



FOR LEASE

McDermott Building

3915 McDermott Road, Suite 200
Plano, TX 75025



ROCKHILL

COMMERCIAL REAL ESTATE

www.rockhillcre.com

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Property Overview

McDermott Building

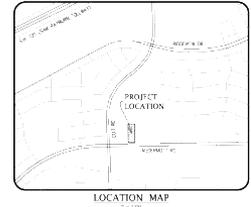


- Single story office building with direct exposure to McDermott Road
- Ideally positioned in McKinney, benefiting from neighboring Frisco and Plano
- Minutes from the Dallas North Tollway & the Sam Rayburn Tollway
- Fully finished out Professional Office with TI allowance negotiable
- The property is currently configured as 3,000 SF “Lease” space two-tenant building, with private entrance
- Permits a wide variety of uses – Professional Office, Medical, Retail store, Bank, Business Services, Restaurant, Vet Clinic, etc.

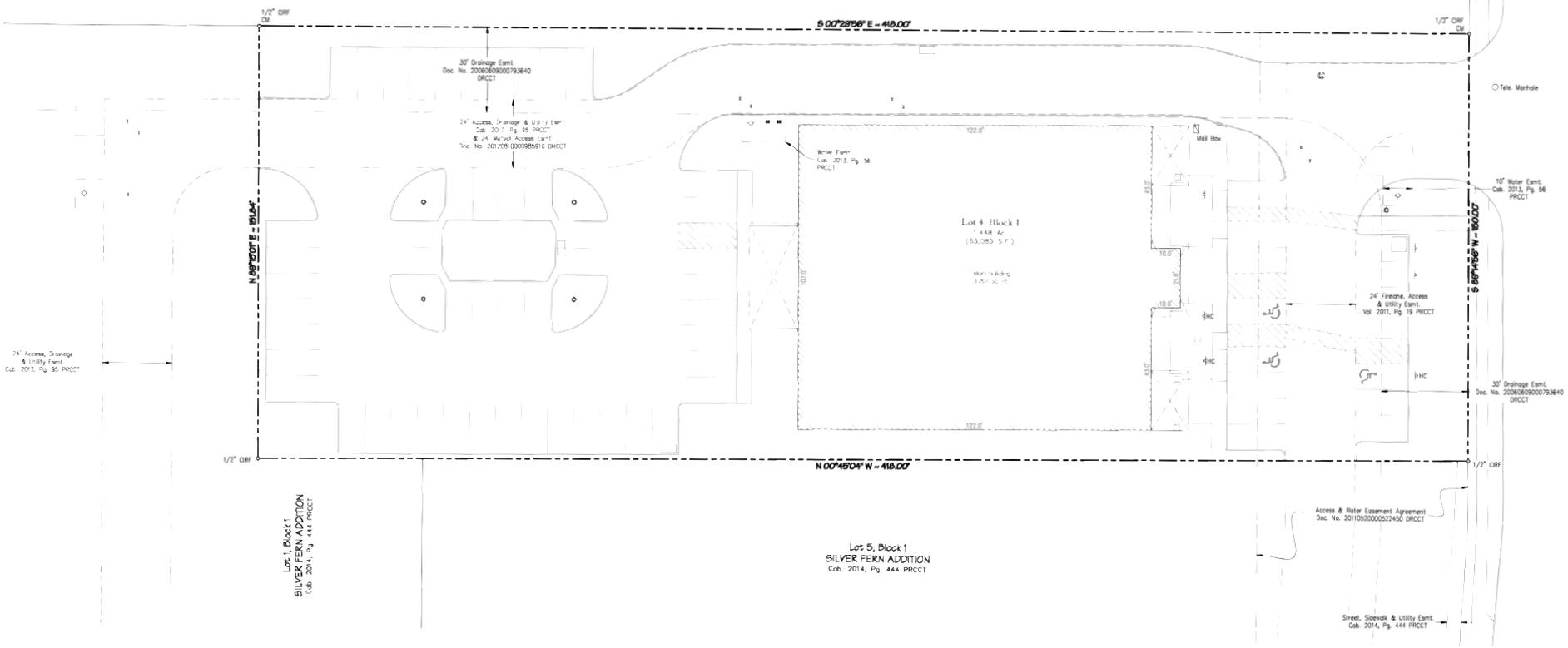
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- Lease Rate: \$33 + NNN
 - Suite 105: 3,000 SF
 - Total Building Size: 13,000 SF
 - Building Signage
 - Use: Professional Office, Medical, and Retail
 - Parking Ratio: 5:1000/SF
 - Year Built: 2012 | Remodeled 2026
 - Lease Term 3 - 10 Years

The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change of price subject to prior sale or lease, or withdrawal without notice.

