



KW CENTRAL  
COMMERCIAL



BUILD-TO-SUIT &  
RETAIL SPACE AVAILABLE

# STONEBRIDGE RANCH

## MEDICAL & RETAIL OPPORTUNITIES

📍 6200 ELDORADO PARKWAY | MCKINNEY, TEXAS 75072



EXCEPTIONAL  
LOCATION



STRONG  
DEMOGRAPHICS



HIGH TRAFFIC  
COUNTS



LIMITED  
OPPORTUNITY



**ALEXANDER ACUÑA**

Brokerage Partner

**KW CENTRAL COMMERCIAL**

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A premium opportunity to establish your practice or business in one of McKinney's most desirable and affluent communities.

EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.

# EXECUTIVE SUMMARY



**BUILD-TO-SUIT &  
RETAIL SPACE AVAILABLE**

## PROPERTY OVERVIEW

Located at the corner of Eldorado Parkway and Ridge Road in the heart of affluent Stonebridge Ranch, this premier pad site offers two exceptional opportunities for medical or retail users.

- ✔ High visibility signalized intersection
- ✔ Strong daytime and residential population
- ✔ Affluent trade area with high income
- ✔ Ideal for medical, dental, wellness, professional or retail uses
- ✔ Monument signage opportunity



## AVAILABILITY SUMMARY

OPPORTUNITY	SIZE	STATUS	IDEAL USES
 <b>NORTH BUILDING (BUILD-TO-SUIT)</b>	±2,200 SF	<b>Build-to-Suit Opportunity</b>	Medical, Wellness, Professional Office, Retail
 <b>CareNow</b> <b>URGENT CARE</b>	±3,000 SF	<b>Occupied</b>	Urgent Care
 <b>SOUTH BUILDING SUITE (AVAILABLE)</b>	±2,000 SF	<b>Available Now</b>	Medical, Professional Office, Retail
<b>TOTAL BUILDING AREA</b>	±5,000 SF	—	—



