WYNMARK
COMMERCIAL

WESTRIDGE OFFICE PARK

SALE / LEASE

NE Corner of Virginia Parkway and Coit Road, McKinney, Texas

MCKINNEY, TEXAS

- Westridge Office Park is ideally positioned at the crossroads of Coit Road and Virginia Parkway, offering unparalleled accessibility. This site is conveniently located just east of PGA Frisco. The site borders both Frisco and McKinney, making it a prime location for medical or professional offices.
- McKinney, Texas, is a thriving city known for its rich history, top-rated schools, and rapidly expanding business environment. As one of the fastest-growing communities in Collin County, McKinney seamlessly blends a charming, historic downtown with modern amenities, making it a prime location for commercial development.
- The City's strong healthcare infrastructure, combined with its growing population and diverse economy, makes it an ideal spot to own or lease your new office.

BUILDING 1 - 255 S Coit – (Phase 1)
· Suite Size: 2,000—9,000 SF

BUILDING 2 - 245 S Coit – (Phase 1)
· Suite Size: 2,000—6,000 SF

BUILDING 3 - 325 S Coit - (Phase 2)
· Suite Size: 2,000—10,000 SF

BUILDING 4 (lease only) - 315 S Coit - (Phase 2)
· Suite Size: 2,300 SF

BUILDING 5 - 355 S Coit – (Phase 2)
· Suite Size: 2,000—10,000 SF

BUILDING 6 - 345 S Coit - (Phase 2)
· Suite Size: 2,000—10,000 SF

ECONOMICS:

· Purchase Price: $365.00 PSF
· Lease Price: $35.00 + NNN
· NNN Estimate: $9.00

PROJECT DETAILS:

- Construction Start Date: Mar 2026
- Delivery Date Phase 1*: Feb 2027
- Allowed Uses: Office, Medical
- Zoning: Neighborhood Commercial
- Parking Ratio: 4.0/1000
- Delivery Date (Phase 1): Q3 2026
- Condo Fee/CAM: $3.50 PSF

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Please Contact

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SITE PLAN

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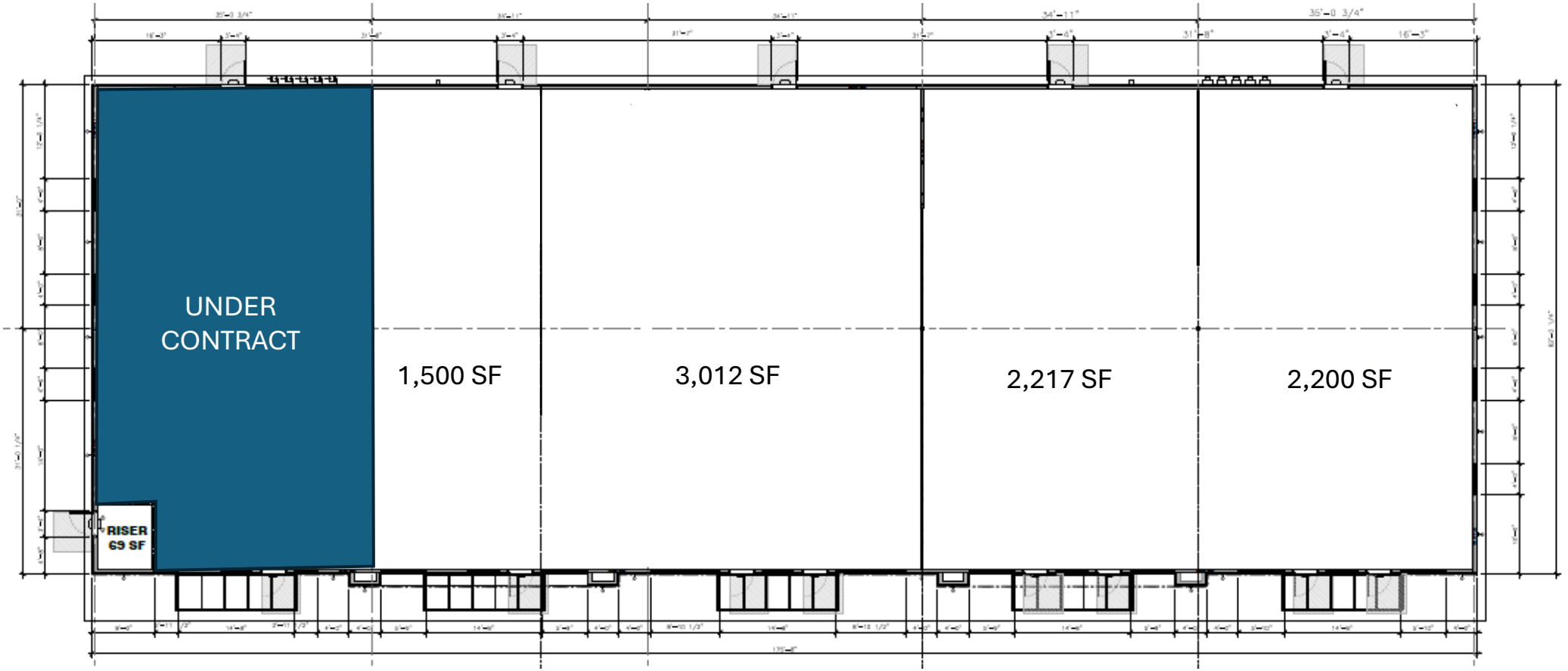
FLOOR PLAN – BUILDING 1



