

# INFORMATION PACKAGE



**EBG**  
EUREKA BUSINESS GROUP



# FOR SALE

3600 Eldorado Pkwy, Suites D1 & D4  
McKinney, TX

**Joseph Gozlan**  
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**2,900 SF**  
**Medical/Office**

# Executive Summary



This exceptional double suite, 2,900SF medical/office property at 3600 Eldorado Parkway represents a rare opportunity to acquire a turnkey, owner-user or investment asset in one of McKinney's most dynamic growth corridors. Built in 2015 with superior construction quality, the property features two combined office units (D1 & D4) with premium finishes, separate HVAC systems, dual entrances, and the flexibility to subdivide if desired. The property is offered at \$850,000, well below the county assessed value of about \$1.1M making this an exceptional value in today's competitive market.

Located in the heart of McKinney's thriving area, the property benefits from outstanding demographics with over 280,000 people within a 5-mile radius and projected population growth exceeding 22% in the coming years. The area median household incomes is \$108,468 within 5 miles, high educational attainment (51% with bachelor's degrees or higher), and immediate access to US-121 and US-75 highways. The property sits adjacent to an assisted living facility in a dense retail corridor, providing built-in visibility and convenient access for medical, physical therapy, fitness, or professional office users.

Whether you're a medical professional seeking to build equity while practicing, an investor looking for stable income in a growth market, or a business owner wanting to control your real estate destiny, this property delivers compelling advantages. With lower HOA fees, premium construction quality, and positioning in McKinney's fastest-growing corridor, this asset offers both immediate operational benefits and long-term appreciation potential. The combination of below-market pricing, exceptional location fundamentals, and flexible use options makes this one of the most attractive medical/office opportunities currently available in the area!



# The Property

3600 Eldorado Pkwy,  
McKinney, TX 75070

## Property Profile

Available SF:	2,900 SF
Type:	Medical/Office
Year Built:	2015
No. of Units:	Two Office Units Combined
Finish:	Higher standard Buildout with some Offices and open space
HVAC:	Two separate HVAC units
Other:	Can easily separate to 2 individual units if desired