## POTENTIAL USERS

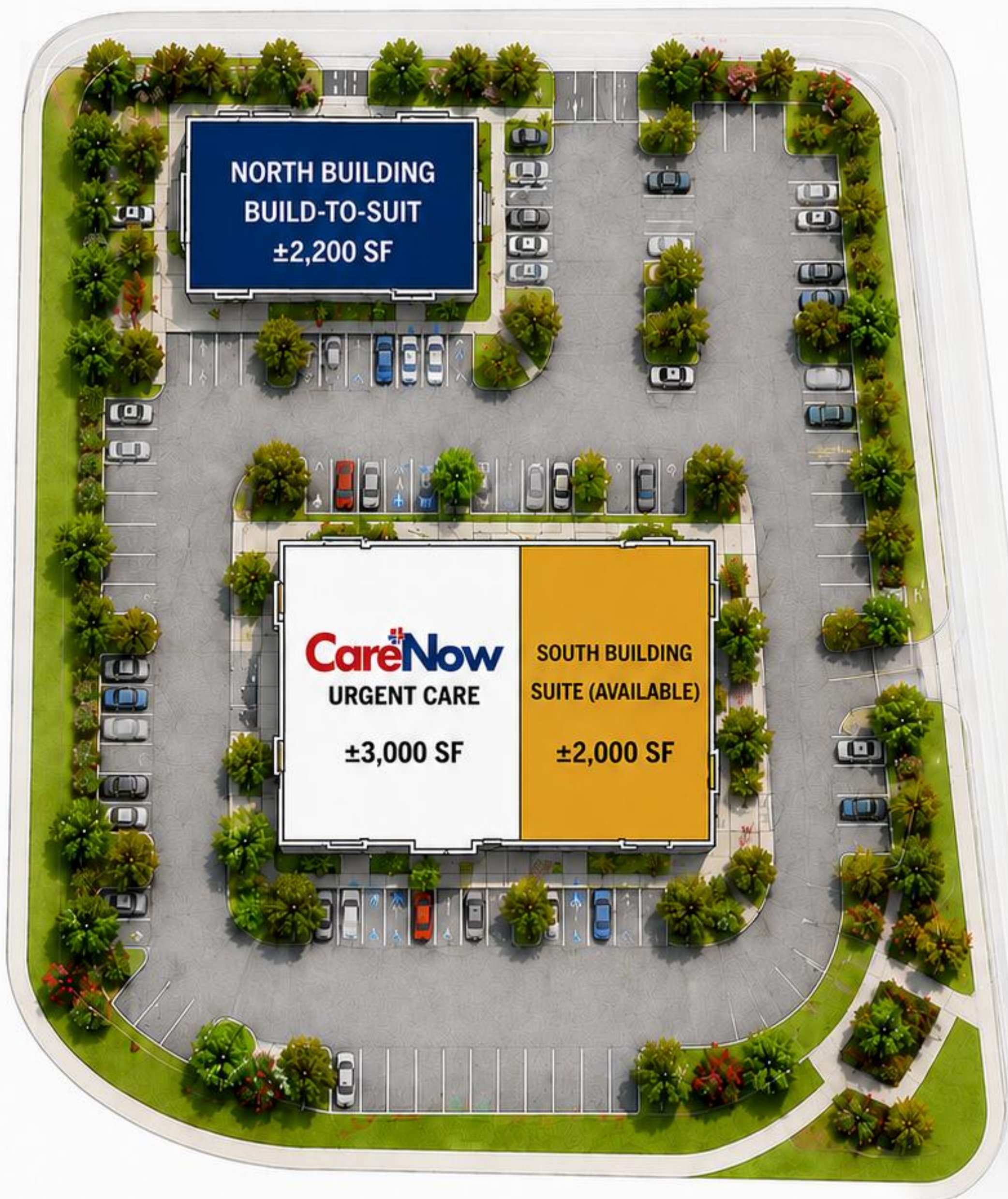
- Primary Care
- Pediatrics
- Orthopedics
- Physical Therapy
- Dentistry
- Med Spa
- Chiropractic
- Imaging / Lab

## PROFESSIONAL

- Legal Services
- Financial Services
- Insurance
- Real Estate
- Wellness

## RETAIL

- Boutique Retail
- Specialty Services
- Coffee / Café
- Optical / Hearing



SIGNALIZED  
INTERSECTION



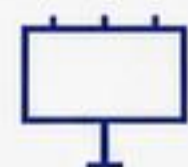
STRONG DAYTIME &  
RESIDENTIAL POPULATION



AFFLUENT TRADE AREA  
WITH HIGH INCOME



EXCELLENT ACCESS &  
VISIBILITY



MONUMENT SIGNAGE  
OPPORTUNITY

# NORTH BUILDING

## BUILD-TO-SUIT OPPORTUNITY



**STONEBRIDGE RANCH**  
MEDICAL & RETAIL OPPORTUNITIES



**±2,200 SF**  
**BUILD-TO-SUIT**



CUSTOMIZABLE  
LAYOUT



DRIVE-UP  
ACCESSIBILITY



PROMINENT  
SIGNAGE



MODERN  
DESIGN



MEDICAL / RETAIL  
PERMITTED

A rare opportunity to create a custom medical or retail building in one of McKinney's most desirable and affluent neighborhoods.

### BUILDING HIGHLIGHTS

- ✓ Up to ±2,200 SF available (build-to-suit)
- ✓ Designed for medical, professional office or retail users
- ✓ High visibility
- ✓ Excellent access and signage opportunity
- ✓ Ample parking with drive-up convenience
- ✓ Located in the heart of Stonebridge Ranch
- ✓ Strong residential demographics and daytime population



### IDEAL USES

- Primary Care • Pediatrics • Dentistry • Med Spa
- Chiropractic • Physical Therapy • Professional Office • Retail

