

OFFICE FOR SALE

\$2,400,000

4,836 SF

6948 Mediterranean Drive

McKinney, Texas 75072



APPIAN
COMMERCIAL REALTY

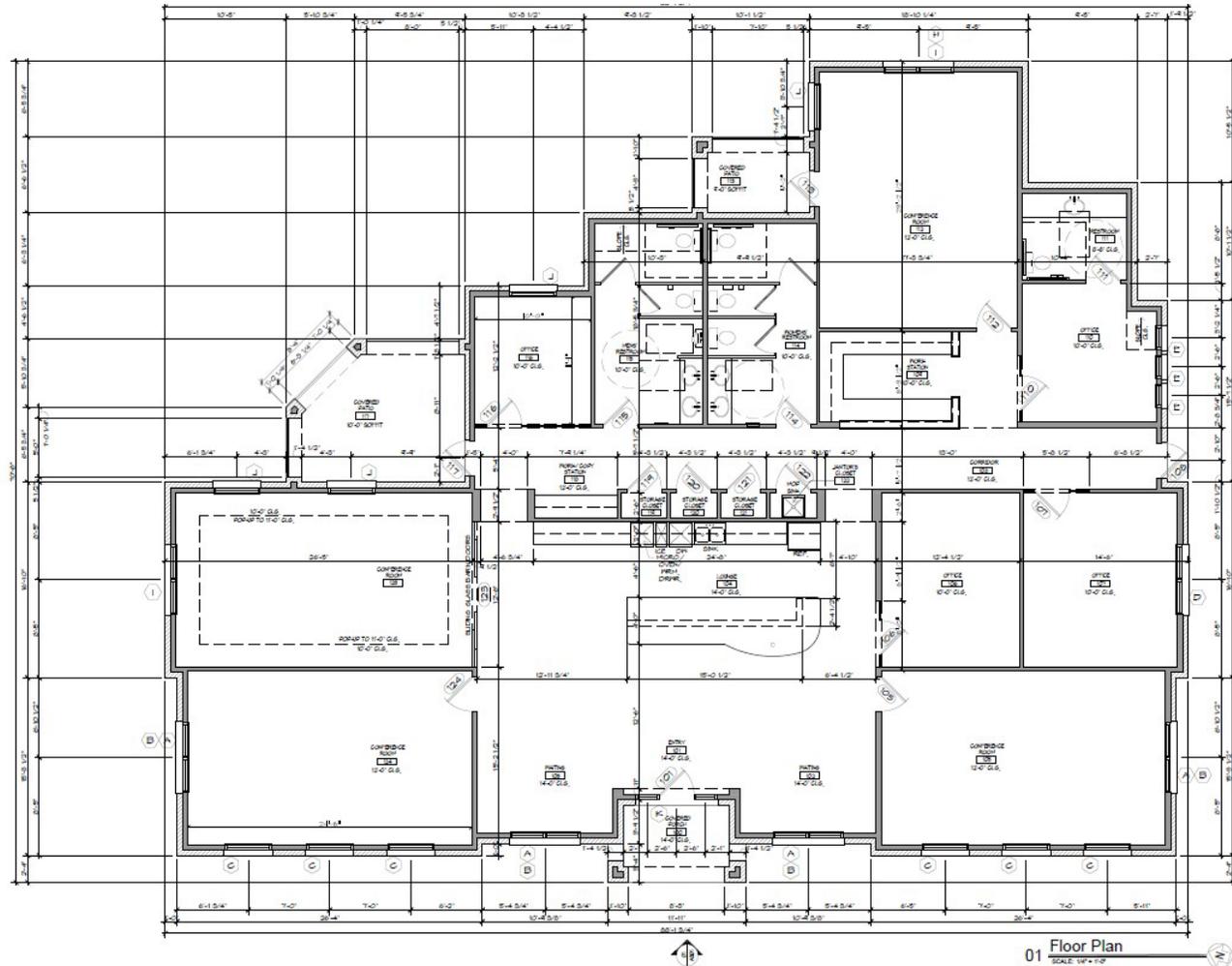
Ray Eckenrode, SIOR, CCIM
(972)562-9988
www.AppianCommercial.com

