



FOR LEASE

Cascade Creek Office Park

3721 South Stonebridge Drive, Suite 504, McKinney, TX 75070



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

ROCKHILL
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

CASCADE CREEK OFFICE PARK SUITE 504

- One-story professional building surrounded by growing neighborhood communities
- Direct Exposure to South Stonebridge Road
- Proximity to restaurant & retail Amenities, Methodist McKinney Hospital, and Craig Ranch
- Synergistic professional environment with fully maintained landscape
- This Corner Office is ideally situated in a high-traffic area, ensuring excellent visibility and accessibility

Within a 1-mile radius, the following key traffic counts contribute to the property's prime location:

Custer Rd./Custer Trail:

Approximately 29,196 vehicles per day, located just 0.05 miles from the property.

South Custer Rd./Stone Creek Ln. Intersection:

Approximately 17,082 vehicles per day, located just 0.08 miles from the property

USE	PROFESSIONAL OFFICE
AVAILABLE SF	1,225 SF
LEASE RATE	\$3,500 + ELECTRIC
LEASE TERM	3-10 YEARS
SIGNAGE	BUILDING
CONDITION	SECOND GENERATION MEDICAL SPA
YEAR BUILT	2022

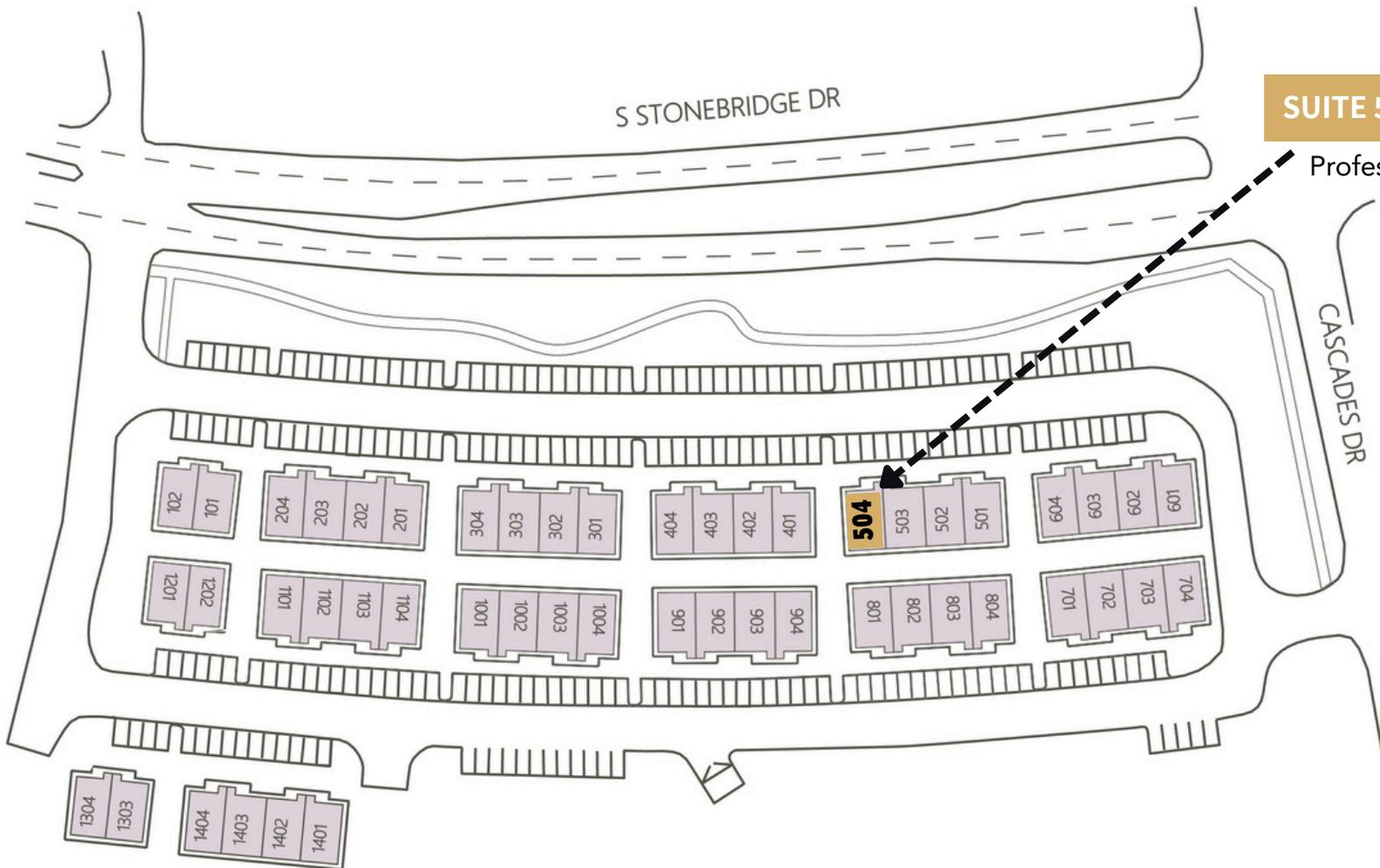
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SITE PLAN



