

# Crescent Parc

1400 N. Coit Road  
Suite 1802  
McKinney, TX 75071

Medical Office



**For Sale or Lease**

**ROCKHILL**  
COMMERCIAL REAL ESTATE

Tonya LaBarbera  
469.323.2615  
[tonya@rockhillcre.com](mailto:tonya@rockhillcre.com)

# Property Overview

- Excellent synergistic 25 Building Office Project located off Coit Road
- Proximity to the Dallas North Tollway, Preston Road, & US HWY 380
- Professional office environment with a fully maintained landscape
- Proximity to numerous restaurants & retail amenities, including the Gates of Prosper, Market Street, and the PGA HQ
- Nearby multiple Elementary, Middle Schools, and the new Prosper High School

- 
- Suite 1802: 2,372 SF
  - Lease Price: \$33 + NNN
  - Sales Price: \$550/SF
  - Lease Term: 3-10 Years
  - Allowed Use: Medical Office
  - Building Signage
  - Condition: Fully Finished Out Medical Office

## DALLAS COUNTY 2 cities outside Dallas rank among hottest in country for home sales

Texas is home to seven of the top 20 ZIP codes in the U.S. in a new Opendoor analysis

Credit: Dallas Business Journal staff

Residential growth in Dallas-Fort Worth is booming, with new rooftops springing up.

Author: Bill Hethcock (Dallas Business Journal), Dallas Business Journal

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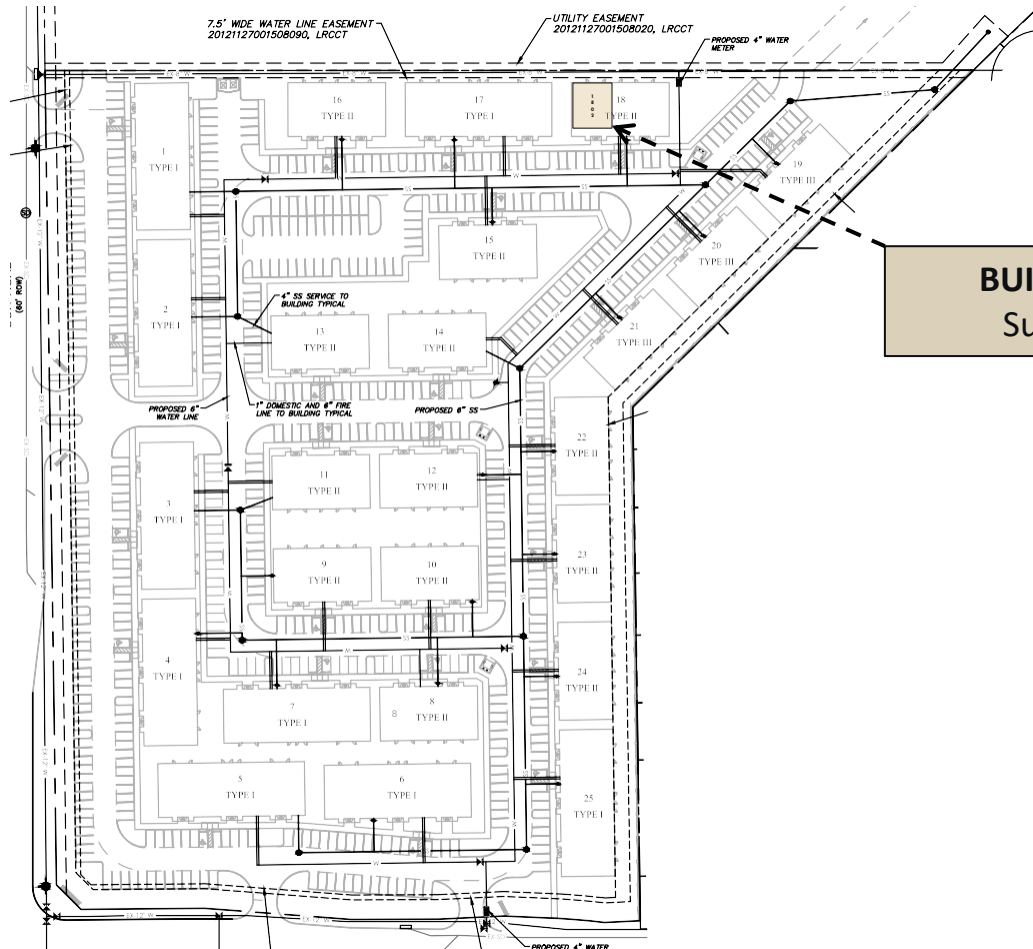
DALLAS — This article was originally published by our content partners at the Dallas Business Journal. You can read the [original article here](#).

Two Dallas-area ZIP codes ranked highly in Opendoor Technologies Inc.'s annual list of the hottest ZIP codes in the country for home sales.

Forney's 75126 ZIP code came in sixth and McKinney's 75071 ranked 12th on the [list of 20 "most popular" places for housing](#) highlighted by the online residential real estate firm.

