

McKinney - Office Condos For Sale Or Lease

2781 VIRGINIA PARKWAY, MCKINNEY, TX 75071



FOR SALE OR LEASE

KW COMMERCIAL

469.467.7755
501 W. President Bush Hwy
Richardson, TX 75080

PRESENTED BY:

JOSEPH JAMES

CRE Advisor
O: 214.208.6112
joe@2020commercial.com
TX #0640946

Confidentiality & Disclaimer

MCKINNEY, TX

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. 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 property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Richardson, TX in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL
469.467.7755
501 W. President Bush Hwy
Richardson, TX 75080

JOSEPH JAMES
CRE Advisor
O: 214.208.6112
joe@2020commercial.com
TX #0640946

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH

2781 Virginia Parkway, McKinney, TX 75071



OFFERING SUMMARY

SALE PRICE:	\$230.00 / SF
AVAILABLE SF:	
LEASE RATE:	N/A
LOT SIZE:	0.759 Acres
BUILDING SIZE:	8,700 SF
ZONING:	Office
MARKET:	Dallas-Fort Worth
SUBMARKET:	Allen/McKinney

PROPERTY OVERVIEW

Looking for a Private Space for your office in the "Covid-19" world? Look no further! Our offices have no shared lobby, restrooms, corridors, elevators or HVAC systems. 1,000 - 8,700 SF Medical or General Office Space available for Sale or Lease. Owner is open to finishing out the space based on Buyer's or Tenant's needs. Excellent McKinney Location close to Hwy-75, Hwy-380 and SH-121. McKinney is a fast-growing suburb and is often ranked among the best places to live in the country for its high quality schools, low crime rates, and relatively affordable homes. Call today to discuss your needs.

PROPERTY HIGHLIGHTS

- Perfect for Private Medical, Dental or any Professional Office Use
- Ideal for Tenants, Owner Users, or Investors
- 4 Condos (1,000 – 8,700 SF) Available for Sale or Lease
- Tenant Improvement Allowance Available
- Buy as Shell Space or Owner will Finish to Suite
- 25,000+ vehicles per day on Virginia Parkway
- Projected Population of 206,000 by year 2024 (5-mile radius)
- Projected Avg. Household Income of \$131,000 by year 2024 (5-mile radius)

Approximately 8.2% Defective Car Rate. Call for Investor Package.