SUITE 504 | 1,225 SF

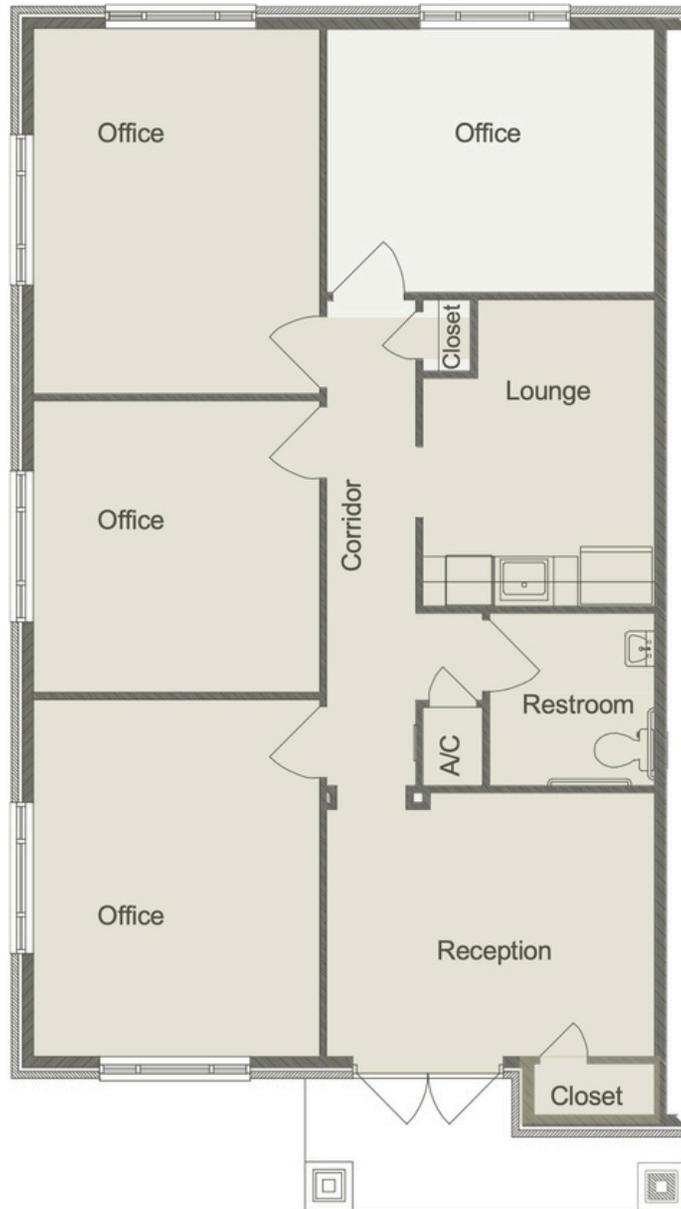
Professional Office



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FLOOR PLAN



SUITE 504 | 1,225 SF

Professional Office



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SUITE 504 | 1,225 SF



OFFICE



BREAK ROOM / LOUNGE



EXTERIOR



OFFICE



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RECEPTION



RECEPTION



HALLWAY / ROOM ENTRY



EXTERIOR



OFFICE



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AERIAL MAP



HOME > REAL ESTATE

McKinney Growth Continues With \$27 Million Shopping Center

