

# Crescent Parc

1400 N. Coit Road  
Suite 1704  
McKinney, TX 75071



Sale or Lease

**ROCKHILL**  
COMMERCIAL REAL ESTATE

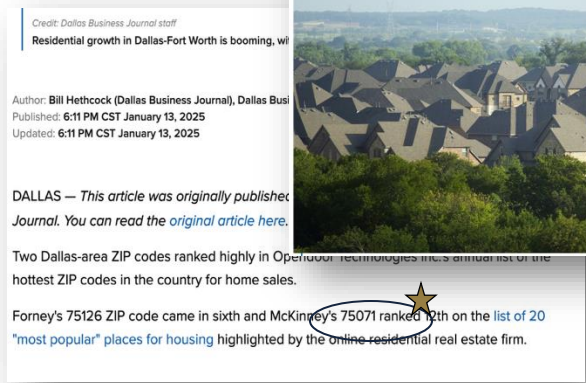
[www.rockhillcre.com](http://www.rockhillcre.com)

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# Property Overview

- Excellent synergistic 25 Building Office Project located on the McKinney/Frisco border
- Proximity to the Dallas North Tollway, Preston Road, & US HWY 380
- This location offers excellent connectivity and accessibility to multiple thriving communities of Frisco, McKinney, and Prosper, making it highly attractive for businesses and investors
- Professional office environment with a fully maintained landscape
- Proximity to numerous restaurants & retail amenities, including the Gates of Prosper and Market Street Center
- Baylor Scott & White Hospitals of McKinney and Frisco within 5 miles
- Nearby multiple Elementary, Middle Schools, and the new Prosper High School

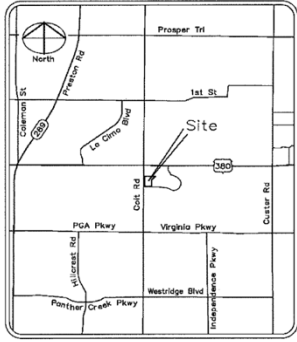
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- Suite 1704: 2,780 SF
  - Lease Price: \$33.00 + NNN
  - Sales Price: \$500 SF // \$1,390,000
  - Allowed Use: Medical
  - Building Signage
  - Condition: Fully Finished Medical Office



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.