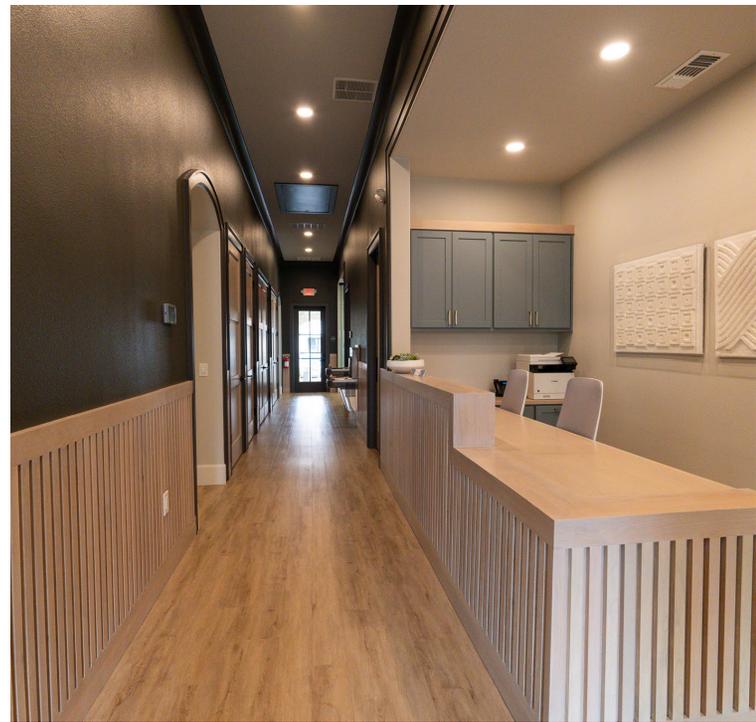
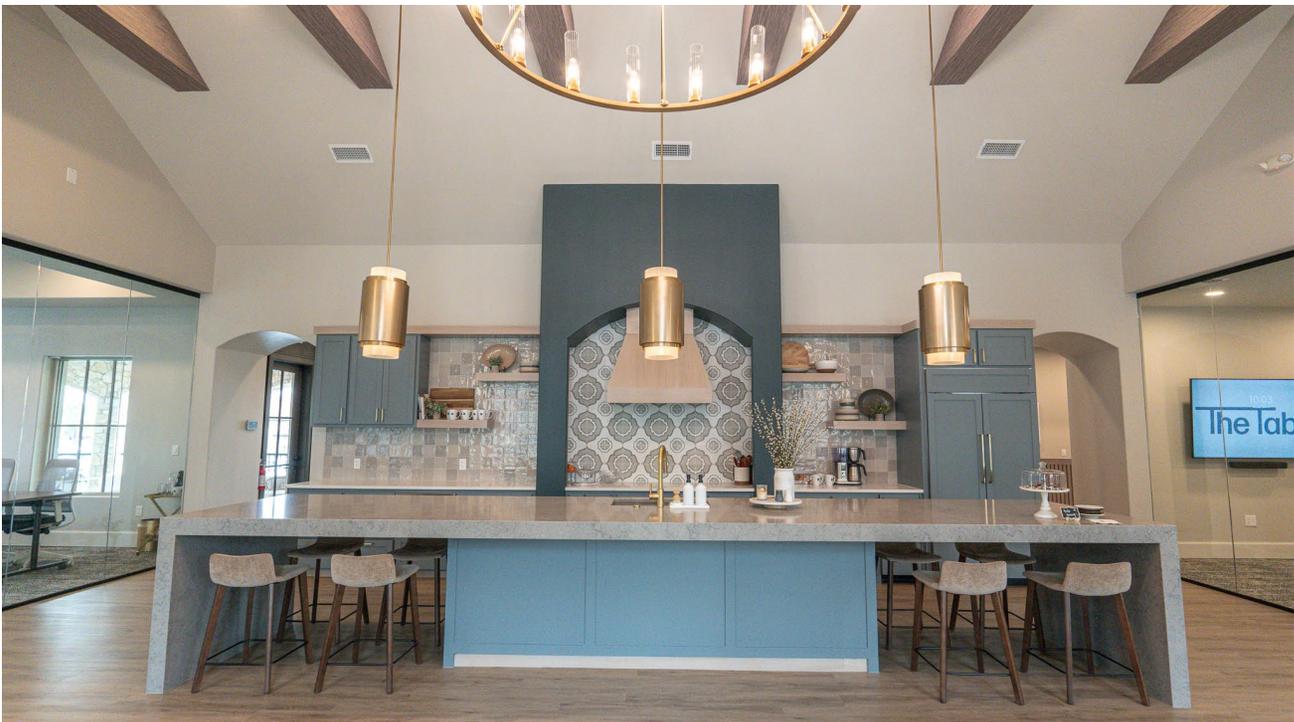
 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE FOR SALE

