EUREKA BUSINESS GROUP

MEDICAL/OFFICE FOR LEASE

PRIME LOCATION NEAR COIT RD & US 380 NEXT TO FUTURE H-E-B

1400 N. COIT ROAD

SUITE 901
MCKINNEY, TX 75071

PRICE	1,145 SF	Immediate
CONTACT BROKER	UNIT SIZE	AVAILABILITY

Contact:

Joseph Gozlan, Managing Principal

joseph@ebgtexas.com · (903) 600-0616 · www.EBGTX.com

Move-In Ready

Professional Office / Medical

Ideal for physicians, dentists, cosmetics, massage therapists, insurance agents, real estate brokers, tutoring centers, attorneys, CPAs, etc.

PROPERTY SUMMARY

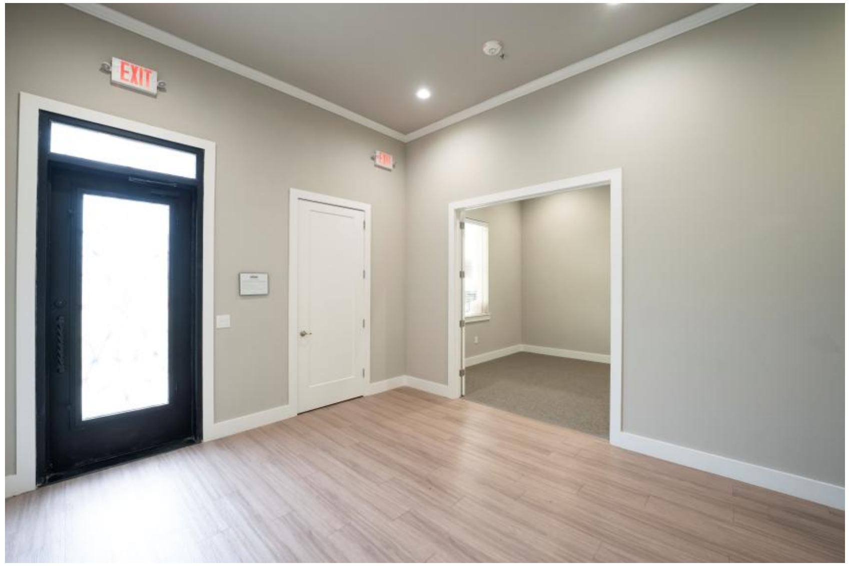
Crescent Parc is a high-quality, newer-construction professional office condominium development located on Coit Road in McKinney, TX, positioned just south of US Highway 380 in one of DFW's fastest-growing corridors. Suite 901 offers 1,145 SF of fully finished professional and medical office space with immediate availability.

The property provides direct Coit Road frontage and access to the Dallas North Tollway, Preston Road, and US 380. The surrounding area supports a high-income residential base across Prosper, Celina, North Frisco, and McKinney, with projected population growth exceeding 22% through 2029.

