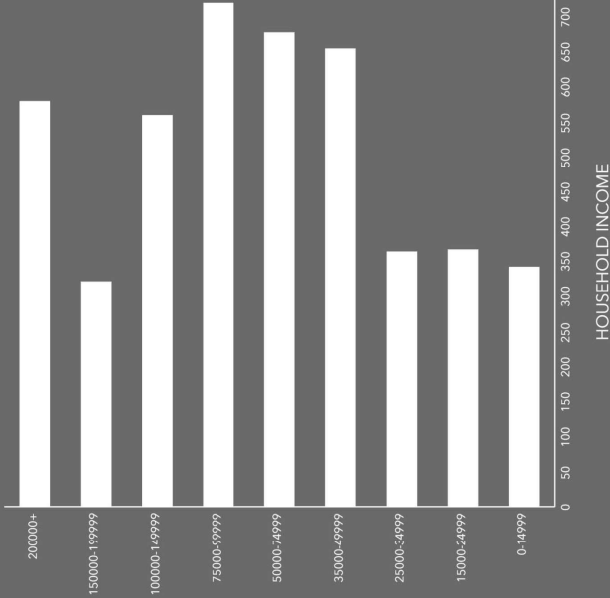
\$44,983

Per Capita Income



\$56,540

Median Net Worth



## EMPLOYMENT



White Collar



Blue Collar



Services

73.0%

16.2%

12.3%

2.0%

Unemployment Rate

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

# DEMOGRAPHIC SUMMARY

4541 Medical Center Dr, McKinney, Texas, 75069  
Drive time band of 5 - 10 minutes

## KEY FACTS

139,152

Population



51,670

Households

36.8

Median Age

\$101,089

Median Disposable Income

## EDUCATION

4.2%

No High School Diploma



13.7%

High School Graduate



25.2%

Some College/  
Associate's Degree



56.9%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$118,587

Median Household Income



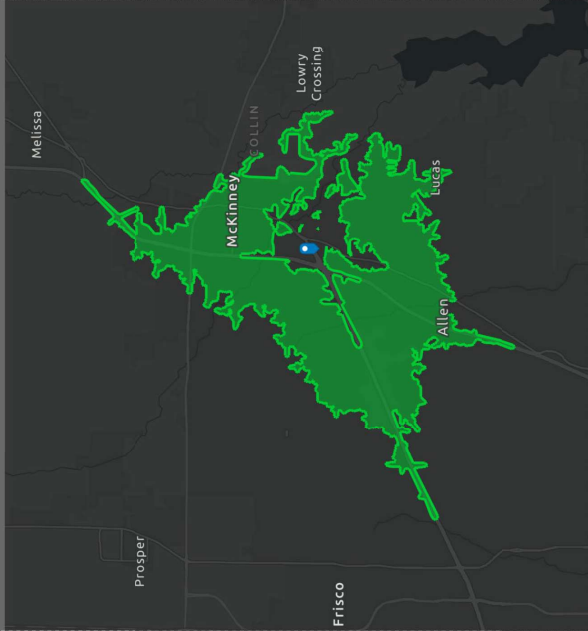
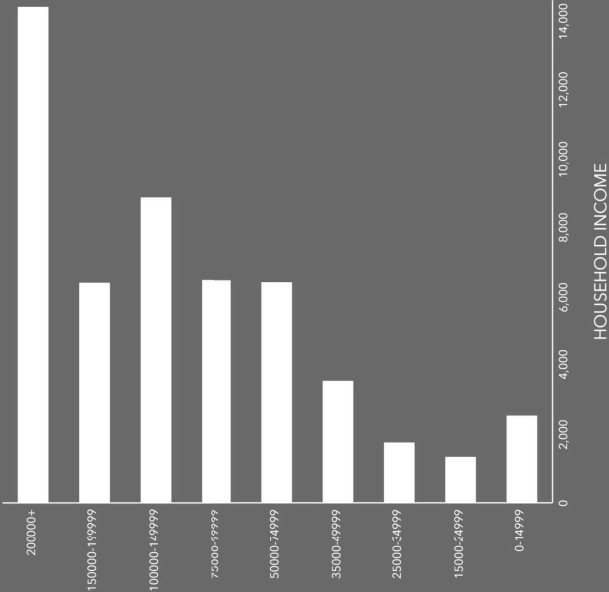
\$59,151

