

OFFERING MEMORANDUM

Crescent Parc Suites 503, 504, 603

1400 N. Coit Road, McKinney, TX 75071



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ROCKHILL
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM



Suite 503



Suite 504



Suite 603

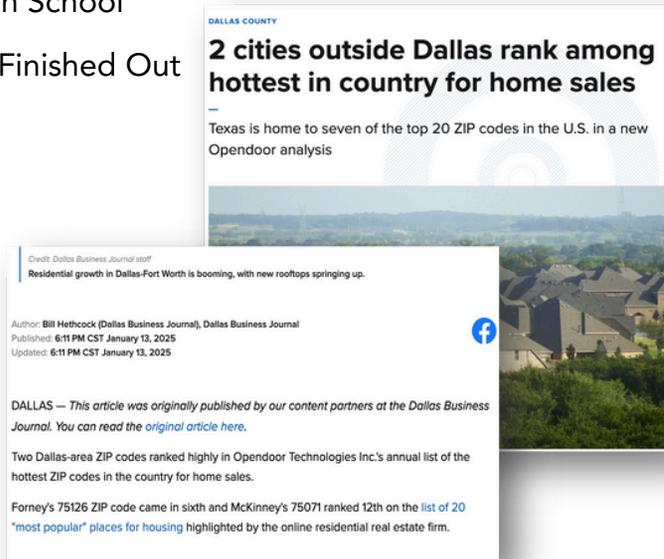
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PROPERTY SUMMARY

CRESCENT PARC SUITE 503, 504, 603

- Excellent synergistic 25 Building Office Project located off Coit Road
- Proximity to the Dallas North Tollway, Preston Road, & US HWY 380
- Professional office environment with a fully maintained landscape
- Proximity to numerous restaurants & retail amenities, including the Gates of Prosper, Market Street, and the PGA HQ
- Nearby multiple Elementary, Middle Schools, and the new Prosper High School
- Condition: Fully Finished Out



USE	SUITE 503: MEDICAL SUITE 504: PROFESSIONAL OFFICE SUITE 603: PROFESSIONAL OFFICE
AVAILABLE SF	1,377 SF PER SUITE 4,171 SF ALL SUITES
PURCHASE PRICE	SUITE 503: \$591 SF SUITE 504: \$470 SF SUITE 603: \$470 SF
SIGNAGE	BUILDING
YEAR BUILT	2024
PARKING	5:1,000 / SF

The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change of price subject to prior sale or lease, or withdrawal without notice.



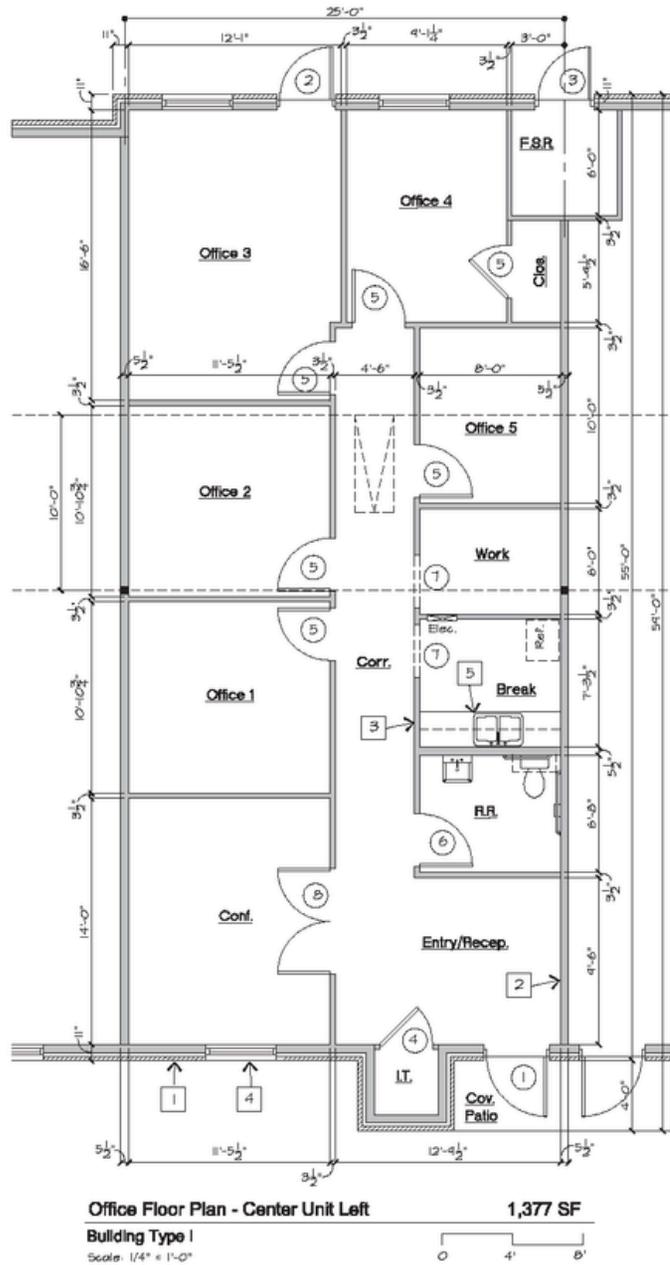
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FLOOR PLAN