Office
6948 Mediterranean Dr.
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Floor Plan





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PROPERTY DETAILS

- | | |
|---|---|
| <ul style="list-style-type: none">• Price: \$2,400,000• Property Type: Office• Available SF: 4,836 SF• Address: 6948 Mediterranean Dr.• City: McKinney | <ul style="list-style-type: none">• County: Collin• Cross Street: Virginia Pkwy & Stonebridge Dr• Traffic Counts: 28,820 CPD <small>(TPP Statewide Traffic Count Map 2024)</small>• Property Status: Existing• Building Size: 4,836 SF |
|---|---|

PROPERTY INFORMATION

This property is located within Adriatica Village at the southeast corner of Virginia Parkway and Stonebridge Drive in west McKinney. The surrounding area has experienced significant population and income growth, with an estimated population of 325,146 and an average household income of \$187,439 within a 15-mile radius. Adriatica encompasses approximately 45 acres and is situated within the larger Stonebridge Ranch master-planned community, which totals more than 5,000 acres. The development is a mixed-use environment designed after the fishing village of Supetar on the island of Brač in Croatia and includes a range of office, retail, and restaurant uses. Existing businesses in Adriatica include Starbucks, Starwood Café, The UPS Store, Karadise Boutique, Zen Zen Wine & Bistro, Cavalli's Pizza, SouthState Bank, The Guitar Sanctuary, and The Sanctuary.

