



FOR SALE OR LEASE

# Victory Office Park at Stonebridge

1880 Stonebridge Drive Suite 210, McKinney, Texas 75071



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**ROCKHILL**  
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM

# PROPERTY SUMMARY

## VICTORY OFFICE PARK AT STONEBRIDGE SUITE 210

- Three Building Office Project located off Stonebridge Drive just north of the master-planned community of Stonebridge Ranch
- Corner, Fully Finished Out Professional Office Suite
- Close proximity to the Dallas North Tollway, Preston Road, & US HWY 380
- Professional office environment with a fully maintained landscape
- Centered perfectly to service some of the fastest growing communities in the DFW metroplex: Prosper, Celina, McKinney, and Frisco
- Close proximity to numerous Restaurant & Retail Amenities including the Gates of Prosper, future Market Street & HEB, and the future headquarters of the PGA
- Nearby multiple Elementary schools and the master-planned community of Stonebridge Ranch

USE	PROFESSIONAL OFFICE
AVAILABLE SF	1,255 SF
PRICE	\$450/SF // \$564,750
LEASE RATE	\$25-\$26 + NNN
LEASE TERMS	3-10 YEARS
CONDITION	FULLY FINISHED-OUT
YEAR BUILT	2023
SIGNAGE	BUILDING AND MONUMENT
PARKING	3:1,000 / SF

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.

