

**McKINNEY**  
CORPORATE CENTER

**FOR SALE**



## Craig Ranch Professional Plaza

6850 TPC Drive, Suite 104, McKinney, TX 75070



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**LOCATION** North Side of SH 121  
NE Corner of TPC Dr & Ben Hogan Way  
McKinney Corporate Center Craig Ranch

**AREA** 8,130 SF

**ZONING** Office/Medical

**PARKING RATIO** 5.25 / 1,000 SF

**WATER/SEWER** City of McKinney

**GAS/ELECTRIC** CoServ

**CABLE/FIBER** Spectrum/AT&T

**FRONTAGE** TPC Drive - Approx. 90'

**LEGAL DESCRIPTION** CRAIG RANCH PROFESSIONAL PLAZA  
CONDOMINIUMS, UNIT 104, 11.19 % CMN INT

**CAD PROPERTY ID** 2632354



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Capitalize on this unique opportunity to acquire a spacious, professional office located in the prestigious McKinney Corporate Center Craig Ranch (MKCC). This expansive space features two executive offices, nine C-suite offices, and four associate offices, offering an ideal blend of private workspaces and collaborative areas.

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Conveniently located on the north side of Sam Rayburn Tollway (SH 121) in McKinney Corporate Center Craig Ranch (MKCC), this space offers quick and easy access on and of SH 121. Within a one-mile radius, there are a variety of dining options, from sit-down restaurants to quick-service eateries/drinkeries. This property is strategically positioned 4.5 miles from the intersection of Highway 75 and Highway 121, and just over 6.5 miles from the Dallas North Tollway (DNT), providing seamless access to the DFW Metroplex and beyond.

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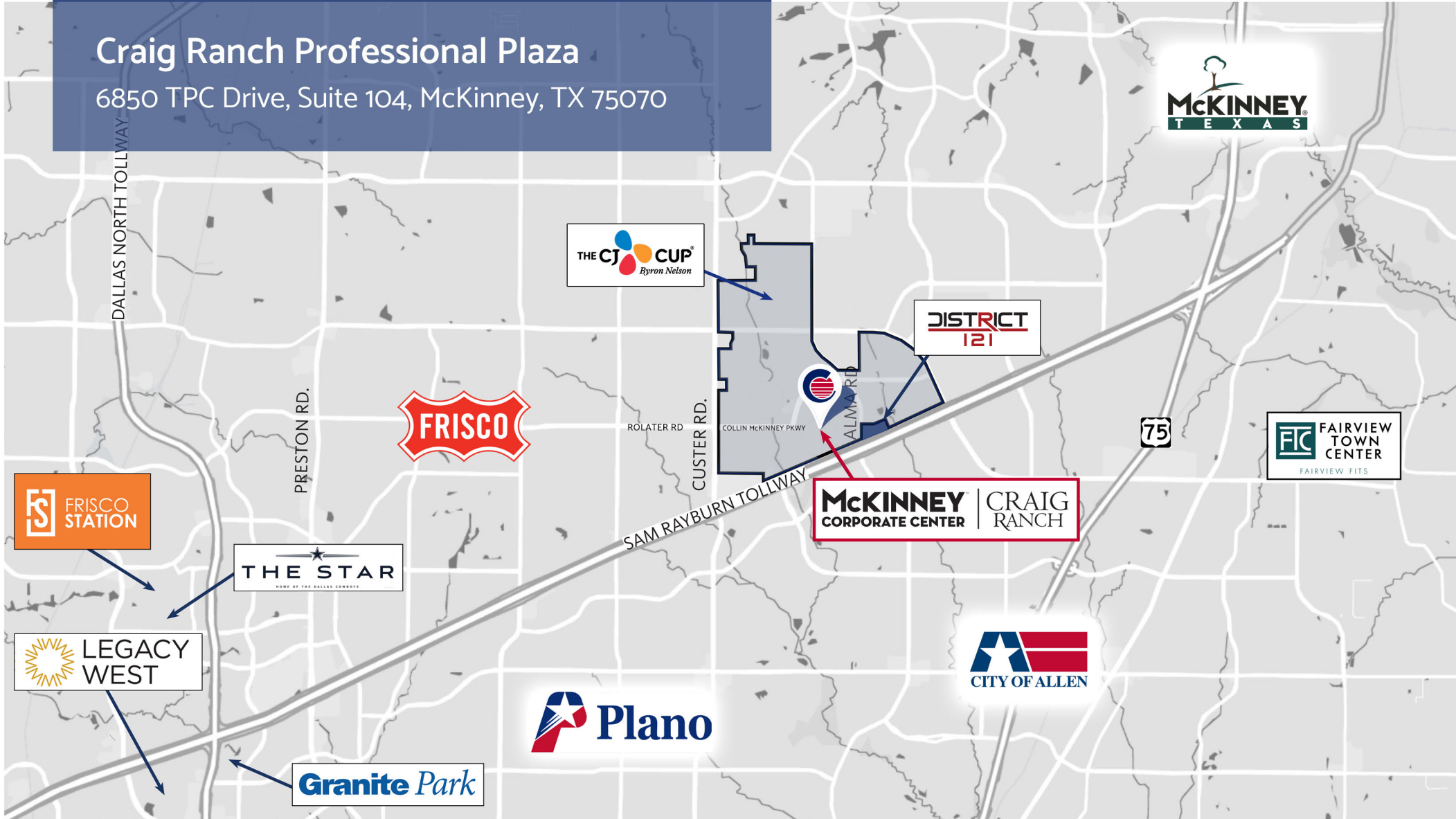


