

Crescent Parc

1400 N. Coit Road
Suite 1802
McKinney, TX 75071

Medical Office



ROCKHILL
COMMERCIAL REAL ESTATE

Tonya LaBarbera
469.323.2615
tonya@rockhillcre.com

Property Overview

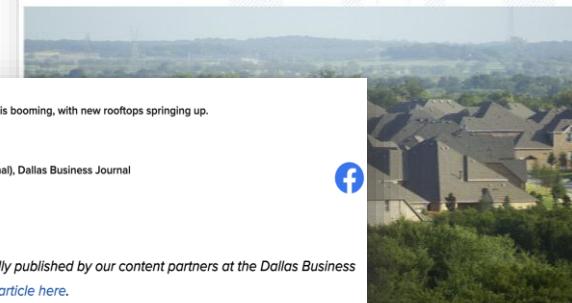
- Excellent synergistic 25 Building Office Project located off Coit Road
- Proximity to the Dallas North Tollway, Preston Road, & US HWY 380
- Professional office environment with a fully maintained landscape
- Proximity to numerous restaurants & retail amenities, including the Gates of Prosper, Market 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
Published: 6:11 PM CST January 13, 2025
Updated: 6:11 PM CST January 13, 2025



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.

The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change of price subject to prior sale or lease, or withdrawal without notice.

