

**COMMERCIAL LOT FOR SALE
PERFECT FOR MEDICAL OR
OFFICE BUILDING**



**Brand New. Professional.
Upscale. Prime Location.**

*Empire Offices at Virginia Parkway
4879 Virginia Parkway, McKinney, TX 75071*





PROPERTY HIGHLIGHTS



- Office/Medical Condos range from 1,400 SQFT – 11,206 SQFT.
- Direct frontage on Virginia Parkway.
- Heavy residential area producing high exposure on property.
- Great access for Virginia Pkwy going East or West.
- Tree lined property with no neighbors.
- Commercial lot with approval and plans for single story 11,206 SF Medical/Office Building Other possible uses.



| PROPERTY HIGHLIGHTS | |
|-------------------------------|---|
| Address | 4879 Virginia Parkway, McKinney, TX 75071 |
| Commercial Development | Acres: 1.57 Acre Commercial lot with approval and plans for single story 11,206 SF Medical/Office Building |
| Utilities | All utilities are in place or close to the site including water, sewer, and electrical |
| Zoning | O-1 Neighborhood Office District Perfect for office / medical / professional services (doctor, dentist, vet clinic, therapy, counseling, etc.) |
| Price | \$1,012,770 with civil plans |
| Investment Highlights | <ul style="list-style-type: none"> • Frontage of 368' on Virginia Parkway • It sits on high-exposure frontage along Virginia Parkway with Easy Ingress/Egress to Major Roads |
| Potential Uses | The O-1 Neighborhood Office District is ideal for office, medical, and professional services, such as doctors, dentists, veterinary clinics, therapy, and counseling. Alternatively, buyers can go through the city process to obtain a Special Use Permit for a wide range of other specific uses. |
| Ownership | Fee Simple Ownership |
| Fantastic Location | Property is located in a Prime McKinney submarket location, situated on Virginia Pkwy just E of Lake Forest on the N side of Virginia Pkwy. |

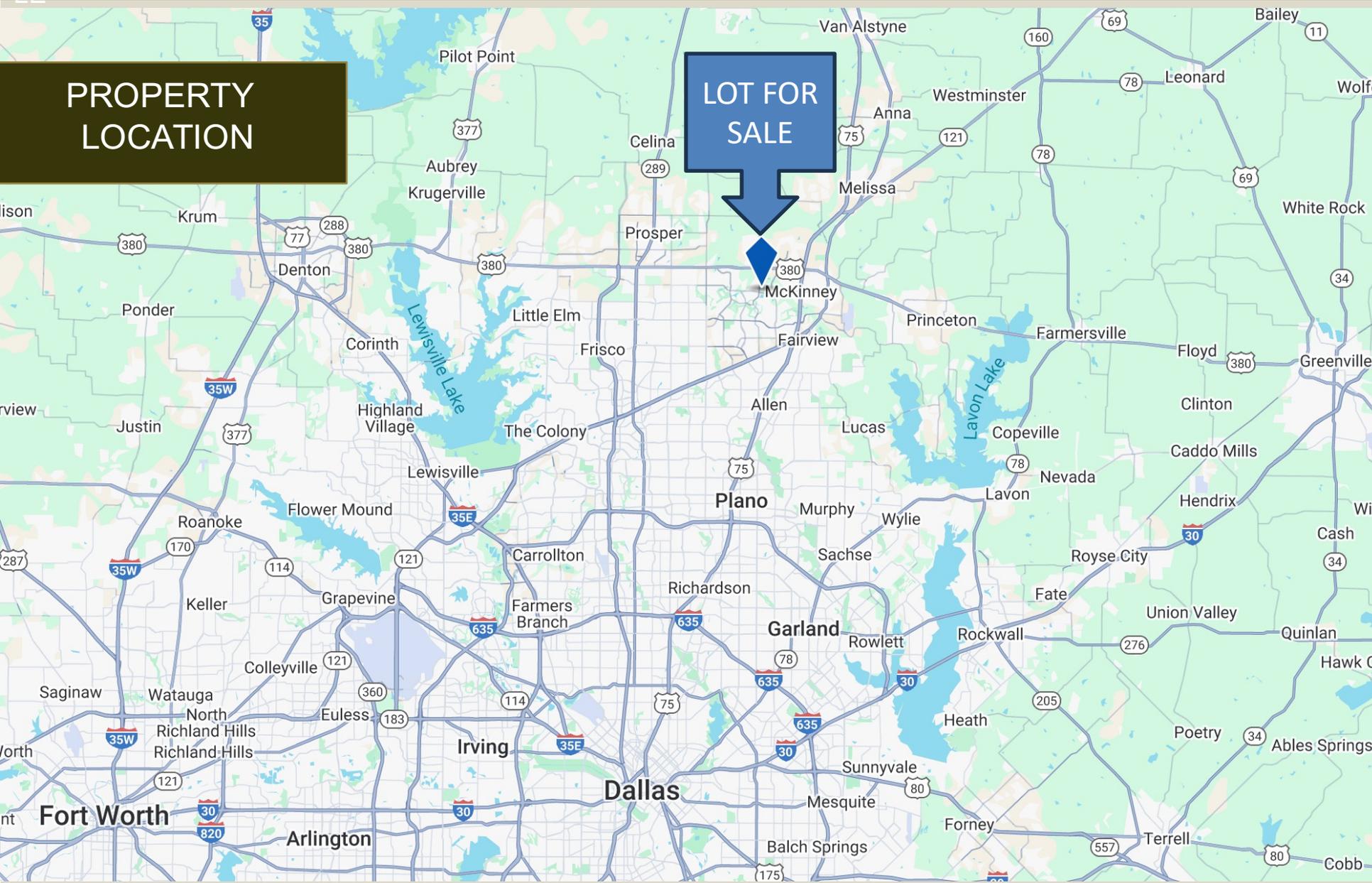


AVAILABLE LAND | COMMERCIAL OPPORTUNITIES



**PROPERTY
LOCATION**

**LOT FOR
SALE**



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