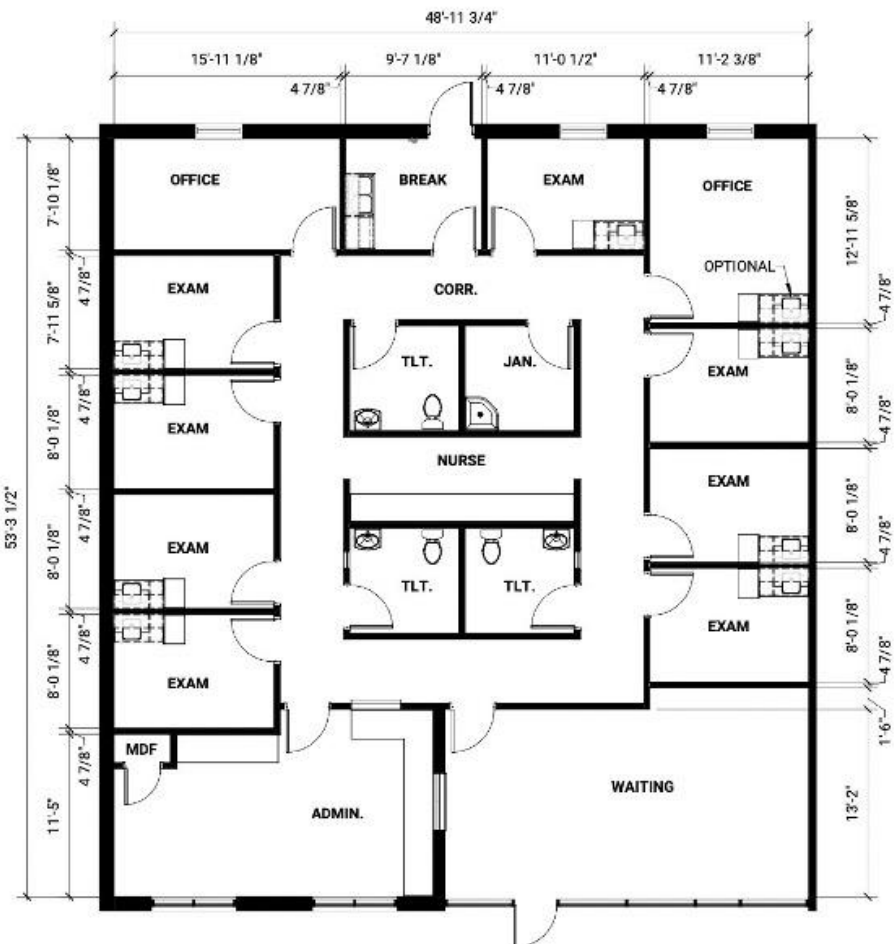
# Site Plan

**BUILDING 1704**  
Suite 2,780



VICINITY MAP

# Floor Plan



**BUILDING 17**  
Suite 1704  
2,780 SF

# Aerial

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**Baylor Scott & White**  
MEDICAL CENTER  
MCKINNEY

5.4 Miles →

HELLO  
**boba**

**CHEETAH KICKS**  
MARTIAL ARTS

