

299 Eldorado Pkwy

FOR SALE

\$1,800,000

Blending timeless design with modern functionality, this approximately 5,000 square foot office building offers a unique “modern farmhouse” aesthetic that stands out in today’s commercial market. Scenic and functional patio overlooking heavily wooded Wilson Creek Park.



299 Eldorado Parkway.
McKinney, TX , 75069



PROPERTY FEATURES:

Sale Price: \$1,800,000

Price Per SF: \$360/sf

Lot Size: 0.474 ac

Building Size: \$4,916

Year Built: 2020

Tenancy: Vacant Upon Closing

Parking: Reserved

Zoning: Commercial Office

800+ SF Additional Storage with excellent potential for conversion into expanded office space, meeting rooms, or specialty use



BILL OGLESBY

Broker Associate

469-766-5738

Bill@OnDemandDFW.com





Front Entry



Kitchen/Bullpen



Conference Room

DEMOGRAPHICS:

Population (2025)

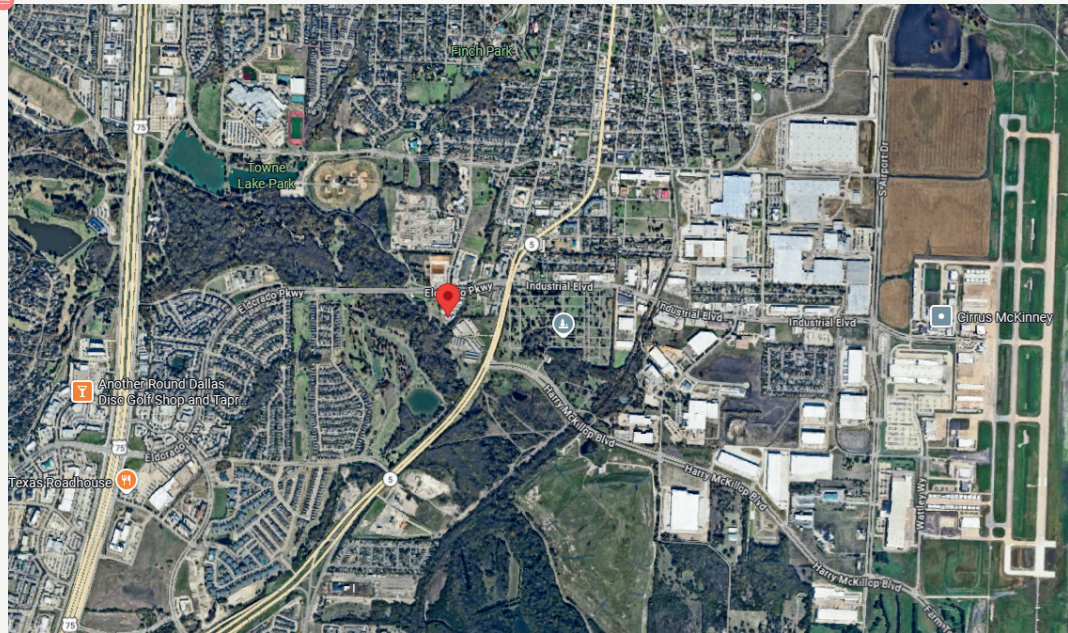
- 1 Mile Radius: 33,000
- 2 Mile Radius: 107,000

Average Household Income

- 1 Mile Radius: \$105,700
- 2 Mile Radius: \$143,680

Traffic (1 Mile)

- Total Businesses: 1,248
- Total Employees: 41,800



AMENITIES:

- Road Signage
- Close to Restaurants
- Newer & Updated Property
- Metal Roof
- Spray Foam Insulation
- Reserved Parking
- Outdoor Patio with incredible view

BUSINESSES NEARBY:

- McKinney Airport, 1.8 miles away
- Hwy-75, 0.8 miles away
- Medical City, 2.3 miles away
- Allen Outlets, 4.5 miles away
- DFW Airport, 31.7 miles away

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Rear Entry & Patio



Ample greenspace currently behind building

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information.