Developers are currently seeking occupants for the 13.7-acre site



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NOTABLE ATTRACTIONS



1

Fit To A Tee PGA of America



2

New Universal Studios Park



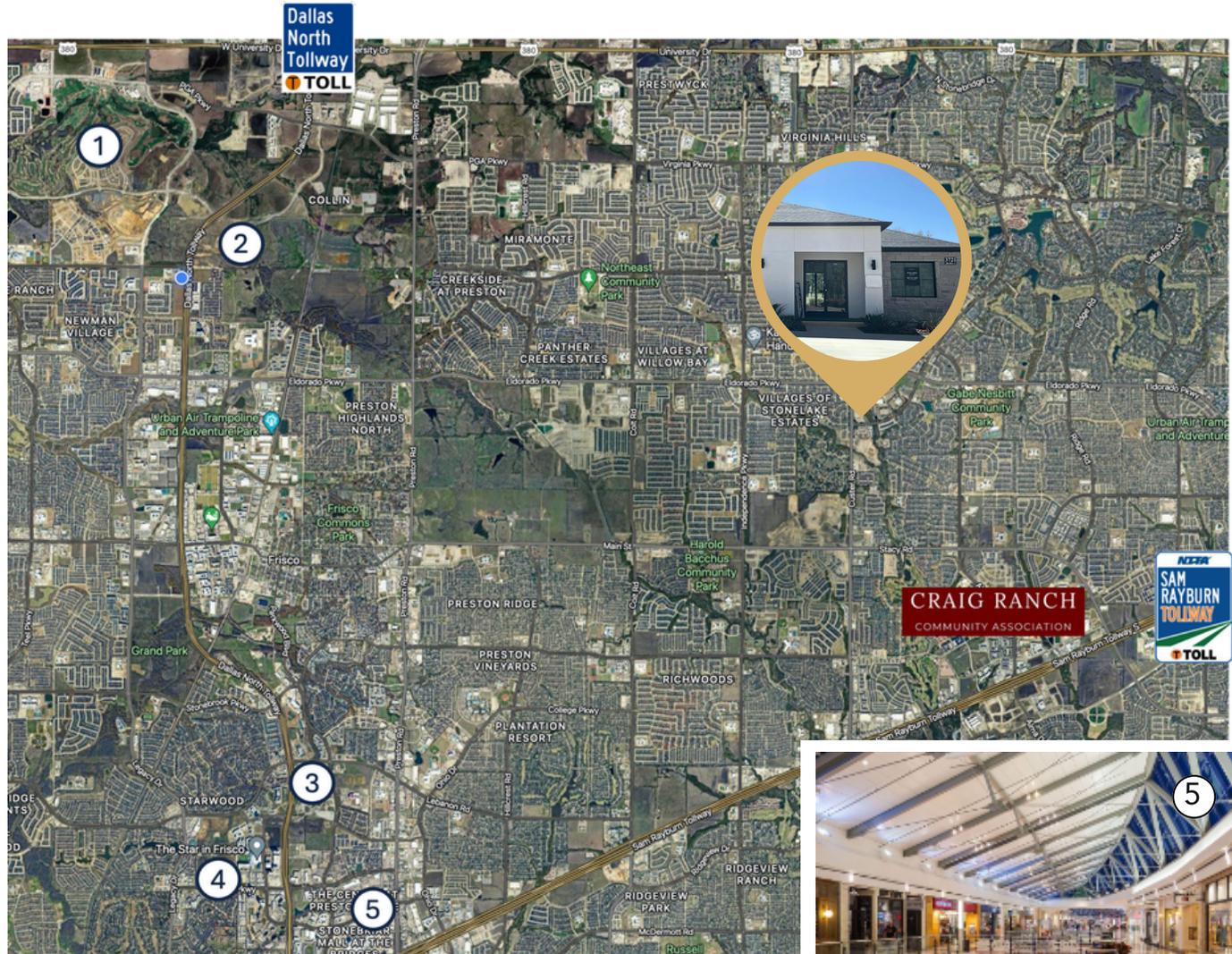
3

Developers Announce \$3B "The Mix"



4

The Star



5

Stonebriar Center



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McKinney, Texas

DEMOGRAPHICS

2024 Summary	1 MILE	3 MILE	5 MILE
Population	15,784	145,595	323,998
Households	5,151	48,512	109,108
Medium Age	37	37.20	37.90
Median HH Income	\$129,644	\$131,124	\$131,513
Population Growth (2024-2029)	21.63%	22.56%	22.29%

