

FOR SALE & LEASE

LAKE FOREST MEDICAL PARK

2160-2164-2168 NORTH LAKE FOREST DRIVE | MCKINNEY, TX 75071

PROPERTY SUMMARY

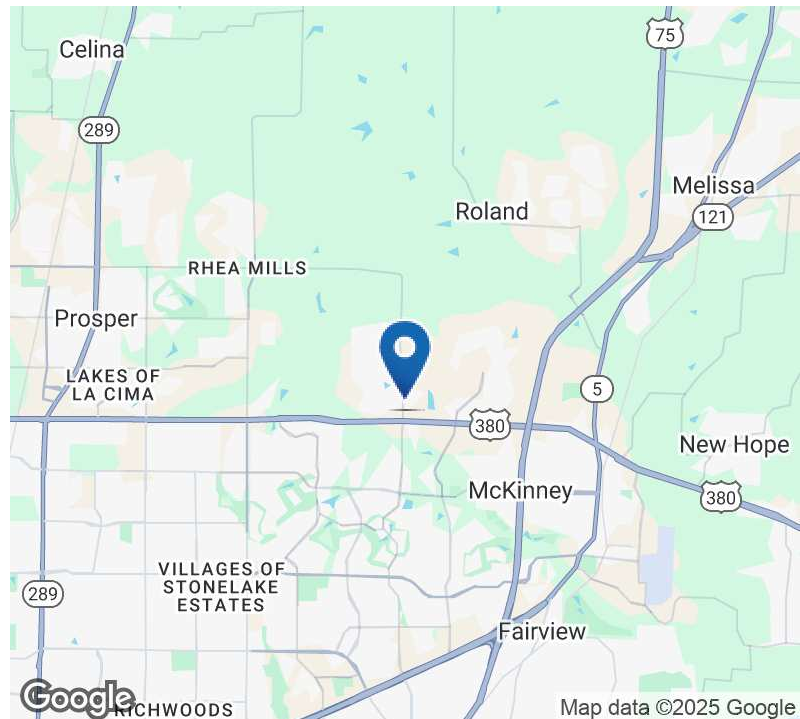


Property Highlights

- Brand new medical / office condos in shell condition
- Located at high traffic corner of Lake Forest & Hwy 380
- Adjacent to Baylor Scott & White Medical Center of McKinney
- Nearby national retailers provide traffic & convenience
- Condos available for sale or lease

Offering Summary

Sale Price:	Call Broker For Pricing
Lease Rate:	\$29.50 SF/yr (NNN)
Number of Units:	3
Available SF:	1,695 - 5,955 SF
Property Type:	Office / Medical