SUITE 503 | CRESCENT PARC

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LISTED PRICE	\$591 SF
SF:	1,377 SF
USE:	Medical
YEAR BUILT:	2024
SIGNAGE:	Building
CONDITION:	Fully Finished Out
PARKING:	5:1,000 / SF

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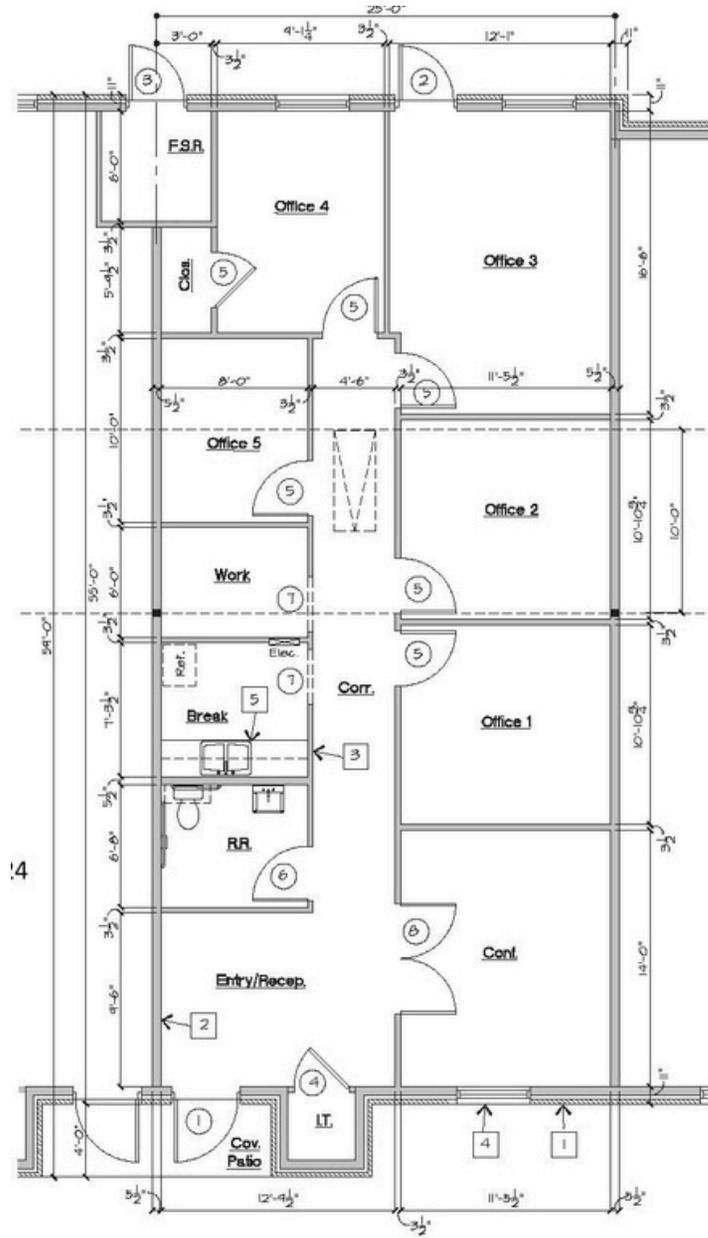
FLOOR PLAN

