

McKinney Medical Building

For Sale or Lease

4601 Medical Center Drive,
McKinney, TX 75069



DALLAS HEALTHCARE ADVISORY GROUP

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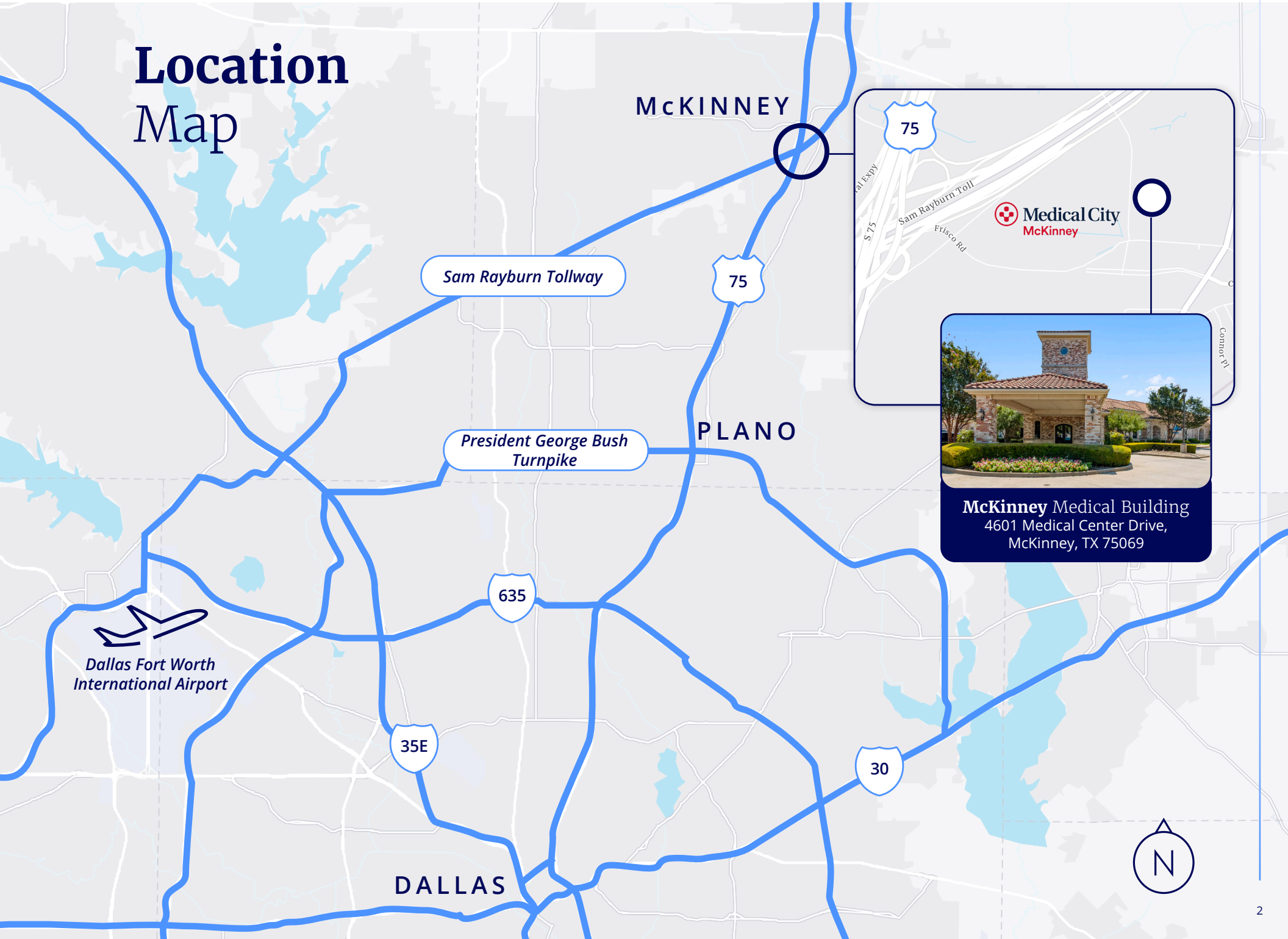
U.S. HEALTHCARE CAPITAL MARKETS