*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

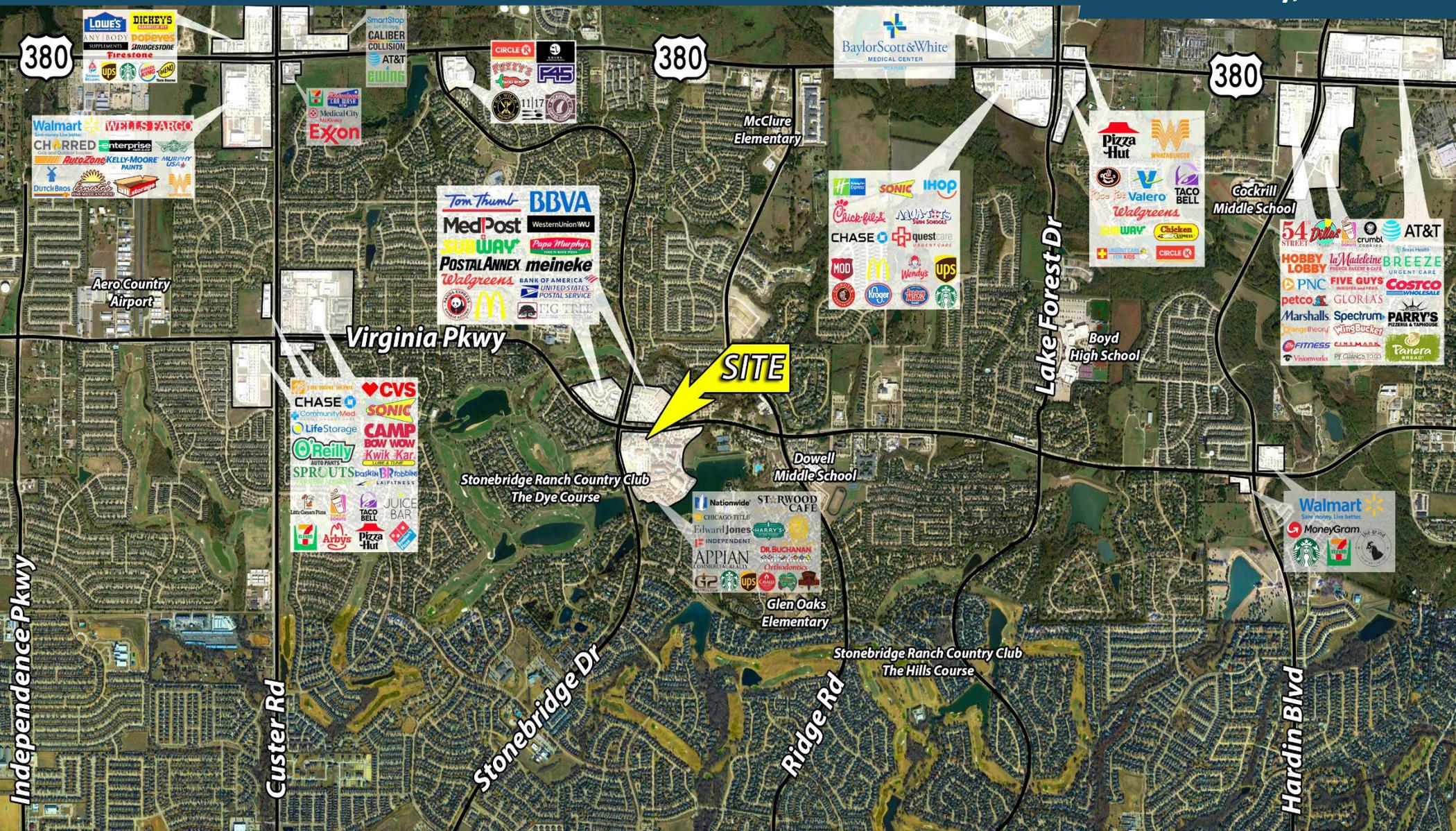


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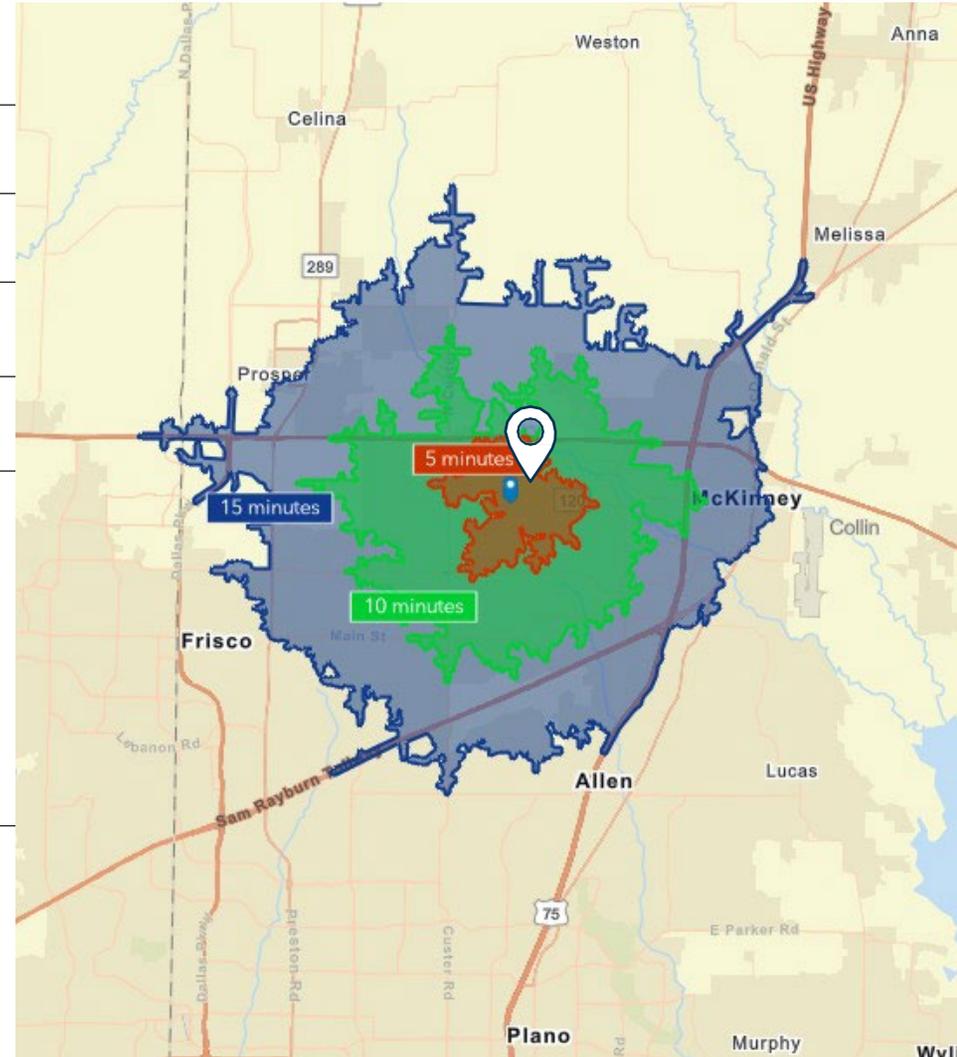
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DEMOGRAPHICS