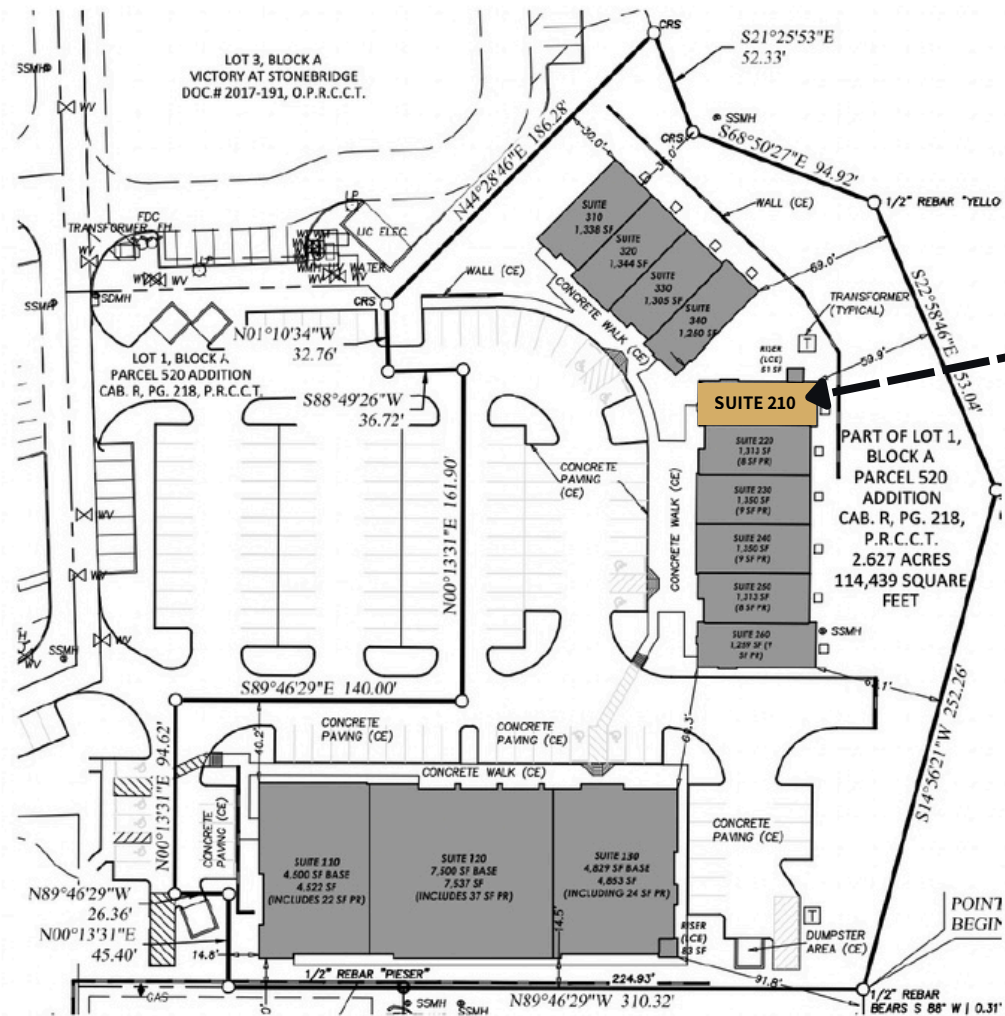


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# SITE PLAN



AVAILABLE FOR SALE OR LEASE

**SUITE 210 | 1,255 SF**

Professional Office



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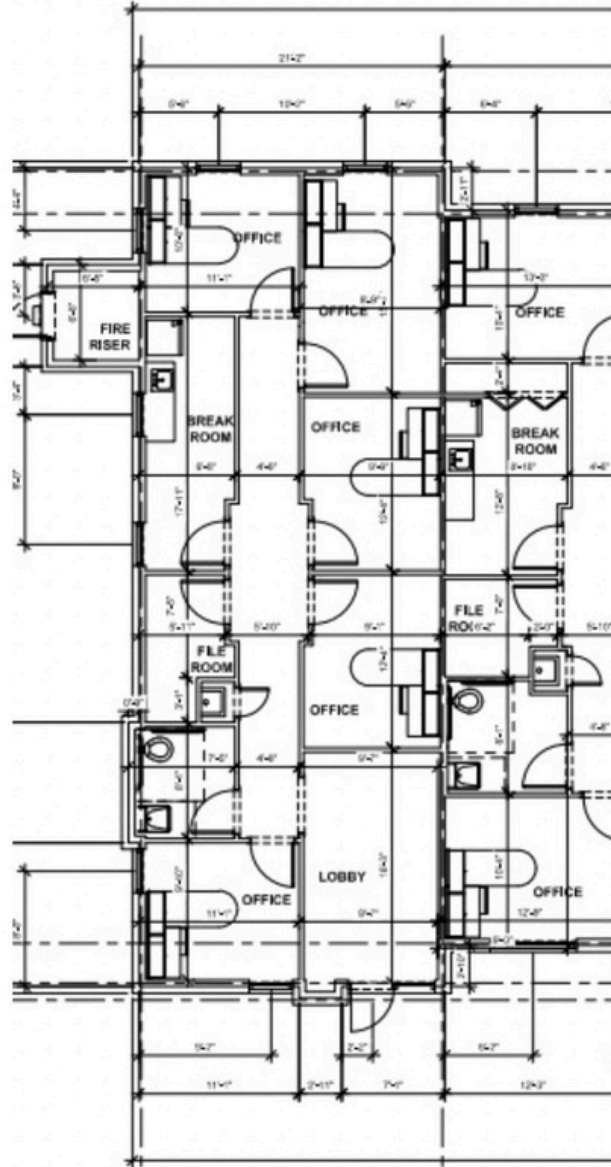
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# FLOOR PLAN

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**SUITE 210 | 1,255 SF**

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MAIN HALLWAY



ENTRANCE



BREAK ROOM



SUITE 210 / 1,255 SF



OFFICE



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# AERIAL MAP



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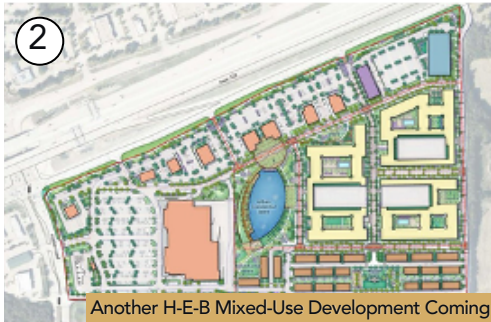
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# NOTABLE ATTRACTIONS