# SOUTH BUILDING

## EXISTING RETAIL / MEDICAL OPPORTUNITY



**STONEBRIDGE RANCH**  
MEDICAL & RETAIL OPPORTUNITIES



**±5,000 SF**  
**TOTAL BUILDING**

**AVAILABLE**  
**±2,000 SF**  
(SUITE)  
(IMMEDIATE OCCUPANCY)

- ✔ Excellent Visibility
- ✔ Ample Parking
- ✔ Strong Co-Tenancy
- ✔ High Traffic Counts

### PROPERTY HIGHLIGHTS

- Join CareNow Urgent Care, a leading provider of high-quality, convenient medical care
- ±2,000 SF retail/medical suite available
- Ideal for medical, professional office or retail users
- High visibility on Eldorado Parkway
- Excellent access and ample parking
- Located in the heart of Stonebridge Ranch
- Strong residential and daytime population
- Affluent trade area with high average incomes



### IDEAL USES

- Primary Care • Dentistry • Orthopedics • Physical Therapy • Med Spa  
Professional Office • Specialty Retail • Wellness • Optical / Hearing



**STRONG DEMOGRAPHICS**  
WITHIN 5 MILES



**139,105**  
TOTAL POPULATION



**\$165,174**  
AVG. HOUSEHOLD INCOME



**85,514**  
DAYTIME POPULATION



**13.5%**  
PROJECTED POPULATION GROWTH  
(2025-2030)

# DEMOGRAPHICS & TRAFFIC COUNTS

STRONG AFFLUENT TRADE AREA WITH EXCELLENT VISIBILITY



**STONEBRIDGE RANCH**  
MEDICAL & RETAIL OPPORTUNITIES



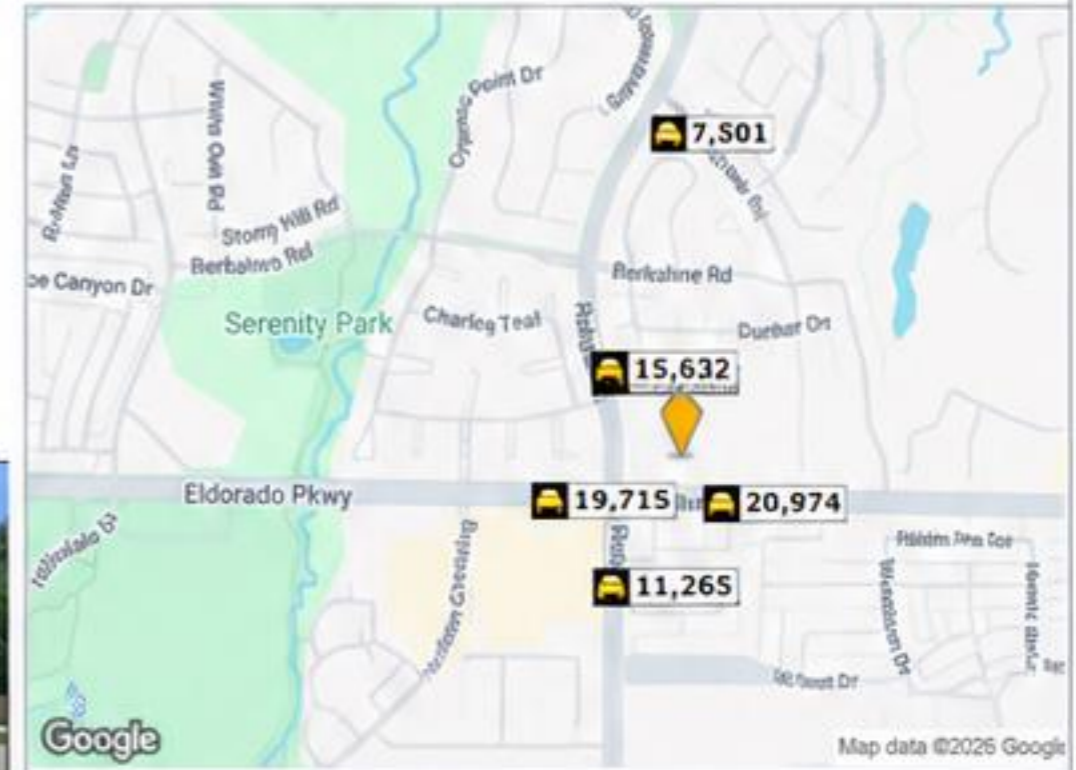
## DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
2025 Population	17,617	139,105	323,956
2030 Population (Proj.)	19,994	159,687	373,357
Avg. Household Income	\$164,505	\$165,174	\$163,764
Med. Household Income	\$137,774	\$140,034	\$136,644
Households (2025)	5,937	49,203	112,062
Daytime Population	12,842	85,514	208,162