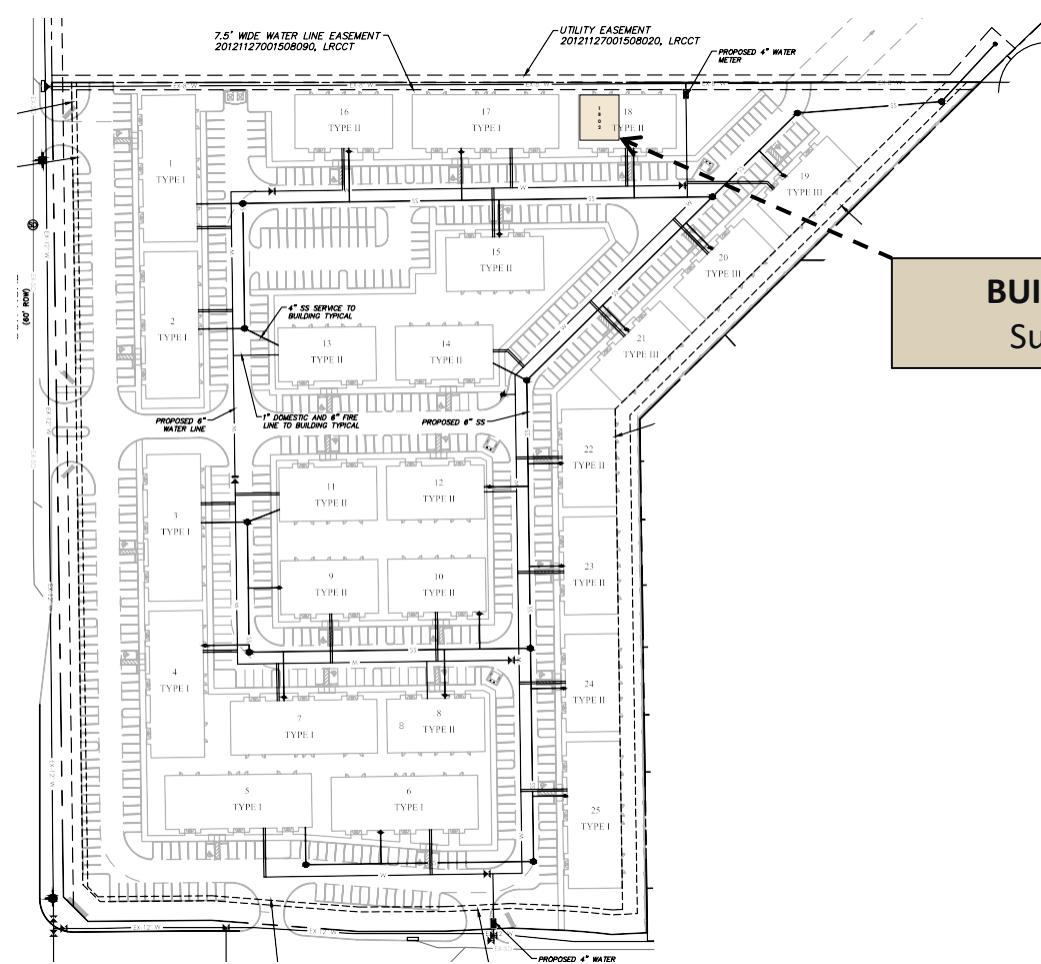


ROCKHILL
COMMERCIAL REAL ESTATE

CRESCENT PARC
1400 N. Coit Road
McKinney, TX 75071

TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

Site Plan



BUILDING 18
Suite 1802



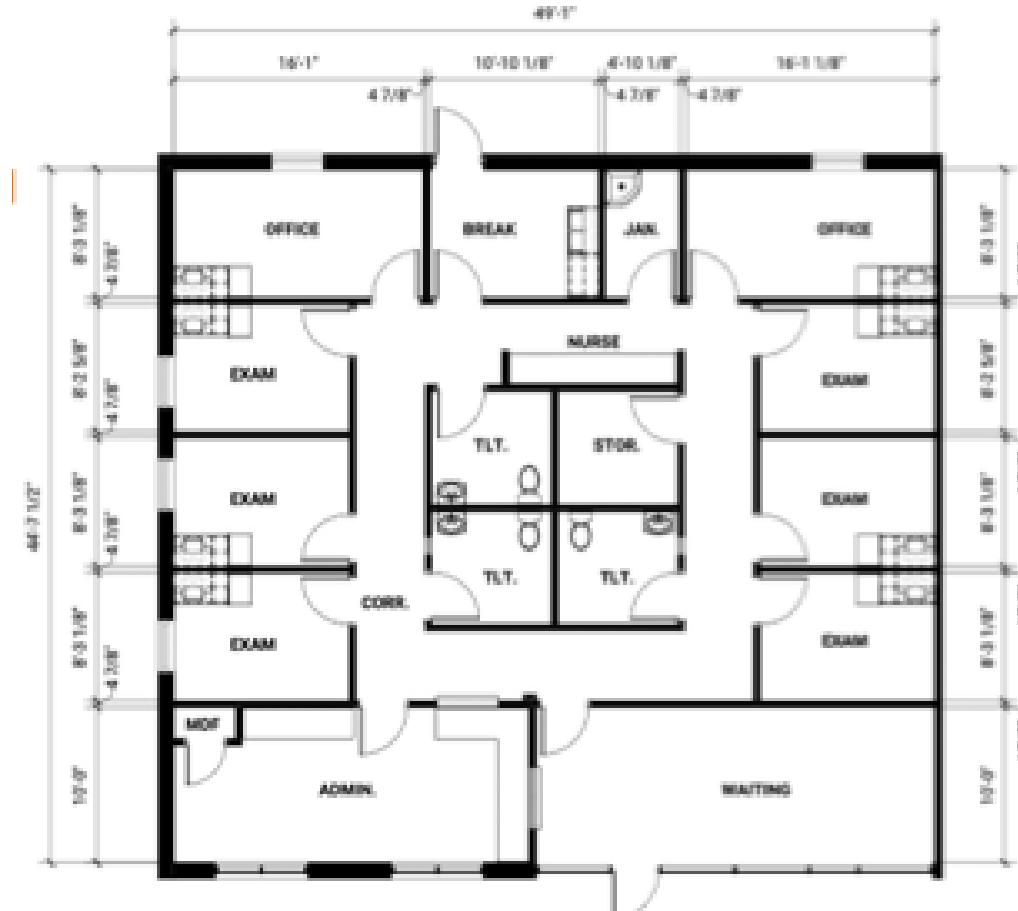
3

ROCKHILL
COMMERCIAL REAL ESTATE

CRESCENT PARC
1400 N. Coit Road
McKinney, TX 75071

TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

Floor Plan



Suite 1802
2,372 SF

4

ROCKHILL
COMMERCIAL REAL ESTATE

CRESCENT PARC
1400 N. Coit Road
McKinney, TX 75071

TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

Aerial

TEXAS
FAMILY FITNESS



UPS THE UPS STORE

warthan
dermatology center

TAILGATERS
SPORTS BURGER GRILL



SYNERGENX

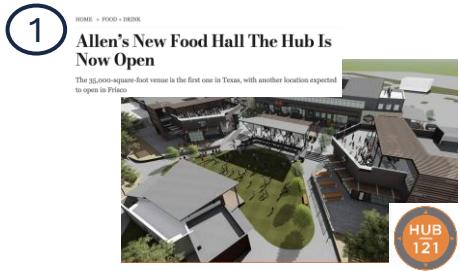


Jersey Mike's SUBS

Döner Kebab
GERMAN DONER KEBAB



Aerial | Notable Attractions



2

Another H-E-B to anchor mixed-use development coming to this North Texas community