SUITE 504 | CRESCENT PARC

- Excellent synergistic 25 Building Office Project located off Coit Road
- Proximity to the Dallas North Tollway, Preston Road, & US HWY 380
- Professional office environment with a fully maintained landscape
- Proximity to numerous restaurants & retail amenities, including the Gates of Prosper, Market Street, and the PGA HQ
- Nearby multiple Elementary, Middle Schools, and the new Prosper High School

LISTED PRICE	\$470 SF
SF:	1,377 SF
USE:	Professional Office
YEAR BUILT:	2024
SIGNAGE:	Building
CONDITION:	Fully Finished Out
PARKING:	5:1,000 / SF

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Office Floor Plan - Center Unit Right 1,377 SF
 Building Type I
 Scale: 1/4" = 1'-0"



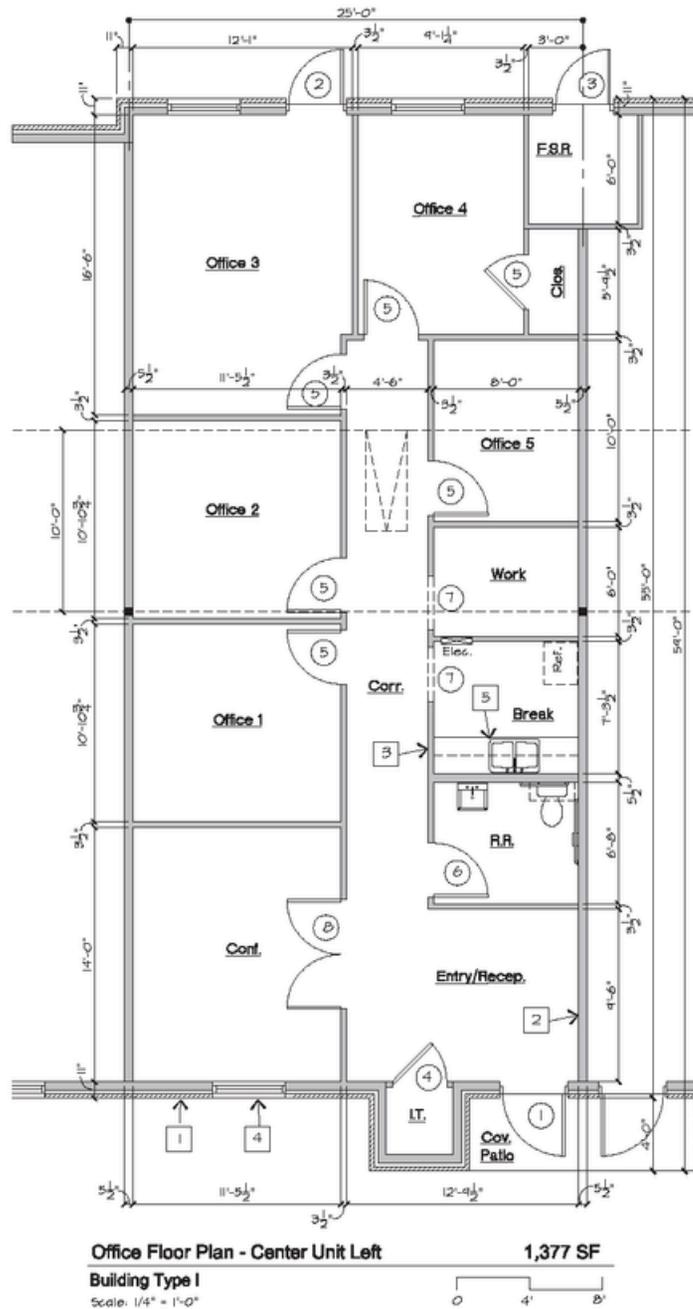
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FLOOR PLAN

SUITE 603 | CRESCENT PARC

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LISTED PRICE	\$470 SF
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YEAR BUILT:	2024
SIGNAGE:	Building
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PARKING:	5:1,000 / SF

