

THREE PROPERTY  
OFFERING MEMORANDUM

# Crescent Parc

1400 N. Coit Road, Suites 503, 504, and 603  
McKinney, TX 75071



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**ROCKHILL**  
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM

Suite 503 & 504



Suite 603



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# PROPERTY SUMMARY

## CRESCENT PARC SUITE 503, 504, 603

- Stabilized investment opportunity featuring three fully finished, high-end office and medical suites.
- Consistent income generation from a fully leased portfolio with high-quality medical, specialty, and office tenants.
- Strong tenant payment history, with no missed rent payments to date.
- Portfolio ownership provides a superior risk profile compared with individual unit ownership by diversifying income across medical, specialty, and general office uses.
- Attractive option for 1031 Exchange buyers seeking stable income and quality real estate in a desirable office setting.
- Located within Crescent Parc, a synergistic 25-building office project off Coit Road in McKinney.

**SUITES 503, 504, AND 603  
SOLD AS A THREE PROPERTY  
PORTFOLIO**



LISTED PRICE  
**\$1,846,557**



SQUARE FOOTAGE  
(SUITES 503, 504, 603)  
**4,131**



LEASE TYPE  
**NNN**

**USE**

SUITE 503: MEDICAL  
SUITE 504 AND 603:  
PROFESSIONAL OFFICE



YEAR BUILT  
**2020**



OCCUPANCY  
**100%**



CAP RATE  
**6.5%**



SIGNAGE  
**BUILDING**



PARKING  
**4:1,000 / SF**  
(MEDICAL)

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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# INVESTMENT HIGHLIGHTS