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



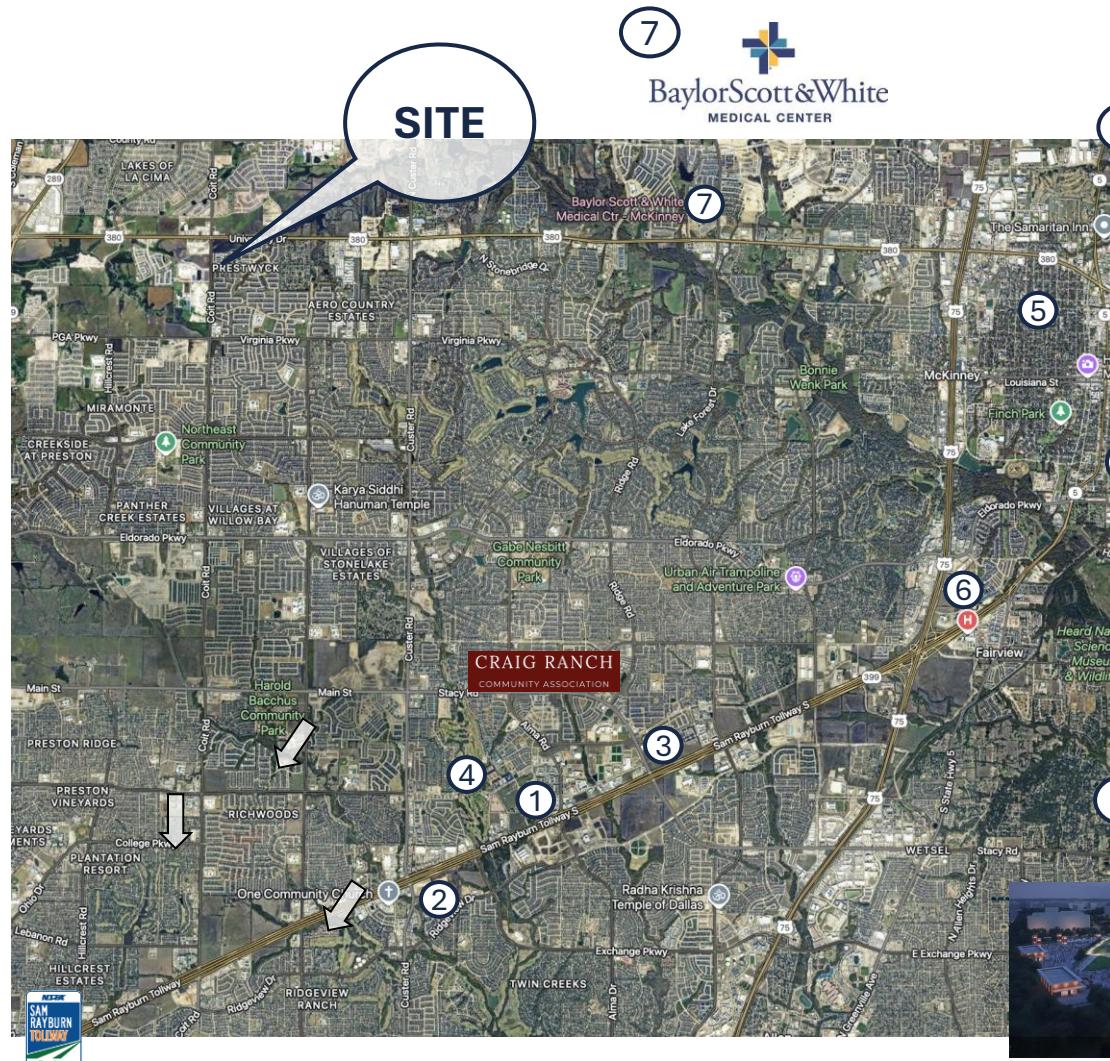
3

Surf and Adventure Park coming to McKinney; 35-acre, \$200M attraction

By Madi Marks | Published December 13, 2024 11:49am CST
| McKinney | FOX 4 | ↗



Credit: Cannon Beach/City of McKinney



AT&T Byron Nelson



6

MUSIC NEWS

\$220 Million McKinney Music Venue Slated to Open in 2026

6

ROCKHILL
COMMERCIAL REAL ESTATE

CRESCENT PARC
1400 N. Coit Road
McKinney, TX 75071

TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

Demographics / Traffic



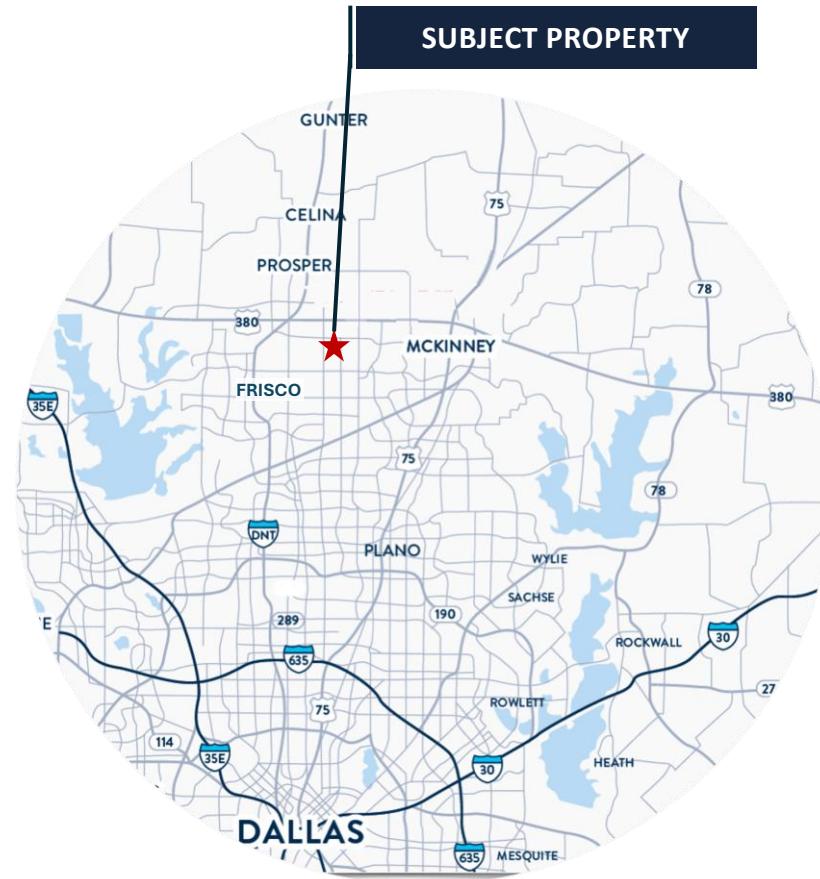
Demographics

	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



ROCKHILL

COMMERCIAL REAL ESTATE

**CRESCE
NT PARC**
1400 N. Coit Road
McKinney, TX 75071

TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