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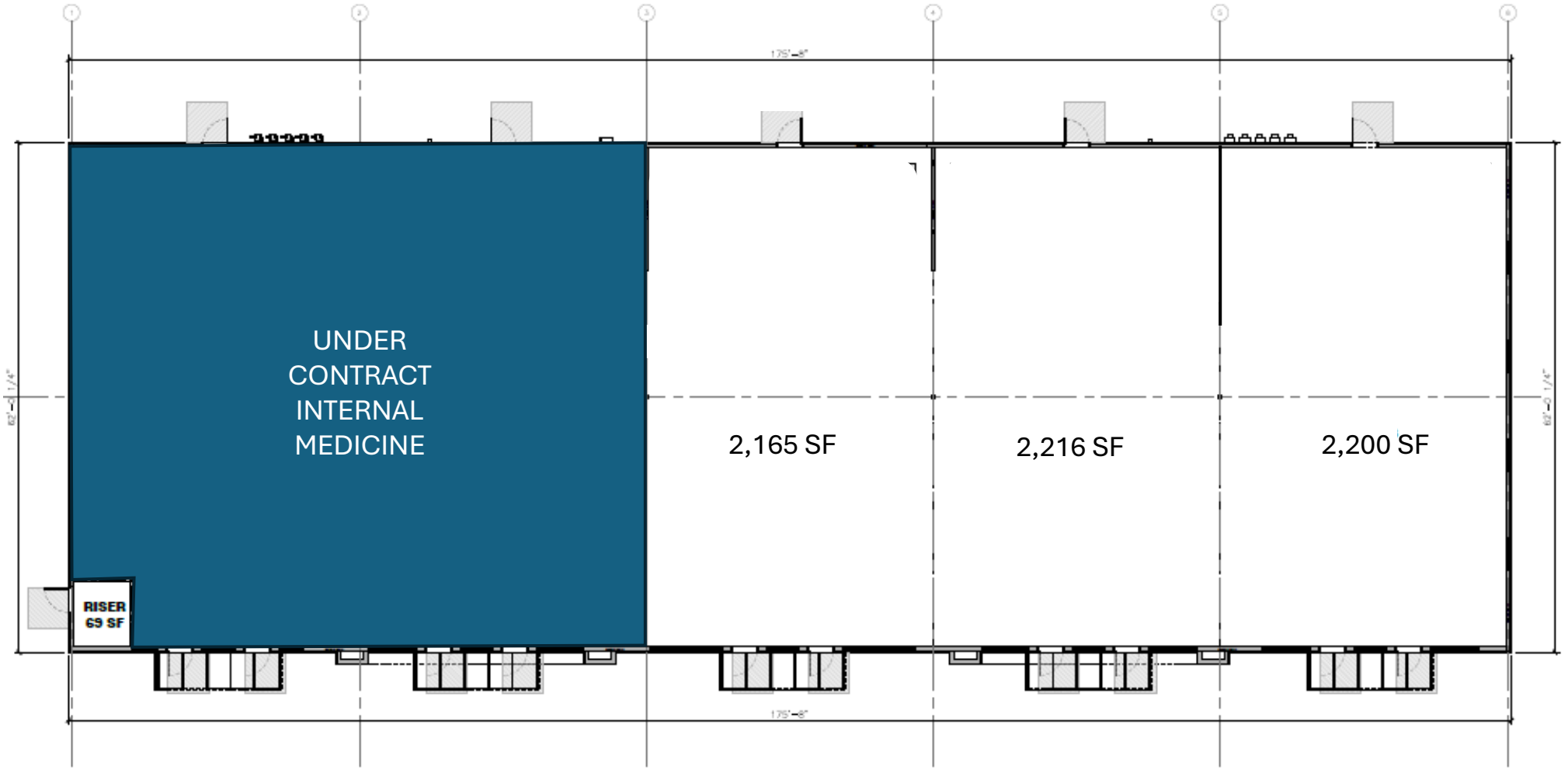
FLOOR PLAN – BUILDING 2



