

Crescent Parc

Medical Office Space For Lease

1,377 SF

EXCELLENT COIT
ROAD EXPOSURE



Location:

Crescent Parc
1400 North Coit Road
Suite 404
McKinney, Texas 75071



Space Available:

Fully Finished Out
Medical Office Available
1,377 SF
\$34 + NNN for Lease

- Excellent synergistic 25 Building Office Project located off of Coit Road
- Class "A" Fully Finished Out Medical Suite available February 2024
- Direct exposure to Coit Road with Coit Road address
- Close proximity to the Dallas North Tollway, Preston Road, & US HWY 380
- Professional office environment with a fully maintained landscape
- Building signage available

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FOR MORE INFORMATION CONTACT

O: 972.292.1220 / www.LCRTEXAS.com

Joe Martinez C: 214.535.1876 / Tonya La Barbera C: 469.323.2615 / Tito Martinez 972.533.3621

Martinez@LCRTexas.com / Tonya@LCRTexas.com / Tito@LCRTexas.com



- Centered perfectly to service some of the fastest growing communities in the DFW metroplex: Prosper, Celina, McKinney, & Frisco
- Nearby multiple Elementary, Middle Schools, & the new Prosper High School
- Close proximity to numerous Restaurant & Retail Amenities including the Gates of Prosper, future Market Street, and the headquarters of the PGA

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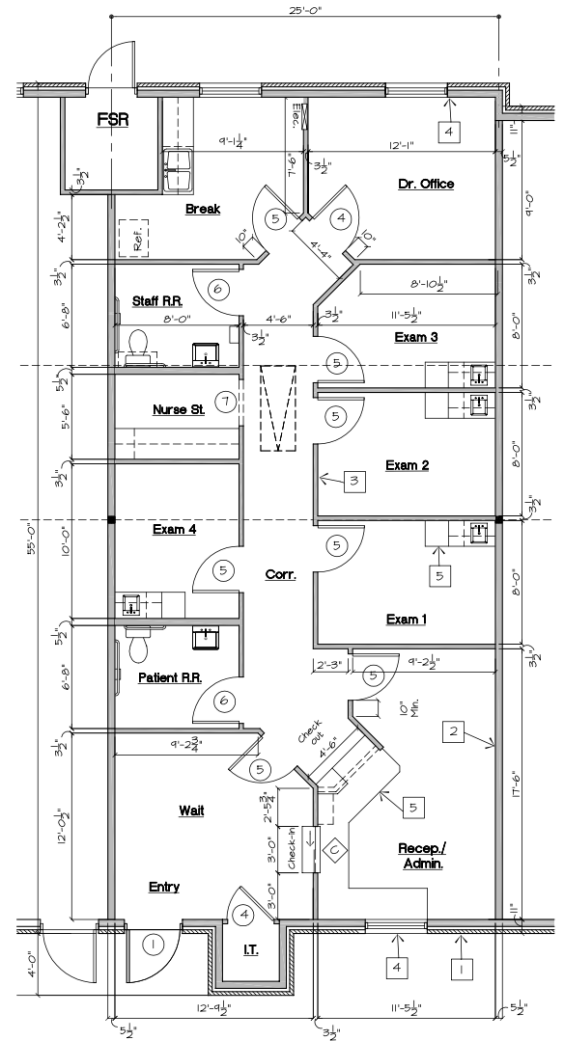
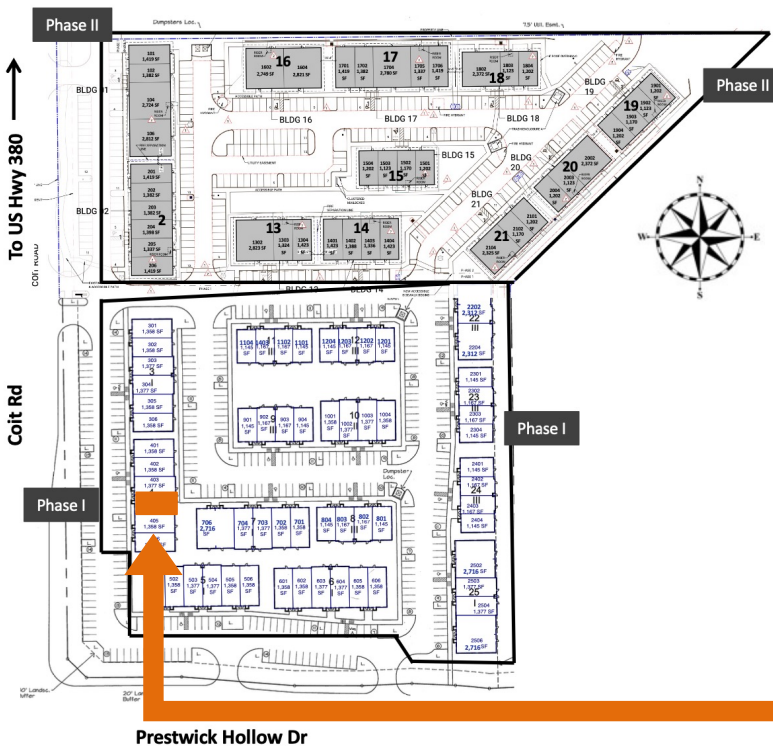
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Site Plan



