



# LAKE FOREST MEDICAL PARK

**BUILDING 8**

**2168 N LAKE FOREST DR. MCKINNEY, TX 75071**



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## INVESTMENT SUMMARY

The offering consists of a 5,995 SF medical office condominium in McKinney, Texas, situated within an established medical park directly across from Baylor Scott & White Medical Center.

The property includes two suites: a 4,448 SF suite leased to Stonebridge Pediatrics under a newly executed NNN lease, and an adjacent 1,500 SF suite available for lease. This investment provides a stabilized healthcare asset with in-place income and additional upside through lease-up of the remaining vacancy.

## INVESTMENT HIGHLIGHTS

Price	\$2,905,270
Cap Rate	6.5
SqFt	5,995
Year Built	2025
Type	Medical Condo
County	Collin
Proportional Share of Office Park	13.7%



# LOCATION HIGHLIGHTS



**Building 8  
+/- 5,995 SF**

# LEASE TERMS: SUITE 808

The 4,448 SF suite is leased to Stonebridge Pediatrics under a 5-year NNN lease executed in January 2026, providing immediate, stabilized income with 3% annual rent escalations delivering predictable cash flow and long-term income growth.

Months	Rate PSF	Annual Rent
1-12	\$31.50	\$140,112.00
13-24	\$32.45	\$144,315.36
25-36	\$33.42	\$148,644.82
37-48	\$34.42	\$153,104.17
49-60	\$35.45	\$157,697.29

LEASE	
Projected Lease Commencement	June 1, 2026
Projected Lease Expiration	May 31, 2031
Lease Options	Two 1-year options
Lease Type	NNN
NNN	Estimated at \$8.75 in 2026

## Operating Expense Structure

- Tenant responsible for NNN expenses
- Separately metered utilities
- Association expenses passed through



Stonebridge Pediatrics is a well-established pediatric practice serving McKinney and the surrounding communities since 2004, offering comprehensive care from birth through adolescence. The practice benefits from long-term patient relationships and consistent demand for pediatric healthcare services.

# PROPOSED LEASE TERMS: SUITE 800

The 1,500 SF vacant suite is available with a proposed 5-year NNN lease starting at \$31.50/SF with 4% annual escalations, and the seller is willing to provide three months of free rent to facilitate lease-up.

Suite 800 - Rent Roll Pro Forma		
Months	Rate PSF	Annual Rent
1-12	\$31.50	\$48,730.50
13-24	\$32.76	\$50,679.72
25-36	\$34.07	\$52,706.91
37-48	\$35.43	\$54,815.19
49-60	\$36.85	\$57,007.79

