

FOR SALE & FOR LEASE

Turn Key Medical Office Condo in Mckinney

4501 Medical Center Dr #100, McKinney, TX 75069




SITE

partners


EXCLUSIVELY LISTED BY:

PRIMARY CONTACTS



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PROPERTY AT A GLANCE

ADDRESS

4501 MEDICAL CENTER DR SUITE 100

CITY, STATE, ZIPCODE

MCKINNEY, TX 75069

BUILDING SIZE

3,146 SF

BUILD OUT

MEDICAL OFFICE

YEAR BUILT/RENOVATED

2004

PARCEL NUMBER

R-8529-000-1000-1

ZONING, COUNTY

CONDOMINIUM COMMERCIAL/ COLLIN COUNTY

EXECUTIVE SUMMARY

Presenting a turn-key medical office condominium, excellently located within walking distance of Medical Center McKinney. This 3,146 square foot space is fully built out and equipped to serve a diverse range of medical professionals. Situated in McKinney, a thriving epicenter of exponential growth, 4501 Medical Center Drive offers an exceptional and highly sought-after location. Additionally, this asset is part of a professionally managed association, allowing for ease of ownership.

Please contact Ryan McCullough with inquiries (512) 580-6224





OFFERING DETAILS



SALE PRICE

Contact Broker



LEASE RATE

\$32.00



ESTIMATED NNN'S

\$10.50



AVAILABLE FOR OCCUPANCY

1/1/26



BUILDING SIZE

3,146 SF



LOT SIZE

Condo



YEAR BUILT

2004



PARKING RATIO

5.9/1000



POA MONTHLY DUES

\$722



POA COVERAGE

**Grounds/Landscape
Parking Lot
Insurance**





PROPERTY HIGHLIGHTS

NEAR EXPANDING ACUTE CARE HOSPITAL

Located within walking distance of Medical Center McKinney—a 285-bed acute care facility currently undergoing a \$142 million expansion—this asset benefits from proximity to one of the region's key healthcare hubs.

FULLY PLUMBED AND BUILT OUT MEDICAL OFFICE

The space is fully plumbed and built out with an efficient medical office layout, making it ideal for a variety of specialties seeking immediate occupancy with minimal startup costs.

MEDICAL HUB WITH PROFESSIONAL MANAGEMENT

Situated within a professionally managed association featuring a wide range of medical specialists, this property offers synergy, referrals, and a high-quality, well-maintained environment for providers and patients.