Medical Office Floor Plan - Center Unit Right 1,377 SF
 Building Type I
 Scale: 1/4" = 1'-0"

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McKinney Demographics

Summary	Census 2010		2021		2026	
Population	131,454		208,278		236,685	
Households	44,468		71,586		81,318	
Families	34,075		53,336		60,234	
Average Household Size	2.91		2.88		2.88	
Owner Occupied Housing Units	31,564		47,855		54,294	
Renter Occupied Housing Units	12,904		23,731		27,024	
Median Age	32.7		34.4		34.3	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	2.59%		1.54%		0.71%	
Households	2.58%		1.53%		0.71%	
Families	2.46%		1.49%		0.64%	
Owner HHs	2.56%		1.79%		0.91%	
Median Household Income	1.94%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			3,480	4.9%	3,323	4.1%
\$15,000 - \$24,999			3,343	4.7%	3,187	3.9%
\$25,000 - \$34,999			3,517	4.9%	3,453	4.2%
\$35,000 - \$49,999			7,932	11.1%	8,055	9.9%
\$50,000 - \$74,999			10,482	14.6%	11,321	13.9%
\$75,000 - \$99,999			10,416	14.6%	11,545	14.2%
\$100,000 - \$149,999			14,569	20.4%	17,398	21.4%
\$150,000 - \$199,999			9,063	12.7%	12,140	14.9%
\$200,000+			8,780	12.3%	10,891	13.4%
Median Household Income			\$90,269		\$99,359	
Average Household Income			\$114,110		\$125,711	
Per Capita Income			\$39,321		\$43,271	
Population by Age			Census 2010		2021	
			Number	Percent	Number	Percent
0 - 4	11,702	8.9%	16,201	7.8%	18,695	7.9%
5 - 9	12,605	9.6%	17,760	8.5%	19,891	8.4%
10 - 14	11,526	8.8%	17,645	8.5%	19,470	8.2%
15 - 19	9,136	6.9%	14,831	7.1%	16,655	7.0%
20 - 24	6,228	4.7%	11,044	5.3%	11,720	5.0%
25 - 34	19,728	15.0%	28,484	13.7%	34,594	14.6%
35 - 44	24,300	18.5%	34,677	16.6%	38,876	16.4%
45 - 54	16,701	12.7%	27,661	13.3%	29,969	12.7%
55 - 64	10,265	7.8%	19,844	9.5%	21,819	9.2%
65 - 74	5,595	4.3%	12,972	6.2%	15,235	6.4%
75 - 84	2,611	2.0%	5,400	2.6%	7,611	3.2%
85+	1,057	0.8%	1,761	0.8%	2,148	0.9%
Race and Ethnicity			Census 2010		2021	
			Number	Percent	Number	Percent
White Alone	98,354	74.8%	137,421	66.0%	147,754	62.4%
Black Alone	13,760	10.5%	29,781	14.3%	38,582	16.3%
American Indian Alone	931	0.7%	1,273	0.6%	1,421	0.6%
Asian Alone	5,327	4.1%	17,844	8.6%	22,640	9.6%
Pacific Islander Alone	95	0.1%	223	0.1%	270	0.1%
Some Other Race Alone	8,906	6.8%	13,492	6.5%	16,146	6.8%
Two or More Races	4,081	3.1%	8,245	4.0%	9,872	4.2%
Hispanic Origin (Any Race)	24,482	18.6%	38,376	18.4%	46,733	19.7%

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