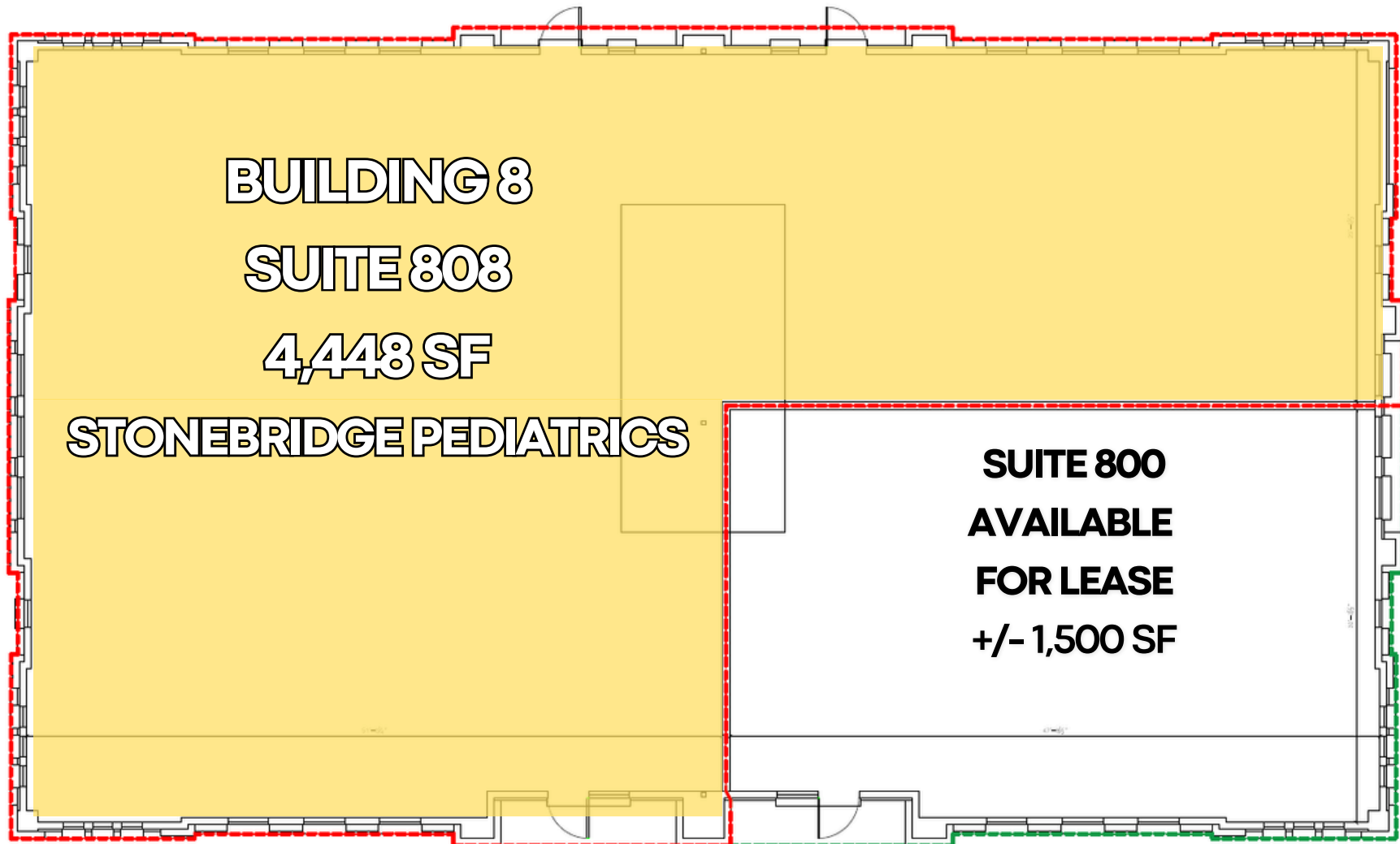
**\*Seller will reimburse Buyer for the following costs to lease Suite 800:**

- \$45/SF in Tenant Improvement Allowance (Estimated \$67,500)
- Leasing commission
- 3 months of free rent

## BUILDING 8: COMPLETE PRO-FORMA

Months	Annual Rent
1-12	\$188,842.50
13-24	\$194,995.08
25-36	\$201,351.73
37-48	\$207,919.36
49-60	\$214,705.08
TOTAL	\$1,007,813.75

# FLOOR PLAN



\*The building is currently in shell condition, with Med-Tech Construction engaged to complete a full medical buildout targeting delivery in spring 2026.

# EXISTING TENANTS

# LAKE FOREST

## OFFICE PARK

- 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



The suite is located within Lake Forest Medical Park, an established medical office campus comprising approximately 43,900 square feet of professional medical office space.