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AERIAL



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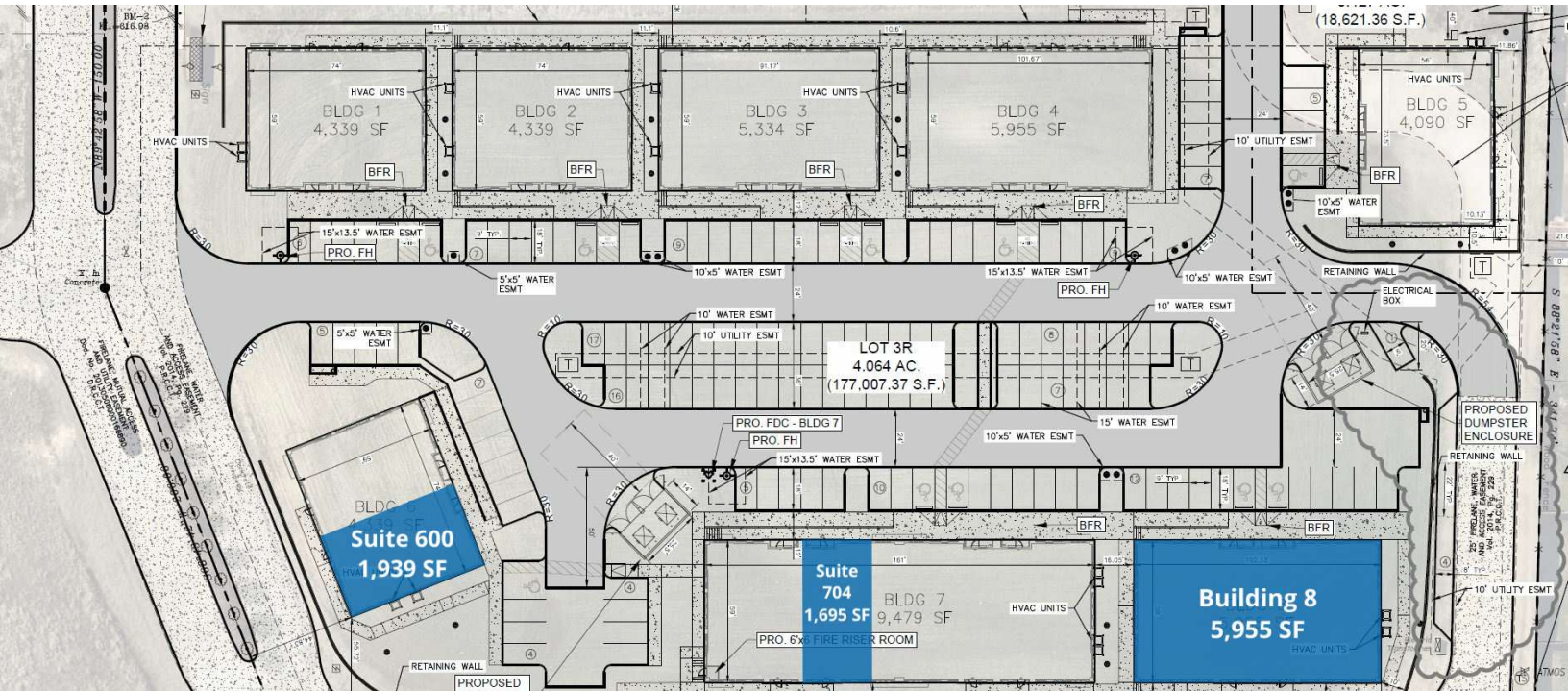
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SITE PLAN



Existing Tenants

MRI Centers of Texas
Dragonfly Precision Wellness Imaging
Stonebriar Facial and Oral Surgery
Honest Direct Primary Care
Dental Plus Specialists
Kidz and Teen Dental + Orthodontics
FYZICAL Therapy and Balance Centers
ACAPS - Adult Child and Adolescent Psychiatric Services
Kinex Podiatry
Pulmonary Specialist
Chiropractic Wellness Center
Pain Management / Dr. Praveen
True Serene MedSpa



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2160 N LAKE FOREST DR | SUITE 600



Building Information

Type	Office / Medical
Size	1,939 SF
Year Built	2025
Condition	Shell
Parking Ratio	3.69 / 1,000