## CRESCENT PARC SUITES 503, 504, AND 603 SOLD AS A THREE PROPERTY PORTFOLIO



SUITE 504 - OFFICE



PRICE

**\$582,471**



CAP RATE

**6.6%**



PRICE PSF

**\$423**



SUITE 503 - MEDICAL



PRICE

**\$681,615**



CAP RATE

**6.3%**



PRICE PSF

**\$495**



SUITE 603 - OFFICE



PRICE

**\$582,471**



CAP RATE

**6.8%**



PRICE PSF

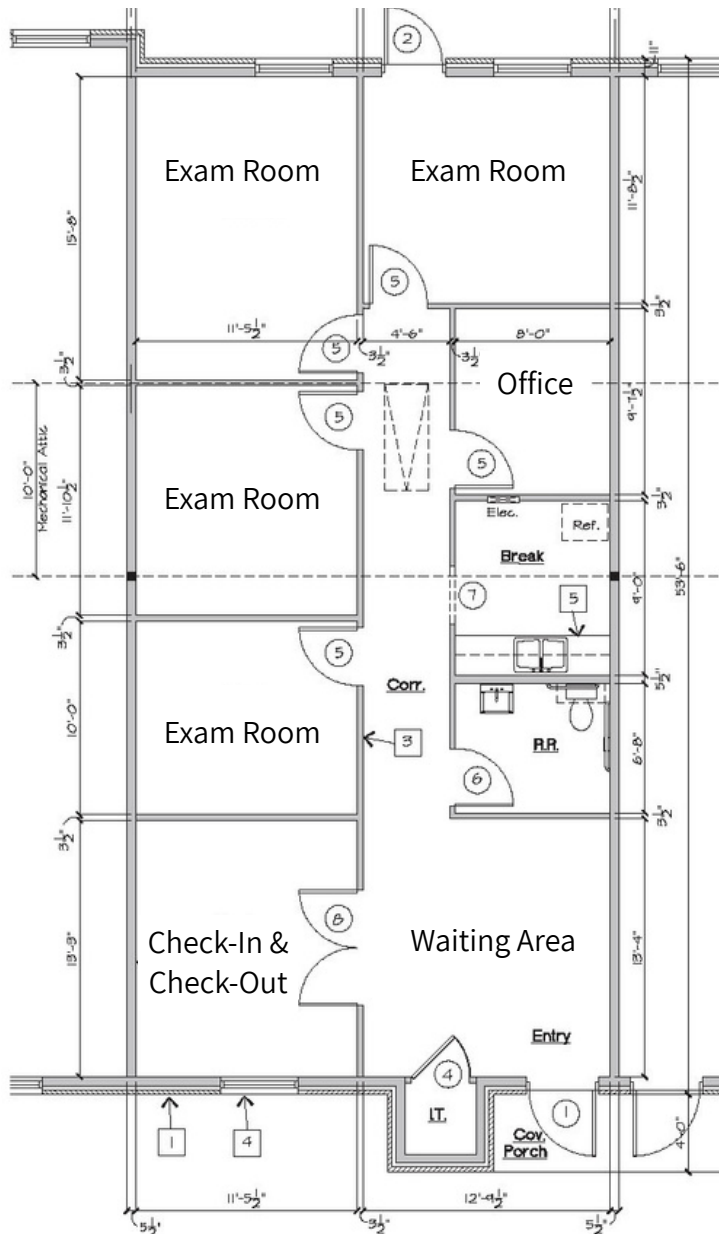
**\$423**



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# FLOOR PLAN

## SUITE 503 | CRESCENT PARC

- Tenant investment in significant fit-out costs demonstrates long-term commitment and helps mitigate ownership risk.
- Premier Prosper location with seamless connectivity to Dallas North Tollway, Preston Road, and US Highway 380.
- Institutional-quality medical and office setting designed to support tenant retention and long-term income stability.