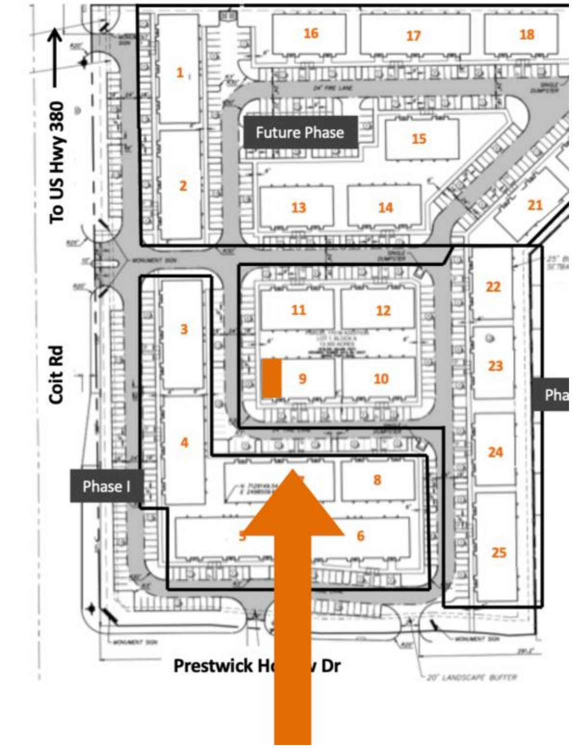
KEY HIGHLIGHTS

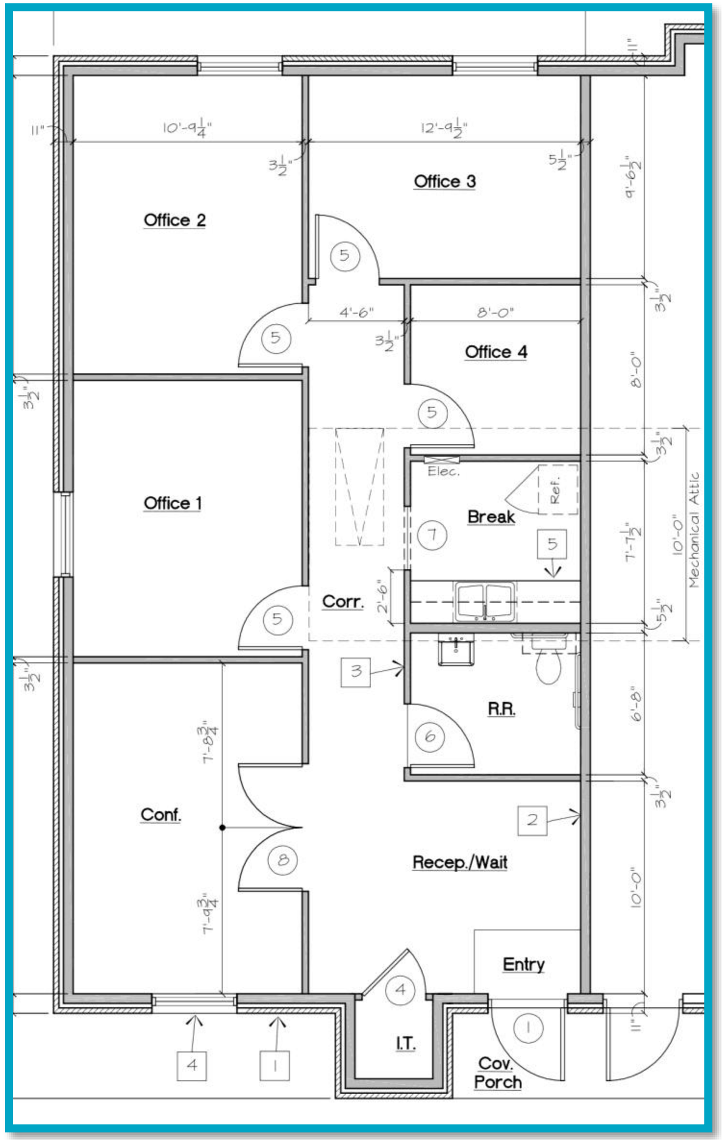
- Class A office campus, 25 buildings on Coit Road
- Fully finished professional / medical suite, move-in ready
- Proximity to Dallas North Tollway, Preston Road, and US 380
- Near Gates of Prosper, PGA HQ, and major retail amenities
- Nearby schools: Prosper High School, Rock Hill High School
- Building signage available

FULLY FINISHED | MOVE-IN READY



SITE PLAN & LAYOUT - SUITE 901





PROPERTY PROFILE

Address	1400 N. Coit Road, Suite 901 McKinney, TX 75071
Available SF	1,145 SF
Use	Professional Office / Medical
Layout	4 Private Offices, Conference, Reception Area & Kitchen
Lease Type	NNN
Lease Term	3-7 Years (Negotiable)
Condition	Fully Finished Out
Parking	4:1,000 SF
Signage	Building Signage Available
Year Built	2018

STRATEGIC LOCATION

PROSPER-FRISCO-MCKINNEY

1400 NORTH COIT RD. SUITE 901, MCKINNEY, TX

VEHICLES PER DAY

84,000+ VPD

Coit Rd. and University Drive.

