



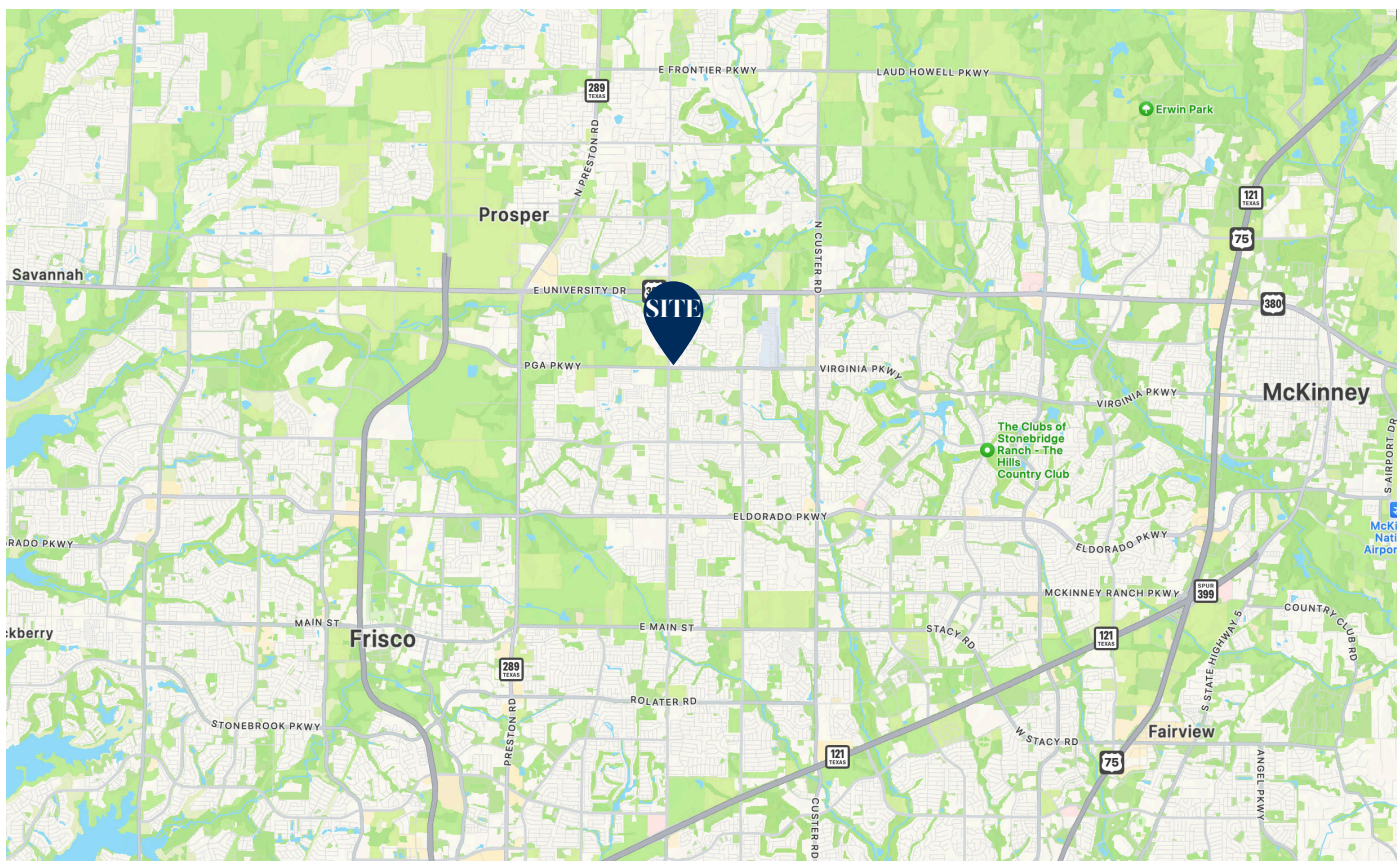
COMMERCIAL DIVISION

Briggs
Freeman

Sotheby's
INTERNATIONAL REALTY

INVESTMENT OPPORTUNITY AT COIT AND US-380

1400 NORTH COIT ROAD
MCKINNEY, TEXAS 75071



LOCATION

1400 North Coit Road
McKinney, Texas 75071

AVAILABLE SPACE

± 2,716 SF Condo

ZONING

F1 - Commercial

TRAFFIC COUNTS (2019)

