

Offering Memorandum
FOR SALE & LEASE

6190 VIRGINIA PKY
MCKINNEY, TX 75071



High-End Move In Ready Office

partners
medicalcre.com

Our Team



William Kane

Associate

214 223 3393

william.kane@partnersrealestate.com



Ryan McCullough

Partner & Managing Director

512 580 6224

ryan.mccullough@partnersrealestate.com

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Investment Summary

6190 Virginia Pkwy presents a compelling office investment opportunity due to its prime location in McKinney with strong visibility along Virginia Parkway and convenient access to major highways including US 75 and SH 121. The 11,497-SF Class B building sits on 1.32 acres with an excellent parking ratio and traffic counts near 30,000 vehicles per day. Surrounded by the affluent Stonebridge Ranch community and a growing mix of medical and retail users, the property benefits from steady tenant demand and long-term market stability.

Price \$4,100,000

Price Per SF \$356.65

Lease Rate \$25/SF + NNN

Building Size 11,496 SF

Lot Size 1.32 AC

Year Built 2005

Parking Ratio 4/1000

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Property Highlights

BEAUTIFULLY BUILT-OUT SPACE

The property is already fully built out with modern finishes, saving significant time and capital expenditures for new ownership. Whether you're an owner-occupant or investor, the turnkey nature of the space allows for immediate use or leasing, with design elements that appeal to a wide range of medical, legal, or professional users.

PRIME MCKINNEY LOCATION

6190 Virginia Parkway is positioned in the heart of McKinney—one of the fastest-growing cities in North Texas. The area benefits from a strong demographic base, excellent schools, and continuous residential and commercial expansion, making it an ideal setting for businesses seeking long-term stability and visibility.

HIGH-END INTERIOR DESIGN & FUNCTIONALITY

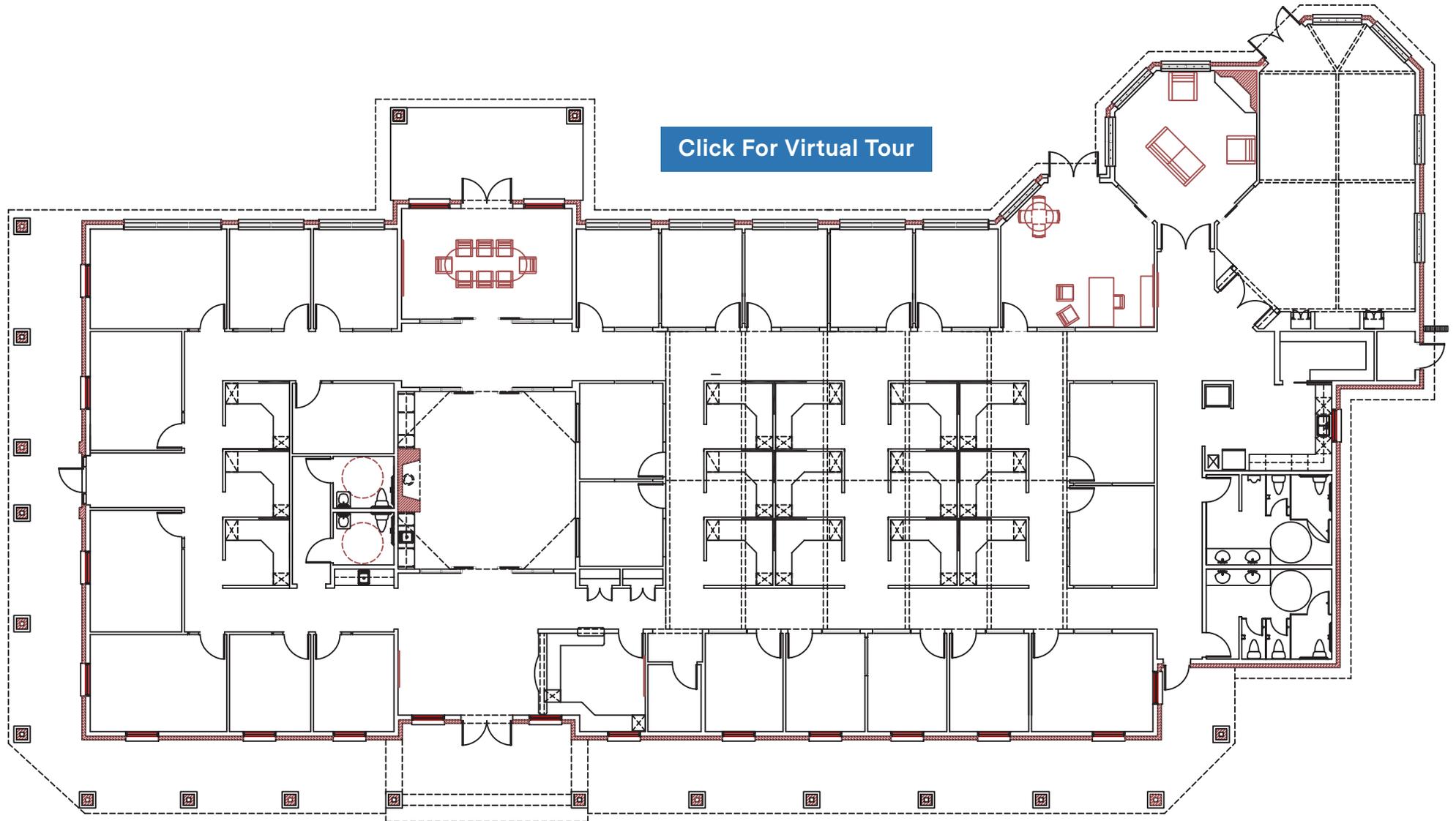
Inside, the building features high ceilings, premium materials, and an intelligently designed floor plan that balances open workspaces with private offices, conference rooms, and client areas. The layout promotes functionality and comfort, offering a professional atmosphere suitable for a variety of uses.