2025 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	25,328	149,612	325,146
Households	9,036	51,022	110,566
Families	6,908	39,979	85,761
Average Household Size	2.78	2.92	2.93
Owner Occupied Housing Units	6,525	36,598	75,930
Renter Occupied Housing Units	2,511	14,424	34,636
Median Age	40.6	37	36.9
Median Household Income	\$169,726	\$149,236	\$151,408
Average Household Income	\$202,671	\$182,825	\$187,439



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DEMOGRAPHIC SUMMARY

6948 Mediterranean Dr, Mckinney, Texas, 75072

Drive time of 5 minutes

KEY FACTS

25,328

Population



9,036

Households

40.6

Median Age

\$136,759

Median Disposable Income

EDUCATION

1.5%

No High School Diploma



11.2%

High School Graduate



20.9%

Some College/
Associate's Degree



66.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$169,726
Median Household Income

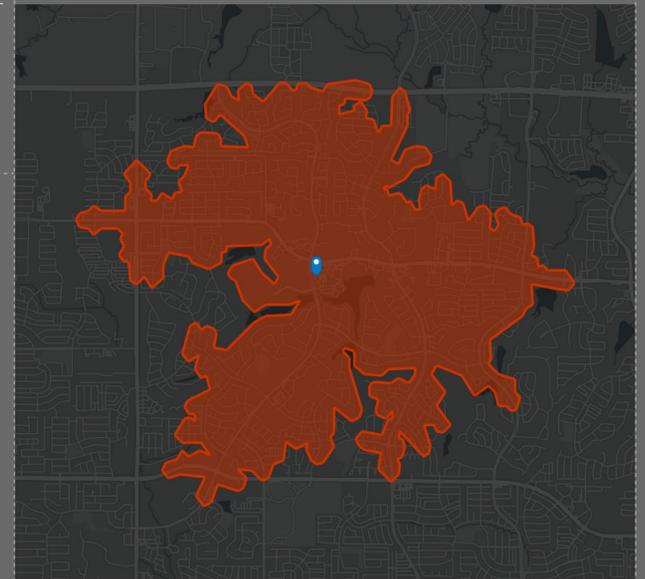


\$72,446
Per Capita Income



\$840,193
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

84.0%



Blue Collar

8.6%



Services

8.6%

3.4%

Unemployment Rate

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

DEMOGRAPHIC SUMMARY

6948 Mediterranean Dr, Mckinney, Texas, 75072

Drive time of 10 minutes

KEY FACTS

149,612

Population



51,022

Households

37.0

Median Age

\$118,215