## Highlights

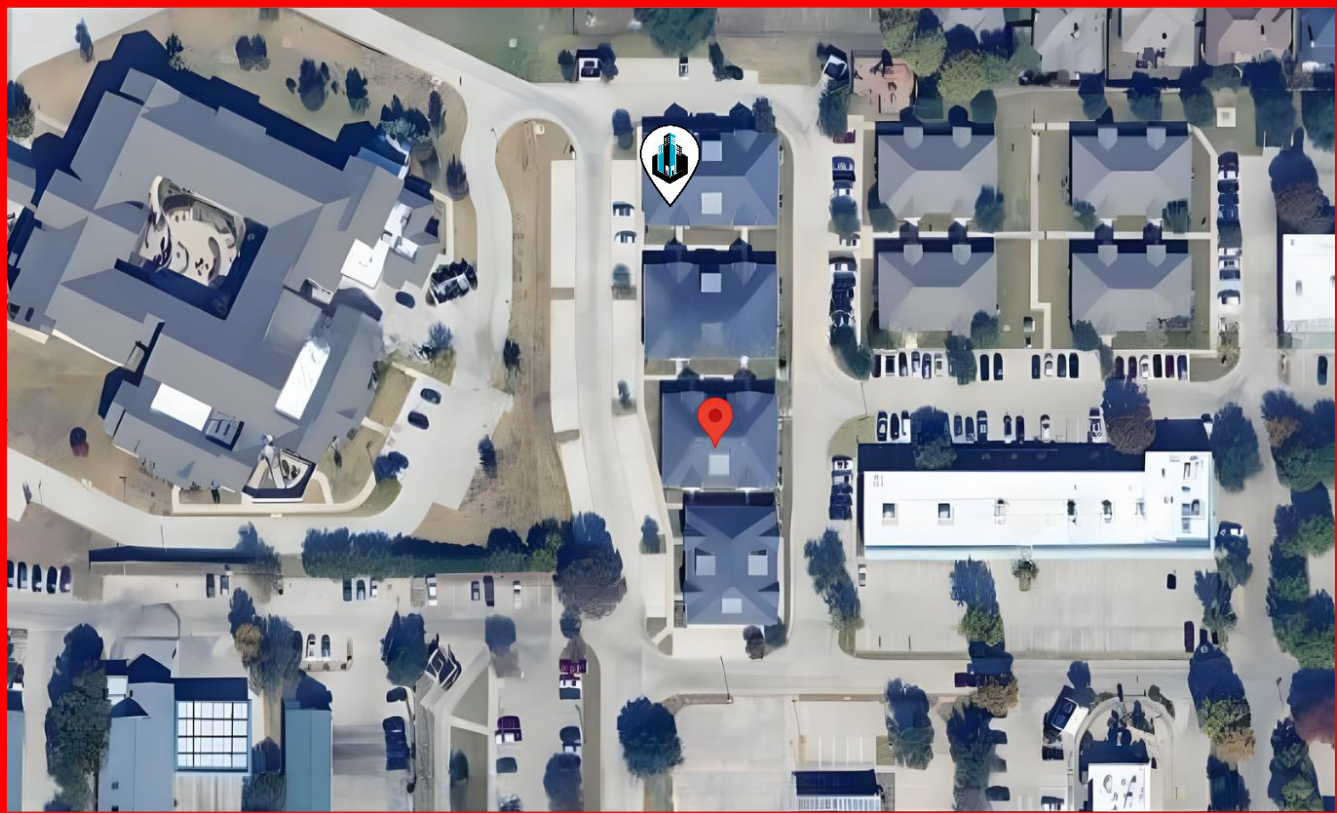
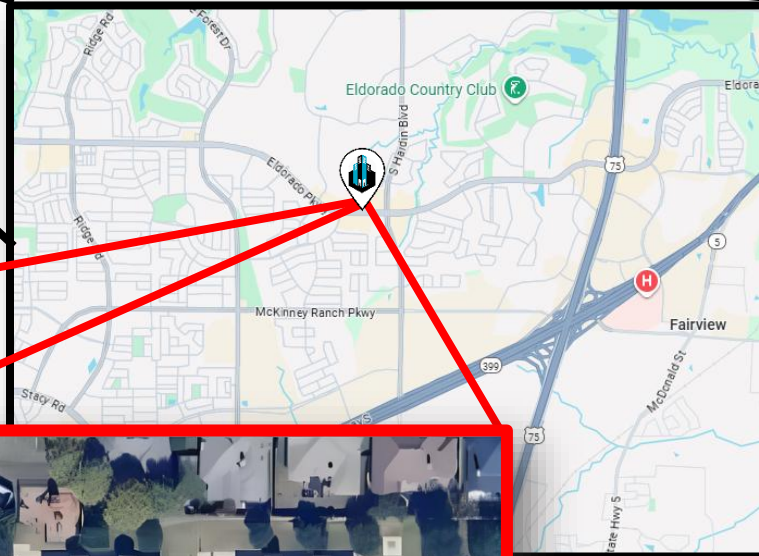
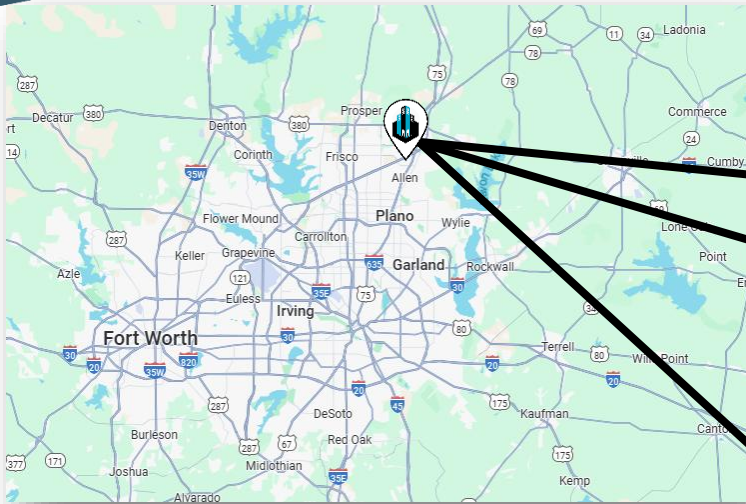
- Fantastic McKinney Location!
- Very **well constructed** building at the desirable growing city of McKinney
- **Perfect for Medical, PT, Fitness, professional office, etc.**
- Easy access to US-121 and US-75 highways
- Over 280,000 people in 5 mile radius
- Over 22% population growth expected in the next few years!
- **Owner-user or Investment**
- **Asking Price: \$850,000**
- **Well below county assessed value of about \$1.1M!**





