



FOR SALE OR LEASE

MB Crossing Condominiums

5121 S. Custer Road, Suite 100, McKinney, TX 75070



TONYA LABARBERA
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ROCKHILL
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM

PROPERTY SUMMARY

MB CROSSING CONDOMINIUMS SUITE 100

- One-story retail, medical and professional building ready for custom build-out
- Foundation, roof and exterior walls with a beautiful entrance and is ready for a custom-built-out whether that be retail, office or medical.
- Surrounded by growing residential neighborhoods / communities
- Ideally located on Custer Road at the Frisco / McKinney border, minutes from Hwy 75, Hwy 121, and Dallas North Toll
- Proximity to Restaurant & Retail Amenities, Methodist McKinney Hospital, and Craig Ranch
- Synergistic environment with fully maintained landscape in a high-traffic area with excellent visibility and accessibility
- Shell space ideal for retail, medical, or professional office

FOR LEASE CUSTOMERS

Square Footage can be Demised from
1,000 SF - 2,875 SF

USE	USE: RETAIL, MEDICAL, AND PROFESSIONAL OFFICE
AVAILABLE SF	2,873 SF
LEASE RATE	\$33 + NNN
PURCHASE PRICE	\$360 SF // \$1,034,280
LEASE TERM	5 - 10 YEARS
SIGNAGE	BUILDING
YEAR BUILT	2025
PARKING	MEDICAL RATIO PARKING

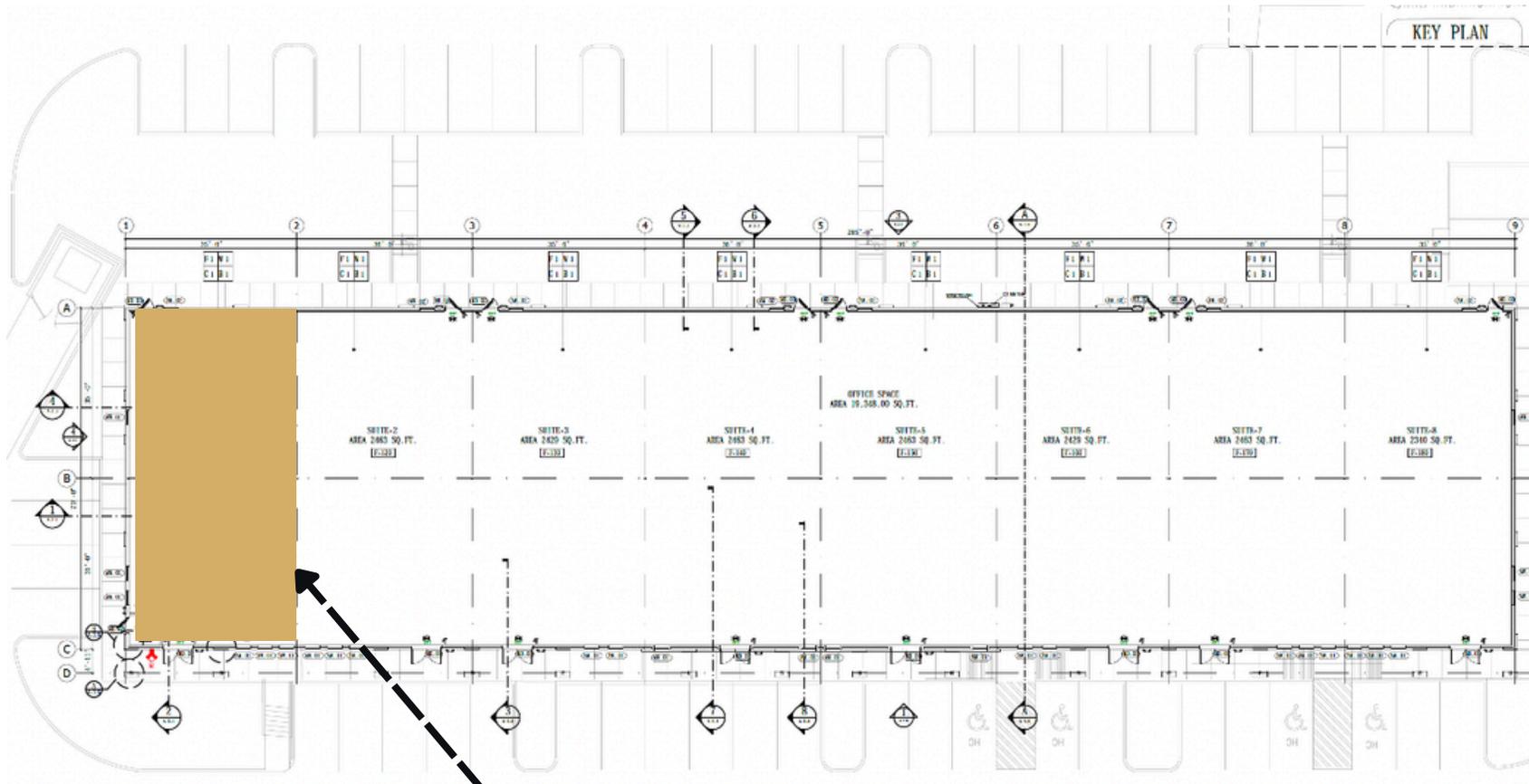
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MB CROSSING MEDICAL CONDOMINIUMS
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SITE PLAN