KW COMMERCIAL
469.467.7755
501 W. President Bush Hwy
Richardson, TX 75080

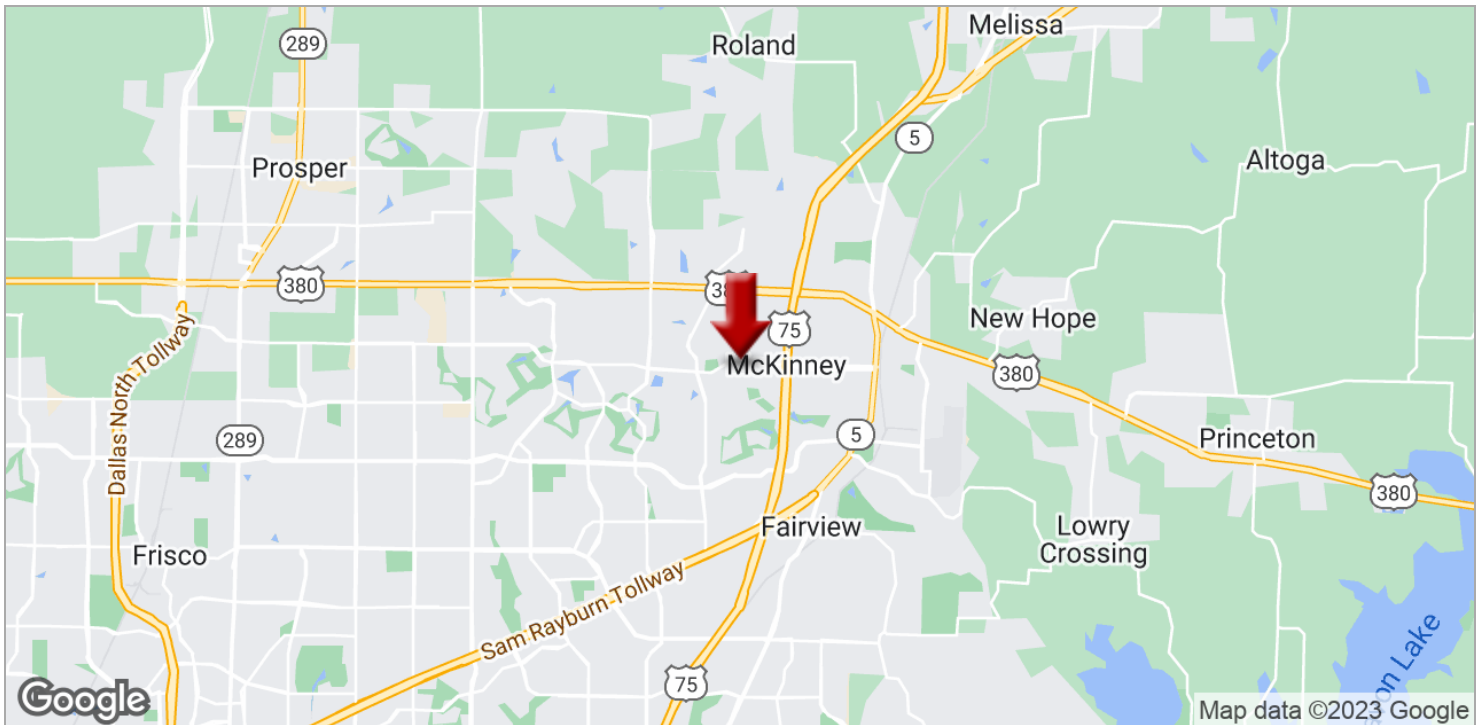
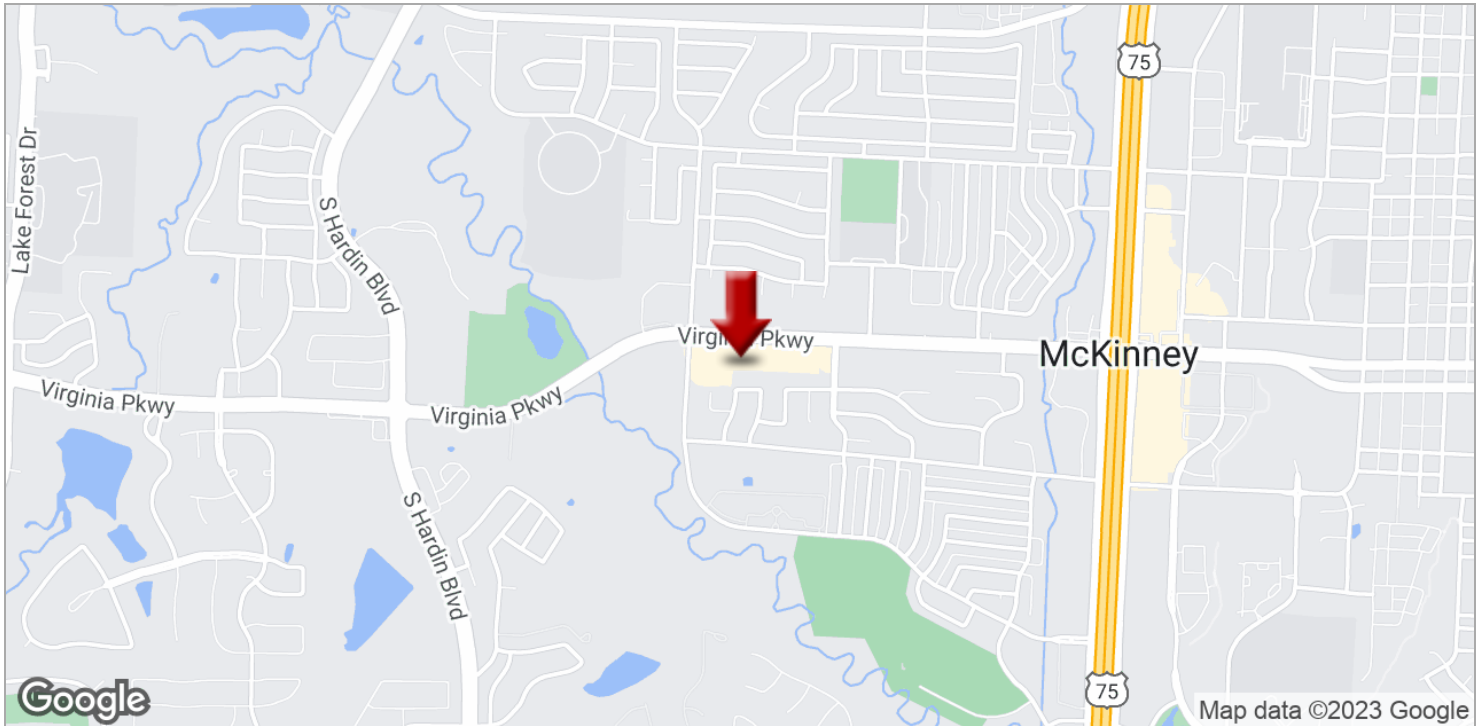
JOSEPH JAMES
CRE Advisor
O: 214.208.6112
joe@2020commercial.com
TX #0640946