# Location

3600 Eldorado Pkwy,  
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Charting the Course for Retail Growth!



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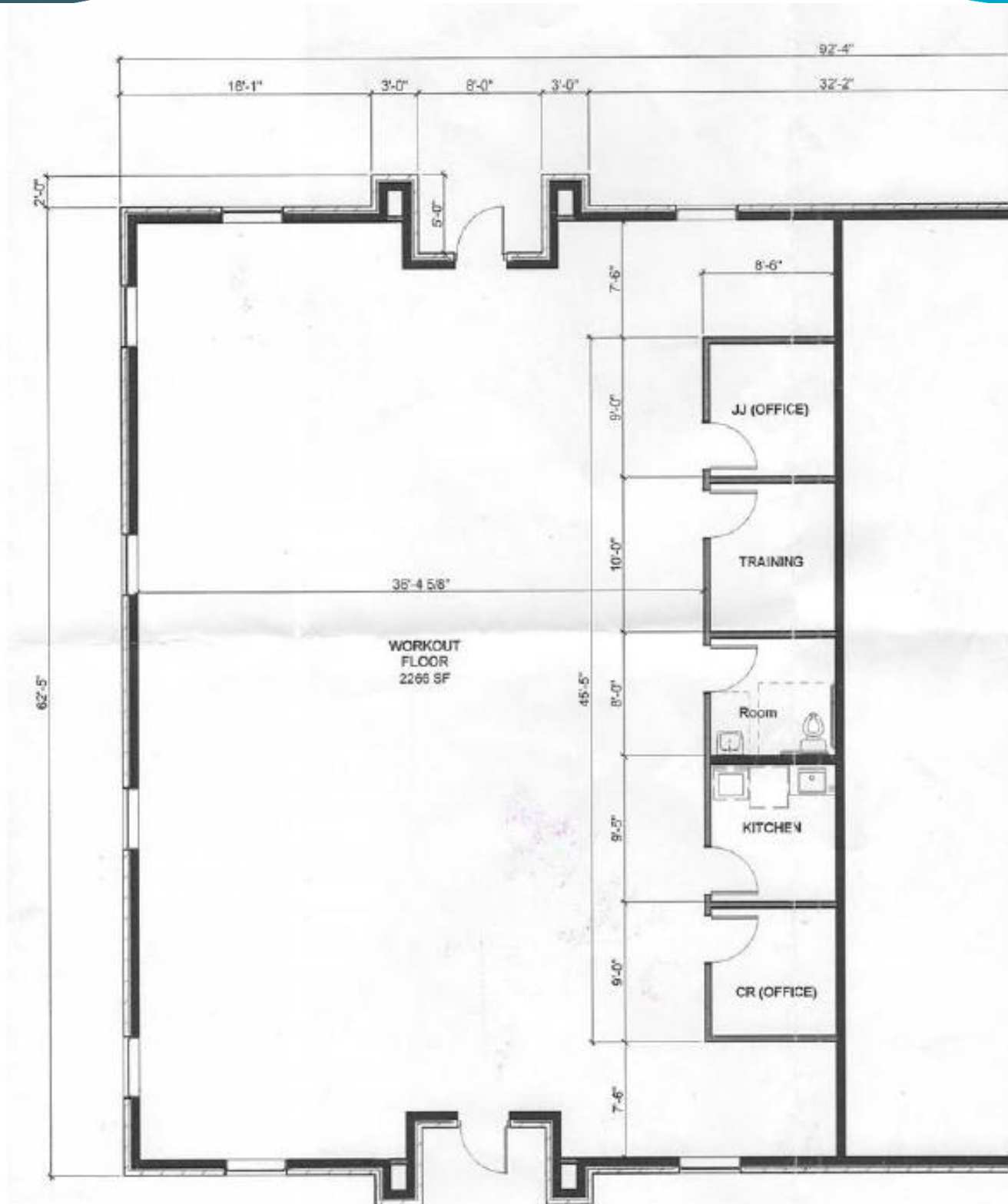


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# Floor Plan

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# Pictures

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# The Market

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## Allen/McKinney Submarket Summary

Allen/McKinney Office

Allen/McKinney is a fast-growing suburban submarket in the northeastern corner of Dallas-Fort Worth. Vacancy rates have registered 10.7% through the fourth quarter of 2025, below the market average of 17.8%.