POPULATION

376K+

Within 5-mile radius

DFW AIRPORT

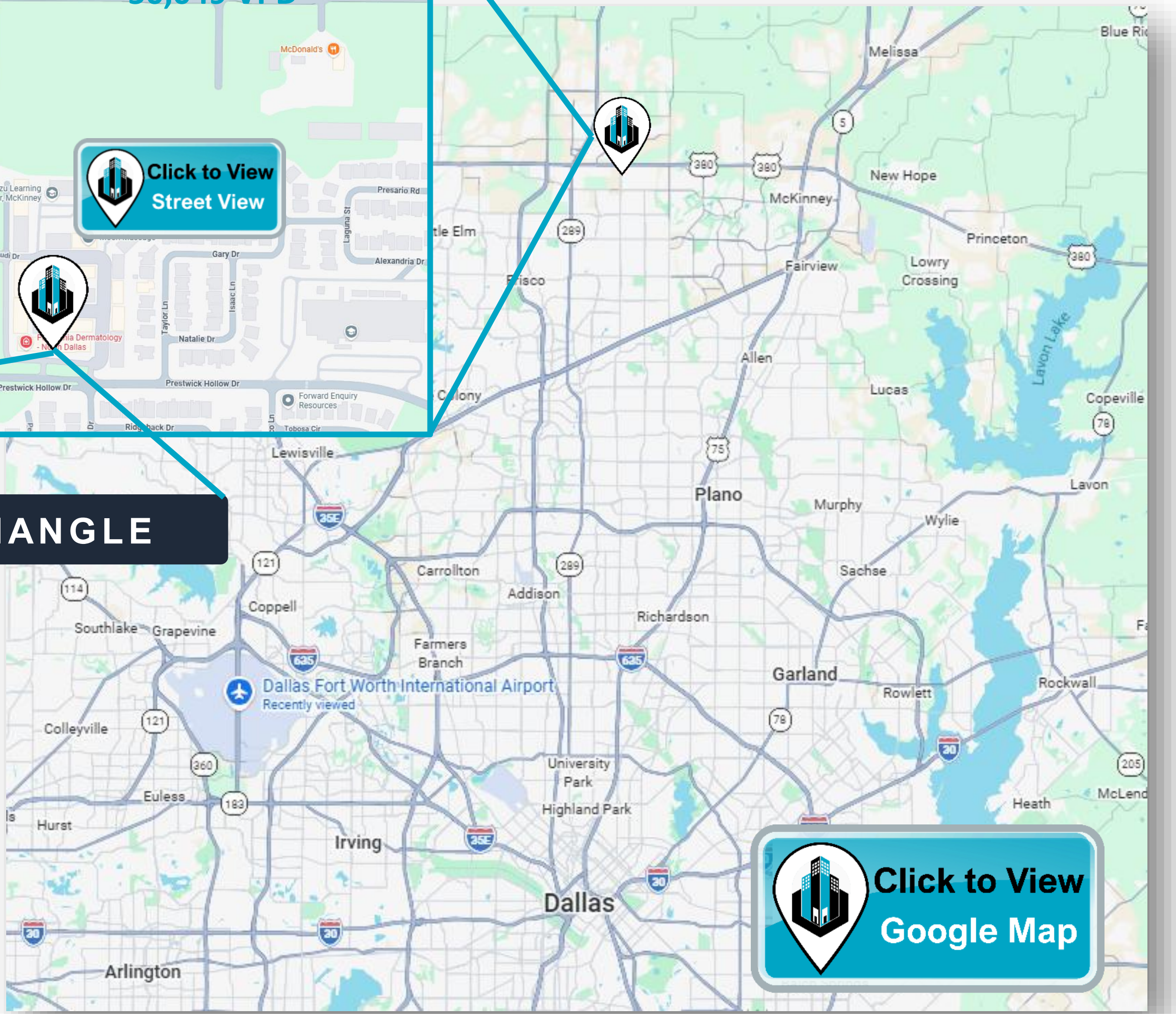
31 Min

Dallas/Fort Worth International

MCKINNEY AIRPORT

23 Min

McKinney National Airport



PROPSER-FRISCO-MCKINNEY TRIANGLE

DEMOGRAPHICS & TRAFFIC

McKinney, TX | Source: CoStar Group 2026, Traffic 2024-2025

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2024 Summary	1 Mile	3 Mile	5 Mile
Population	12,837	141,130	376,426
Households	4,652	47,759	130,347
Median Age	40	37	38.2
Median HH Income	$141,644	$133,479	$124,990
Pop. Growth (2024-29)	24.83%	22.89%	22.18%
HH Growth (2024-29)	18.65%	19.48%	21.27%