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH

2781 Virginia Parkway, McKinney, TX 75071



KW COMMERCIAL
469.467.7755
501 W. President Bush Hwy
Richardson, TX 75080

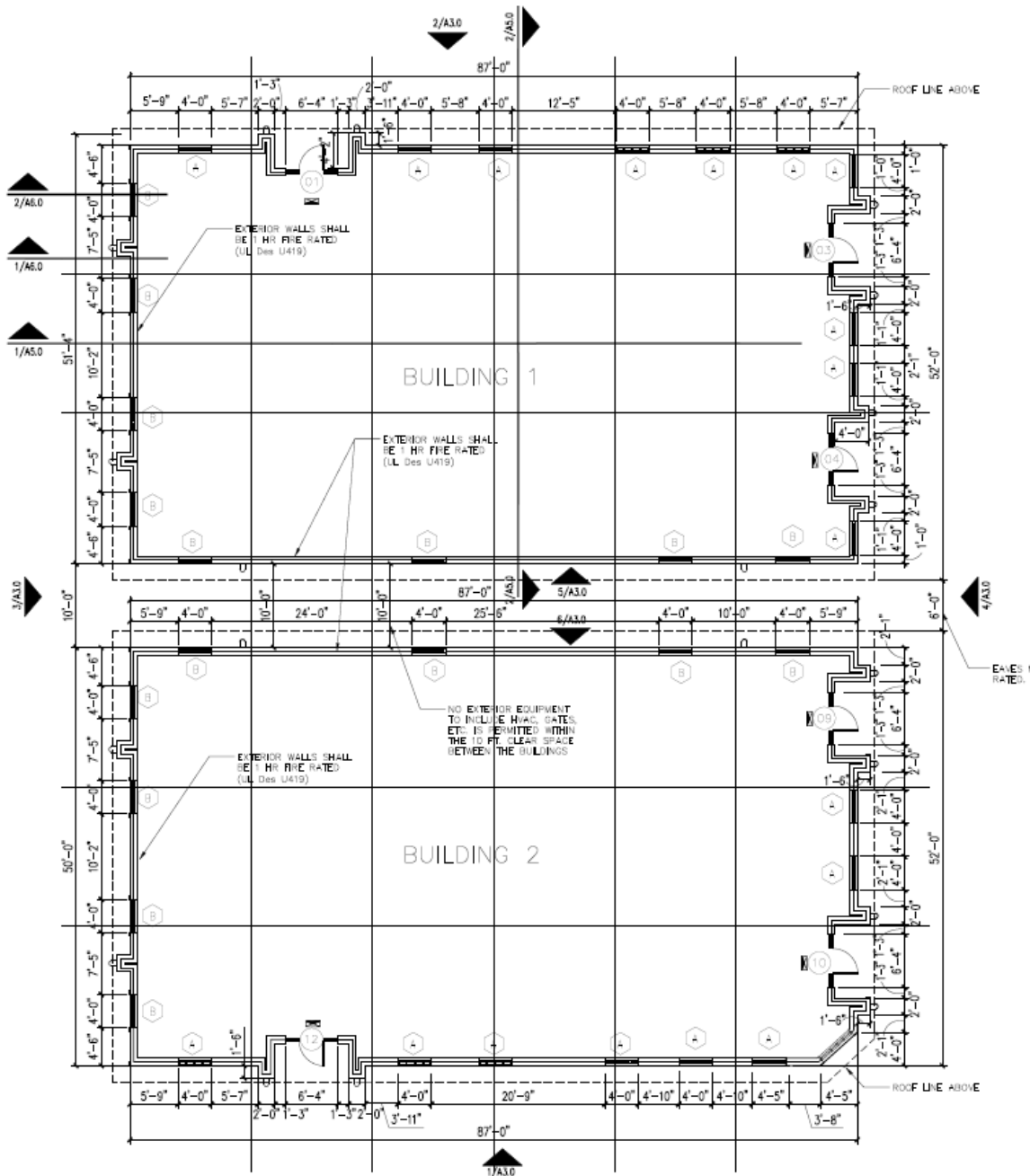
JOSEPH JAMES
CRE Advisor
O: 214.208.6112
joe@2020commercial.com
TX #0640946