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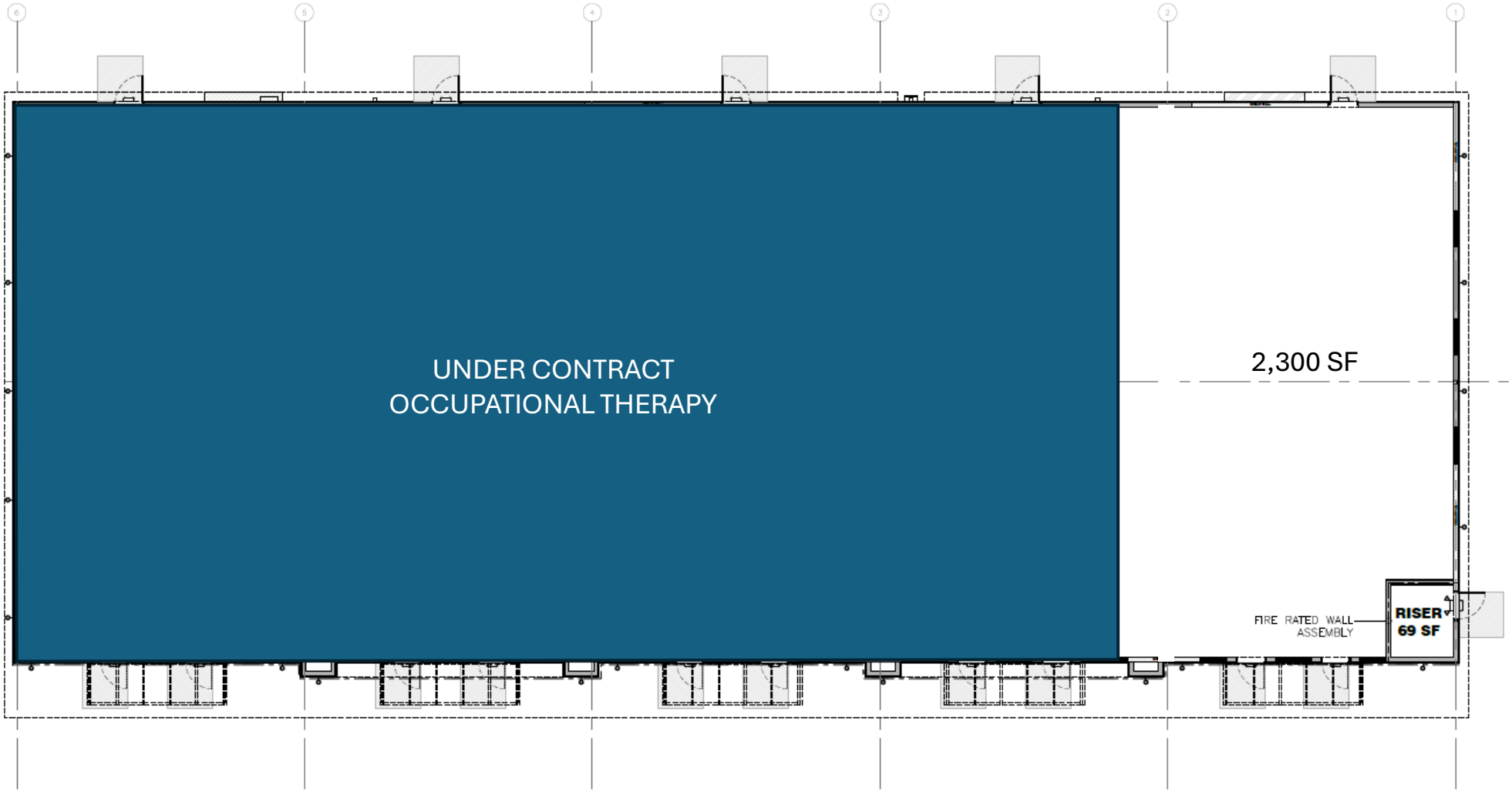
FLOOR PLAN – BUILDINGS 4 *(RISER LOCATIONS VARY BETWEEN BLDGS 3, 4, 5, AND 6)*