Scrub Board  
**LAUNDRY**

**7**  
ELEVEN

**Wendy's**

PEDIATRIC DENTISTRY  
& ORTHODONTICS  
**BEAR**

**AKSHAYA PATHRA**

**Baylor Scott & White**  
HEALTH

← 3.8 Miles

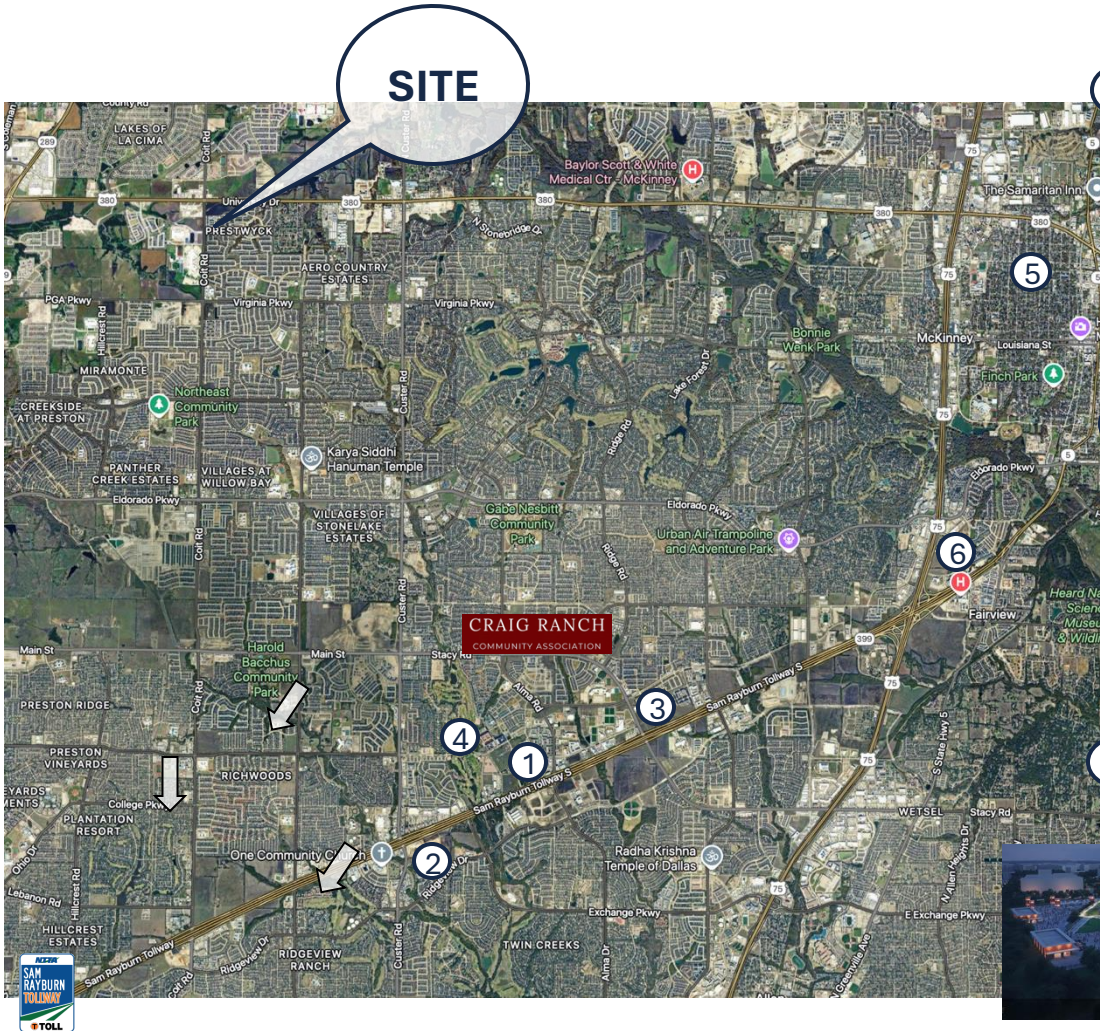
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# Aerial | Notable Attractions