## BUILD-TO-SUIT OPPORTUNITY

6200 Eldorado Pky, McKinney, TX 75072

Building Type: **General Retail**  
 Secondary: -  
 GLA: **2,200 SF**  
 Year Built: -  
 Total Available: **2,200 SF**  
 % Leased: **0%**  
 Rent/SF/Mo: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Eldorado Pkwy	Eldorado Pkwy	0.04 E	2024	20,843	MPSI	.07
2	W Eldorado Pkwy	Eldorado Pkwy	0.04 E	2025	20,974	MPSI	.07
3	Ridge Rd	Ctyards Dr	0.03 S	2024	11,445	MPSI	.13
4	Ridge Rd	Ctyards Dr	0.03 S	2025	11,515	MPSI	.13
5	Ridge Road	Ridge Rd	0.04 S	2024	15,632	MPSI	.14
6	W Eldorado Pkwy	Ridge Rd	0.07 E	2024	19,585	MPSI	.16
7	W Eldorado Pkwy	Ridge Rd	0.07 E	2025	19,715	MPSI	.16
8	Ridge Rd	W Eldorado Pkwy	0.10 N	2024	11,195	MPSI	.16
9	Ridge Rd	W Eldorado Pkwy	0.10 N	2025	11,265	MPSI	.16
10	Ridge Rd	Berkshire	0.03 SW	2025	7,501	MPSI	.45



### STRONG INCOME

**\$164,505**

Avg. Household Income  
(1 Mile)



### AFFLUENT MARKET

**31%**

Households Earning  
\$150K+ (1 Mile)



### GROWING AREA

**13.5%**

Projected Population  
Growth by 2030 (3 Mile)



## THE STONEBRIDGE RANCH ADVANTAGE

- High income, educated population with strong purchasing power
- Daytime population driven by business, retail and medical activity
- Excellent visibility and access along Eldorado Parkway
- Strategically positioned in one of McKinney's most desirable communities
- Ideal location for medical, professional office or retail users



**A PREMIER LOCATION  
FOR YOUR PRACTICE  
OR BUSINESS.**

# THE LOCATION ADVANTAGE

## IN THE HEART OF STONEBRIDGE RANCH



**STONEBRIDGE RANCH**  
MEDICAL & RETAIL OPPORTUNITIES

### THE LOCATION

Positioned at the corner of Eldorado Parkway and Ridge Road, this property is surrounded by thriving residential neighborhoods, top-rated schools, and established retail and medical users.

- ✔ Prime corner with signalized access
- ✔ High visibility in a fast-growing community
- ✔ Surrounded by affluent neighborhoods and top-rated schools
- ✔ Strong retail and medical synergy
- ✔ Easy access to major roadways
- ✔ Minutes from shopping, dining and essential services



PRESTIGIOUS STONEBRIDGE RANCH COMMUNITY



RETAIL & DINING JUST MINUTES AWAY



STRONG MEDICAL CORRIDOR



BEAUTIFUL NEIGHBORHOODS & AMENITIES



TOP-RATED SCHOOLS



GROWING BUSINESS HUB



**CONVENIENT ACCESS  
TO KEY DESTINATIONS**



**3 MINUTES**  
to US-75



**8 MINUTES**  
to SH-121



**10 MINUTES**  
to Historic Downtown  
McKinney



**35 MINUTES**  
to DFW International  
Airport