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH

2781 Virginia Parkway, McKinney, TX 75071



1st FLOOR PLAN

SCALE: 1/8" = 1'-0"

KW COMMERCIAL
469.467.7755
501 W. President Bush Hwy
Richardson, TX 75080

JOSEPH JAMES
CRE Advisor
0: 214.208.6112
joe@2020commercial.com
TX #0640946

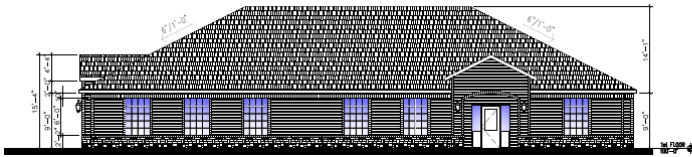
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

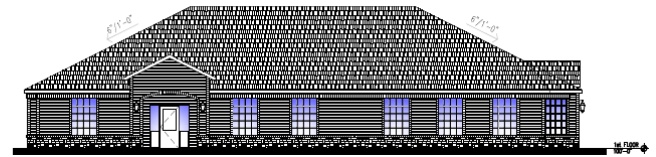
OFFICE FOR SALE & LEASE

VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH

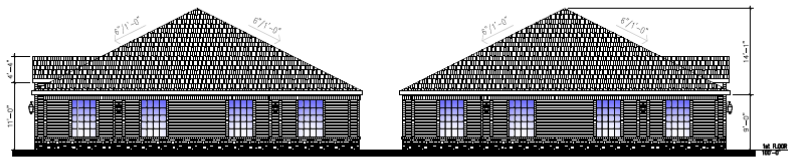
2781 Virginia Parkway, McKinney, TX 75071



2 NORTH ELEVATION (2777 VIRGINIA PKWY)
SCALE: 1/8" = 1'-0"



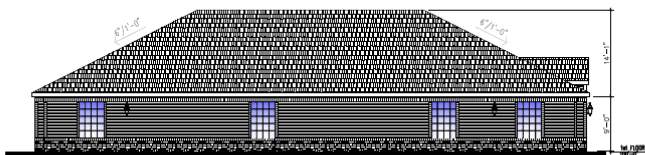
1 SOUTH ELEVATION (2781 VIRGINIA PKWY)
SCALE: 1/8" = 1'-0"



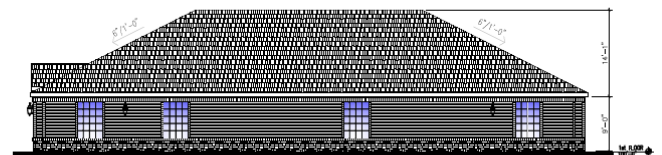
3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 SOUTH ELEVATION (2777 VIRGINIA PKWY)
SCALE: 1/8" = 1'-0"