$141K+
Median Household Income (1 Mile)

24.8%
Population Growth 2024-2029 (1 Mile)

376K+
Population Within 5 Miles

69K+
Daily Traffic Coit & US Highway 380

TRAFFIC COUNTS

Roadway	Traffic Count	Year
US Highway 380	60,364 VPD	2025
W. University Dr	54,136 VPD	2025
Coit Road	24,493 VPD	2024
Preston Road	18,883 VPD	2021

Located in North Collin County, one of the fastest-growing areas of the Dallas-Fort Worth region. McKinney with a 2024 estimated population of 218,846. Crescent Parc is centered to serve Prosper, Celina, North Frisco, and McKinney, with proximity to the Gates of Prosper, future Market Street, PGA headquarters, and Baylor Scott & White Medical Center.

AREA GROWTH & AMENITIES

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GROWTH & DEVELOPMENT

- McKinney population 218,846 (2024 est.), among the fastest-growing U.S. cities
- Commercial passenger terminal planned for McKinney National Airport
- $27M new shopping center under development
- $300M+ McKinney music venue opening 2026
- $200M surf and adventure park coming to the area
- Future **H-E-B** mixed-use development next door

NEARBY AMENITIES

- Gates of Prosper (Walmart, Target, Dick's, Kohl's, DSW, Old Navy, PetSmart, Ross)
- Wild Fork, CVS Pharmacy, Murphy USA
- Baylor Scott & White Medical Center (5.4 mi)
- Historic Downtown McKinney (5 mi)
- TCP Craig Ranch / AT&T Byron Nelson
- PGA of America headquarters

SCHOOLS & COMMUNITY

- Prosper High School (new campus)
- Rock Hill High School
- Folsom Elementary
- Hughes Elementary
- Rogers Middle School
- Multiple elementary and middle schools within 3 miles

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CRESCENT PARC SURROUNDING MEDICAL & OFFICE

- WAYMAKER HEALTH
- Allstate
- SCOTT, RAY PEMBERTON & GOLL, PLLC — ATTORNEYS AT LAW — Fee Office for Kincy Abstract & Sabine Title
- NEXTGENDOC — Your Neighborhood Doctor 24/7
- 2Pi MIND MATH — The poetry of logical ideas
- PROSPER WOMEN'S HEALTH — Obstetrics · Gynecology · Wellness
- musicologie
- SPRINGMASSAGE
- HARMONYVILLE
- AIRROSTI — WE FIX PAIN FAST
- Geode
- PATAGONIA DERMATOLOGY — MEDICAL, SURGICAL AND COSMETIC DERMATOLOGY
- BWMEDMD
- Crix Pixels STUDIO
- PRIME PERIODONTICS & IMPLANTS
- EDGETT LAW FIRM
- TexasMed HEALTHCARE SOLUTIONS
- Graff FOOT • ANKLE & WOUND CARE
- HAPPY BUN Pediatrics
- AMERICAN PATRIOT ROOFING
- LONESTAR — TESTOSTERONE THERPAPY — TRT
- FiveStar Pulmonary ASSOCIATES
- Speech Nest
- FARMERS INSURANCE

DFW OFFICE MARKET OVERVIEW

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MARKET SUMMARY

The Dallas-Fort Worth office market encompasses 419 million square feet across 43 submarkets, making it the fourth-largest U.S. office market. Vacancy stands at 17.4%, down 0.4 percentage points year-to-date, with nine consecutive quarters of positive net absorption through Q2 2026. Corporate relocations from Caterpillar, Goldman Sachs, and JP Morgan continue to anchor demand, while stricter return-to-office mandates have reinforced occupancy.