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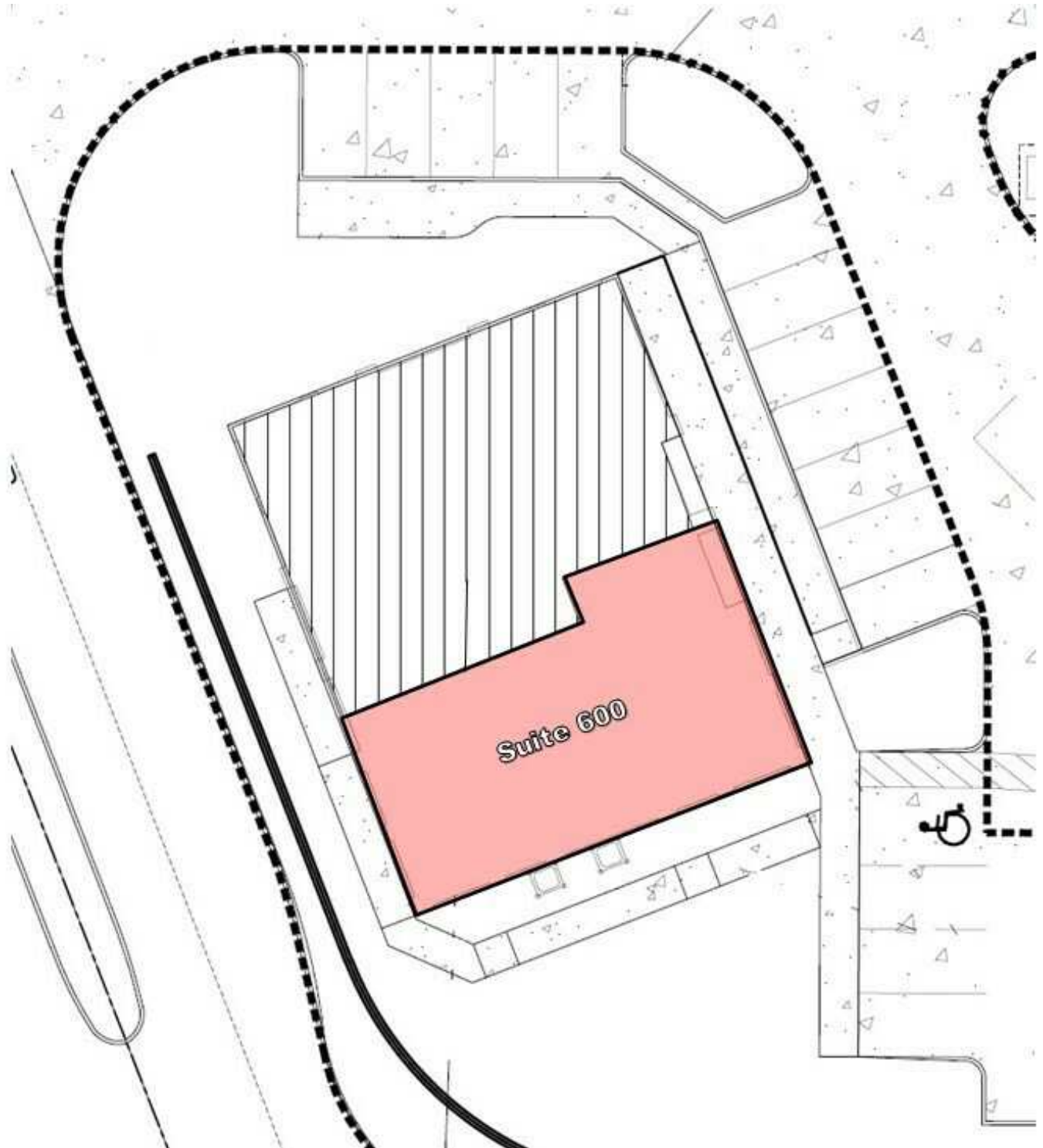
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2160 N LAKE FOREST DR | SUITE 600 - FLOOR PLAN



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2164 N LAKE FOREST DR | SUITE 704



Building Information

Type	Office / Medical
Size	1,695 SF
Year Built	2025
Condition	Shell
Parking Ratio	2 / 1,000



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2164 N LAKE FOREST DR | SUITE 704 - FLOOR PLAN



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2168 N LAKE FOREST DR | BUILDING 8



Building Information

Type	Office / Medical
Size	5,955
Year Built	2025
Condition	Shell
Parking Ratio	2 / 1,000