6 NORTH ELEVATION (2781 VIRGINIA PKWY)
SCALE: 1/8" = 1'-0"

KW COMMERCIAL
469.467.7755
501 W. President Bush Hwy
Richardson, TX 75080

JOSEPH JAMES
CRE Advisor
0: 214.208.6112
joe@2020commercial.com
TX #0640946

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR SALE & LEASE

VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH

2781 Virginia Parkway, McKinney, TX 75071



Key Facts

2781 Virginia Pkwy, Mckinney, Texas, 75071 (5 miles)
2781 Virginia Pkwy, Mckinney, Texas, 75071
Ring of 5 miles

Prepared by Esri
Latitude: 33.19878
Longitude: -96.65350

KEY FACTS

180,080

Population



Average
Household Size

34.2

Median Age

\$93,571

Median Household
Income

EDUCATION

7%

No High
School
Diploma



15%

High School
Graduate



30%

Some College



48%

Bachelor's/Grad/Prof
Degree

BUSINESS



5,155

Total Businesses



58,365

Total Employees

EMPLOYMENT



76%

White Collar



12%

Blue Collar



12%

Services

3.0%

Unemployment
Rate

INCOME



\$93,571

Median Household
Income



\$39,623

Per Capita Income



\$177,921

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (22.2%)

The smallest group: \$15,000 - \$24,999 (5.1%)

Indicator	Value	Difference	
<\$15,000	5.3%	+0.4%	
\$15,000 - \$24,999	5.1%	+0.6%	
\$25,000 - \$34,999	5.6%	+0.1%	
\$35,000 - \$49,999	8.6%	+0.2%	
\$50,000 - \$74,999	14.3%	-0.1%	
\$75,000 - \$99,999	14.0%	0	
\$100,000 - \$149,999	22.2%	+0.5%	
\$150,000 - \$199,999	12.0%	-0.5%	
\$200,000+	12.9%	-1.3%	

Bars show deviation from
Collin County

KW COMMERCIAL
469.467.7755
501 W. President Bush Hwy
Richardson, TX 75080

JOSEPH JAMES
CRE Advisor
O: 214.208.6112
joe@2020commercial.com
TX #0640946

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH

2781 Virginia Parkway, McKinney, TX 75071



Demographic and Income Comparison Profile

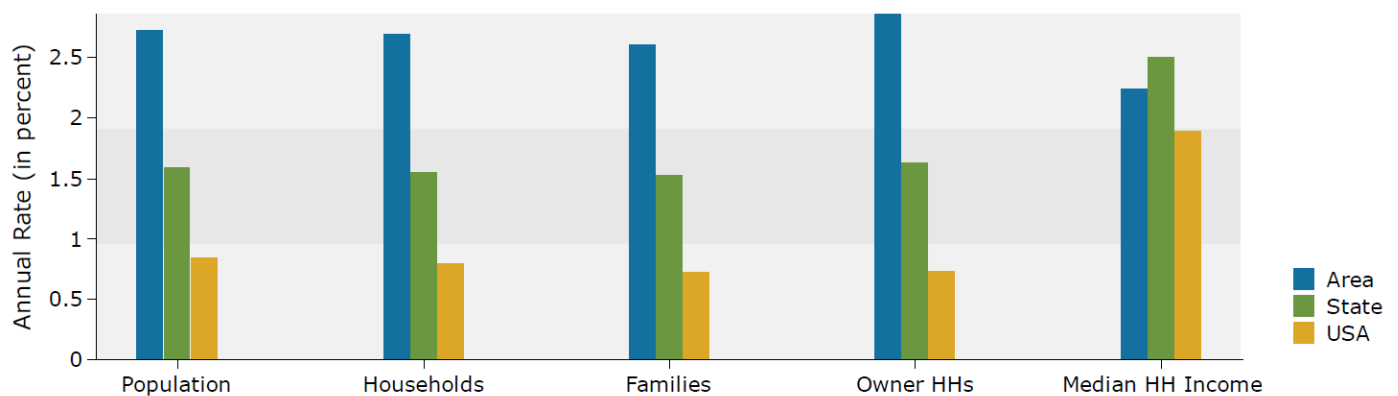
2781 Virginia Pkwy, Mckinney, Texas, 75071
Rings: 3, 5 mile radii

