



FOR LEASE

# STONEBRIDGE RANCH MEDICAL OFFICE

6200 Virginia Parkway, McKinney, TX 75071





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## 5,945 RSF Medical Office



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# PROPERTY INFORMATION





# STONEBRIDGE RANCH MEDICAL OFFICE

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## PROPERTY SUMMARY



### PROPERTY OVERVIEW

**Stonebridge Ranch Medical Office** is a 5,945-square-foot, free-standing, single-tenant medical office building ideally located just off Virginia Parkway in the heart of McKinney, Texas.

The property offers excellent visibility and prominent signage and is positioned adjacent to Texas Health Family and Sports Care within the highly desirable Stonebridge Ranch master-planned community.

Surrounded by a strong concentration of medical users that create valuable synergies within the area, the property features a flexible floor plan and a premier location—making it an outstanding opportunity for healthcare providers seeking a high-profile, easily accessible location.



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## PROPERTY DETAILS



## FEATURES

- 2nd Generation Medical/Office space
- Building and Monument Signage
- Prominent location and Visibility
- Surrounding by complimentary medical users

## PROPERTY DETAILS



### BUILDING SIZE

5,945



### TOTAL AVAILABLE

5,945



### YEAR BUILT

1997



### RENOVATED

2021

6200 Virginia Parkway, McKinney, TX 75071

Architectural floor plan of a building interior, showing various rooms, corridors, and structural details. The plan includes labels for new construction items and numbered callouts (1-11) indicating specific areas of interest.

**Labels and Callouts:**

- NEW 6'-2"x4" PACK
- NEW STUD 2"x4" @ 16" o.c. WOOD WALL AND 5" SHEETROCK
- NEW 6'-2"x4" PACK
- ELECTRICAL PANEL
- NEW STUD 2"x4" @ 16" o.c. WOOD WALL AND 5" SHEETROCK
- NEW STUD 2"x4" WOOD WALL AND 5" SHEETROCK
- NEW STUD 2"x4" @ 16" o.c. WOOD WALL AND 5" SHEETROCK
- NEW STUD 2"x4" WOOD WALL AND 5" SHEETROCK
- NEW OPEN 85"x 96"
- NEW 4'-2"x4"-7" INFORMATION WINDOW
- NEW STUD 2"x4" @ 16" o.c. WOOD WALL AND 5" SHEETROCK
- MAIN ENTRANCE

**Numbered Callouts (1-11):**

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11



# LOCATION INFORMATION



6200 Virginia Parkway, McKinney, TX 75071

Parcel 515  
Stonebridge March  
Community Association, Inc.  
Clerk's File No.  
20090211000146480  
DRCCT

Lot 2A, Block A  
Overn Garden Office  
Addition  
Vol. K, Pg. 219  
MRCCT

Lot 1A, Block A  
Overn Garden Office  
Addition  
Vol. K, Pg. 219  
MRCCT

Lot 2R, Block A  
Sage Addition  
Vol. R, Pg. 050  
MRCCT

0.873 Acre  
Lot 3A, Block A  
Overn Garden  
Office Addition  
Vol. K, Pg. 219  
MRCCT

1-Story Stucco

6200 VIRGINIA PARKWAY

DELTA= 0226.50°  
RAD= 2360.00°  
APC= 100.80°  
CHD= N 77°26'50" W  
100.79'

526.94' (9.17') TO  
BRIDGE ROAD



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AERIAL VIEW

STONEBRIDGE RANCH MEDICAL OFFICE





# DEMOGRAPHICS



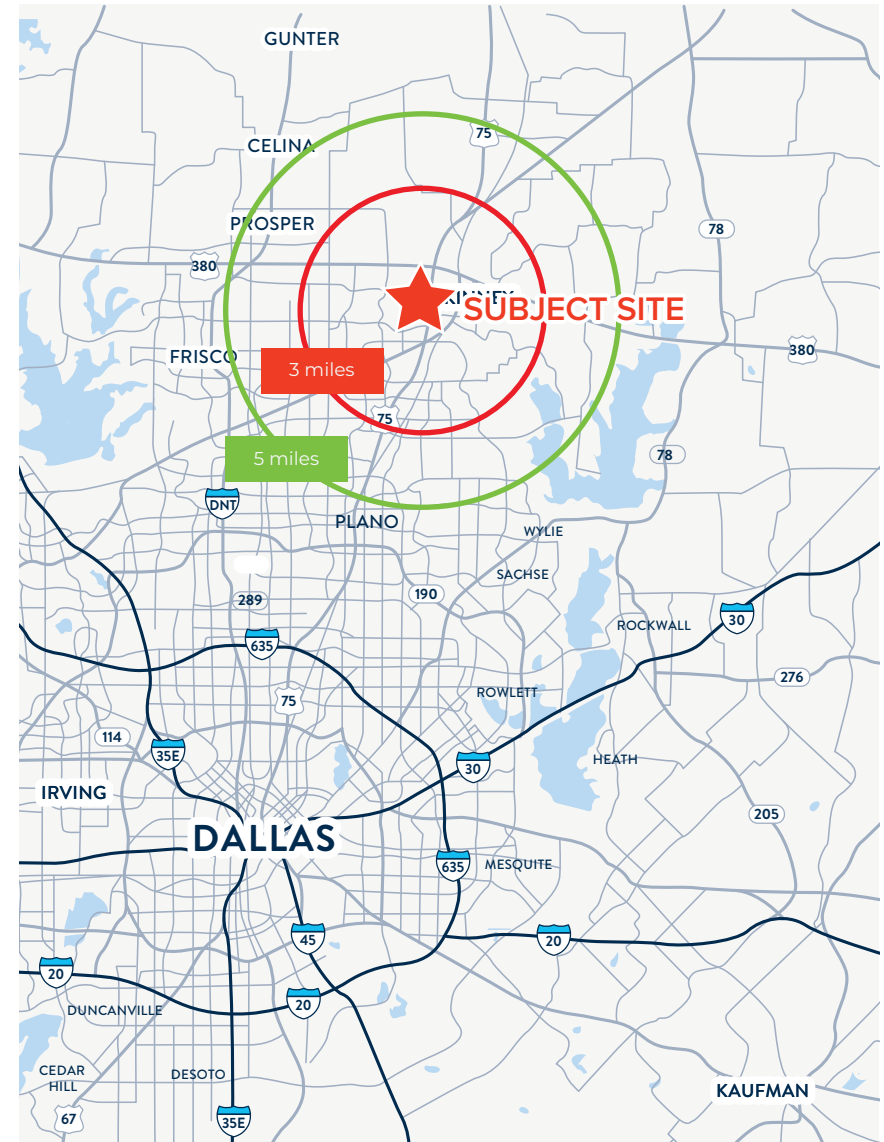


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## DEMOGRAPHICS - MAP

	3 MI	5 MI
Population	106,793	262,901
Households	36,678	90,539
Average Age	38.1	36.8
Median HH Income	\$150,828	\$142,932
Population Growth 2025-2030	4.75%	10.58%
Household Growth 2025-2030	6.15%	11.95%







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For More Information!



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## 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.

### 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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

MedCore Partners	9004098	kyle@medcorepartners.com	(214) 443-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle A. Libby	482468	kyle@medcorepartners.com	(214) 443-8300
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

2-10-2025



Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1