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Location Map



McKINNEY

Sam Rayburn Tollway

75

President George Bush Turnpike

PLANO

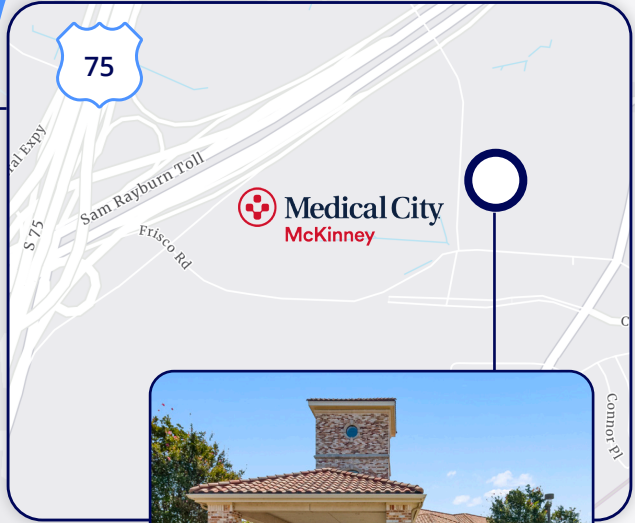
635

Dallas Fort Worth International Airport

35E

DALLAS

30



McKinney Medical Building
4601 Medical Center Drive,
McKinney, TX 75069



Property Overview

McKinney Medical Building is a 33,592-square-foot Class A medical outpatient building (“MOB”) positioned directly across from 311-bed Medical City McKinney, one of Collin County’s largest and most advanced hospital campuses. The Medical City McKinney hospital campus is undergoing significant expansion, including a new \$17 million women’s hospital (2023), a \$50 million, five-story, 124,500-square-foot medical building (2025), a new west-campus parking lot adding 750+ spaces, and an ongoing \$142 million, two-story east tower project that will increase medical-surgical, step-down and intensive care units.

Originally built in 2006 and renovated in 2018, McKinney Medical Building offers a modern, healthcare-focused layout that includes two linear accelerator vaults, controlled 24-hour access, a covered patient drop-off/pick-up area, and a strong 5 per 1,000 SF parking ratio parking ratio delivering convenience for both patients and providers. Strategically situated within the Allen/McKinney medical submarket near the intersection of U.S. Highway 75 (157,400 AADT) and Sam Rayburn Tollway (34,000 AADT), the property benefits from excellent regional accessibility. As a major suburb 32 miles north of Dallas, McKinney serves both the rapidly expanding Collin County population and the broader Dallas–Fort Worth metro area. McKinney’s exceptional population growth and its strong connection within Dallas’ economic engine reinforce medical demand in the area. With a fee-simple location adjacent to a leading trauma and specialty-care hospital, McKinney Medical Building is well positioned as a high-quality MOB in one of North Texas’s most sought-after healthcare corridors.



Property Highlights

Class A MOB with 1,683-18,055 SF available

Campus adjacent, fee simple location with no use restrictions

Adjacent to expanding 311-bed Medical City McKinney Hospital

Excellent accessibility to U.S. Highway 75 and Sam Rayburn Tollway

Affluent payor mix with exceptional projected population growth



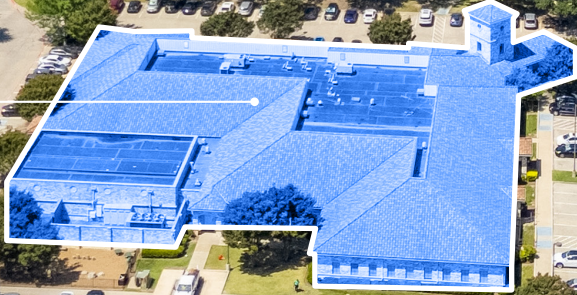
**NEW FIVE-STORY \$50M,
124,500 SF MOB**
Opened 2025

 **Medical City**
McKinney
311-Bed Acute Care Hospital

U.S. HIGHWAY 75 (157,432 AADT)

SAM RAYBURN TOLLWAY (34,068 AADT)

McKinney Medical Building



**NEW TWO-STORY \$142M,
105,600 SF EAST TOWER
EXPANSION ADDING 46 BEDS**
Opening 2028

Location Summary

McKinney, Texas, located in northern Collin County about 32 miles north of Dallas, enjoys a strategic advantage within one of the strongest metropolitan economies in the country. As population growth continues to move northward from Dallas, McKinney has emerged become a key city in the region’s expansion—close enough to benefit from the Dallas–Fort Worth job market, yet far enough to maintain its own distinct economic identity. Major transportation corridors running through the city connect residents and businesses directly to Dallas and the broader MSA, supporting strong commuter patterns and commercial activity.

Healthcare plays a central role in McKinney’s footprint. The city draws from the broader Dallas–Fort Worth healthcare ecosystem, home to major systems such as Medical City Healthcare, Baylor Scott & White, Parkland Health, and UT Southwestern. Locally, McKinney is supported by medical outpatient buildings and hospitals as the North Texas region continues to add new healthcare infrastructure to keep pace with rapid population growth in Collin County and surrounding areas. This regional healthcare expansion strengthens McKinney’s position as both a provider hub and a beneficiary of increased medical investment.