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# Site Plan



**BUILDING 18**  
Suite1802

This is a detailed floor plan of a dental clinic, showing a symmetrical layout around a central corridor and examination area. The plan includes the following rooms and features:

- Overall Dimensions:** 49'-1" wide by 44'-2 1/2" deep.
- Top Section:** Two offices (each 16'-1" wide) flanking a central break room (10'-10 1/8" wide) and a janitor's room (4'-10 1/8" wide). Corridor widths are 4'-2 3/8" and 4'-2 3/8".
- Left Side (from top):** Office (16'-1" wide), Exam room (8'-3 1/8" wide), Exam room (8'-3 1/8" wide), Exam room (8'-3 1/8" wide), and a rest room (8'-0" wide).
- Right Side (from top):** Office (16'-1" wide), Exam room (8'-3 1/8" wide), Exam room (8'-3 1/8" wide), Exam room (8'-3 1/8" wide), and a rest room (8'-0" wide).
- Central Area:** A nurse's station (NURSE) at the top, a storage room (STOR.) in the middle, and four treatment rooms (TLT.) arranged around the central corridor. A central corridor (CORR.) runs vertically through the middle.
- Bottom Section:** An administrative area (ADMIN.) on the left and a waiting area (WAITING) on the right, both 10'-0" wide.
- Entrances:** Main entrances are located at the top and bottom center. A side entrance is also shown on the left wall.
- Restrooms:** Multiple restrooms are located in the exam rooms and a dedicated rest room at the bottom left.

Suite 1802  
2,372 SF



# Aerial





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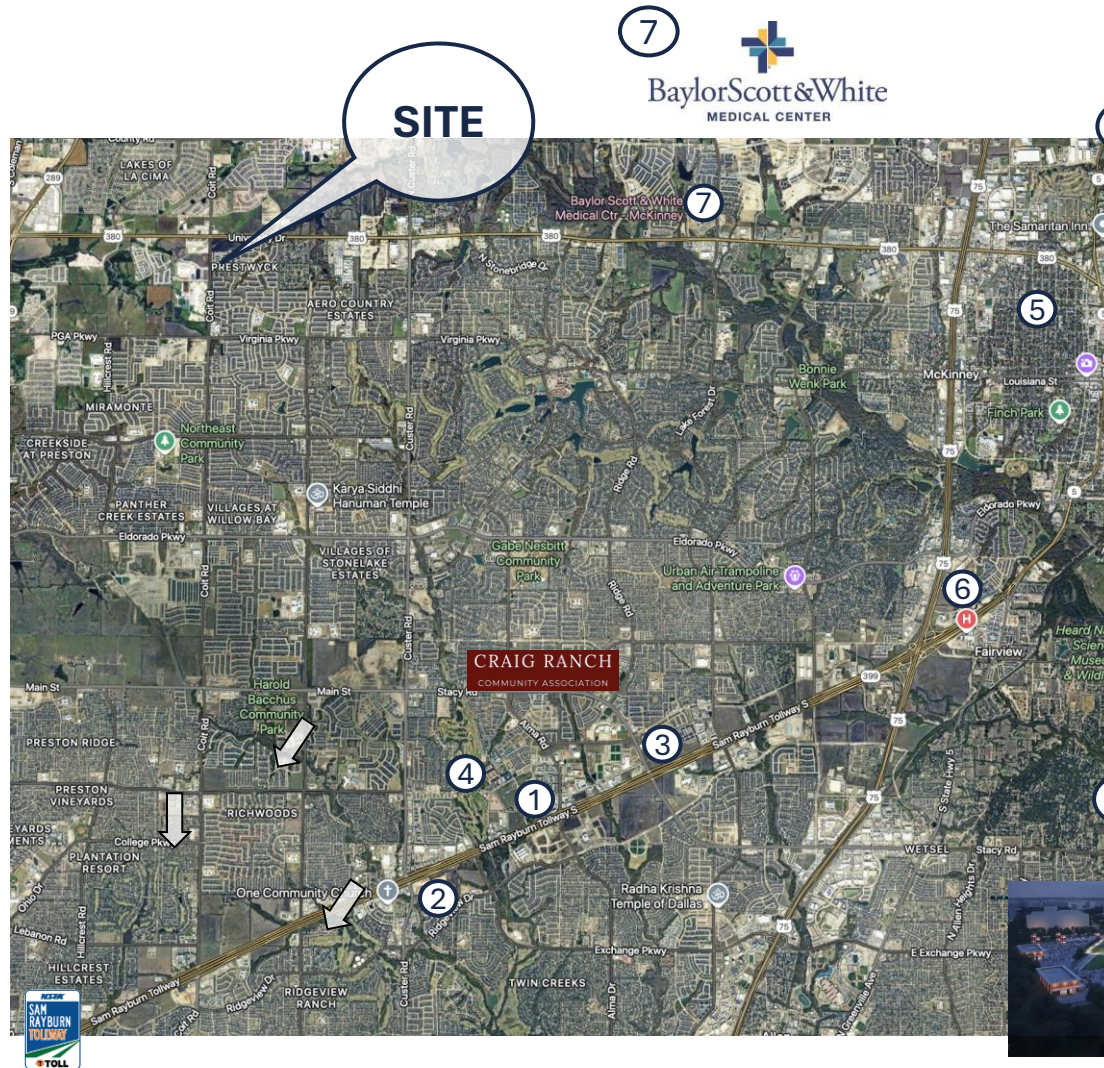
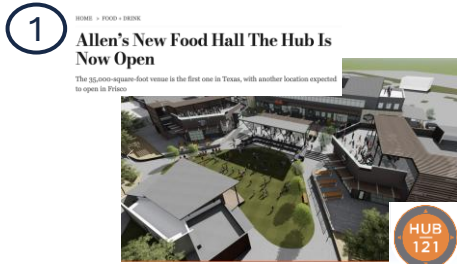
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# Aerial | Notable Attractions



