

# FOR SALE

## 2730 VIRGINIA PKWY

Class B Office | 7,480 SF



# EXCLUSIVE LISTING & DISCLAIMER

The property contained herein is exclusively listed for sale by Worldwide Commercial, PLLC, a licensed Texas Real Estate Broker. All questions, property tours, on site visits, and negotiations for the purchase shall be conducted through the listing agents and Worldwide Commercial, PLLC.

The information contained herein has been provided by the owners of the property or obtained from sources deemed reliable or are based on assumptions that are considered reasonable and accurate. Although the Broker has used reasonable care in obtaining data and making estimates of the projects based on this data, Broker makes no representations or warranties of any kind, express or implied, concerning the property or any other matter pertaining thereto.

Neither the Sellers nor any of its offices, employees, or representatives make any representation, warranty or covenant of any nature with respect to the Property, its physical or environmental condition, or any information owner may provide regarding the foregoing. Interested parties are expected to independently review all documents and other matters relating to the property and improvements to verify the accuracy and completeness of the information contained herein at their own expense.

# PROPERTY OVERVIEW



**SALE PRICE** Contact Broker



**LEASED** 59%



**YEAR BUILT** 2006



**BUILDING** 7,480 SF

# 2730 VIRGINIA PKWY

2730 Virginia Parkway is a ±7,480 square foot office building ideally positioned within the high-growth Allen/Mckinney submarket. Built in 2006 and recently updated, this asset offers both immediate functionality and long-term value.

The building sits on a 0.76-acre lot with ample surface parking and is currently 59% leased, with 3,076 SF available for an owner-user or additional income opportunity. The property is located just minutes from Highway 75 and 121, offering excellent accessibility for patients and staff.

Recent improvements include an exterior remodel, updated interiors across all suites, and prominent marquee signage that enhances visibility along Virginia Parkway. This property presents a compelling opportunity for an investor or medical user to secure a well-maintained, income-generating asset in one of North Texas's fastest-growing corridors.

## HIGHLIGHTS:

- Easy access to US-75 and SH-121
- Recently remodeled exterior
- All interior suites fully updated
- 3,076 SF available for owner-user or lease-up
- Professional medical office environment
- Prominent marquee signage on Virginia Parkway
- Surrounded by residential growth and medical demand drivers

# TENANTS

2730 Virginia Parkway is anchored by two high-quality medical tenants—Neuroglow and Physician Partners of America—both of which are leaders in their respective specialties.

Neuroglow is a regional provider of ketamine assisted therapy, offering affordable and comprehensive mental wellness treatments. With over 3,000 infusions administered, they operate a physician-led practice focused on holistic, results-driven care. Their multidisciplinary team includes psychiatrists, anesthesiologists, and therapists, reinforcing their reputation for clinical excellence and long-term outcomes.

Physician Partners of America delivers interventional pain management services with a focus on non-opioid, minimally invasive solutions. Their McKinney-based clinic helps patients achieve sustained relief through a personalized, outcomes-oriented care model.

Together, these tenants provide stable cash flow and long-term occupancy backed by growing demand in behavioral health and outpatient pain care.