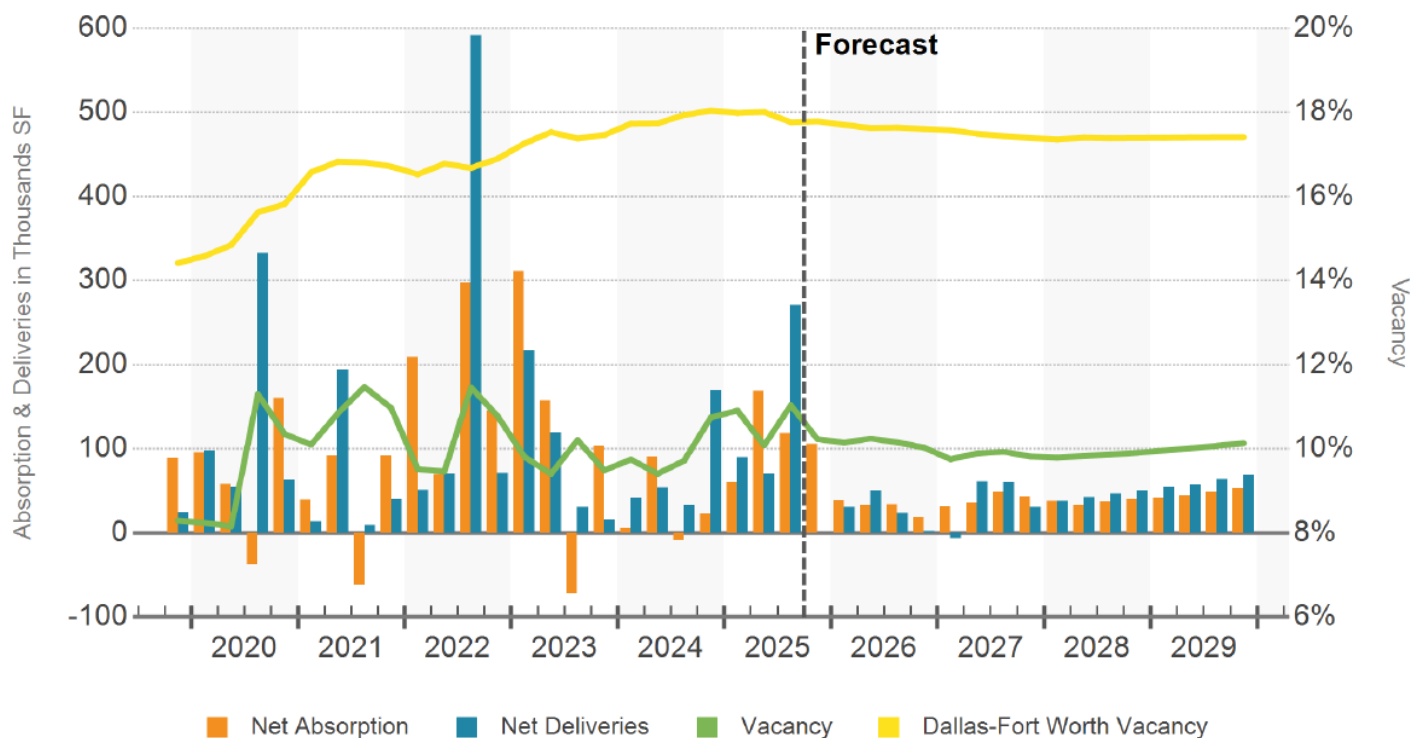
Supply continues to outpace demand as net absorption registered 410,000 SF, while developers added 550,000 SF in the past year. The vacancy rate in Allen/McKinney has held relative firm as the gulf between supply and demand has been marginal.

Like vacancy, the submarket's availability rate of 11.9% trends below the Dallas-Fort Worth average of 18.8%. The largest blocks of space stem from newer office buildings in mixed-use spaces including The Farm and Watters Creek. The renovated Cotton Mill reports the greatest availability with over 170,000 SF on the market.

Owner-occupied buildings have also supported lower vacancy in Allen/McKinney RPM X Construction developed their own building at 6500 Meyer Way, along 121. The 97,450 SF building completed in 2023 and is embedded near near multifamily developments and Independent Financial's corporate office.

Tenants continue to home in on mixed-use developments as the largest new lease deals are found in District 121 and FarmWorks One. Last year, Cytracom penned a 30,000 SF lease at District 121 for \$32 per SF NNN. The 227,830 SF building was completed in 2022, led by developer KDC. The building is 93% and other large tenants include Lucid Private Offices and the McKinney Development Corporation.