- Turnkey medical and office condominiums with high-end build-outs, reducing near-term capital exposure for ownership.

|                   |                    |
|-------------------|--------------------|
| LISTED PRICE:     | \$681,615          |
| CAP RATE:         | 6.3%               |
| SF:               | 1,377 SF           |
| FINISH OUT:       | 2020               |
| PRICE PSF:        | \$495              |
| LEASE TYPE:       | NNN                |
| LEASE START:      | May 11, 2023       |
| LEASE EXPIRATION: | September 30, 2029 |
| RENEWAL OPTIONS:  | 1 / 36 Months      |
| USE:              | Medical            |

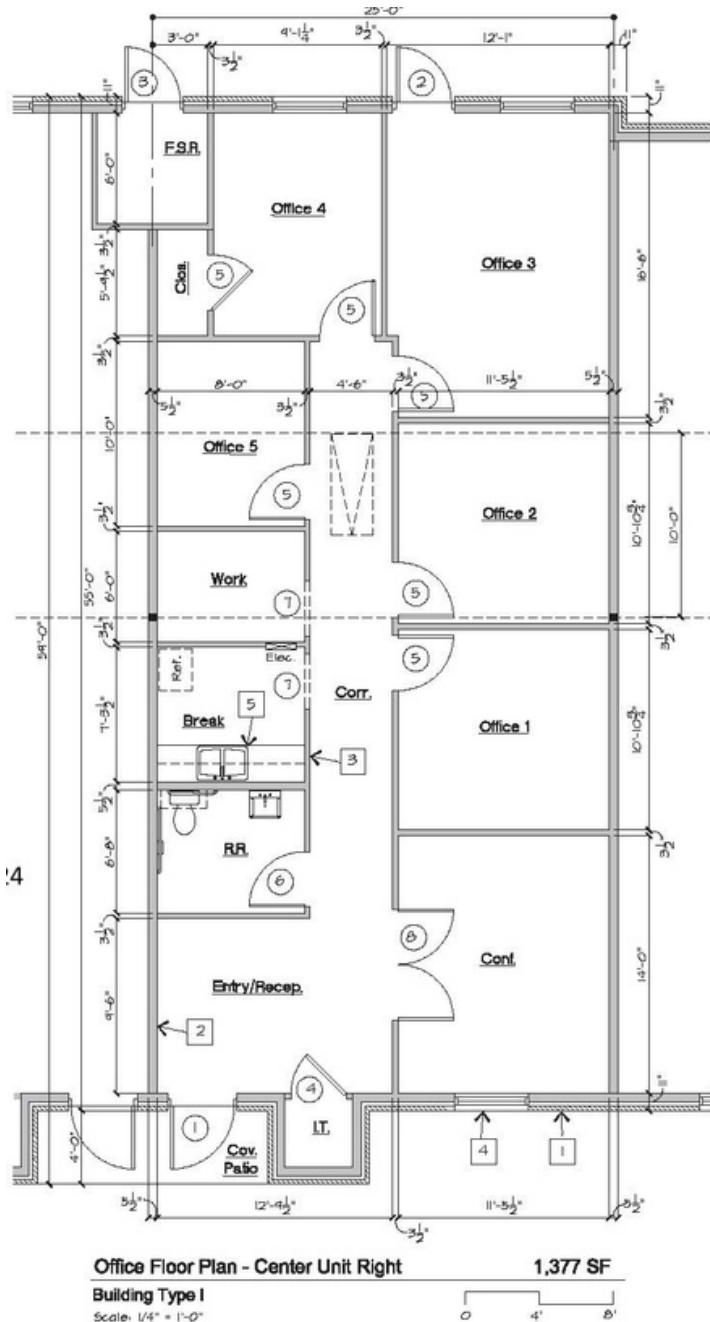
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# FLOOR PLAN