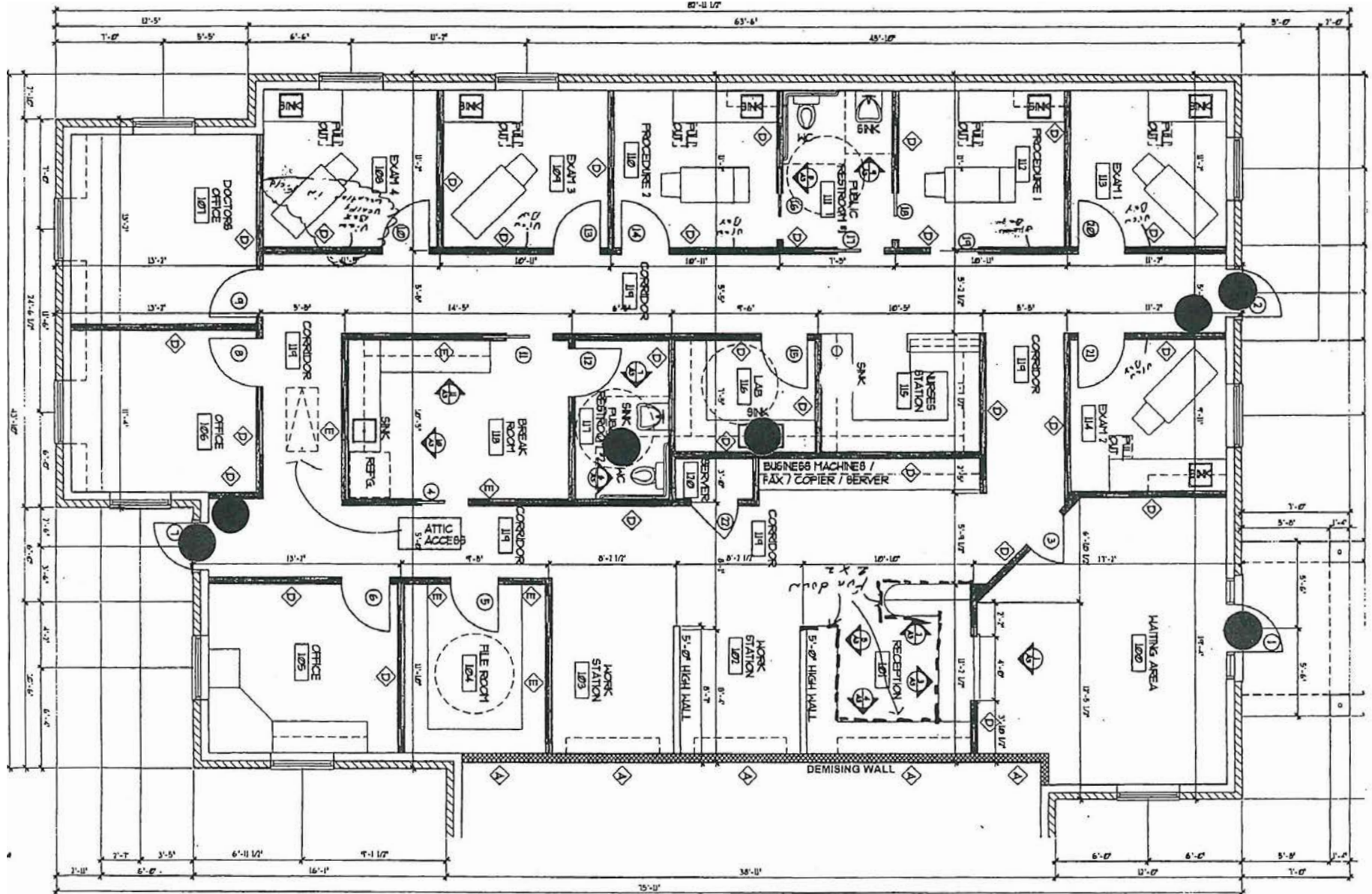
UNPARALLELED MARKET GROWTH

In McKinney, Texas, the real estate market is showing positive trends with a median home price increase and a dynamic market environment. The city has been identified as one of the best places to live, offering a high quality of life and attracting significant attention for relocations and expansions. The McKinney Economic Development Corporation (MEDC) plays a crucial role in this growth by fostering a business-friendly atmosphere and supporting the tech sector through initiatives like the Innovation Fund, which has successfully attracted tech companies, contributing to job creation and real estate demand.