### NET ABSORPTION, NET DELIVERIES & VACANCY



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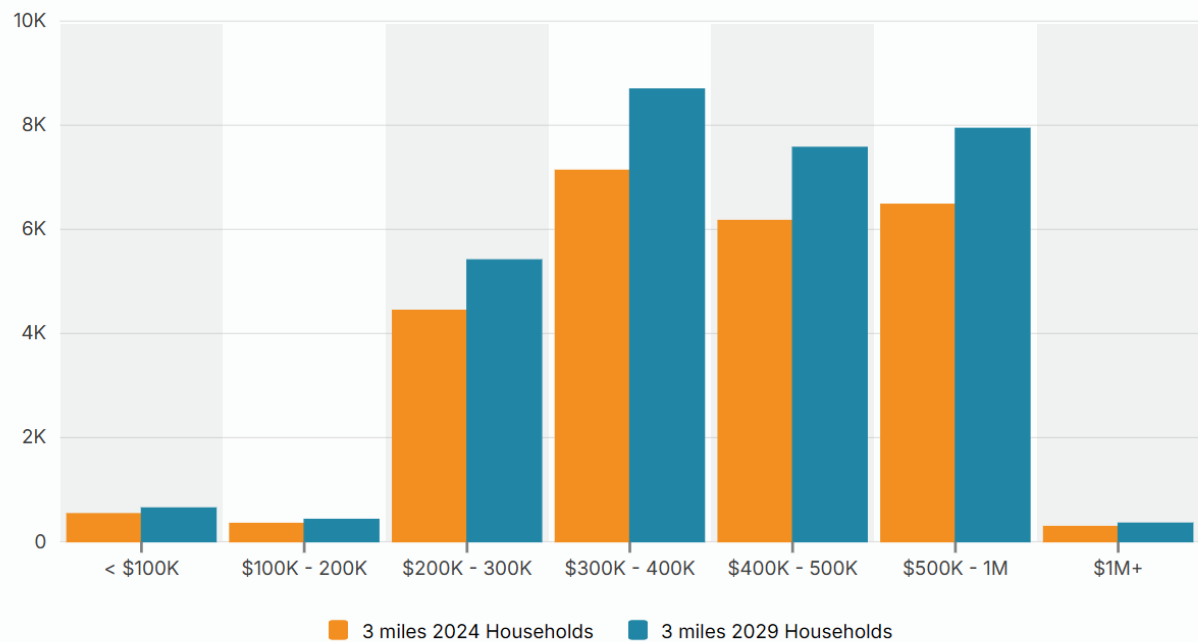
# Demographics

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## Income

	1 mile	3 miles	5 miles
Avg Household Income	\$138,946	\$133,319	\$139,042
Median Household Income	\$107,158	\$99,552	\$108,468