## SUITE 504 | CRESCENT PARC

- Current lease runs through July 2028, providing the future owner with the opportunity to renew the existing tenancy or reposition the suite at market rental rates.
- Premier Prosper location with seamless connectivity to Dallas North Tollway, Preston Road, and US Highway 380.
- Institutional-quality medical and office setting designed to support tenant retention and long-term income stability.
- Turnkey medical and office condominiums with high-end build-outs, reducing near-term capital exposure for ownership.

|                   |               |
|-------------------|---------------|
| LISTED PRICE:     | \$582,471     |
| CAP RATE:         | 6.6%          |
| SF:               | 1,377 SF      |
| FINISH OUT:       | 2020          |
| PRICE PSF:        | \$423         |
| LEASE TYPE:       | NNN           |
| LEASE START:      | July 1, 2023  |
| LEASE EXPIRATION: | July 31, 2028 |
| RENEWAL OPTIONS:  | 1 / 60 Months |
| USE:              | Office        |

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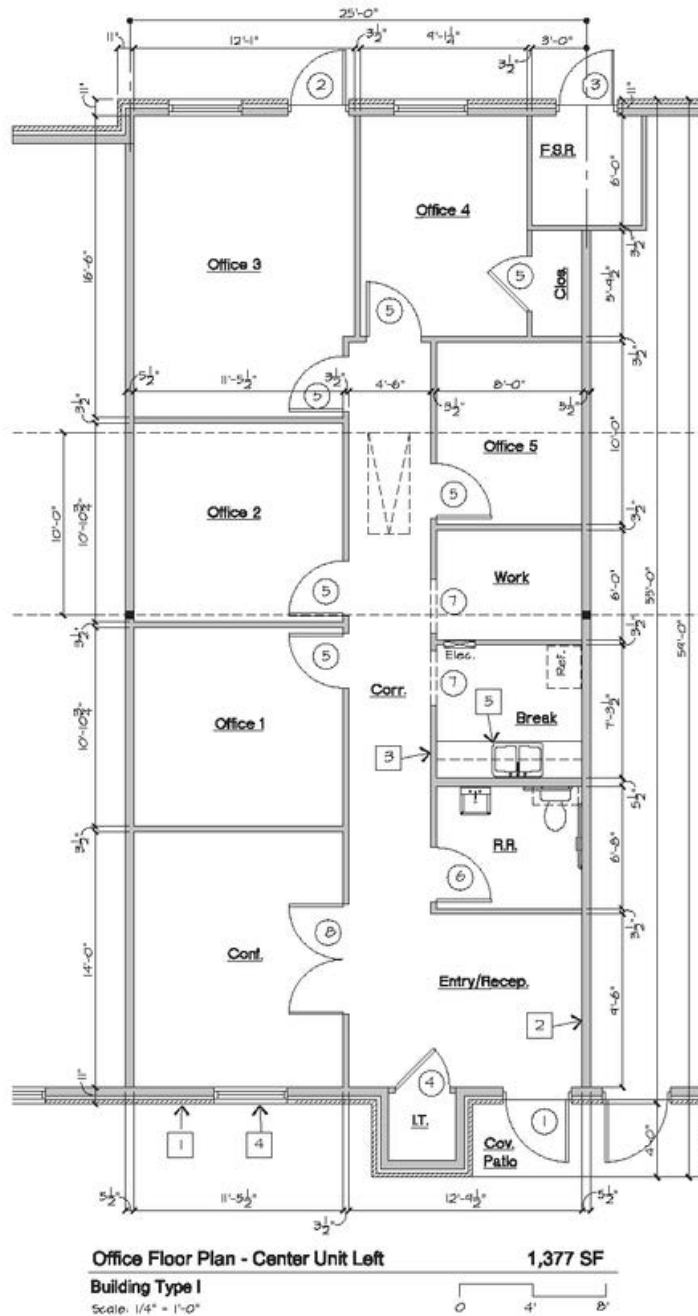
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# FLOOR PLAN