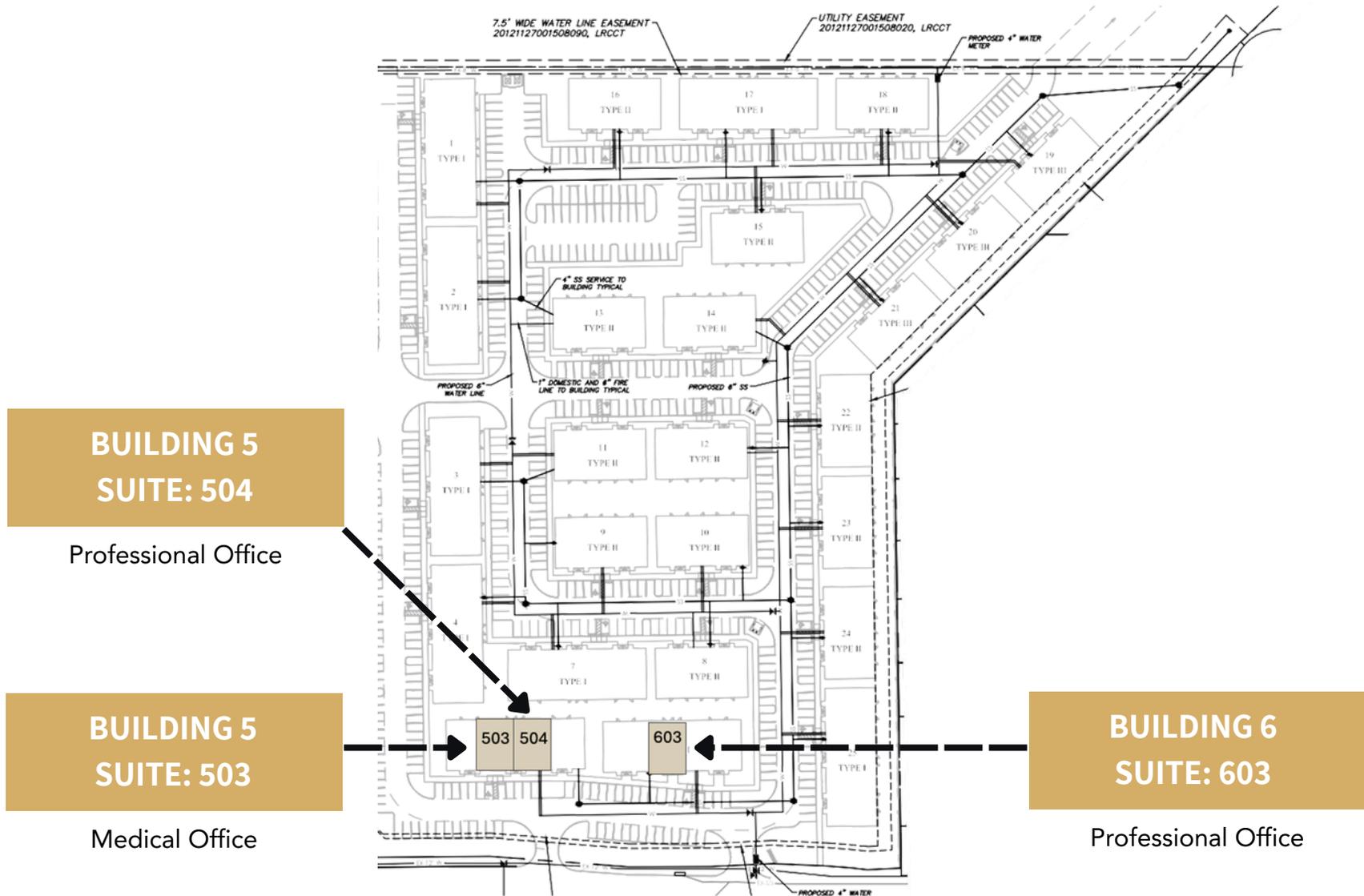
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BUILDING PLAN



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AERIAL MAP



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NOTABLE ATTRACTIONS

1 Allen's New Food Hall The Hub Is Now Open

The 35,000-square-foot venue is the first one in Texas, with another location expected to open in Illinois.



HUB 121

2 Another H-E-B to anchor mixed-use development coming to this North Texas community

The development will consist of a large park and potentially a hotel in addition to the office, retail, apartments, townhomes and the popular grocer.