THRIVING NORTH TEXAS MARKET

McKinney continues to experience robust growth supported by ongoing development and strong economic fundamentals. The property's location near major thoroughfares such as US-75 and Custer Road ensures convenient access for clients and staff, while offering the sophistication of Class A space without the premium price tag or extended commute.



Floor Plan



Interior Photos



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Interior Photos

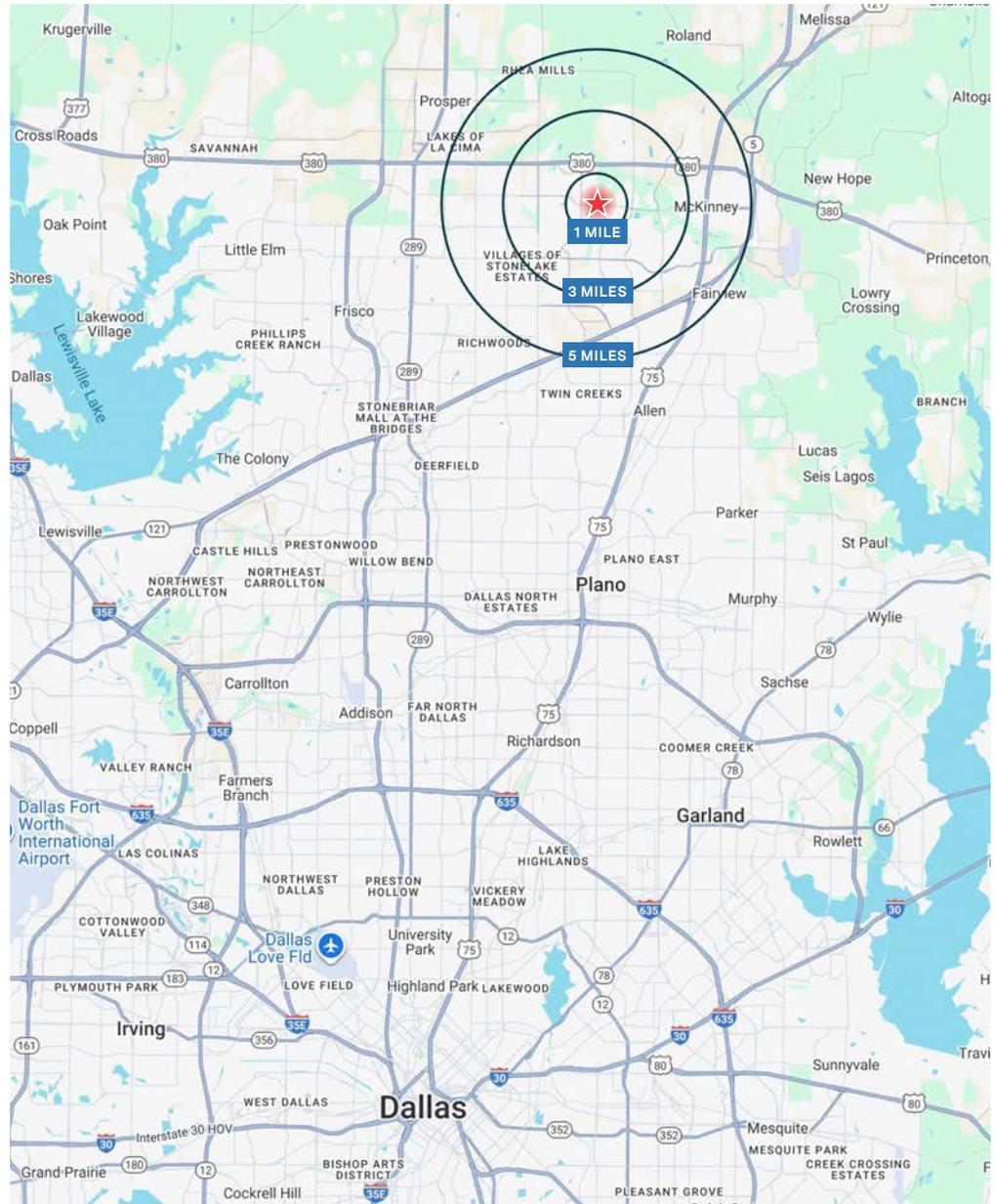


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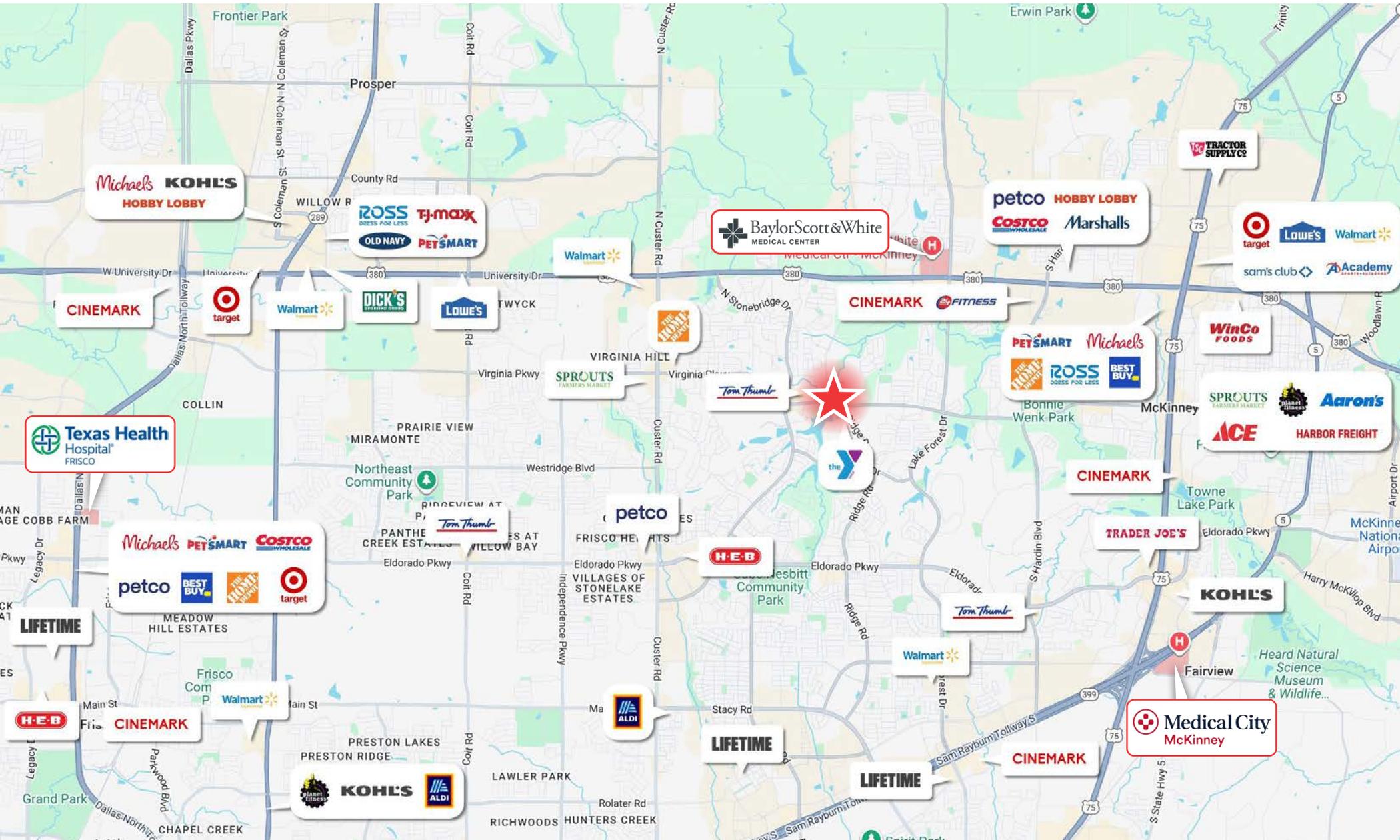


Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	13,218	106,565	261,986
2029 Population Projection	16,121	129,431	320,440
Median Age	42.4	39.2	37.4
HOUSEHOLDS			
2024 Households	4,617	35,764	88,917
2029 Household Projection	5,628	43,502	109,046
Avg Household Income	\$158,195	\$153,758	\$145,903
Median Household Income	\$137,200	\$129,033	\$119,197
EMPLOYMENT			
Employees	3,467	24,701	59,597
Businesses	562	3,613	8,361



Nearby Businesses



Site Overview





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.

11-03-2025



TEXAS REAL ESTATE COMMISSION

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PCR Brokerage Austin, LLC	9003950	licensing@partnersrealestate.com	512-580-6025
Name of Sponsoring Broker (Licensed Individual Or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4620
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Ryan McCullough	742422	ryan.mccullough@partnersrealestate.com	512-580-6224
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____