

260 N Coit Rd Suite 160

260 N Coit Rd
Suite #160
McKinney, TX 75071



AVAILABLE FOR LEASE

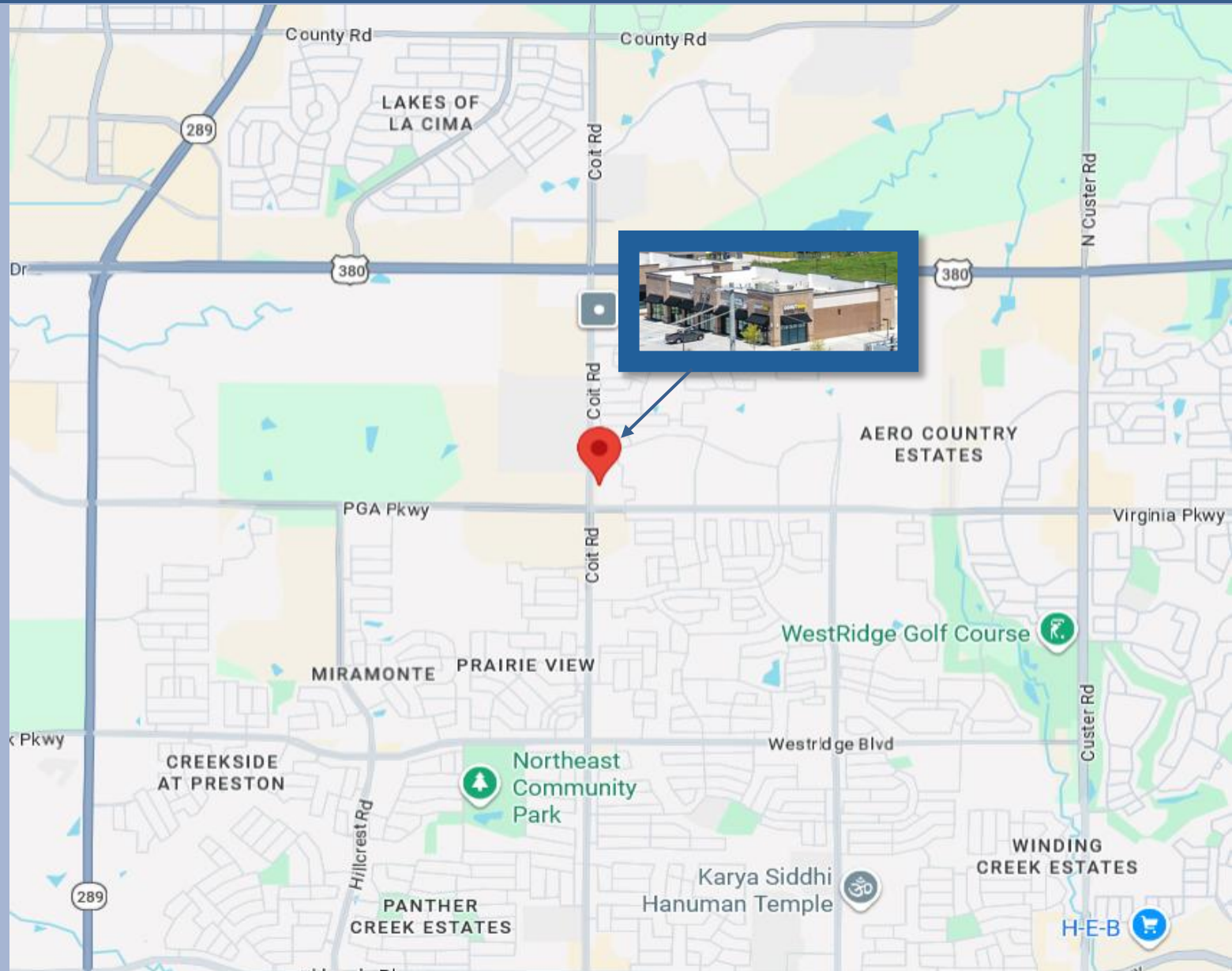
260 N Coit Rd Suite 160

EXECUTIVE / PROPERTY SUMMARY

Executive Summary

260 N Coit Rd, Suite 160 is a strategically located commercial property positioned in McKinney, Texas, one of the fastest-growing suburban markets within the Dallas–Fort Worth metroplex. The property benefits from strong regional demographics, continued population growth, and convenient access to major transportation corridors, making it an attractive location for businesses seeking visibility, accessibility, and proximity to a growing customer base.

The property is located along **N Coit Road**, a major north–south thoroughfare serving McKinney and surrounding Collin County communities. The surrounding area features a strong mix of residential communities, retail centers, professional services, and office users, creating a favorable environment for businesses requiring convenient access for employees, clients, and customers.