Site Plan



Lot 1, Block A
FOWLER MIDDLE SCHOOL
 Cdb. 2006, Pg. 135 PRCCCT



Building Floor Plan



**Lease Space Available
3,000 SF**

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Demographics | Traffic



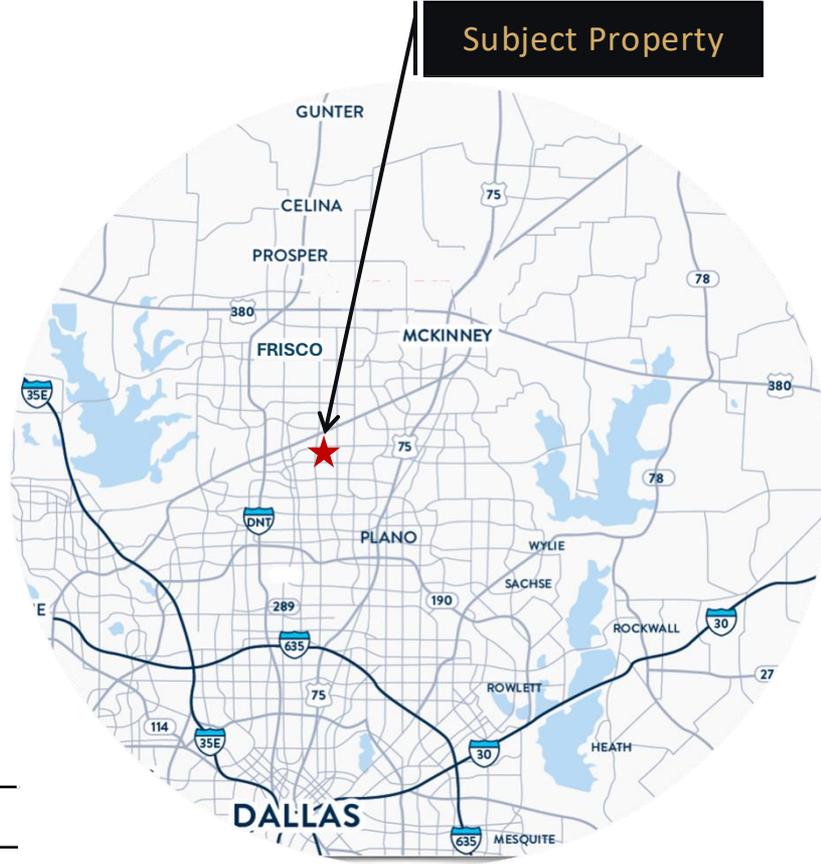
Demographics | Estimated Growth

	2020	2024	2029
Population	313,032	354,457	432,820
Medium Age	38	40	41
Medium HH Income	\$123,615	\$126,019	\$125,173



Average Daily Traffic

Streets	Traffic Count	Miles From Subject
Coit Rd. / New Hope Ct.	20,903	.02 SW
Coit Rd. / Malton Dr.	29,974	.03 S