## SUITE 603 | CRESCENT PARC

- Surrounded by premier lifestyle amenities, including Gates of Prosper, Market Street, dining, retail, and PGA Headquarters.
- Premier Prosper location with seamless connectivity to Dallas North Tollway, Preston Road, and US Highway 380.
- Institutional-quality medical and office setting designed to support tenant retention and long-term income stability.
- Turnkey medical and office condominiums with high-end build-outs, reducing near-term capital exposure for ownership.



|                   |                  |
|-------------------|------------------|
| LISTED PRICE:     | \$582,471        |
| CAP RATE:         | 6.8%             |
| SF:               | 1,377 SF         |
| FINISH OUT:       | 2020             |
| PRICE PSF:        | \$423            |
| LEASE TYPE:       | NNN              |
| LEASE START:      | December 1, 2023 |
| LEASE EXPIRATION: | January 13, 2031 |
| RENEWAL OPTIONS:  | 2 / 60 Months    |
| USE:              | Office           |

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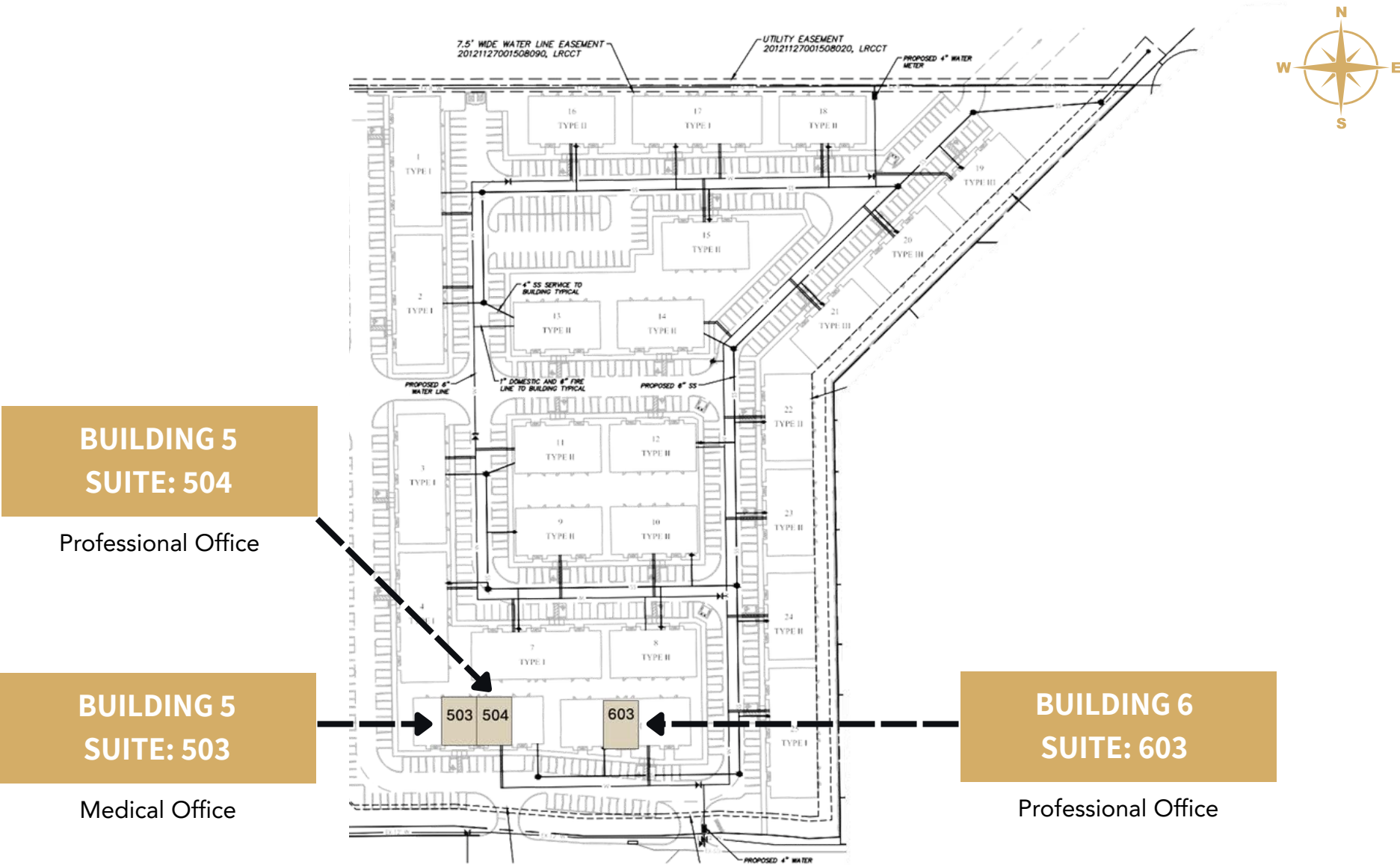