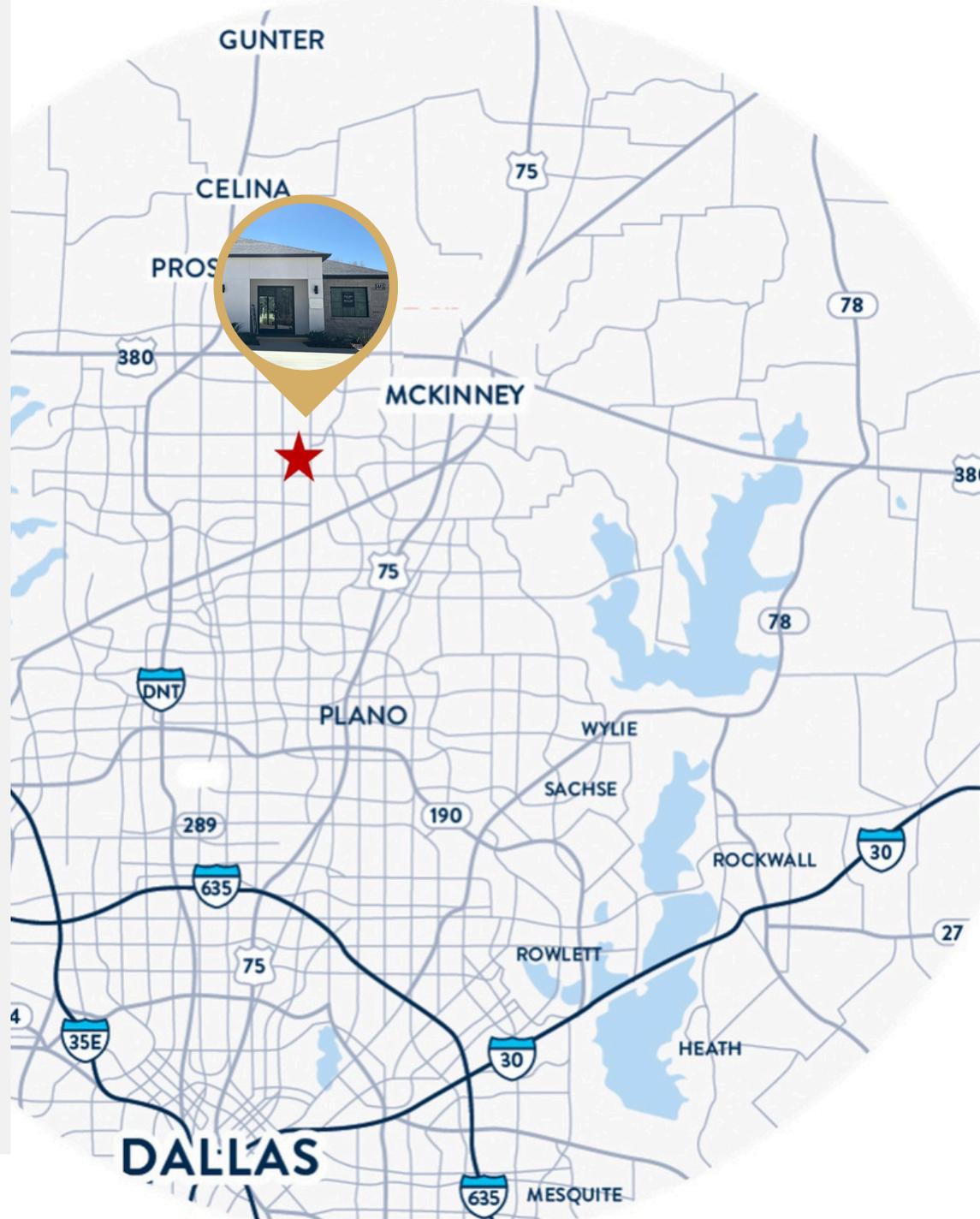
ANNUAL SPENDING

2024 Total Specified	1 MILE	3 MILE	5 MILE
Consumer Spending	\$220.2M	\$4.6B	\$4.6B

TRAFFIC

Roadway	Traffic Count	Miles from Subject
Stonebridge Dr./Lakota Trl.	17,082	.04
Eldorado Pkwy/Orion	17,172	.05

Source: ©2025 CoStar Group / Traffic 2025



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CITY OVERVIEW

McKinney, Texas

McKinney is a vibrant and rapidly growing city located in the northern part of the Dallas-Fort Worth metroplex, known for its charming historic downtown, strong sense of community, and excellent quality of life. It consistently ranks among the best places to live in the United States thanks to its blend of modern amenities and small-town appeal. McKinney offers top-rated schools, beautiful parks, and a thriving economy supported by diverse industries, making it an attractive destination for families and businesses alike. Its rich history, cultural events, and welcoming atmosphere create a unique environment where tradition meets progress.

DALLAS - FORT WORTH / MCKINNEY / GOVERNMENT

Plan for commercial passenger terminal at McKinney National Airport moves forward



HOME > NEWS

McKinney, Texas Reaches All-Time High Population

The planning department estimates a total of 214,810 residents

Matilda Preisendorf
Jan 22, 2024 12:30 PM



McKinney, Texas | Photo: Wires568 | Shutterstock

HOME > REAL ESTATE

McKinney Growth Continues With \$27 Million Shopping Center