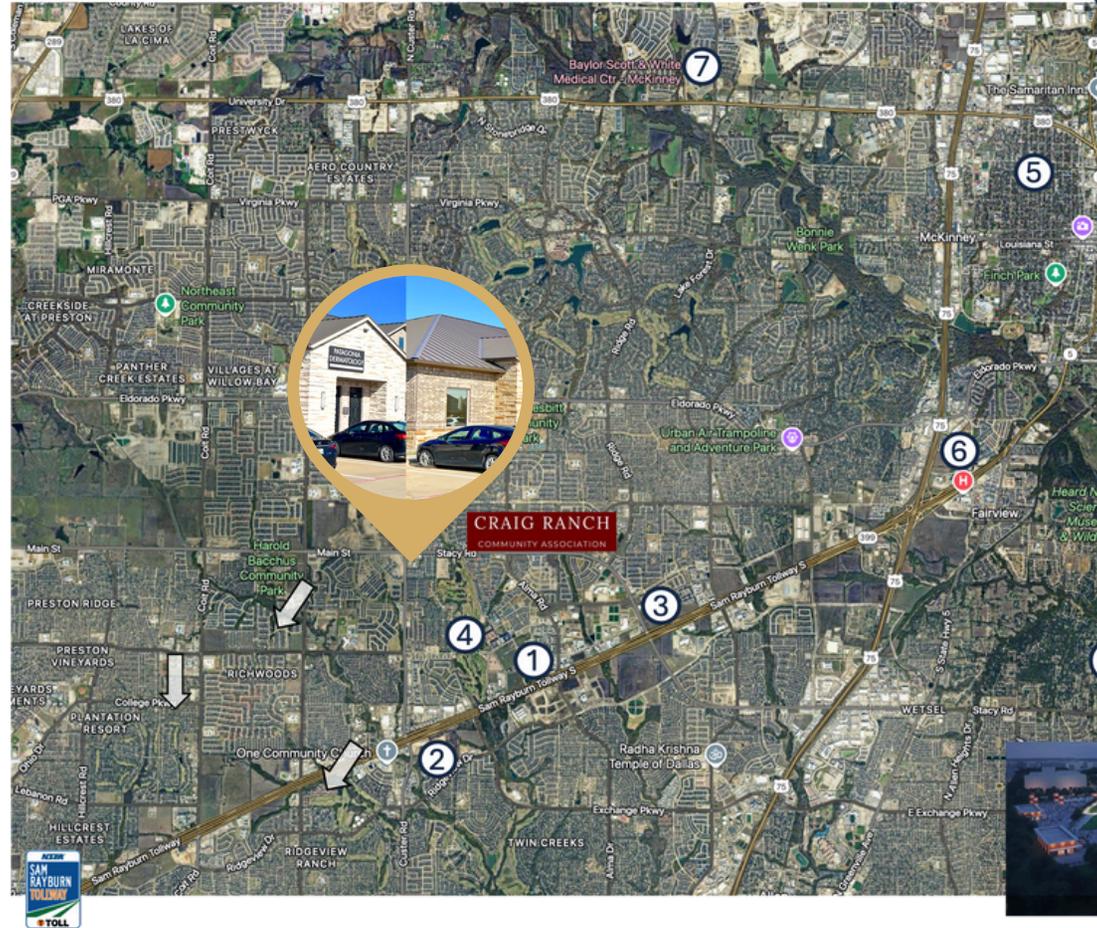


3 Surf and Adventure Park coming to McKinney; 35-acre, \$200M attraction

By Madi Marks | Published December 13, 2024 11:49am CST | McKinney | FOX 4 |



Credit: Cannon Beach/City of McKinney



4 TPC Craig Ranch



AT&T Byron Nelson

5 Historic Downtown McKinney



6 MUSIC NEWS
\$220 Million McKinney Music Venue Slated to Open in 2026



SUNSET AMPHITHEATER
McKinney, Texas



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AERIAL PHOTO



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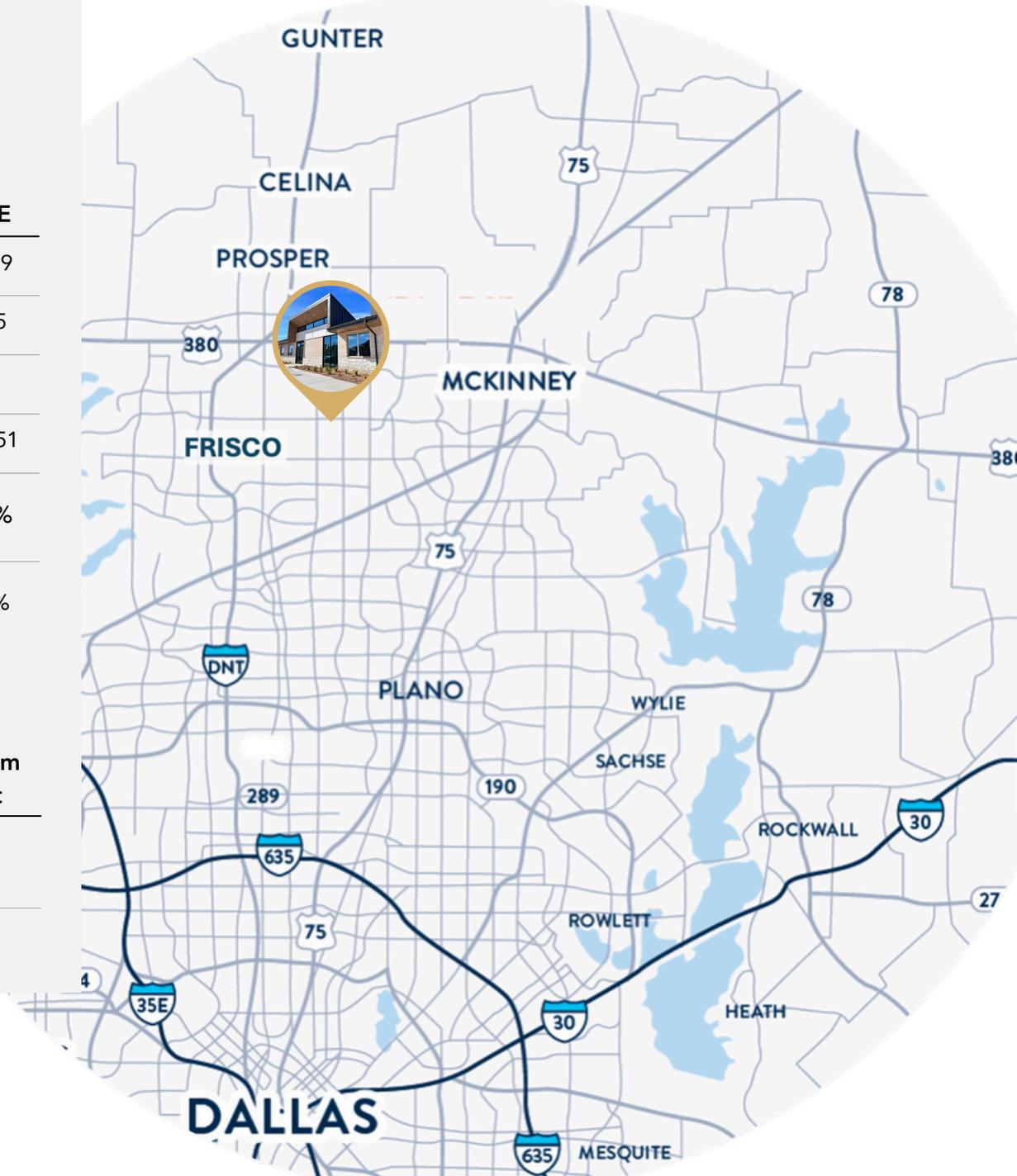
DEMOGRAPHICS

2024 Summary	1 MILE	3 MILE	5 MILE
Population	9,983	89,016	209,189
Households	3,260	27,362	65,825
Average Age	40	38	37.6
Median HH Income	\$128,435	\$146,721	\$146,151
Population Growth (2024-2029)	18.51%	19.29%	21.06%
Household Growth (2024-2029)	18.65%	19.48%	21.27%

TRAFFIC

Roadway (2024)	Traffic Count	Miles from Subject
Coit Road	10,797	.19

Source: © CoStar 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

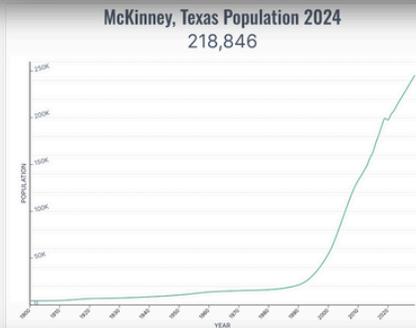
Plan for commercial passenger terminal at McKinney National Airport moves forward



McKinney, Collin County continues to see population growth in 2024

Jan 23, 2024

McKinney, Texas Population 2024
218,846



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.

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



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

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: _____