Coit Rd: 10,797 VPD
US-380/University Dr: 41,680 VPD

PRICE

\$1,020,000 (\$375.55/SF)
Cap Rate: 7.6%

BY THE NUMBERS

Median Household Income

1-mile	3-miles	5-miles
\$157,000	\$163,000	\$146,000

Population

1-mile	3-miles	5-miles
28,500	112,000	276,000

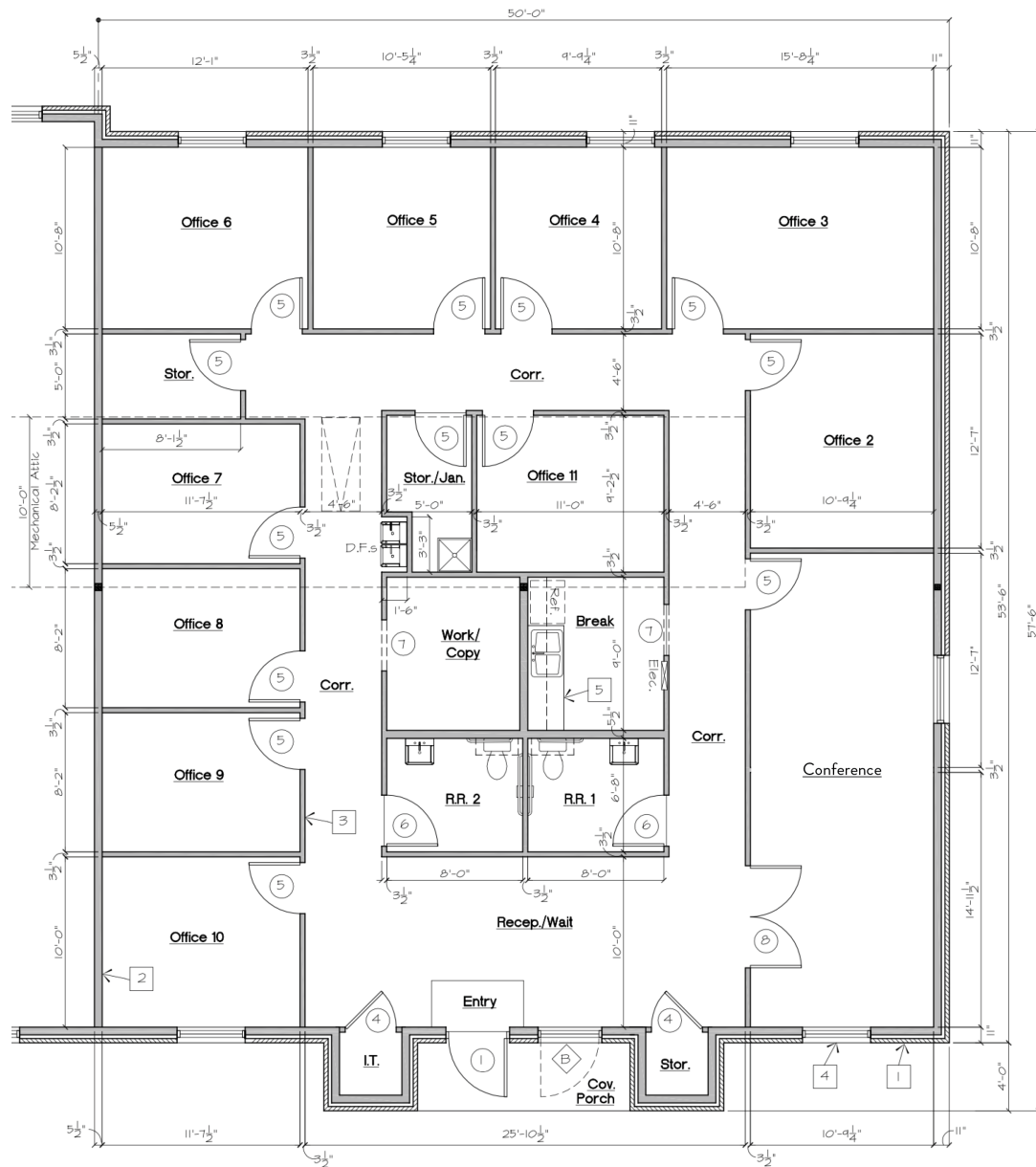
Population Growth (since 2018)

1-mile	3-miles	5-miles
+ 42%	+ 25%	+ 28%

HIGHLIGHTS

- Current tenant has 3 years left on their lease term
- Situated within Crescent Parc’s professional office development
- Near the highly sought-after intersection of Coit Rd and US-380
- Centrally located within the McKinney/Prosper/Frisco corridor
- 12’ ceiling height throughout
- Full security system with surveillance cameras monitoring the space
- This office condo is built out with a receptionist area, 10 private offices, 1 conference room, 1 copy room, 1 break room, 4 storage closets and 2 ADA bathrooms
- Parking allocation is 4:1,000





Office Floor Plan - Double End Unit Right 2,716 SF
 Building Type I
 Scale: 1/4" = 1'-0"

LISTING TEAM

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