SUITE 100 | 2,873 SF

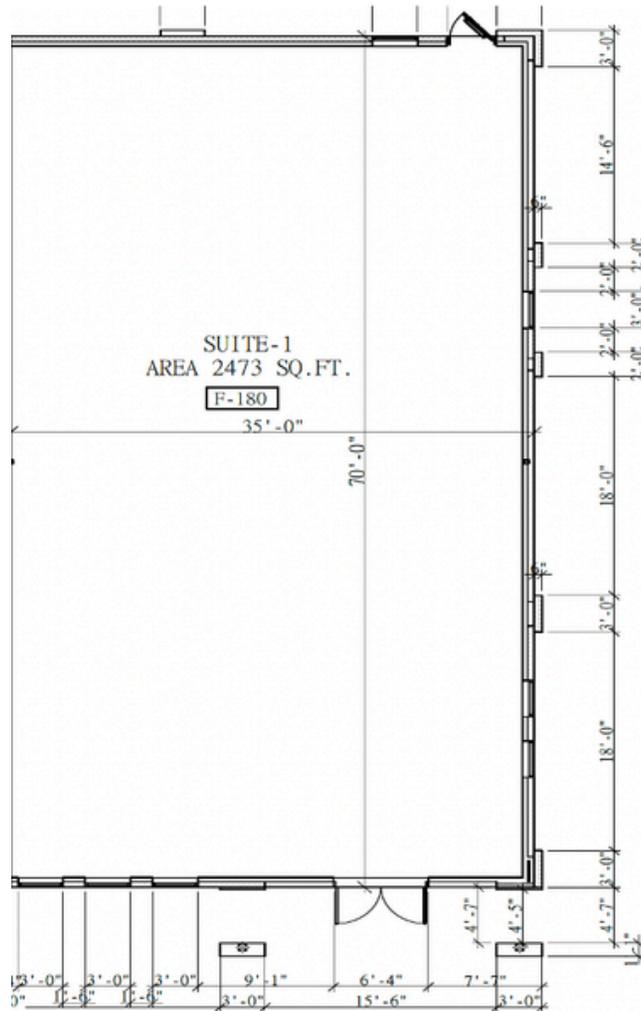
Retail, Medical, or Professional Office



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FLOOR PLAN



SUITE 100 | 2,873 SF

Retail, Medical, or Professional Office



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AERIAL MAP



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NOTABLE ATTRACTIONS

1 **Allen's New Food Hall The Hub Is Now Open**
By Madi Marks | Published December 13, 2024 11:49am CST | McKinney | FOX 4 | ↗