**1** FOOD + DRINK  
**Allen's New Food Hall The Hub Is Now Open**  
 The 25,000-square-foot venue is the first one in Texas, with another location expected to open in Ft. Worth

**HUB 121**

**2** COLLIN COUNTY  
**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**

**5**  
**Historic Downtown McKinney**

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

SUNSET AMPHITHEATER

AT&T Byron Nelson

# Aerial | Notable Attractions



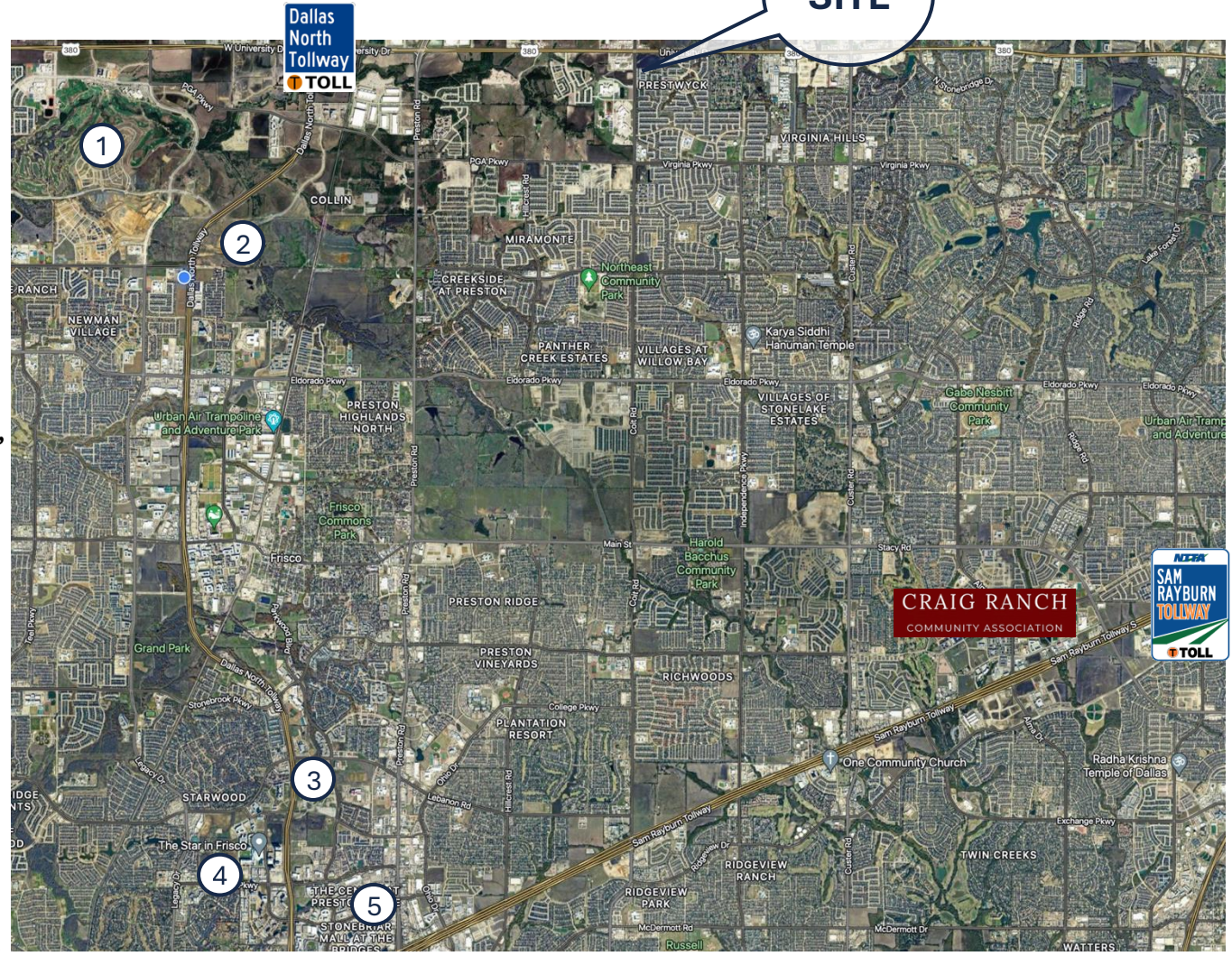
Fit To A Tee  
**PGA of America**



**New Universal Studios Park**



**Developers Announce \$3B 'The Mix'**



**7 ROCKHILL**  
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# Demographics / Traffic

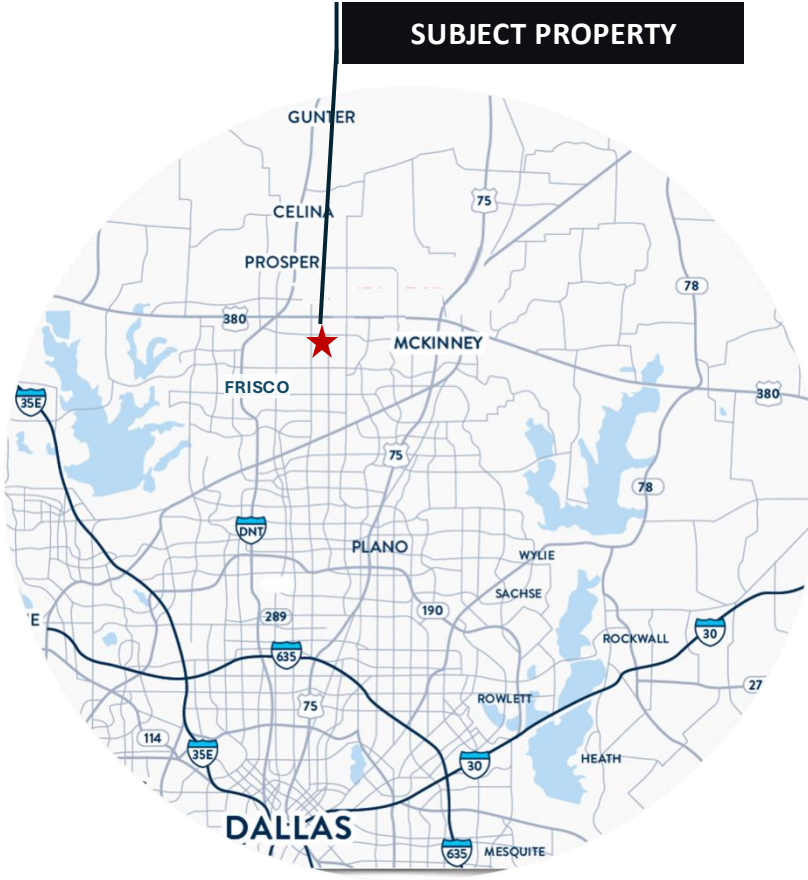


## Demographics

	1 MI	3 MI	5 MI
Population 2024	9,983	89,016	209,189
Households 2024	3,260	27,362	65,825
Median Age	35.6	37.4	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%

## Average Daily Traffic Volume

	Traffic Count	Miles From Subject
Coit Road	10,797	.19



# Location | McKinney, TX



HOME > NEWS

## McKinney Airport Secures \$14.8 Million In State Funding For Commercial Flights

City officials anticipate beginning construction on the terminal in July 2025

Matilda Preisdorf  
about 6 hours ago



Photo: City of McKinney

Listen to this article  
00:03:38

**M**ckinney is one step closer to welcoming commercial air travel, thanks to a major investment from the State of Texas.

On June 21, Governor Greg Abbott signed the two-year state budget, which includes \$14.8 million for eastside airfield projects at McKinney National Airport (TKI). The funding, delivered through a Texas Department of Transportation (TxDOT) grant, will help support the construction of infrastructure needed for commercial passenger service.

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



HOME > LIFESTYLE

## \$200 Million Surf And Adventure Park Coming To McKinney

The resort is expected to generate over \$2 billion in economic impact in 20 years

Matilda Preisdorf  
Dec 16, 2024 9:20 AM



Canon Beach | Photo: City of McKinney

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00:03:27