Prepared by Esri
Latitude: 33.19878
Longitude: -96.65350

	3 miles	5 miles
2019 Summary		
Population	91,884	180,080
Households	31,656	60,581
Families	23,516	45,985
Average Household Size	2.87	2.93
Owner Occupied Housing Units	19,785	40,530
Renter Occupied Housing Units	11,871	20,051
Median Age	34.3	34.2
Median Household Income	\$83,456	\$93,571
Average Household Income	\$107,799	\$116,856
2024 Summary		
Population	103,078	206,083
Households	35,359	69,207
Families	26,186	52,302
Average Household Size	2.89	2.94
Owner Occupied Housing Units	22,057	46,657
Renter Occupied Housing Units	13,302	22,551
Median Age	34.7	34.2
Median Household Income	\$94,936	\$104,512
Average Household Income	\$121,849	\$131,965

5 miles

Trends 2019-2024



KW COMMERCIAL
469.467.7755
501 W. President Bush Hwy
Richardson, TX 75080

JOSEPH JAMES
CRE Advisor
0: 214.208.6112
joe@2020commercial.com
TX #0640946

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

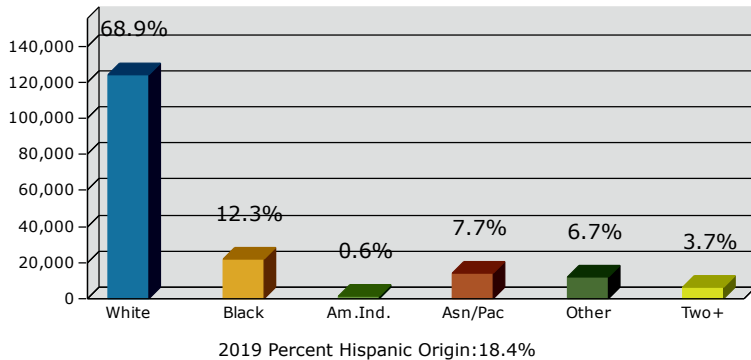
Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)

VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH

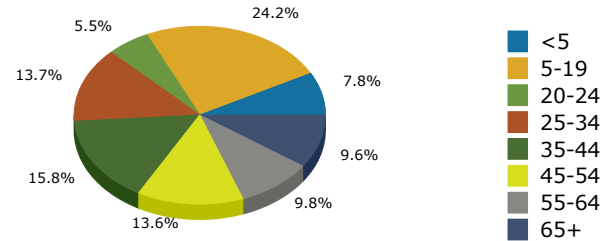
2781 Virginia Parkway, McKinney, TX 75071