Population expected Growth increased 38.3% since 2020

Source: © 2025 CoStar Group

Aerial | Notable Attractions

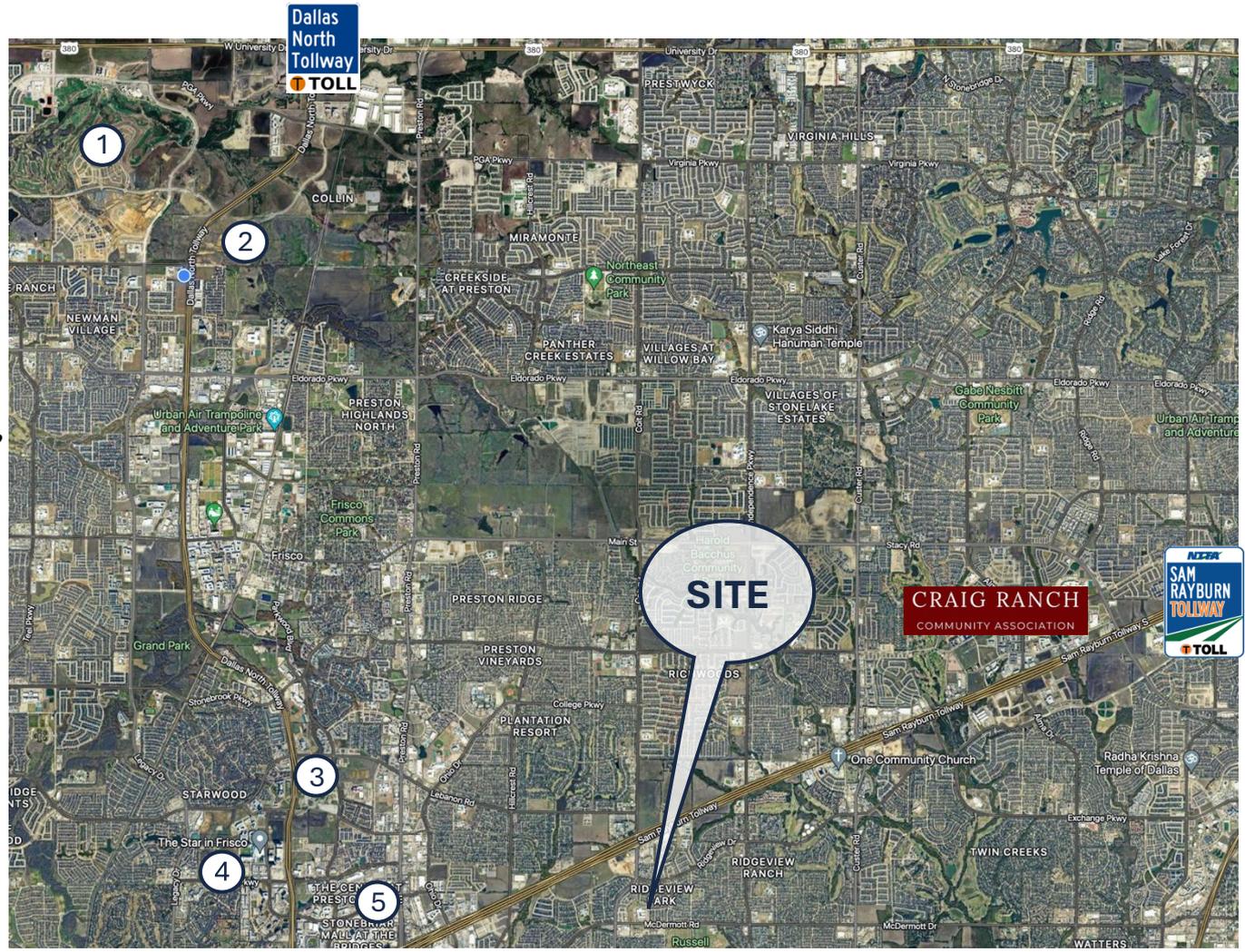
Fit To A Tee
PGA of America



New Universal Studios Park



Developers Announce \$3B 'The Mix'



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Aerial



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Interior Pictures



Tenant Improvement Allowance Available





Information About Brokerage Services

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.

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.

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.

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.

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 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.

LICENSED BROKER/BROKER FIRM NAME Rockhill Commercial Real Estate	LICENSE NO. 9015723	EMAIL	PHONE
DESIGNATED BROKER OF FIRM Ryan Griffin	LICENSE NO. 582592	EMAIL rgriffin@rockhillinvestments.com	PHONE 214.975.0842
LICENSE BROKER AGENT Tonya LaBarbera Davis	LICENSE NO. 678307	EMAIL tonya@rockhillcre.com	PHONE 469.323.2615



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 (<http://www.trectexas.gov>)

BUYER/TENANT/SELLER/LANDLORD INITIALS: _____

DATE: _____