

STONEBRIDGE-RANCH
OFFICE CONDO

MEDICAL / OFFICE
FOR SALE

3900 S STONEBRIDGE DRIVE
STE, 703, MCKINNEY, TX

8036 Preston Road, 602,
Frisco, TX 75034



ADEEL KHAN

214-454-7255

realtoradeelkhan@gmail.com



Stonebridge Ranch

OFFICE CONDOMINIUMS



Stonebridge Ranch Office | McKinney, TX

Contact: ADEEL KHAN | OnePlus Realty Group (8036 Preston Rd, 602, Frisco, TX) @ [214-454-7255](tel:214-454-7255) email: realtoradeelkhan@gmail.com

Property Highlights

Located in the highly desirable Stonebridge Ranch master-planned community, on the McKinney/Frisco border, in one of North Texas' fastest-growing, high-income corridors. Stonebridge Ranch feature rapid population growth and high median household incomes, making it attractive for professional, medical and service businesses seeking quality clientele. easy access to major thoroughfares like Eldorado Parkway & Custer Rd

LOCATION:
3900 S Stonebridge Drive Unit # 703,
McKinney, Texas

Nearby Amenities:



High traffic count and built in exposure for Professional & Medical users



Local park with activities for community engagement.



Shopping & Dining: Easy access to retail, restaurants, and services.



Frisco's Legacy West & The Star: Short drive to major employers and entertainment.



Proximity to golf destination such as Craig Ranch and PGA



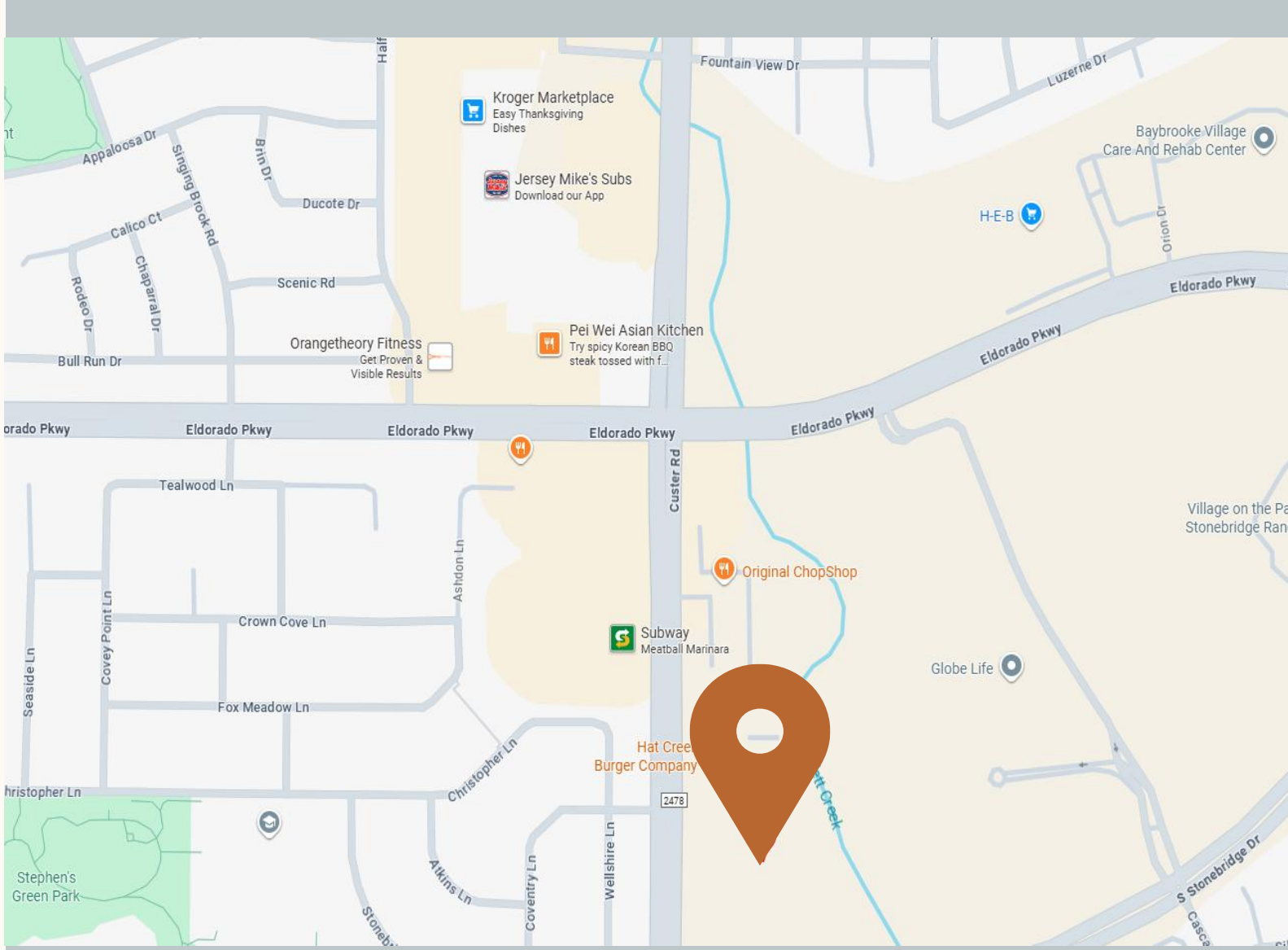
Excellent Visibility: High traffic on Eldorado Parkway & Custer Rd



Establish Professional & Medical cluster. Property with modern facilities.