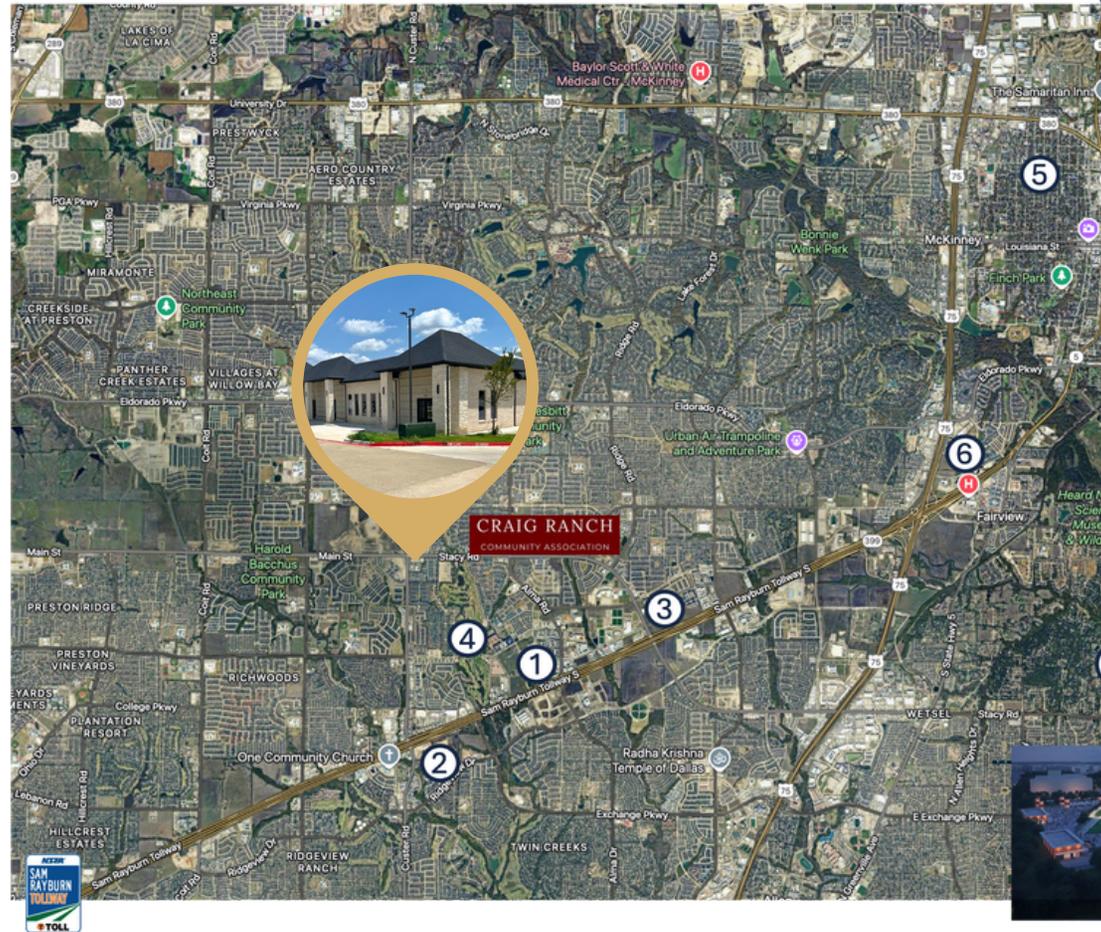
HUB 121

2 **Another H-E-B to anchor mixed-use development coming to this North Texas community**
By Madi Marks | Published December 13, 2024 11:49am CST | McKinney | FOX 4 | ↗

The development will consist of a large park and potentially a hotel in addition to the office, retail, apartments, townhomes and the popular grocer.