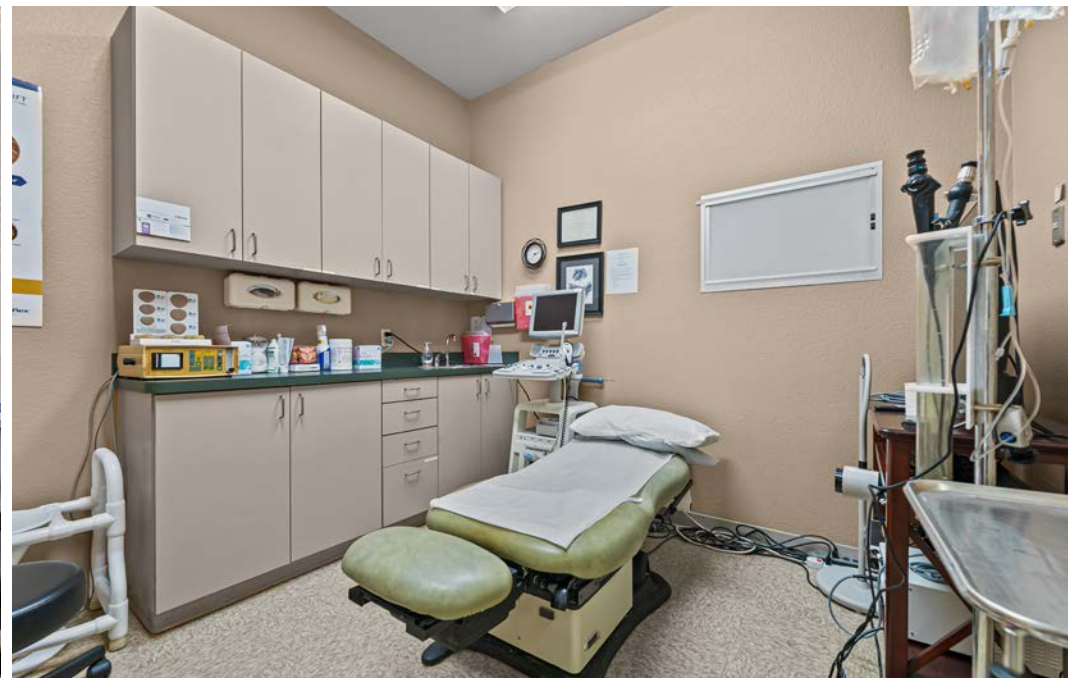
FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.

FLOOR PLAN



INTERIOR PHOTOS



INTERIOR PHOTOS



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	9,298	83,319	222,754
2029 Population Projection	11,402	101,789	271,866
Median Age	35.8	39.1	38.4



HOUSEHOLD

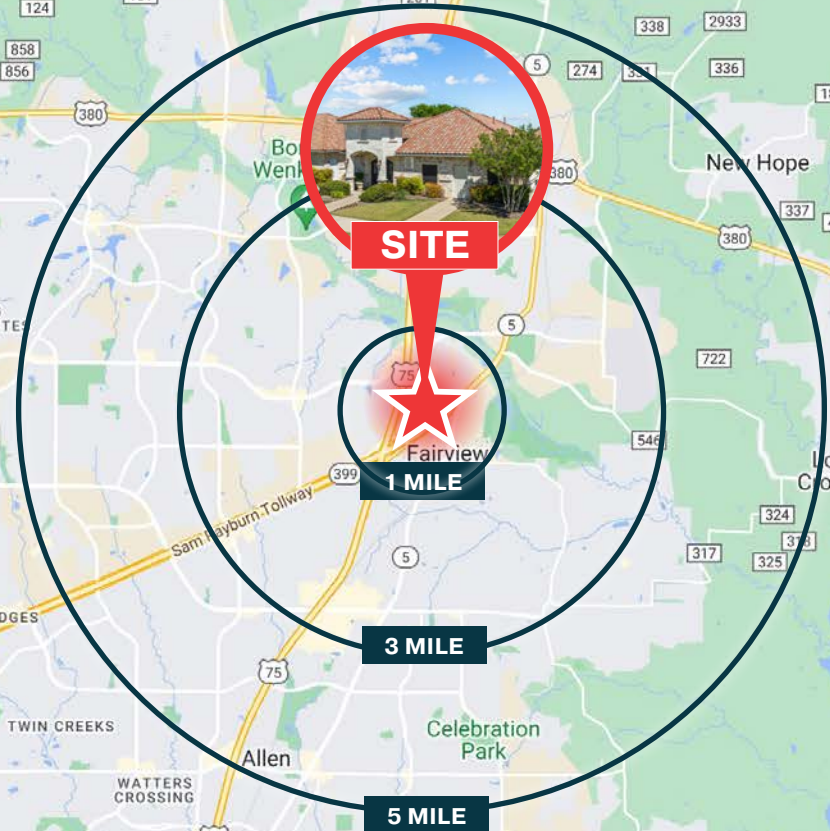
2024 Households	4,216	30,820	79,927
2029 Household Projection	5,177	37,745	97,886
Avg Household Income	\$72,701	\$122,474	\$129,288
Median Household Income	\$49,969	\$88,834	\$98,146