# PROPERTY SUMMARY

## RENOVATIONS/MECHANICAL

**Construction:** Wood Frame

**Renovations:** Suite 100 remodeled with roll-up door;  
Exterior painted 2024

**Roof:** Composite

**HVAC:** 2 units; Replaced in 2024

**Water Heaters/Boiler:** 1 Electric; 1 Tankless; Replaced in 2024

# RENT COMPS



2750 Virginia Pky  
\$24.00 SF/Year/NNN  
9,000 SF



2760 Virginia Pky  
\$25.00 SF/Year/NNN  
8,480 SF

**\$24.50**

**Average Asking Rent**

# SALES COMPS



N. Lake Forest Drive  
\$355/SF  
5,955 SF



2164 N. Lake Forest Drive  
\$496.33/SF (6.5% CAP)  
4,634 SF



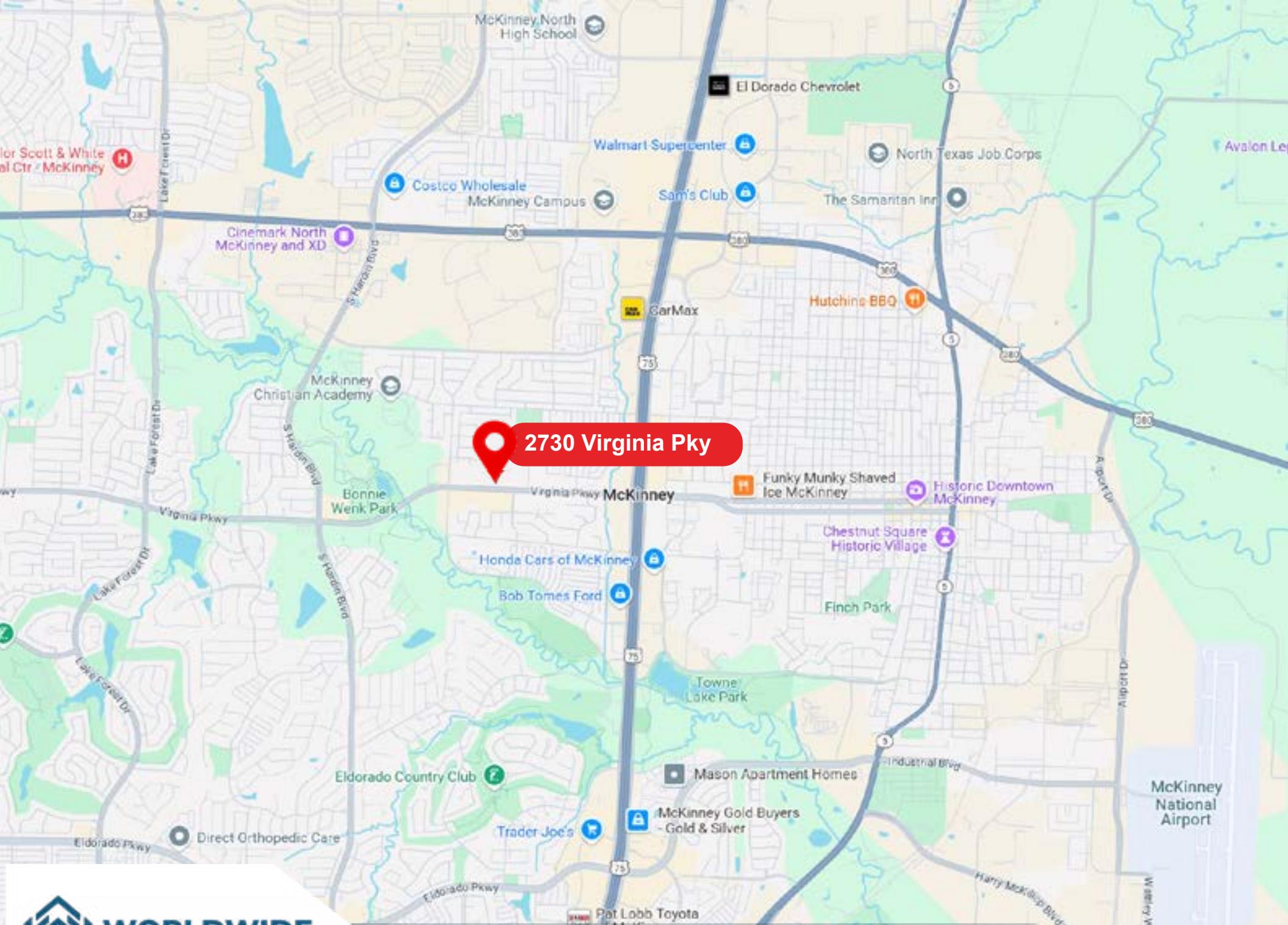
5531 Virginia Pky  
6.75% CAP  
8,348 SF

**\$425**

**Average Price/SF**

**6.62%**

**Average CAP Rate**





# ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



2730 Virginia Pky., Mckinney, TX 75071



## **Jerad Rector**

President/Broker

214-618-0550

[jrector@wwcpartners.com](mailto:jrector@wwcpartners.com)



## **Bryce Gehlbach**

Business Development Manager

214-281-8633

[bgehlbach@wwcpartners.com](mailto:bgehlbach@wwcpartners.com)



## 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.

**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 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.

Worldwide Commercial, PLLC	9001217	info@wwcpartners.com	214-281-8633
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jerad Rector	572749	jrector@wwcpartners.com	214-281-8633
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Bryce Gehlbach	827650	bgehlbach@wwcpartners.com	832-574-6373
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date