# Demographics / Traffic



## Demographics

	1 MI	3 MI	5 MI
Population 2024	9,983	89,016	209,189
Households 2024	3,260	27,362	65,825
Median Age	35.6	37.4	37.6
Median HH Income	\$128,435	\$146,721	\$146,151
Population Growth 2024-2029	18.51%	19.29%	21.06%
Household Growth 2024-2029	18.65%	19.48%	21.27%

## Average Daily Traffic Volume

	Traffic Count	Miles From Subject
Coit Road	10,797	.19

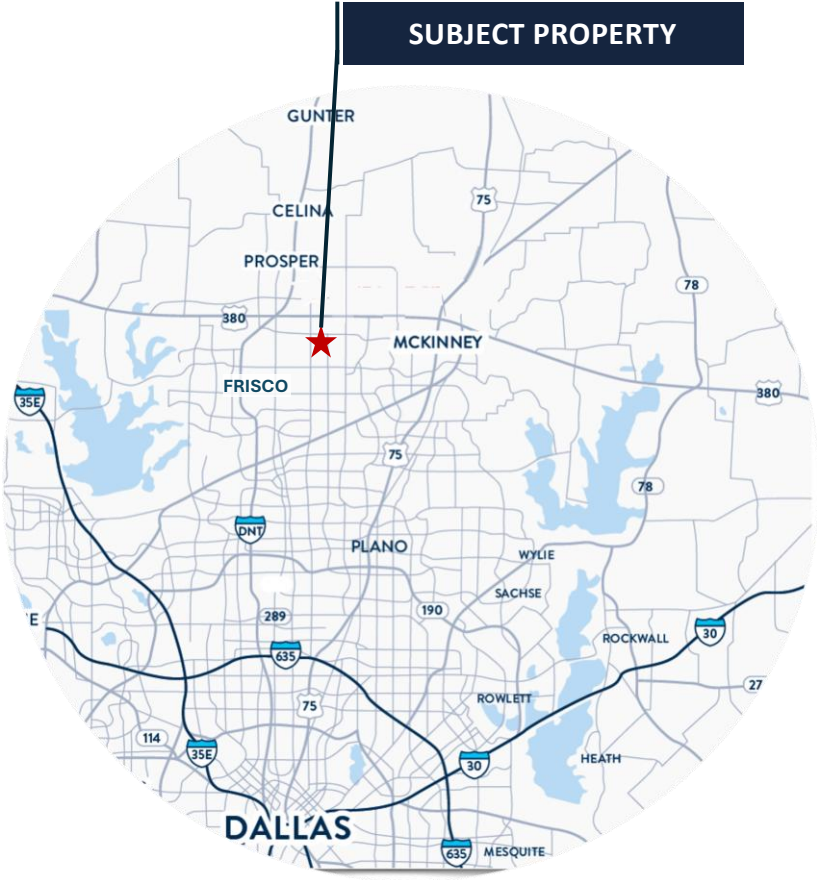
Source: CoStar 2025



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# Location – McKinney, TX



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: Wires568 | Shutterstock

HOME > REAL ESTATE

## McKinney Growth Continues With \$27 Million Shopping Center

Developers are currently seeking occupants for the 13.7-acre site

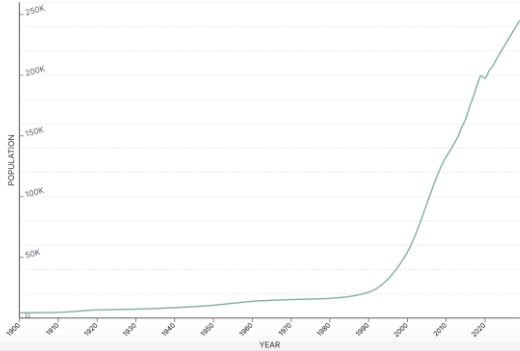
Matilda Preisendorf  
a day ago



## McKinney, Collin County continues to see population growth in 2024

Jan 23, 2024

McKinney, Texas Population 2024  
218,846



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





# Interior Photos | 1802



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# Aerial



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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.

### 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.

**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 do so by law.

### 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>Licensed Broker/Broker Firm Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Rockhill Commercial Real Estate	9015723		
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Ryan Griffin	582592	rgriffin@rockhillinvestments.com	(214) 975-0842
<u>License Broker Agent</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Tonya LaBarbera	678307	tonya@rockhillcre.com	(469) 323-2615
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Date</u>