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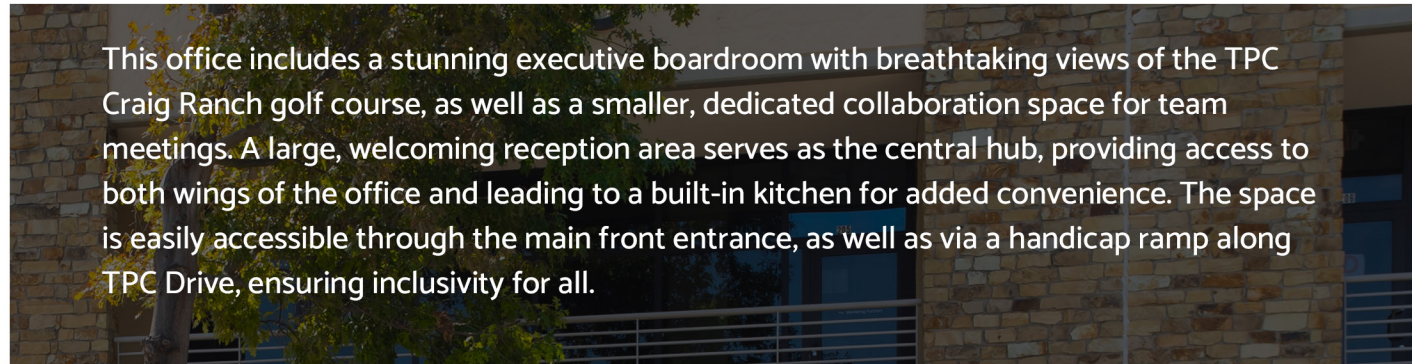


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This office includes a stunning executive boardroom with breathtaking views of the TPC Craig Ranch golf course, as well as a smaller, dedicated collaboration space for team meetings. A large, welcoming reception area serves as the central hub, providing access to both wings of the office and leading to a built-in kitchen for added convenience. The space is easily accessible through the main front entrance, as well as via a handicap ramp along TPC Drive, ensuring inclusivity for all.

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Craig International is a full service Commercial Real Estate Brokerage, Development & Consulting firm, family owned and operated in Collin County since 1980.

The company is an industry leader in aggressive, high-profile commercial real estate investment and development.

Headquartered in McKinney, Texas, our corporation has been successful for over 40 years through perseverance, dedication, and unwavering integrity.

Vision, attention to detail, and follow through are the hallmarks of our philosophy, which has allowed us to achieve one of the finest track records in our industry for



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