

Commercial Condominium & Fitness Business Opportunity

3-ACQUISITION OPTIONS: PROPERTY, EQUIPMENT & BUSINESS



±2,900 SF Owner-User
Commercial Condominium
Property, Equipment or Complete
Business & Brand Package
Established 12-Year Boutique Gym
45-Piece Equipment, FF&E &
Membership Contracts

3600 Eldorado Pkwy | Building D | Suites 1 & 4 — McKinney, TX

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Executive Summary

M&D CRE is pleased to present a flexible owner-user opportunity at 3600 Eldorado Parkway in McKinney, currently improved and configured for The Gym McKinney. The offering is available as the property alone, the property with the commercial equipment and FF&E package, or a complete acquisition including the property, equipment, FF&E, brand, social media accounts and 60 owner-reported one-year membership contracts billed at \$75 per month.

The three acquisition options allow a purchaser to occupy the real estate with a new concept, establish a fitness operation using the existing infrastructure, or acquire the complete operating platform.

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EXECUTIVE HIGHLIGHTS

- Three flexible acquisition options
- Approximately 2,900-square-foot commercial condominium
- Established boutique fitness configuration
- Commercial equipment and FF&E package available
- Complete business and brand acquisition available
- 60 owner-reported membership contracts; previously at 200+ with a 400-membership business model capacity
- Expansive open training floor
High-quality interior buildout
- Flexible owner-user or adaptive-reuse potential



Property Overview

FLEXIBLE | TURNKEY | ESTABLISHED

The approximately 2,900-square-foot commercial condominium is currently configured for The Gym McKinney, with an expansive training floor, private rooms and supporting operational areas. The property may be acquired independently or combined with the equipment, FF&E and complete business platform.

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Property Overview

FLEXIBLE OWNER-USER AND BUSINESS ACQUISITION OPPORTUNITY

M&D CRE is pleased to present 3600 Eldorado Parkway, a highly improved commercial condominium currently configured as a private boutique gym. The primary interior features a substantial open training floor designed for strength, cardiovascular and rehabilitation equipment, complemented by extensive mirrors, carpet-tile flooring, decorative finishes, specialty lighting and a custom reception and coffee bar.

Supporting spaces include private office or consultation rooms, a therapy or treatment room, kitchen and laundry areas, a restroom and front and rear access. The property may be acquired independently, with the 45-piece equipment and FF&E package, or as a complete acquisition including The Gym McKinney brand, social media accounts and 60 membership contracts.

For more information, please contact **Cody Rollins** at **972.322.3388** or cody.rollins@mdcregroup.com; **Chris Hargrave** at **336.601.5680** or chris.hargrave@mdcregroup.com.

Space Size	±2,900 SF
Property Type	Commercial Condominium
Building Type	Office / Retail
Current Use	Boutique Fitness Facility
Access	Dual Access
Heat/Cooling	Central Heat and Central Air
Utilities	City Water, Sewer & Electric Connected

IDEAL FOR

- Owner-operators seeking immediate operations
- Chiropractic and medical wellness providers
- Boutique gym operators adding a location
- Entrepreneurs seeking an established brand
- Buyers wanting members, equipment & digital presence
- Fitness professionals seeking real estate and business ownership



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3600 ELDORADO | BUILDING D | SUITE 1 & 4 — MCKINNEY



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Investment Highlights

THREE ACQUISITION OPTIONS

The offering accommodates three purchaser strategies:

1. Property Only — Contact Listing Brokers for All Pricing
2. Property, Equipment and FF&E Package
3. Property & Complete Business Package

The complete business package includes the equipment, FF&E, **The Gym McKinney** brand, social media accounts and 60 owner-reported one-year membership contracts billed at \$75 per month.

ESTABLISHED MEMBERSHIP PLATFORM

The complete package includes 60 owner-reported membership contracts at \$75 per month, representing \$4,500 in scheduled monthly membership dues and an annualized equivalent of \$54,000, assuming all memberships remain active and collectible.

The standard new-member structure includes a \$75 activation fee, \$75 first-month payment and \$35 one-time keycard fee, totaling \$185 at enrollment, followed by \$75 in monthly dues.

OWNER-USER CONTROL AND EQUITY

A purchaser may control the operating location rather than lease from a third-party landlord, creating long-term occupancy stability while building equity in the underlying commercial real estate.

TURNKEY BUSINESS ACQUISITION

The complete package provides an established name, digital presence, membership base, equipment and operating environment—reducing the time and capital required to launch or relocate a fitness business.