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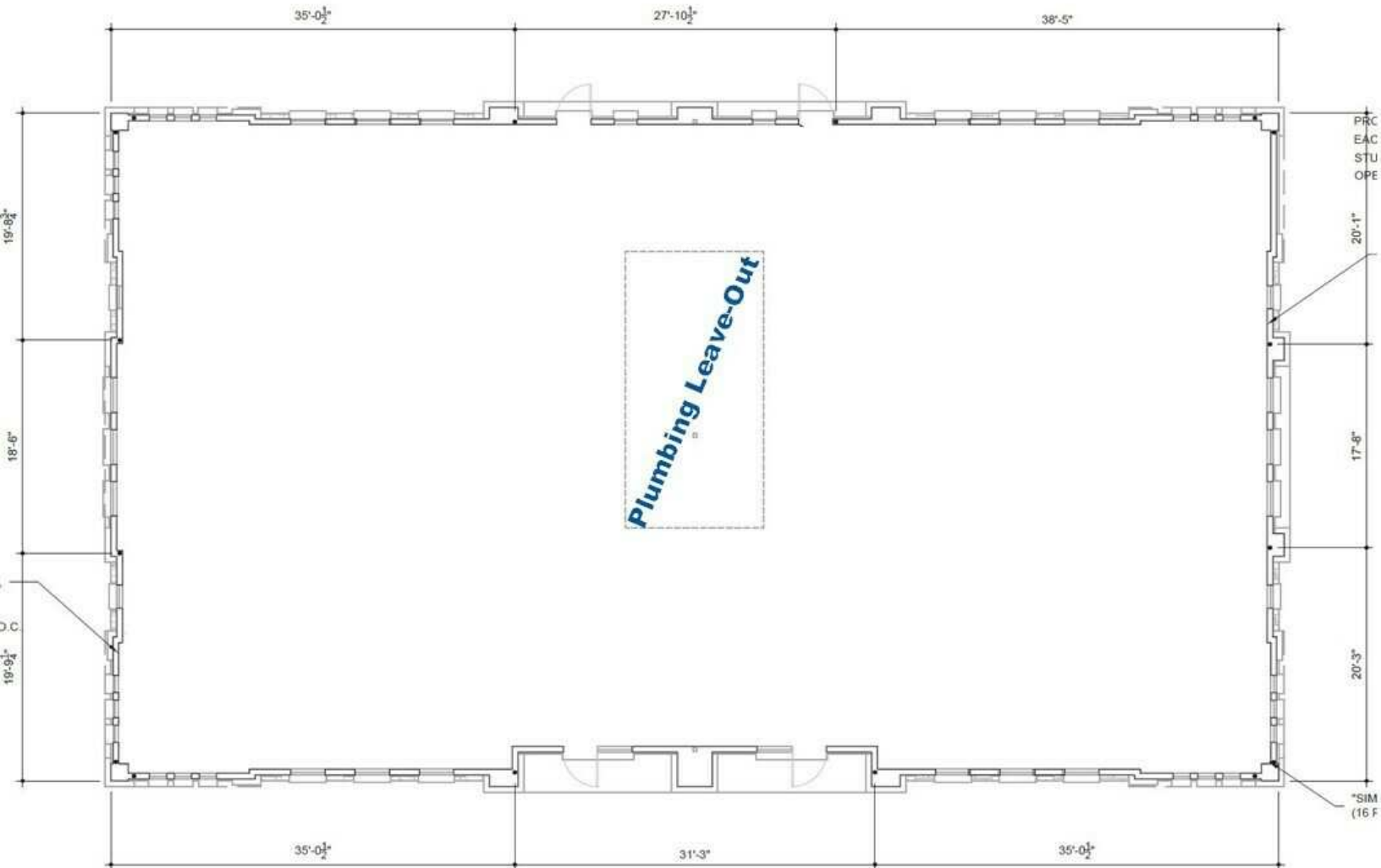
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2168 N LAKE FOREST DR | BUILDING 8 - FLOOR PLAN



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Key Facts

2160 N Lake Forest Dr, McKinney, Texas, 75071
Ring of 5 miles

KEY FACTS

198,121

Population

37.0

Median Age



Average
Household Size

\$123,840

Median Household
Income

EDUCATION

4.4%

No High School
Diploma



15.2%
High School
Graduate



25.4%
Some College/
Associate's Degree



55.0%
Bachelor's/Grad/
Prof Degree

BUSINESS



6,303

Total Businesses



60,167

Total Employees

EMPLOYMENT



76.9%

White Collar



11.7%

Blue Collar



11.4%

Services



3.0%
Unemployment
Rate

INCOME



\$123,840

Median Household
Income



\$55,659

Per Capita Income



\$486,872

Median Net Worth

2024 Households by income (Esri)

The largest group: \$200,000+ (25.2%)

The smallest group: \$15,000 - \$24,999 (2.6%)

Indicator ▲	Value	Diff	
<\$15,000	3.4%	-0.3%	
\$15,000 - \$24,999	2.6%	+0.2%	
\$25,000 - \$34,999	4.7%	+0.5%	
\$35,000 - \$49,999	5.5%	-0.1%	
\$50,000 - \$74,999	11.0%	-2.2%	
\$75,000 - \$99,999	12.1%	-0.7%	
\$100,000 - \$149,999	18.4%	-0.5%	
\$150,000 - \$199,999	16.9%	+1.8%	
\$200,000+	25.2%	+1.2%	

Bars show deviation from

Collin County

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2025 Esri



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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.

11-2-2015



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 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date