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# BUILDING PLAN



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# AERIAL MAP



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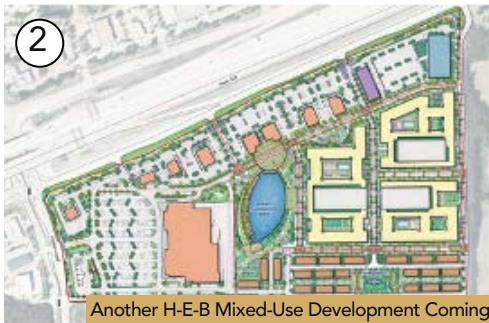
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# NOTABLE ATTRACTIONS



Allen's New Food Hall The Hub Is Now Open



Another H-E-B Mixed-Use Development Coming

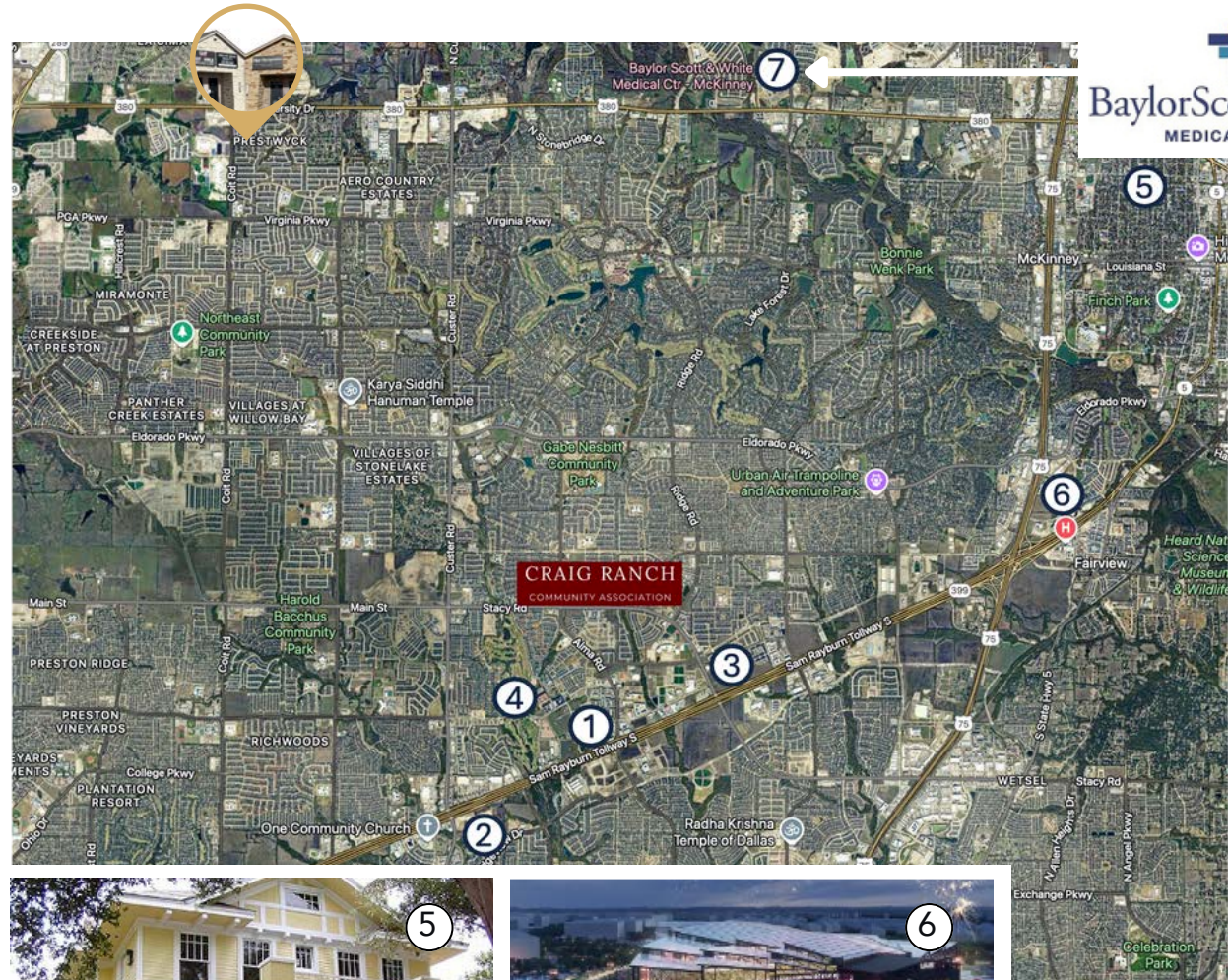


Credit: Cannon Beach/City of McKinney

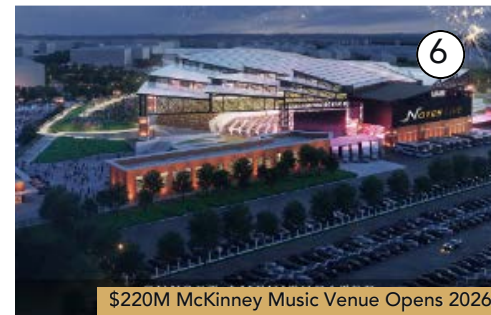
Surf and Adventure Park Coming \$200M Attraction



