

OFFICE CONDO FOR SALE OR LEASE
VIRGINIA PARKWAY PROFESSIONAL CENTER
2730 VIRGINIA PARKWAY - MCKINNEY, TX 75071

CAREY COX
A REAL ESTATE COMPANY

PROPERTY INFO

BUILDING SF	7,480 SF
SALE PRICE	\$2,400,000
AVAILABLE SF	3,076 SF
LEASE RATE	\$22.50 PSF + NNN
NNN RATE	\$9.00 PSF
LEASE TERM	3-5 YEARS

FEATURES

ZONING	PD (OFFICE)
YEAR BUILT/ RENOVATED	2006/2024
PARKING	35 SPACES
TENANT SIGNAGE	BUILDING & MONUMENT
FLOORING	WOOD
HVAC	NEW IN 2024



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MCKINNEY CONDO FOR SALE OR LEASE

Strategically positioned along Virginia Parkway in the high-growth Allen/McKinney submarket, 2730 Virginia Parkway is a well-maintained $\pm 7,480$ SF office/medical office building on a 0.76-acre lot with ample surface parking and strong frontage in a high-traffic corridor. Built in 2006 and recently refreshed with exterior and interior updates, the property offers immediate functionality and attractive long-term value. Currently 59 % leased with approximately 3,000 SF of space available. This asset is ideal for an owner-occupier seeking customized space while generating income, or for an investor looking to enhance returns through market-driven rental growth. Excellent accessibility to US-75 and SH-121 ensures visibility and convenience for tenants and clients alike, making this a compelling opportunity in one of North Texas's fastest-expanding commercial markets.

careycoxcompany.com / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

NEARBY BUSINESSES



DEMOGRAPHICS

2024 - Source CoStar

	1-Mile	3-Mile	5-Mile
Total Population	11,107	96,334	192,388
Median Household Income	\$91,689	\$89,004	\$102,606