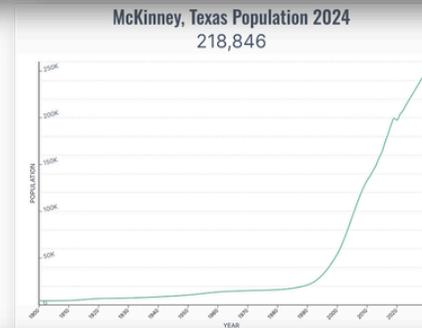
Developers are currently seeking occupants for the 13.7-acre site

Matilda Preisendorf
a day ago



McKinney, Collin County continues to see population growth in 2024

Jan 23, 2024



McKinney is a city located in Collin County Texas. McKinney has a 2024 population of 218,846. It is also the county seat of Collin County. McKinney is currently growing at a rate of 2.5% annually and its population has increased by 10.81% since the most recent census, which recorded a population of 197,497 in 2020.

McKinney Moving Forward on Downtown Redevelopment Plan



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Information About Brokerage Services

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.

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 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.

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 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.

LICENSED BROKER/BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
Rockhill Commercial Real Estate	9015723		
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
Ryan Griffin	582592	rgriffin@rockhillinvestments.com	214.975.0842
LICENSE BROKER AGENT	LICENSE NO.	EMAIL	PHONE
Tonya LaBarbera Davis	678307	tonya@rockhillcre.com	469.323.2615



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BUYER/TENANT/SELLER/LANDLORD INITIALS: _____

DATE: _____