Median Disposable Income

EDUCATION

2.0%

No High School Diploma



11.7%

High School Graduate



23.6%

Some College/
Associate's Degree



62.7%

Bachelor's/Grad/
Prof Degree

INCOME



\$149,236
Median Household Income

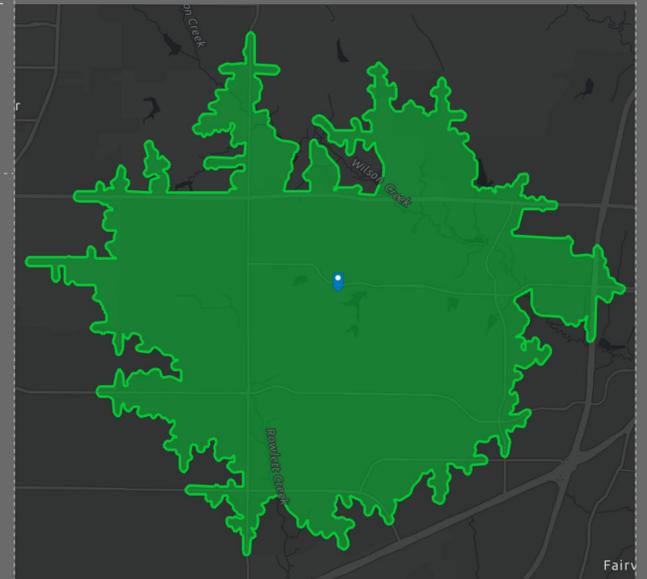


\$62,445
Per Capita Income



\$615,298
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

82.8%



Blue Collar

8.8%



Services

9.5%

3.0%

Unemployment Rate

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

DEMOGRAPHIC SUMMARY

6948 Mediterranean Dr, Mckinney, Texas, 75072
 Drive time of 15 minutes

KEY FACTS

325,146

Population



110,566

Households

36.9

Median Age

\$120,438

Median Disposable Income

EDUCATION

3.0%

No High School Diploma



12.2%

High School Graduate



22.1%

Some College/
Associate's Degree



62.8%

Bachelor's/Grad/
Prof Degree

INCOME



\$151,408
Median Household Income

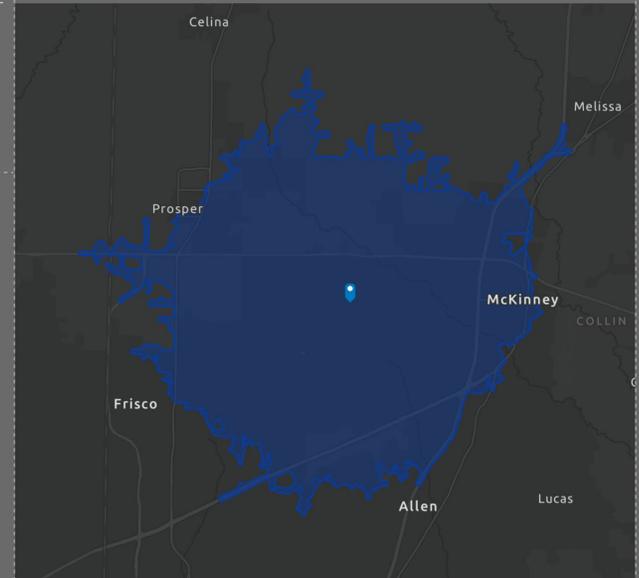
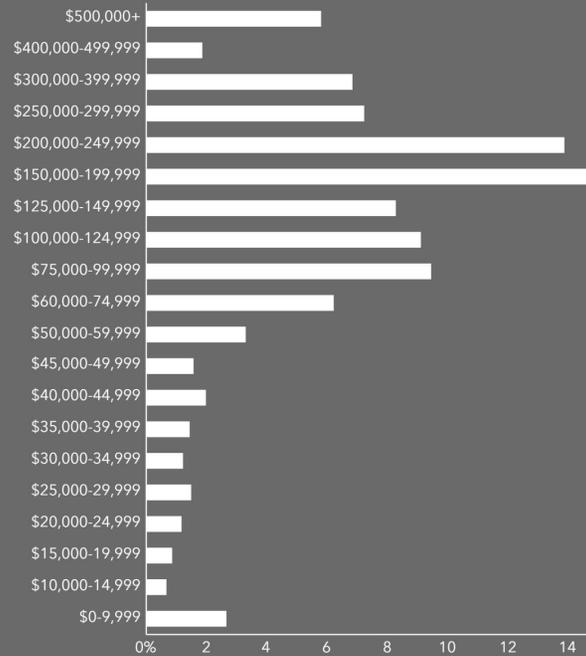


\$63,577
Per Capita Income



\$614,785
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

81.1%



Blue Collar

10.0%



Services

10.2%

3.0%

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
_____ Licensed Supervisor of Sales Agent/ Associate	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

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