Nearby two Major Grocery stores such as HEB and KROGER



SITE DETAILS

BUILDING AREA
ZONING
PROPOSED USE
YEAR BUILT
GROSS LOT
COUNTY
PARCEL ID
SUBDIVISION

1,225 SqFt
COMMERICAL
OFFICE *(Medical / Professional)*
2016
11.915 Acres
Collin
R1090900770301
Stonebridge Ranch Office Condo

Flooring	Carpet, Ceramic Tile, Luxury Vinyl Plank
Heating	Central , Electric
Cooling	Central , Electric
Construction	Brick, Stone Veener, Wood
Roof	Shingles
Site Utilities	City Water, City Sewer
Parking	Common
Ceiling Height	8 – 10 Feet



3900 S Stonebridge Dr
Unit # 703,
McKinney, Texas 75070



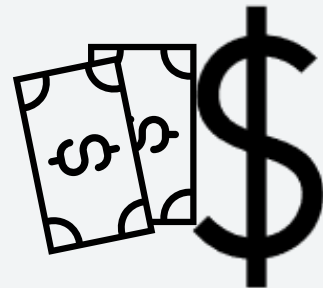
DEMOGRAPHICS



Population

147,782

People



Income

\$158,567

Per Year



Median Age

37

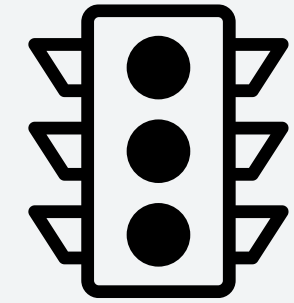
Years Old



Households

48,866

Houses



Traffic

29,196

Vehicles per day

SITE

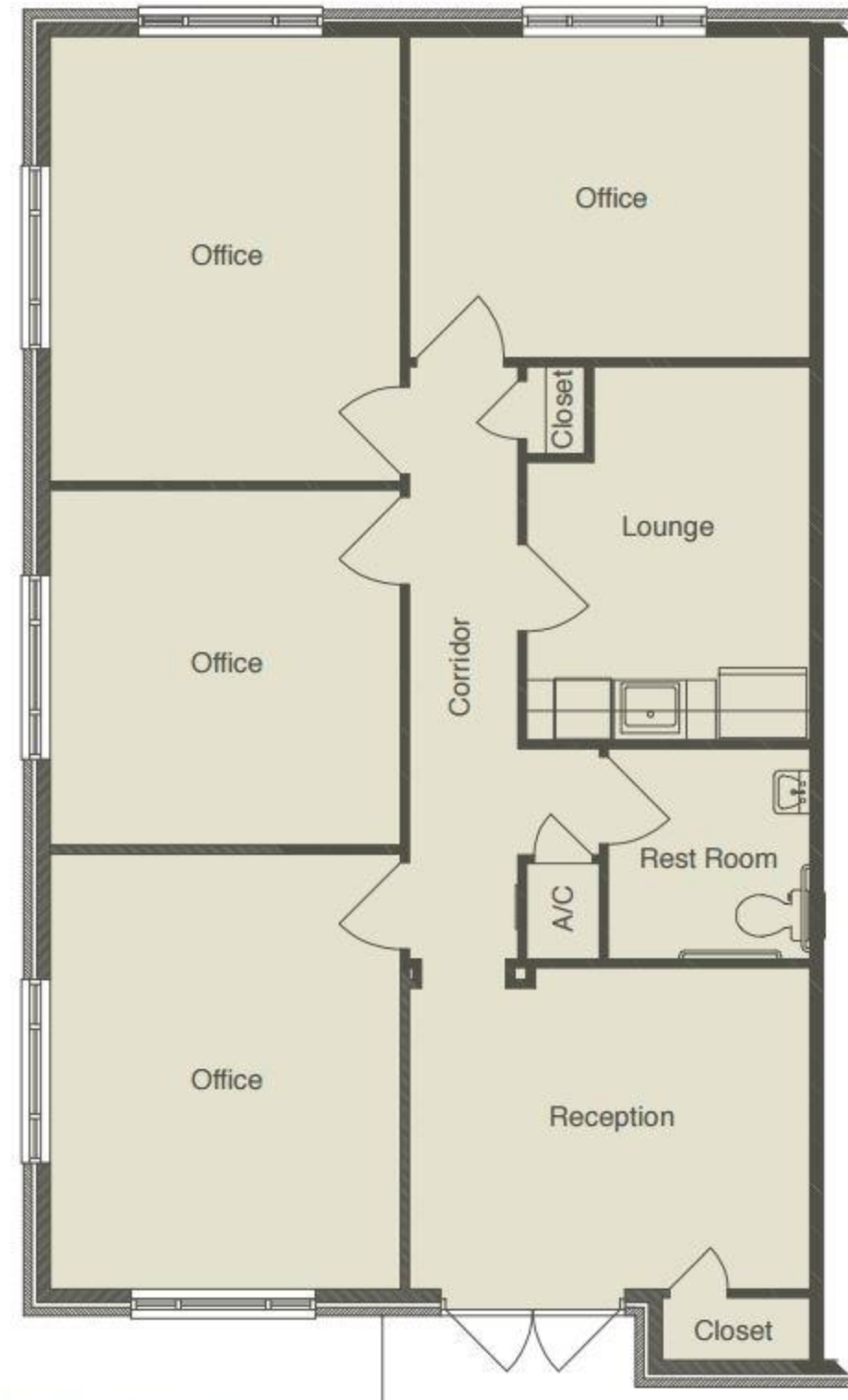
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SITE PLAN



FLOOR PLAN



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CONTACT

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Commercial & Residential
Real Estate



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www.oneplusrealtygroup.com



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8036 Preston Road, Frisco< TX 75035