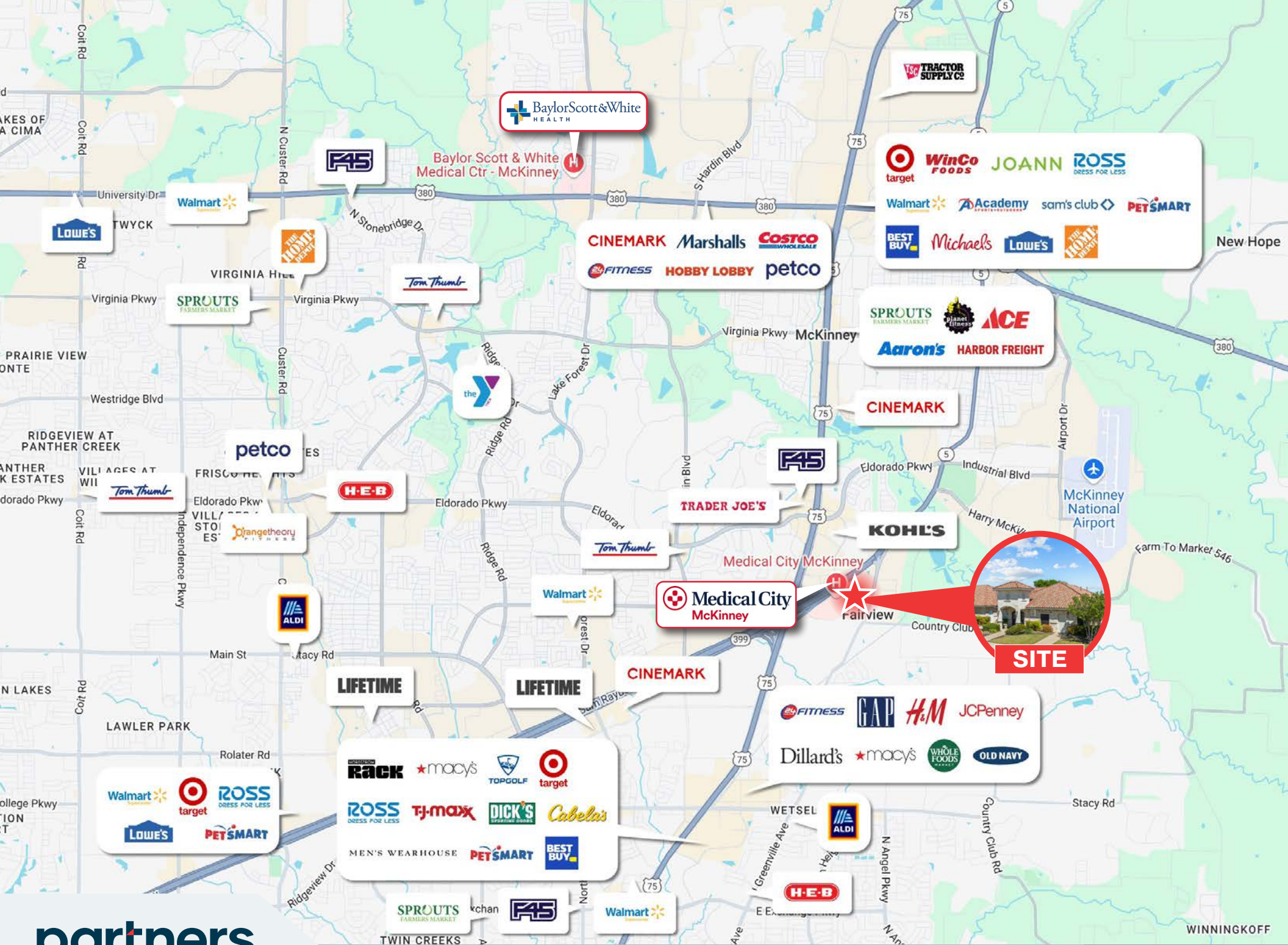


DAYTIME EMPLOYMENT

Employee	5,676	31,068	73,931
Business	664	4,025	9,891

Source: Costar







DISCLAIMER

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