TRAFFIC COUNTS

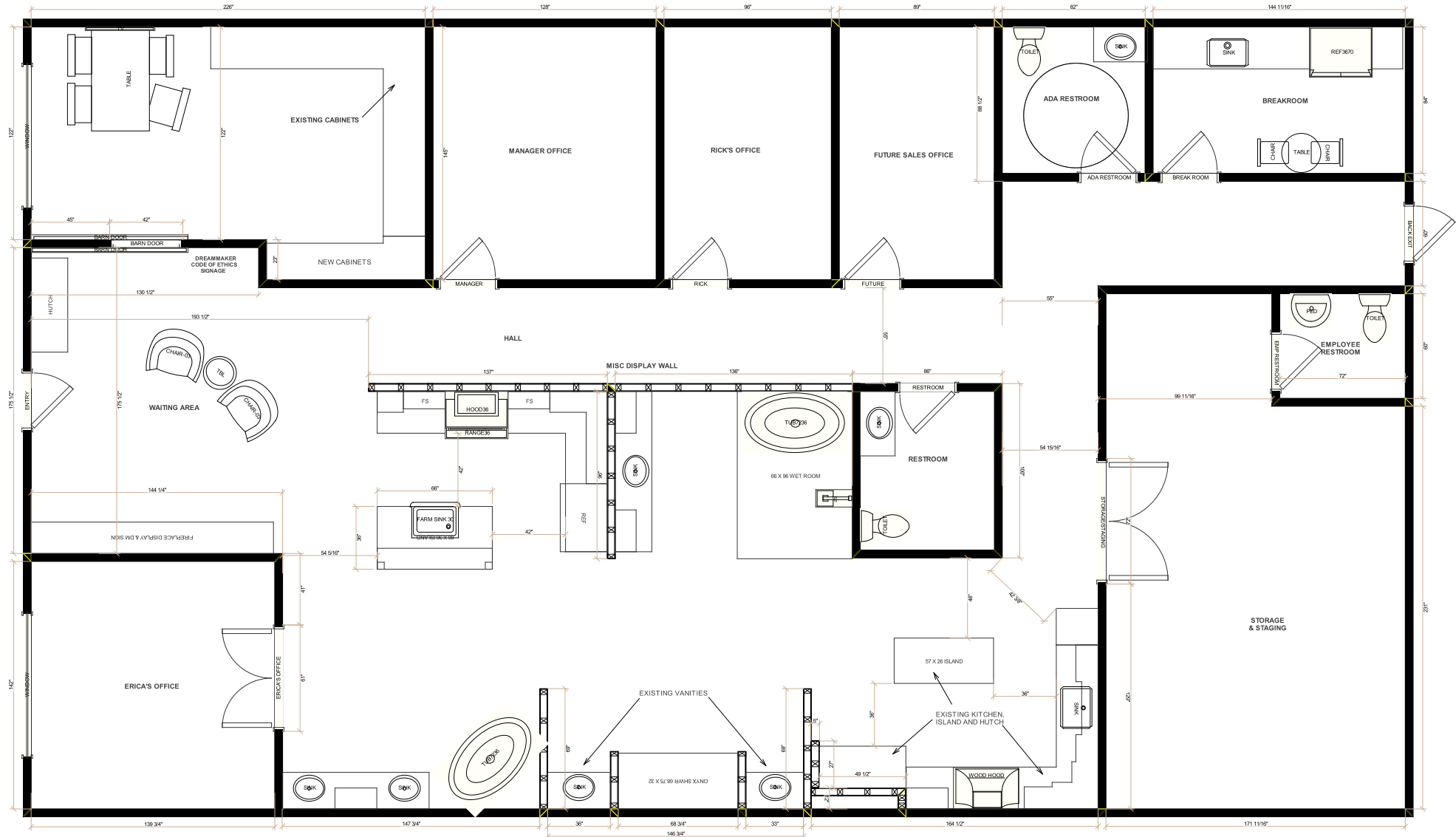
VIRGINIA PKWY @ CARLISLE	25,340 VPD
VIRGINIA PKWY @ HWY 75	28,903 VPD

Jon Cox | 469.396.8307

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SUITE 100 LEASE PLAN

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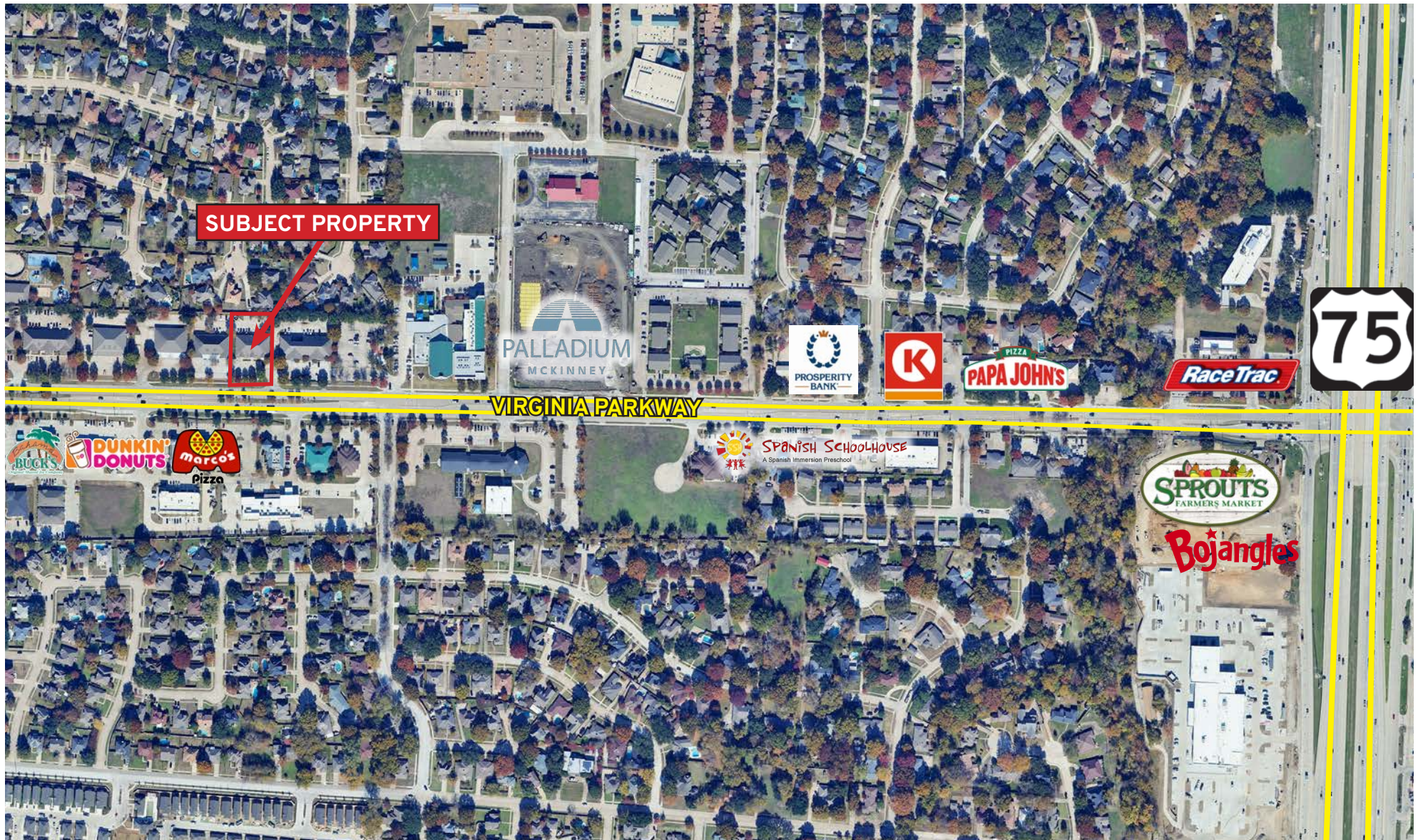
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PROPERTY AERIAL