## Home Values



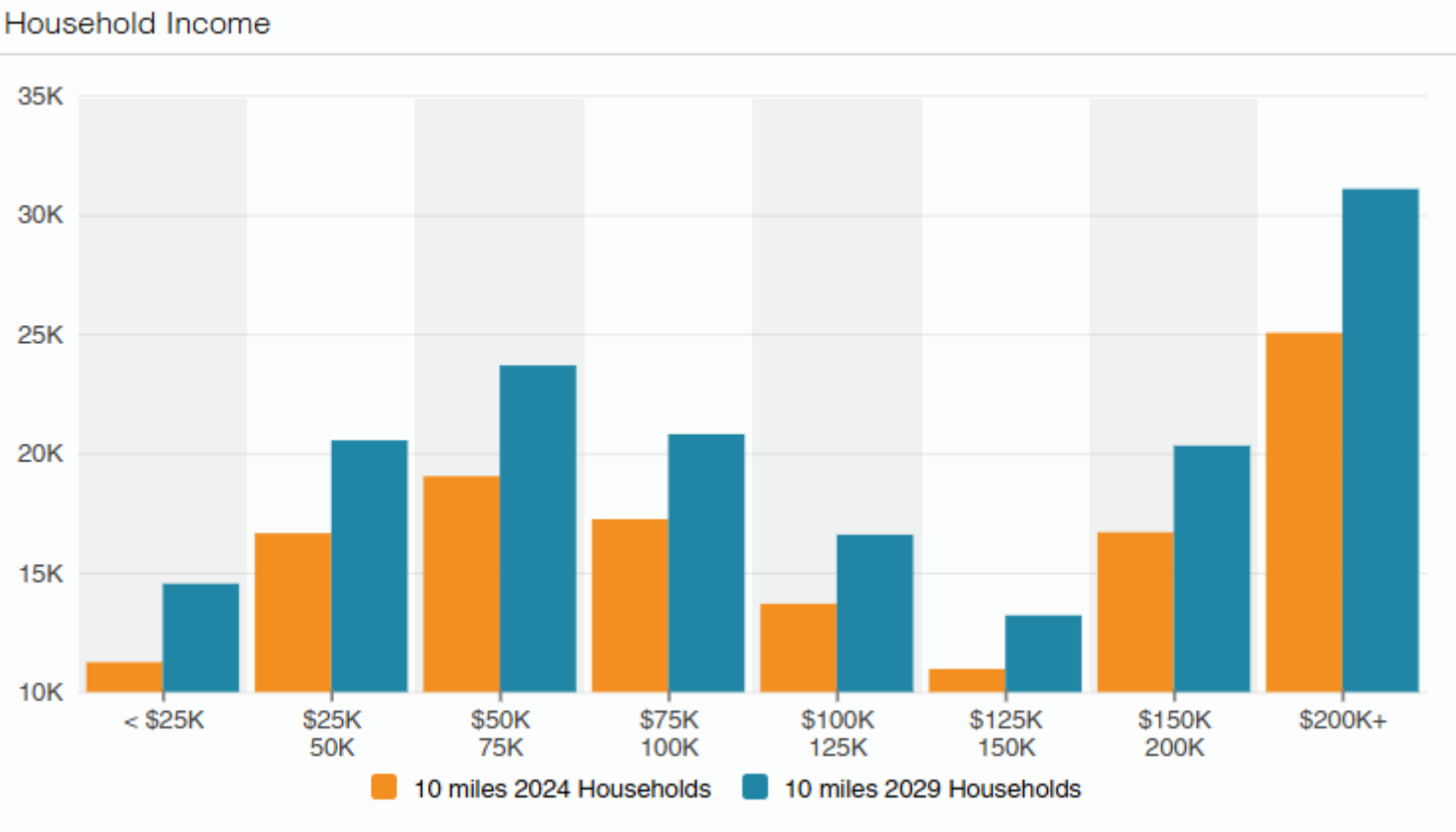
## Population

	1 mile	3 miles	5 miles
2020 Population	15,761	99,887	248,518
2024 Population	16,542	114,191	283,988
2029 Population Projection	20,011	139,652	347,040
Annual Growth 2020-2024	1.2%	3.6%	3.6%
Annual Growth 2024-2029	4.2%	4.5%	4.4%
Median Age	40.7	38.2	38.3
Bachelor's Degree or Higher	59%	52%	51%

# Demographics

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Population		
	5 miles	10 miles
2020 Population	60,254	319,888
2024 Population	73,097	380,558
2029 Population Projection	90,018	467,312
Annual Growth 2020-2024	5.3%	4.7%
Annual Growth 2024-2029	4.6%	4.6%
Median Age	36.5	38
Bachelor's Degree or Higher	28%	45%