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

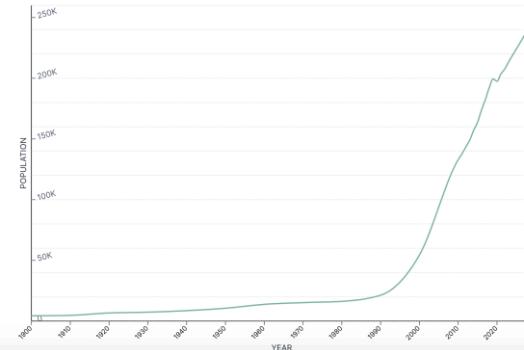


McKinney, Collin County continues to see population growth in 2024

Jan 23, 2024 0 0

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



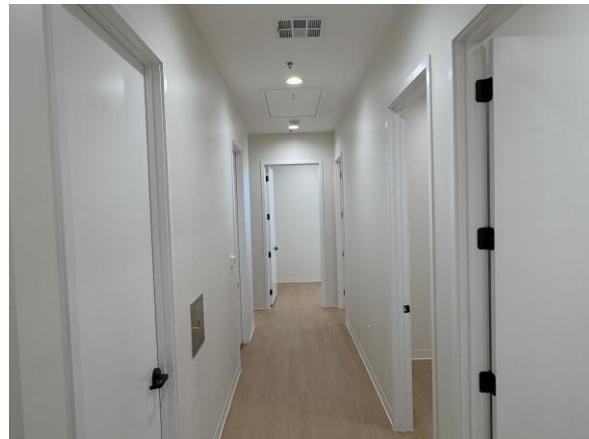
8

ROCKHILL
COMMERCIAL REAL ESTATE

CRESCENT PARC
1400 N. Coit Road
McKinney, TX 75071

TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

Interior Photos | 1802



9

ROCKHILL
COMMERCIAL REAL ESTATE

CRESCEANT PARC
1400 N. Coit Road
McKinney, TX 75071

TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

Aerial



10

ROCKHILL
COMMERCIAL REAL ESTATE

CRESCEENT PARC
1400 N. Coit Road
McKinney, TX 75071

TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

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>