TCP Craig Ranch/AT&T Bryon Nelson



Historic Downtown McKinney



\$220M McKinney Music Venue Opens 2026



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# AERIAL PHOTO

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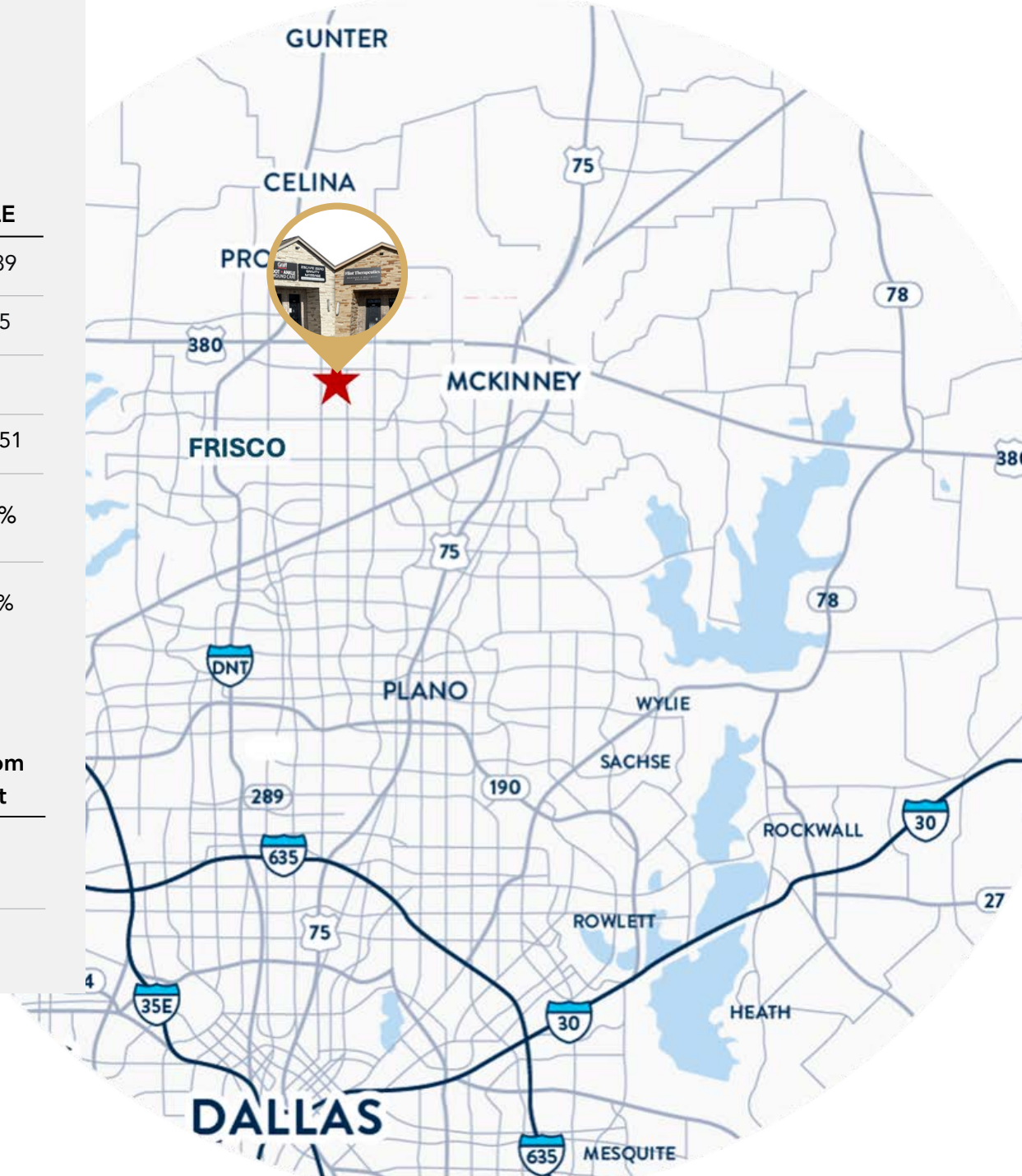
## DEMOGRAPHICS

| 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<br>(2024-2029) | 18.51%    | 19.29%    | 21.06%    |
| Household Growth<br>(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



HOME > NEWS

### McKinney, Texas Reaches All-Time High Population

The planning department estimates a total of 214,810 residents

Matilda Preisdorf  
Jan 22, 2024 12:30 PM



McKinney, Texas | Photo: Wirex568 | Shutterstock

HOME > REAL ESTATE

### McKinney Growth Continues With \$27 Million Shopping Center

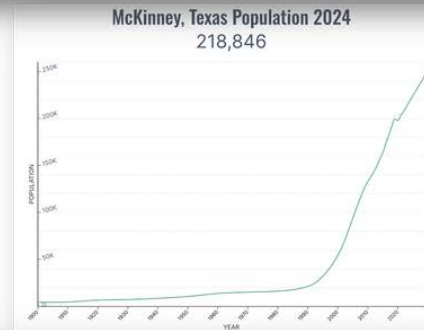
Developers are currently seeking occupants for the 13.7-acre site

Matilda Preisdorf  
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

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 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 do so by law.

## 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 W. Griffin                  | 582592      | rgriffin@rockhillinvestments.com | 214.975.0842 |
| LICENSED BROKER AGENT            | LICENSE NO. | EMAIL                            | PHONE        |
| Tonya LaBarbera                  | 678307      | tonya@rockhillcre.com            | 469.323.2615 |
| LICENSED BROKER AGENT            | LICENSE NO. | EMAIL                            | PHONE        |
| Denton H. Beams                  | 824937      | denton@rockhillcre.com           | 469.744.6634 |



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



BUYER/TENANT/SELLER/LANDLORD INITIALS: \_\_\_\_\_

DATE: \_\_\_\_\_