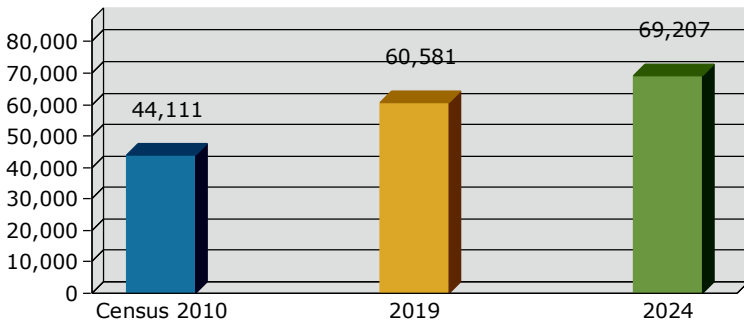
2019 Population by Race



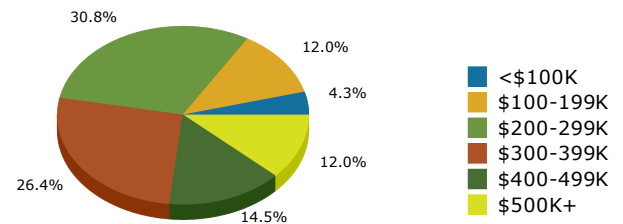
2019 Population by Age



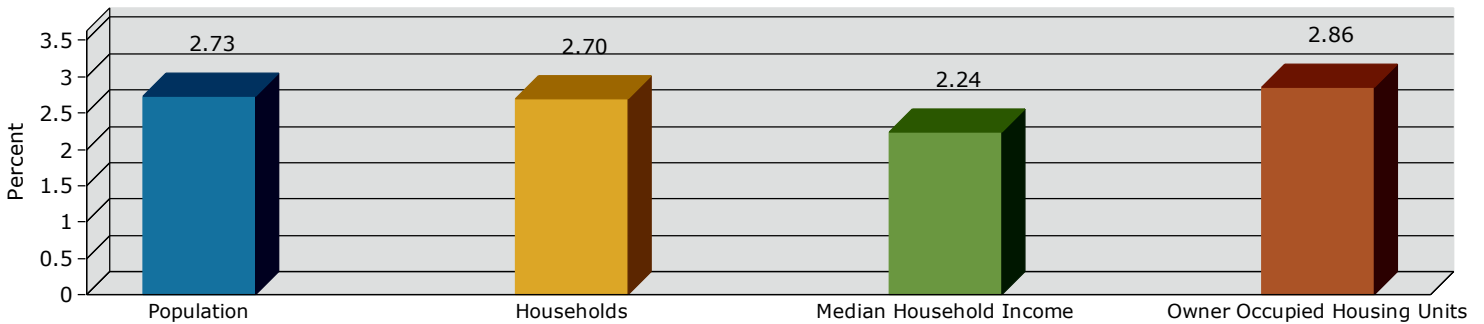
Households



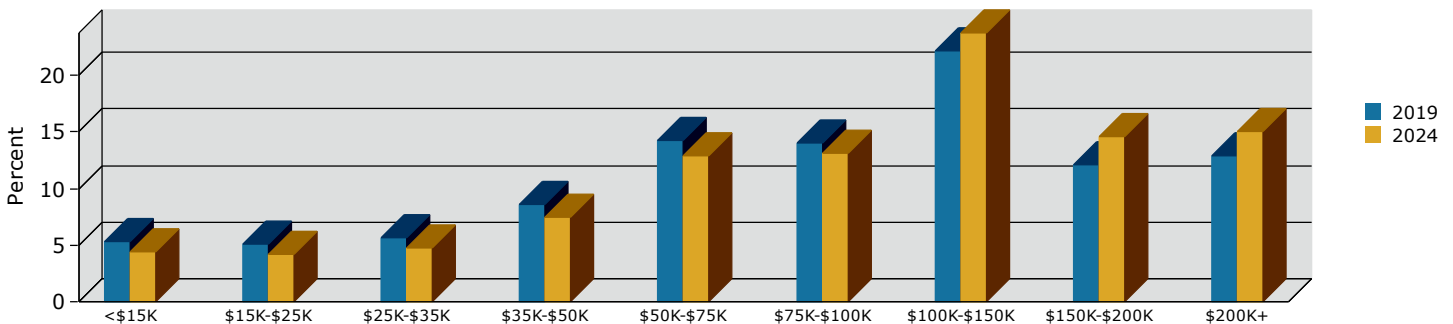
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