EQUIPMENT & BUILDOUT ADVANTAGE

The available equipment package includes approximately 45 commercial fitness and therapy pieces, supported by an existing gym buildout with a reception area, training floor, private rooms and operational support areas. The identified equipment carries an estimated comparable new replacement cost of approximately \$212,278, before considering the additional value of the FF&E.

SCALABLE MEMBERSHIP MODEL

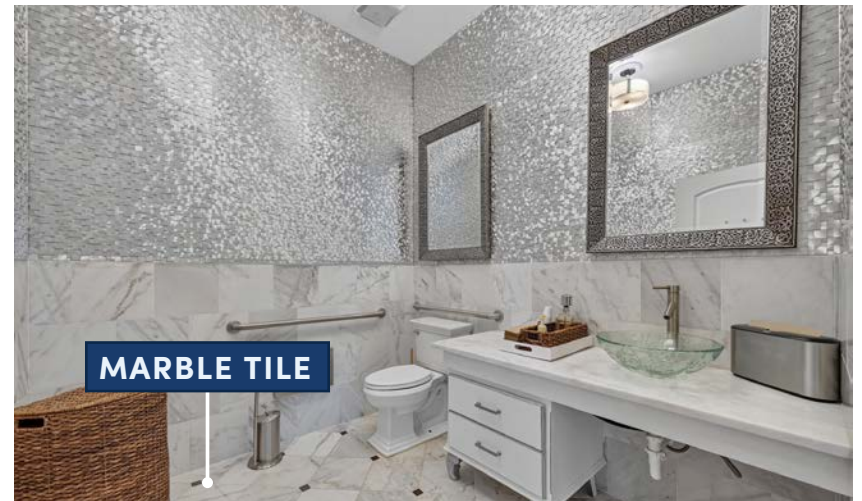
The owner reports that the business model is designed to support up to 400 members, compared with the current 60-member base and a prior comfortable operating level of approximately 200 members. At \$75 per month, 400 memberships would represent approximately \$30,000 in scheduled monthly dues, providing a defined framework for future membership growth.

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Existing Equipment

- Free Weights & Racks
- Plate-Loaded Lower-Body Equipment
- Selectorized Strength
- Core and Specialty Equipment

ESTIMATED NEW EQUIPMENT COSTS

Equipment*		Est. Cost [†]
Strength Training Systems	Selectorized upper- and lower-body machines, leg presses, hack squat & cable crossover	±\$119,771
Cardiovascular Equipment	Treadmills, ellipticals, stepmill, stationary bikes and rowing equipment	±\$66,444
Free Weights and Racks	Dumbbells from 2–100 pounds, Smith rack, power rack & dumbbell racks	±\$24,424
Benches and Accessories	Adjustable benches, utility benches, preacher curl and plate storage	±\$12,478
Therapy and Rehabilitation	Upper-body ergometer & adjustable therapy table	±\$10,451
Estimated Replacement Value		±\$233,568

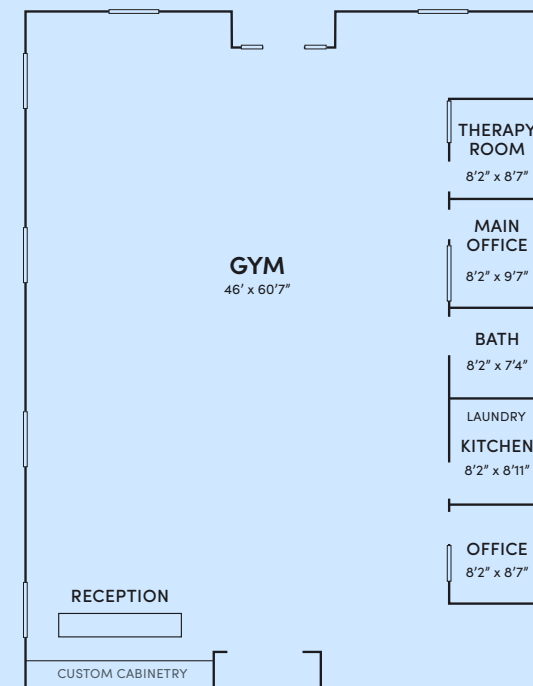
*See itemized list on page 13. [†]The estimate reflects comparable new replacement cost—not current used-equipment value or appraised value. Also consider the added value of the televisions, office equipment, custom reception millwork, furniture, appliances, freight, taxes and installation that isn't factored into the estimate listed above.