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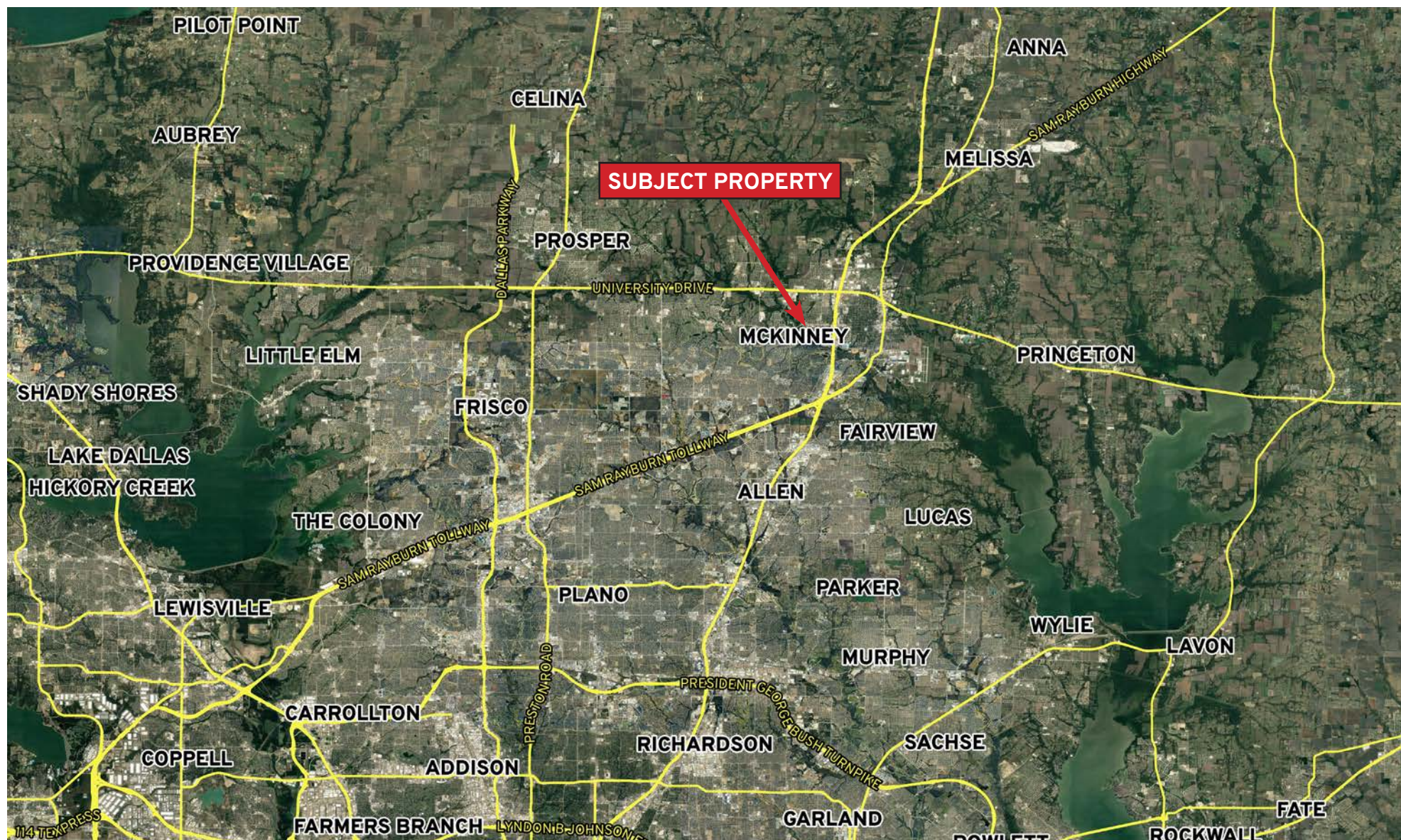
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PROPERTY LOCATION

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Carey Cox Company</u>	<u>385233</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1