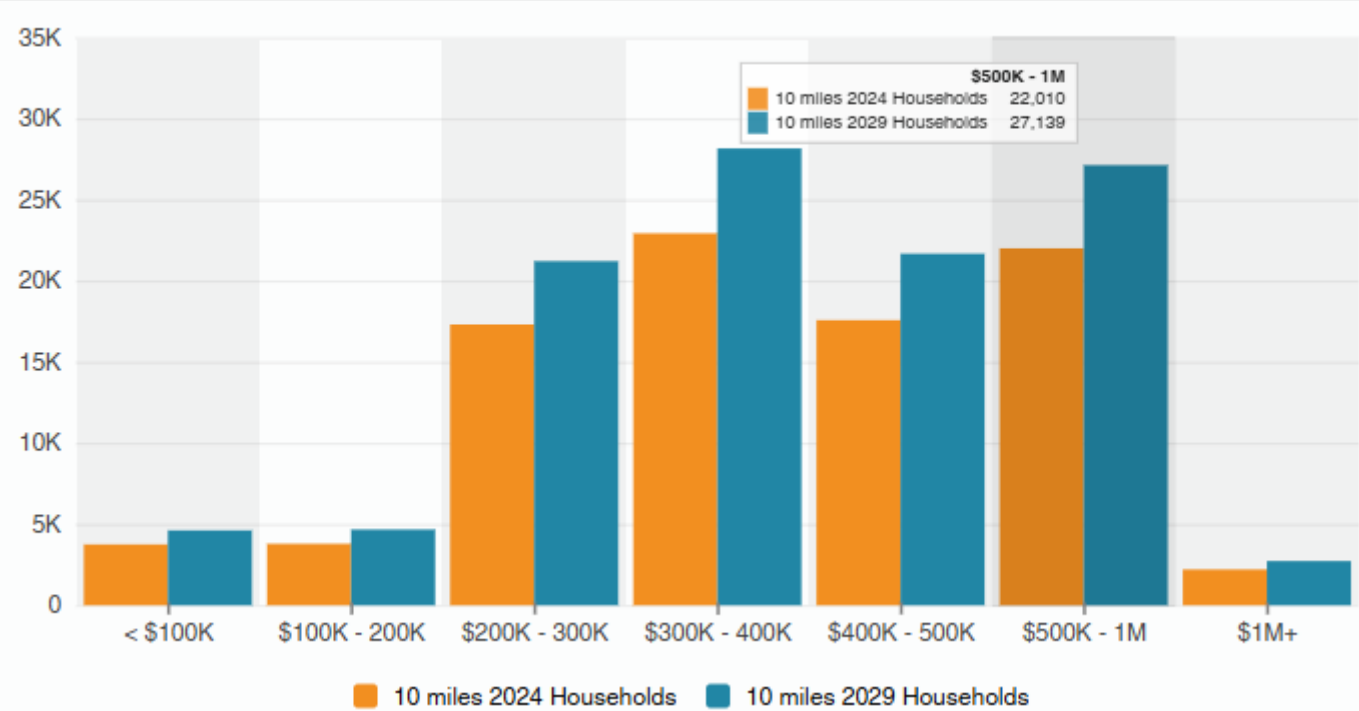




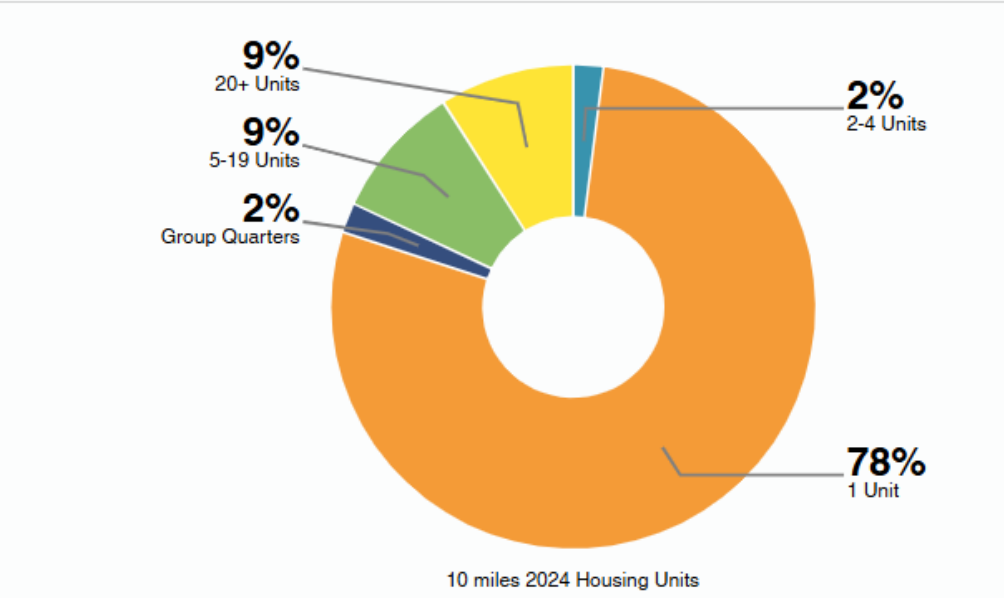
# Demographics

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Home Values



Housing Type



# Contact



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# Our Services



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Landlord/Tenant  
Representation



Consulting Services



Commercial Property  
Management



[www.ebgtx.com](http://www.ebgtx.com)



(903) 600-0616



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## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.







# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## ABROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest 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 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 Broker /Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
<u>Designated Broker of Firm</u>	<u>LicenseNo.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>LicenseNo.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>LicenseNo.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	