2.3M People

Within 30-Minute Drive



McKinney, Texas

#1

(BestPlaces.net)



Dallas MSA

#4

Largest MSA in US



5-Yr Population Growth Projections

4.6X

National Average (10-Mile Radius)



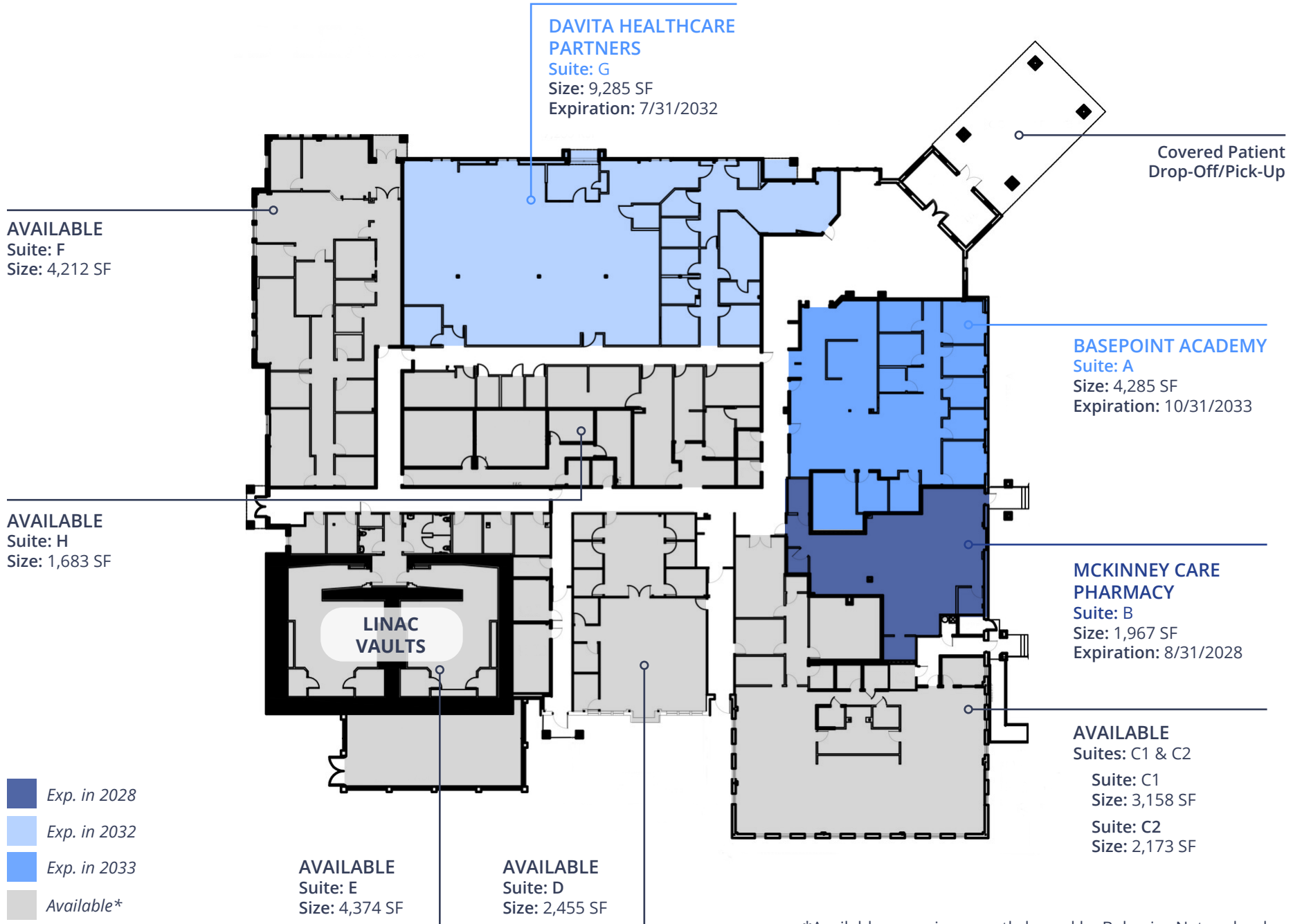
Median Household Income

1.6X

National Average (10-Mile Radius)

Demographics	McKinney	10-Mile Radius	Dallas-Fort Worth MSA	United States
2025 Population	214,690	731,639	8,342,575	339,887,819
5-Year Population Growth Projections	9.1%	9.8%	7.1%	2.1%
5-Year 65+ Population Growth Projections	12.7%	13.7%	12.5%	9.0%
\$150,000+ Households	47.2%	44.8%	27.6%	23.8%
2025 Median Household Income	\$126,001	\$134,046	\$91,813	\$81,624
2025 Median Home Value	\$518,500	\$538,588	\$389,670	\$370,578

Floor Plan



*Available space is currently leased by Behavior Network, who intends to vacate prior to or upon expiration in mid-2027.



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For more information, please contact:

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