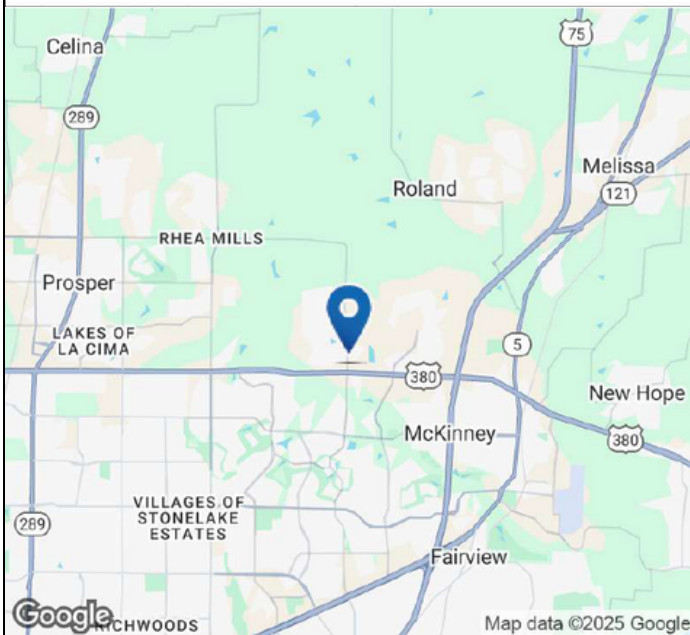
# MARKET OVERVIEW

McKinney, TX benefits from sustained population growth, strong residential development, and a business environment that consistently attracts high quality employers and families. That combination creates long term stability and repeat demand for essential services, making it a resilient and landlord friendly market.

## DEMOGRAPHIC PROFILE

2168 N Lake Forest Dr, Mckinney, Texas, 75071 2

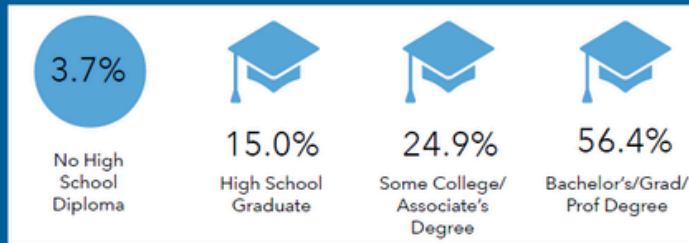
Ring: 3 mile radius



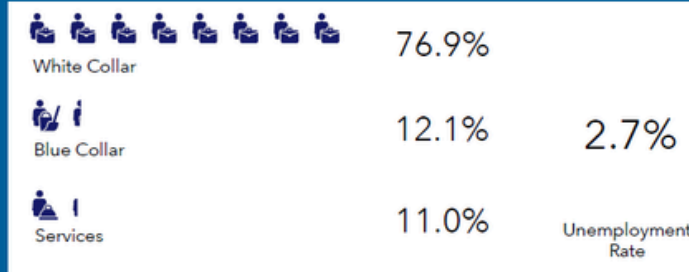
Source: This infographic contains data provided by Esri (2025, 2030).

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### EDUCATION



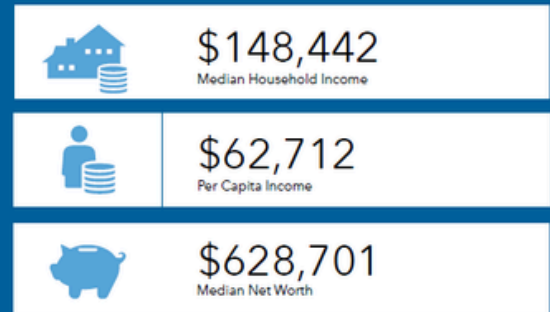
### EMPLOYMENT



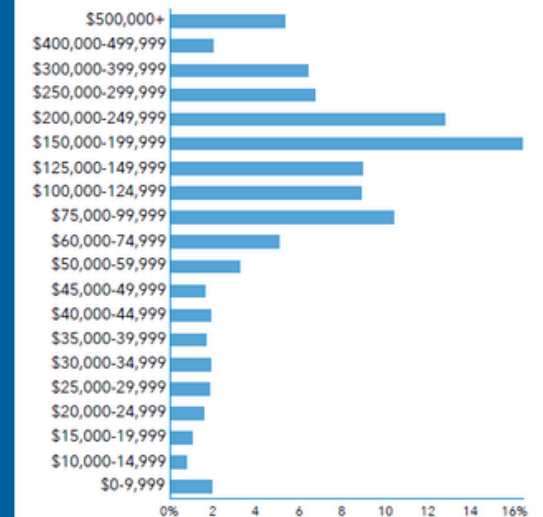
### KEY FACTS



### INCOME



### HOUSEHOLD INCOME





# 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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Showings and seller meetings by appointment only for qualified parties.

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