Estimated Equipment Replacement Cost: \$233,568

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FLOORPLAN



More Than \$233,568 in Equipment Value—Plus the Buildout, FF&E, Brand and Membership Platform



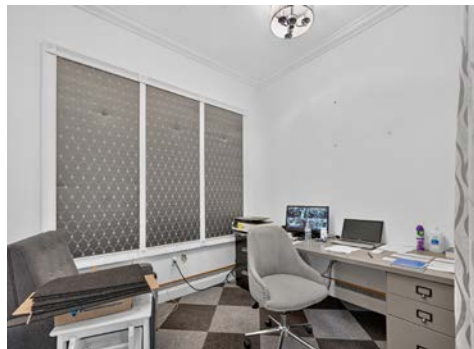
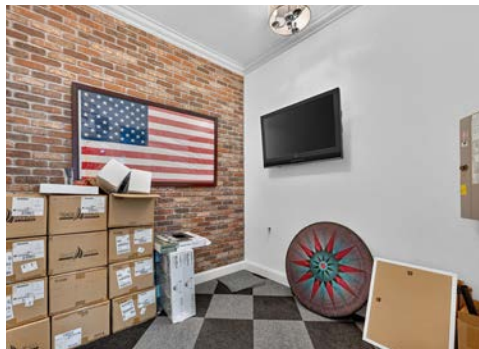
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Highlights

Three Flexible Acquisition Options

±2,900 SF Owner-User Commercial Condominium

Established 12-Year Boutique Gym Operation

45-Piece Equipment and FF&E Package

Approximately \$212,278 Replacement-Cost Benchmark Savings

Brand and Social Media Accounts Available

60 One-Year Memberships at \$75 Monthly

\$4,500 in Scheduled Monthly Membership Dues

Owner-Reported Model Supports 400 Memberships

High-End Fitness and Operational Buildout

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Existing Equipment—Itemized

RACKS & STORAGE

- Four commercial dumbbell racks
- One Hoist Smith rack
- One York power rack
- One Flex plate tree
- Lower-Body Strength Equipment
- Life Fitness seated leg extension
- Life Fitness seated leg curl
- Apex leg press
- Apex hack squat
- Apex incline leg press
- Hoist adductor/abductor
- Cybex inverted leg press

UPPER-BODY STRENGTH

- Life Fitness lat pulldown
- Life Fitness seated fly machine
- Nautilus shoulder press
- Nautilus lateral raise
- Nautilus triceps extension
- Nautilus biceps curl
- Icarian seated chest press
- Body Masters low cable row
- Flex cable crossover

FURNITURE, FIXTURES & EQUIPMENT

- Custom front counter & Bar stools
- Office equipment and Televisions

CORE & SPECIALTY

- Flex abdominal machine
- Flex decline abdominal bench
- Flex hyperextension bench
- Nautilus torso twister
- Flex preacher curl
- Benches and Utility Equipment
- One Flex adjustable bench
- Two Flex utility chairs
- Two Hoist adjustable benches

CARDIOVASCULAR

- One StairMaster stepmill
- Two Precor ellipticals
- Two Star Trac treadmills
- One Life Fitness elliptical
- One rowing machine
- One upper-body ergometer
- One Star Trac upright stationary bike
- One Life Fitness seated recumbent bike

THERAPY EQUIPMENT

- One automatic adjustable therapy table

COST ADVANTAGES

- Avoid major equipment costs
- Reduce buildout requirements
- Acquire operational FF&E
- Shorten business launch time
- Preserve established brand awareness
- Retain existing digital audiences
- Begin with contracted memberships
- Reduce customer acquisition costs



Location Overview

McKinney is a high-growth North Dallas market supported by continued residential expansion, a highly educated workforce and sustained business investment.

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Fast-Growing DFW Suburb with Unlimited Potential

McKinney, TX Overview

McKinney, Texas, has recently been recognized as the 2024 Best Real Estate Market by WalletHub and ranks as the fourth fastest-growing city in the state. With an impressive 379% population growth between 1999 and 2019, coupled with a robust workforce of 601,539 within Collin County, McKinney offers a prime location for business operations and investment opportunities. This dynamic market presents an exceptional environment for business owners and operators seeking long-term growth and stability.