Property Summary

- Property Type:** Retail Storefront/Office
- Building Size:** 19,173 SF
- Land Size:** 2.47 Acres
- Year Built:** 2020
- Parking:**
- Frontage:** 117' on Coit Rd
- Zoning:** PD

260 N Coit Rd Suite 160

PICTURES /
EXTERIOR



260 N Coit Rd Suite 160

PICTURES / INTERIOR



Suite 160
1st Floor
1,769 SF



260 N Coit Rd Suite 160

AERIAL

260 N Coit Rd Suite 160



260 N Coit Rd Suite 160

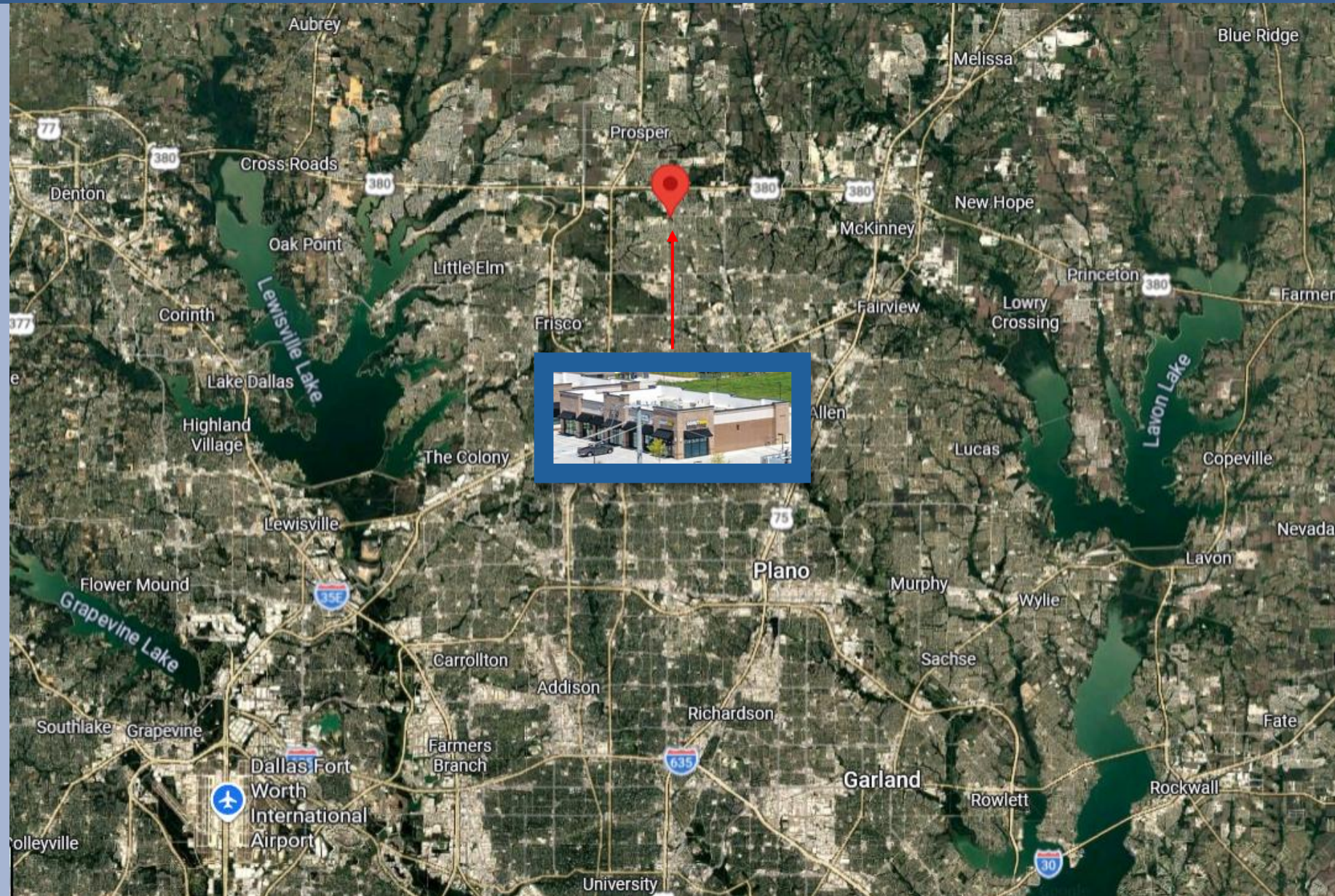
260 N Coit Rd
Suite #160
McKinney, TX 75071

Market Highlights

McKinney continues to experience significant economic and residential expansion, supported by strong population growth, business-friendly policies, and ongoing commercial development. The city has established itself as one of Collin County's primary growth markets, attracting companies and residents seeking high-quality communities, skilled workforce access, and proximity to major employment centers.

Key market advantages include:

- Strong population growth and continued residential development
- Affluent suburban customer base with increasing purchasing power
- Growing demand for professional office and service-oriented businesses
- Proximity to major employment hubs throughout Collin County
- Access to a highly educated and expanding workforce



260 N Coit Rd Suite 160

260 N Coit Rd
Suite #160
McKinney, TX 75071

FOR MORE INFORMATION PLEASE CONTACT:

Daniel Shin

President & Principal Broker

Daniel.shin@unitedshinryu.com

P 214-470-9724

United Shinryu Brokerage LLC

2828 E Trinity Mills Rd.

Suite# 340, Carrollton, TX 75006

www.unitedshinryu.com