3 **Surf and Adventure Park coming to McKinney; 35-acre, \$200M attraction**
By Madi Marks | Published December 13, 2024 11:49am CST | McKinney | FOX 4 | ↗



4 **TPC Craig Ranch**

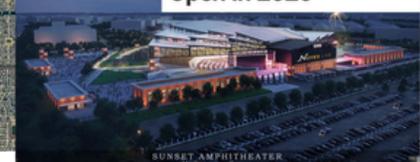


AT&T Byron Nelson

5 **Historic Downtown McKinney**



6 **MUSIC NEWS**
\$220 Million McKinney Music Venue Slated to Open in 2026



SUNSET AMPHITHEATER
McKinney, Texas



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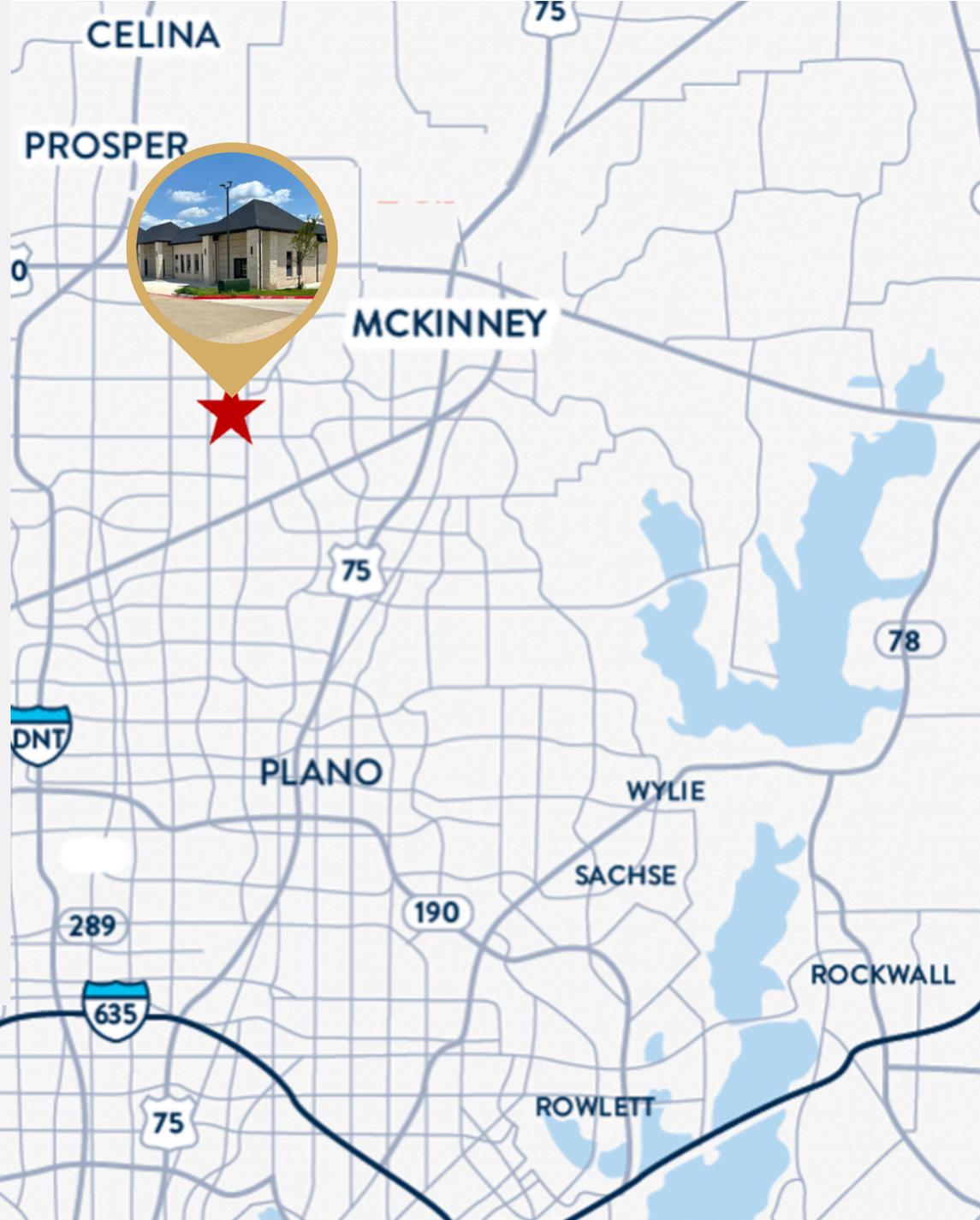
DEMOGRAPHICS