1,293,047

Residents
Expected
by 2028
(Collin County)

1,600,000

Jobs
Expected
by 2035
(Collin County)

224,043

Total
City
Population
(McKinney, TX)

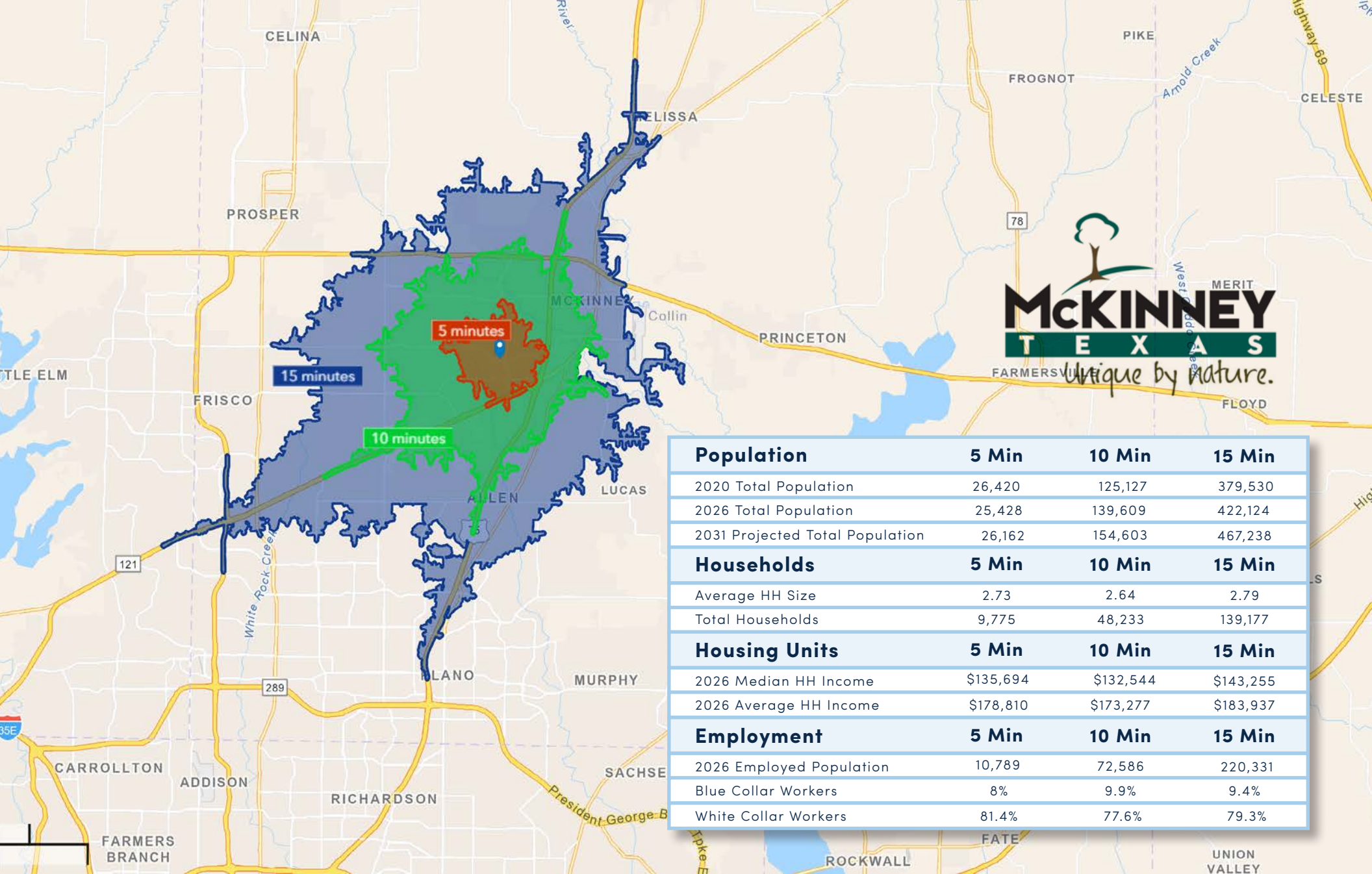
379%

1999-2019
Population
Growth
(McKinney, TX)



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MD
& CRE



Population	5 Min	10 Min	15 Min
2020 Total Population	26,420	125,127	379,530
2026 Total Population	25,428	139,609	422,124
2031 Projected Total Population	26,162	154,603	467,238
Households	5 Min	10 Min	15 Min
Average HH Size	2.73	2.64	2.79
Total Households	9,775	48,233	139,177
Housing Units	5 Min	10 Min	15 Min
2026 Median HH Income	\$135,694	\$132,544	\$143,255
2026 Average HH Income	\$178,810	\$173,277	\$183,937
Employment	5 Min	10 Min	15 Min
2026 Employed Population	10,789	72,586	220,331
Blue Collar Workers	8%	9.9%	9.4%
White Collar Workers	81.4%	77.6%	79.3%

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