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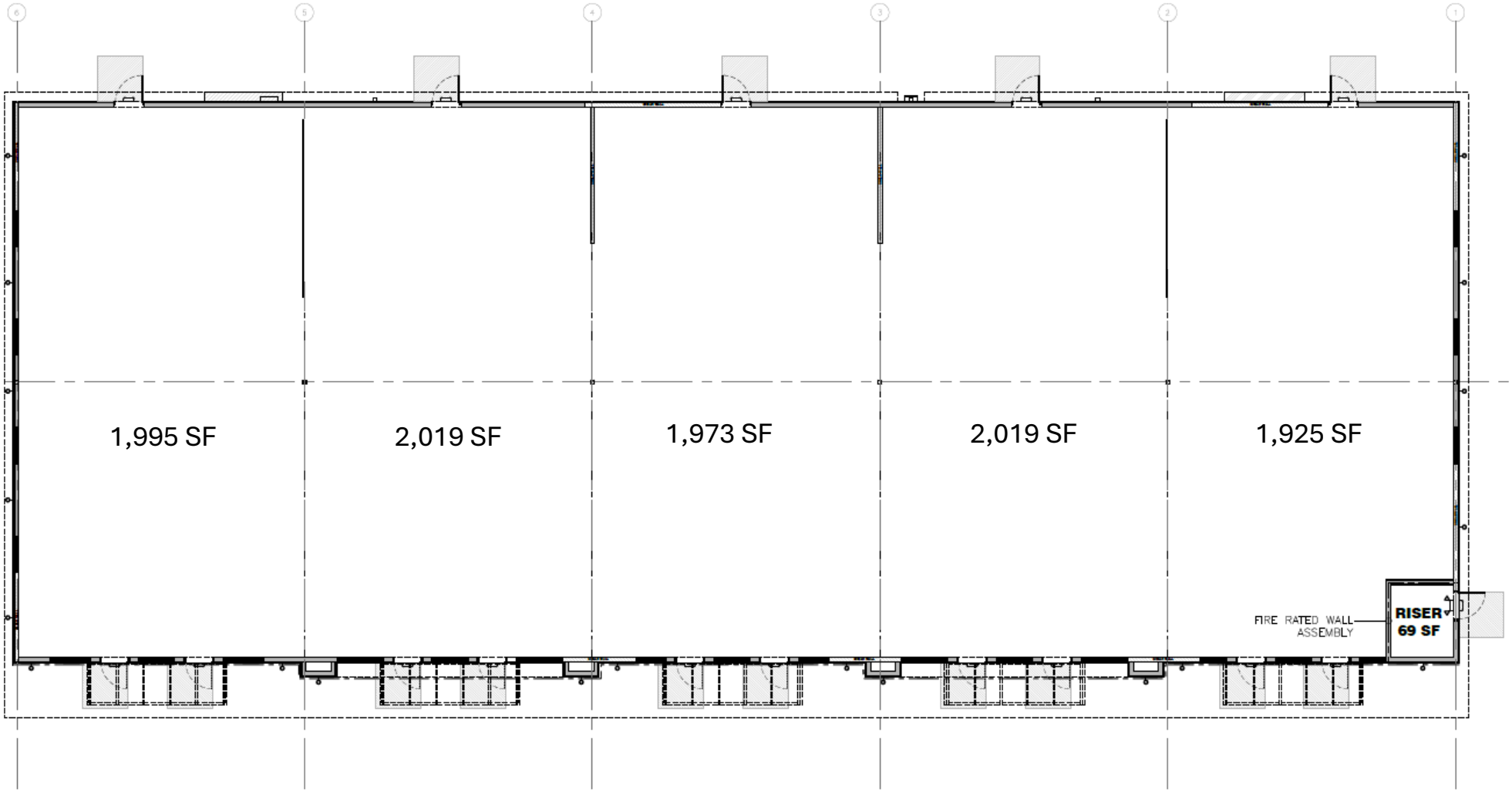
FLOOR PLAN – BUILDINGS 3, 5, & 6 *(RISER LOCATIONS VARY BETWEEN BLDGS 3, 4, 5, AND 6)*



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Population

	2 miles	5 miles	10 miles
2020 Population	49,994	194,811	730,969
2025 Population	56,093	237,067	895,256
2030 Population Projection	63,616	271,951	1,024,474
Annual Growth 2020-2025	2.40%	4.30%	4.50%
Annual Growth 2025-2030	2.70%	2.90%	2.90%

Households by Household Income

	2 miles	5 miles	10 miles
< $25,000	828	3,201	18,000
$25,000 - 50,000	820	4,902	25,850
$50,000 - 75,000	1,320	6,627	34,043
$75,000 - 100,000	1,404	6,259	32,972
$100,000 - 125,000	1,939	7,120	32,336
$125,000 - 150,000	1,833	6,952	27,375
$150,000 - 200,000	3,406	13,313	46,537
$200,000+	5,734	28,301	93,771

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11/2/2015

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:

- **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 coincidental 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.

Wynmark Commercial Real Estate Group, PLLC	**9000664**	**Markp@wynmarkcommercial.com**	**(972) 897-0562**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Pittman	**0526290**	**Markp@wynmarkcommercial.com**	**(972) 897-0562**
Designated Broker of Firm	License No.	Email	Phone
Mark Pittman	**0526290**	**Markp@wynmarkcommercial.com**	**(972) 897-0562**
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 _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

IABS 1-0

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