2024 Summary	1 MILE	3 MILE	5 MILE
Population	15,682	139,128	355,514
Households	5,422	46,323	120,663
Average Age	37.2	36.8	38.2
Median HH Income	\$118,878	\$128,941	\$130,252
Population Growth (2024-2029)	23.57%	22.98%	22.18%

TRAFFIC

Roadway (2024)	Traffic Count	Miles from Subject
Main St. / Custer Rd.	21,422	.2

Source: © 2025 CoStar Group / 2025 Traffic



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CITY OVERVIEW

McKinney, Texas

McKinney is a vibrant and rapidly growing city located in the northern part of the Dallas-Fort Worth metroplex, known for its charming historic downtown, strong sense of community, and excellent quality of life. It consistently ranks among the best places to live in the United States thanks to its blend of modern amenities and small-town appeal. McKinney offers top-rated schools, beautiful parks, and a thriving economy supported by diverse industries, making it an attractive destination for families and businesses alike. Its rich history, cultural events, and welcoming atmosphere create a unique environment where tradition meets progress.

DALLAS-FORT WORTH / MCKINNEY / GOVERNMENT
Plan for commercial passenger terminal at McKinney National Airport moves forward



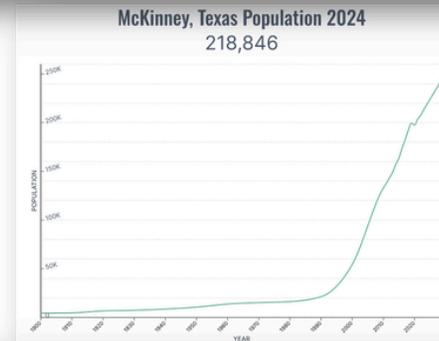
HOME > NEWS
McKinney, Texas Reaches All-Time High Population
The planning department estimates a total of 214,810 residents
Matilda Preisendorf
Jan 22, 2024 12:30 PM


McKinney, Texas | Photo: Wires68 | Shutterstock

HOME > REAL ESTATE
McKinney Growth Continues With \$27 Million Shopping Center
Developers are currently seeking occupants for the 13.7-acre site
Matilda Preisendorf
a day ago



McKinney, Collin County continues to see population growth in 2024
Jan 23, 2024



McKinney is a city located in **Collin County Texas**. McKinney has a 2024 population of **218,846**. It is also the county seat of **Collin County**. McKinney is currently growing at a rate of 2.5% annually and its population has increased by 10.81% since the most recent census, which recorded a population of 197,497 in 2020.

McKinney Moving Forward on Downtown Redevelopment Plan



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Information About Brokerage Services

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.

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.

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.

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.

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 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.

LICENSED BROKER/BROKER FIRM NAME Rockhill Commercial Real Estate	LICENSE NO. 9015723	EMAIL	PHONE
DESIGNATED BROKER OF FIRM Ryan Griffin	LICENSE NO. 582592	EMAIL rgriffin@rockhillinvestments.com	PHONE 214.975.0842
LICENSE BROKER AGENT Tonya LaBarbera Davis	LICENSE NO. 678307	EMAIL tonya@rockhillcre.com	PHONE 469.323.2615



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 (<http://www.trectexas.gov>)

BUYER/TENANT/SELLER/LANDLORD INITIALS: _____ **DATE:** _____