**T**he city of McKinney recently announced a partnership with an Arizona-based developer for Canon Beach, a \$200 million multi-use development poised to transform recreation, tourism and economic growth in North Texas.

### What To Expect

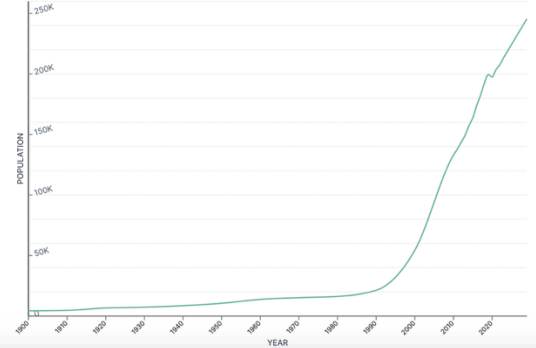
Scheduled to break ground in 2025 at the northeast corner of Stacy Road and S.H. 121, this 35-acre project will include a four-acre surf lagoon, a resort-style hotel and an array of dining, entertainment and business spaces.

At the center of the development will be a resort-style hotel featuring a rooftop pool, event and wedding spaces and a sandy beach. Guests can enjoy lounge areas and cabanas with food service, all connected to the surf lagoons and a variety of water-based attractions such as cliff diving and a stationary surf wave.

## 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 > 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: Wires568 | Shutterstock

Local News

## 9 New Photos That Show Off McKinney's Brand New City Hall



The new facility was built to support McKinney's rapidly growing population

HOME > ARTS & CULTURE

## Got Concerns? McKinney Residents Invited To Weigh In On \$220 Million Amphitheater

A public meeting is scheduled for April 22, 2025

Marleya Guzman Castibon  
about an hour ago



Photo: VRND

Listen to this article

## McKinney Moving Forward on Downtown Redevelopment Plan



# Interior Photos



# Aerial



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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.

### 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 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.

<u>Licensed Broker/Broker Firm Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Rockhill Commercial Real Estate	9015723		
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Ryan Griffin	582592	rgriffin@rockhillinvestments.com	(214) 975-0842
<u>License Broker Agent</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Tonya LaBarbera	678307	tonya@rockhillcre.com	(469) 323-2615
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Date</u>