KW COMMERCIAL
469.467.7755
501 W. President Bush Hwy
Richardson, TX 75080

JOSEPH JAMES
CRE Advisor
O: 214.208.6112
joe@2020commercial.com
TX #0640946

VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH

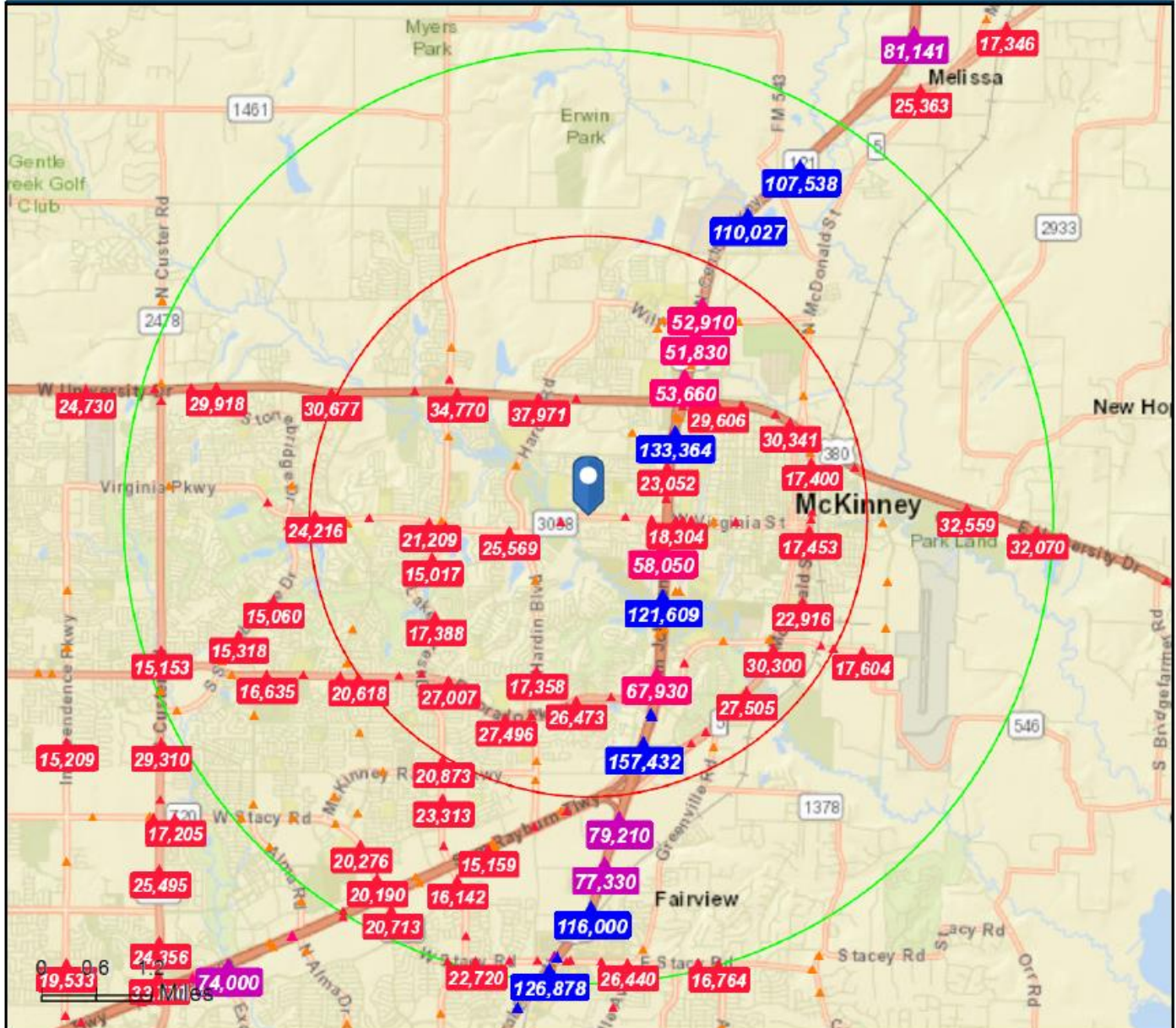
2781 Virginia Parkway, McKinney, TX 75071



Traffic Count Map

2781 Virginia Pkwy, McKinney, Texas, 75071
Rings: 3, 5 mile radii

Prepared by Esri
Latitude: 33.19878
Longitude: -96.65350



KW COMMERCIAL
469.467.7755
501 W. President Bush Hwy
Richardson, TX 75080

JOSEPH JAMES
CRE Advisor
O: 214.208.6112
joe@2020commercial.com
TX #0640946

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com



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.

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.

Keller Williams Central	0567902	klrw746@kw.com	469-467-7755
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Tan	0432986	jamestan@yahoo.com	469-467-7755
Designated Broker of Firm	License No.	Email	Phone
James Tan	0432986	jamestan@yahoo.com	469-467-7755
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joseph James	0640946	joe@2020commercial.com	214-208-6112
Sales Agent/Associate's Name	License No.	Email	Phone
<div style="border: 1px solid black; width: 60px; height: 20px; display: inline-block;"></div> <div style="border: 1px solid black; width: 60px; height: 20px; display: inline-block;"></div>			
Buyer/Tenant/Seller/Landlord Initials		Date	