Asking rents average $33.51 per SF, up 2.5% year over year, outpacing the national average for four consecutive years. The construction pipeline has contracted to 4.3 million SF (54.5% pre-leased), roughly half the pre-2020 average. Performance is bifurcated by quality: 4 & 5 Star assets carry 23.1% vacancy at $39.92 per SF, while 1 & 2 Star properties hold just 7.8% vacancy at $24.62 per SF.

17.4%
VACANCY RATE
Down 0.4 ppts YTD | Hist. avg: 15.8%

$33.51
AVG. ASKING RENT
Per SF | 20-50% below coastal mkts

2.5%
RENT GROWTH (YOY)
4-yr outperformance vs. national

2.8M SF
NET ABSORPTION (TTM)
9 consecutive positive quarters

QUALITY SEGMENT SNAPSHOT

Segment	Vacancy	Asking Rent	YOY Growth
4 & 5 Star	23.1%	$39.92	3.3%
3 Star	14.6%	$29.69	1.4%
1 & 2 Star	7.8%	$24.62	3.3%
Market	**17.4%**	**$33.51**	**2.5%**

INVENTORY & SUPPLY

419.0M SF
Total Inventory

2.2M SF
Delivered (TTM)

4.3M SF
Under Construction

MARKET CONTEXT

4th-largest U.S. office market · 24 Fortune 500 headquarters · 8.3M population, #1 domestic migration · Construction pipeline at decade low, 54.5% pre-leased

ALLEN/MCKINNEY OFFICE SUBMARKET OVERVIEW

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SUBMARKET SUMMARY

The Allen/McKinney office submarket totals 13.4 million square feet across North Collin County, connected via US 75, SH 121, and US 380 to major DFW employment nodes. Vacancy stands at 10.3%, well below the 17.4% DFW metro average and near the five-year submarket average of 10.5%. Developers delivered 372,000 SF over the trailing twelve months against 307,000 SF of net absorption, with 249,000 SF under construction and 1.56 million SF proposed.

Asking rents average $35.05 per square foot, up 1.0% year-over-year, below the five-year average growth of 3.3%. The 3 Star segment dominates at 67% of inventory with 8.4% vacancy, while 4 & 5 Star product carries 17.6% vacancy alongside a $38.18 rent premium. Sales totaled $76.1 million across 131 transactions over the past twelve months, printing at a 7.5% average cap rate.

10.3%
VACANCY RATE
DFW: 17.4% | 5-yr avg: 10.5%

$35.05
AVG. ASKING RENT
Per SF | 5-yr avg: $33.48

1.0%
RENT GROWTH (YOY)
5-yr avg: 3.3%

7.5%
AVG. CAP RATE
Recent trades, TTM | 131 comps

SEGMENT SNAPSHOT

Segment	Vacancy	Asking Rent	YOY Growth
1 & 2 Star	4.0%	$27.92	3.4%
3 Star	8.4%	$34.73	0.2%
4 & 5 Star	17.6%	$38.18	2.4%

INVENTORY & SUPPLY

13.4M SF
Total Inventory

372K SF
Delivered (TTM)

1.56M SF
Proposed (Next 8Q)

SUBMARKET CONTEXT

North Collin County · US 75 / SH 121 / US 380 · Professional services, tech & medical tenancy · Owner-occupier acquisition activity · 1.56M SF proposed pipeline

CONTACT INFO & ADVISORY TEAM

THE RETAIL NAVIGATOR®

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Managing Principal

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$85M+	18+ YRS	B.Sc.
Texas Closed	DFW Market	Information Systems Engineering

FOR MORE INFORMATION

CONTACT THE LISTING AGENT

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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 business and whether the business complies with applicable governmental requirements should be discussed by the party with
appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties, businesses and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.

INFORMATION ABOUT BROKER SERVICES

EBG EUREKA BUSINESS GROUP

NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

EXHIBIT "C"

11-2-2015

INFORMATION ABOUT BROKERAGE SERVICES

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

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.

Eureka Business Group			
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph Gozlan	593483-B	Joseph@EBGTexas	(903)600-0616
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date

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