Per Capita Income



\$324,952

Median Net Worth



## EMPLOYMENT



White Collar



Blue Collar



Services

76.9%

12.6%

12.0%

3.0%

Unemployment Rate

# DEMOGRAPHIC SUMMARY

4541 Medical Center Dr, McKinney, Texas, 75069  
Drive time band of 10 - 15 minutes

## KEY FACTS

280,680

Population



99,726

Households

37.8

Median Age

\$111,865

Median Disposable Income

## EDUCATION

3.7%

No High School Diploma



12.7%

High School Graduate



20.6%

Some College/  
Associate's Degree



62.9%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$138,221

Median Household Income



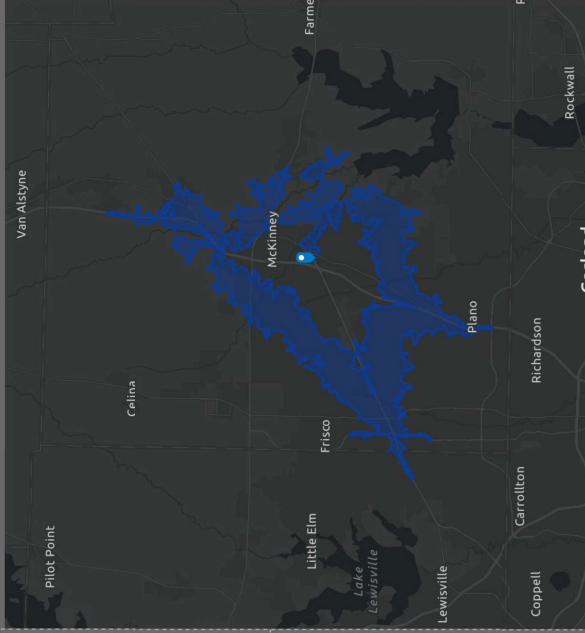
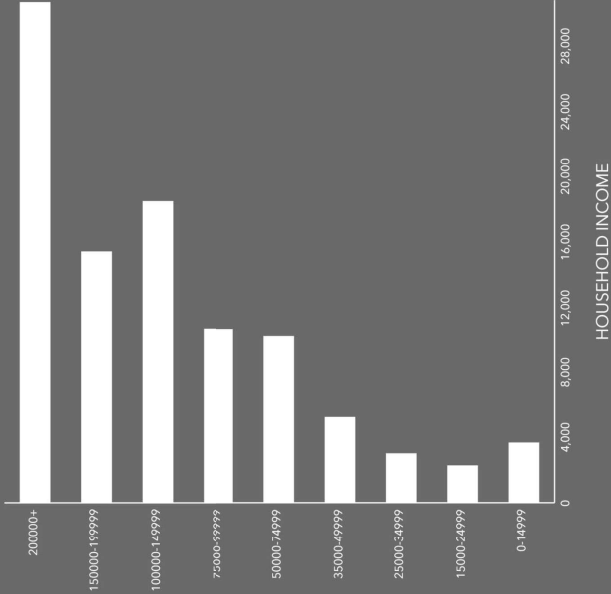
\$60,945

Per Capita Income



\$501,244

Median Net Worth



## EMPLOYMENT



White Collar



Blue Collar



Services



81.5%



9.3%



10.8%

3.5%

Unemployment Rate

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

|                                                                                                               |                              |                                            |                               |
|---------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------------------------|-------------------------------|
| <b>Appian Commercial Realty LLC</b><br>Licensed Broker / Broker Firm Name or<br>Primary Assumed Business Name | <b>579746</b><br>License No. | <b>applancommercial@gmail.com</b><br>Email | <b>(972)562-9988</b><br>Phone |
| <b>Rav Eckenrode</b><br>Designated Broker of Firm                                                             | <b>506389</b><br>License No. | <b>rav@applancommercial.com</b><br>Email   | <b>(972)562-9988</b><br>Phone |
| Licensed Supervisor of Sales Agent/<br>Associate                                                              |                              |                                            |                               |
| <b>Letisha Billelo</b><br>Sales Agent/Associate's Name                                                        | <b>344898</b><br>License No. | <b>tisha@applancommercial.com</b><br>Email | <b>(214)649-7545</b><br>Phone |

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_

Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1

OWNER: \_\_\_\_\_

Date: \_\_\_\_\_

### EXCLUSIVE LISTING AGREEMENT

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