①

Allen's New Food Hall The Hub Is Now Open



②

Another H-E-B Mixed-Use Development Coming



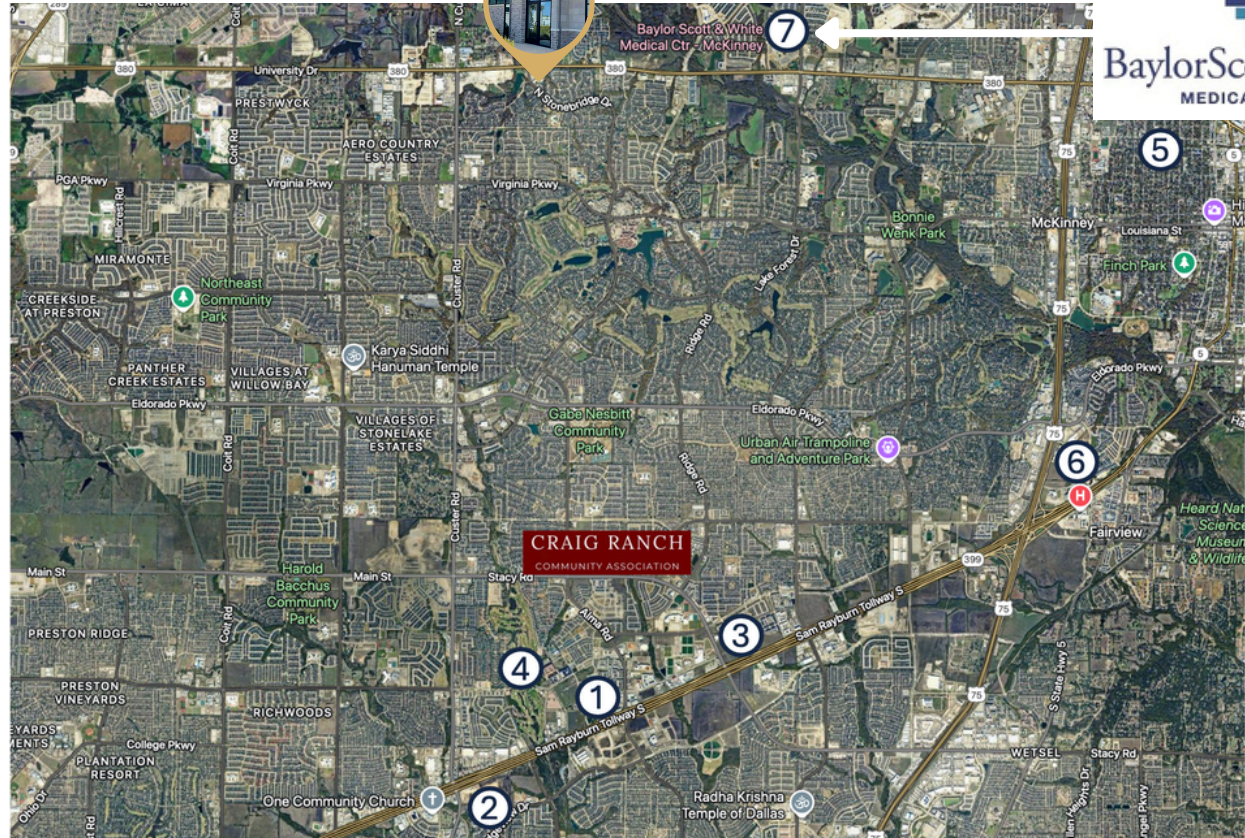
③

Surf and Adventure Park Coming \$200M Attraction



④

TCP Craig Ranch/AT&T Bryon Nelson



⑦



⑤

Historic Downtown McKinney



⑥

\$220M McKinney Music Venue Opens 2026



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McKinney, Texas

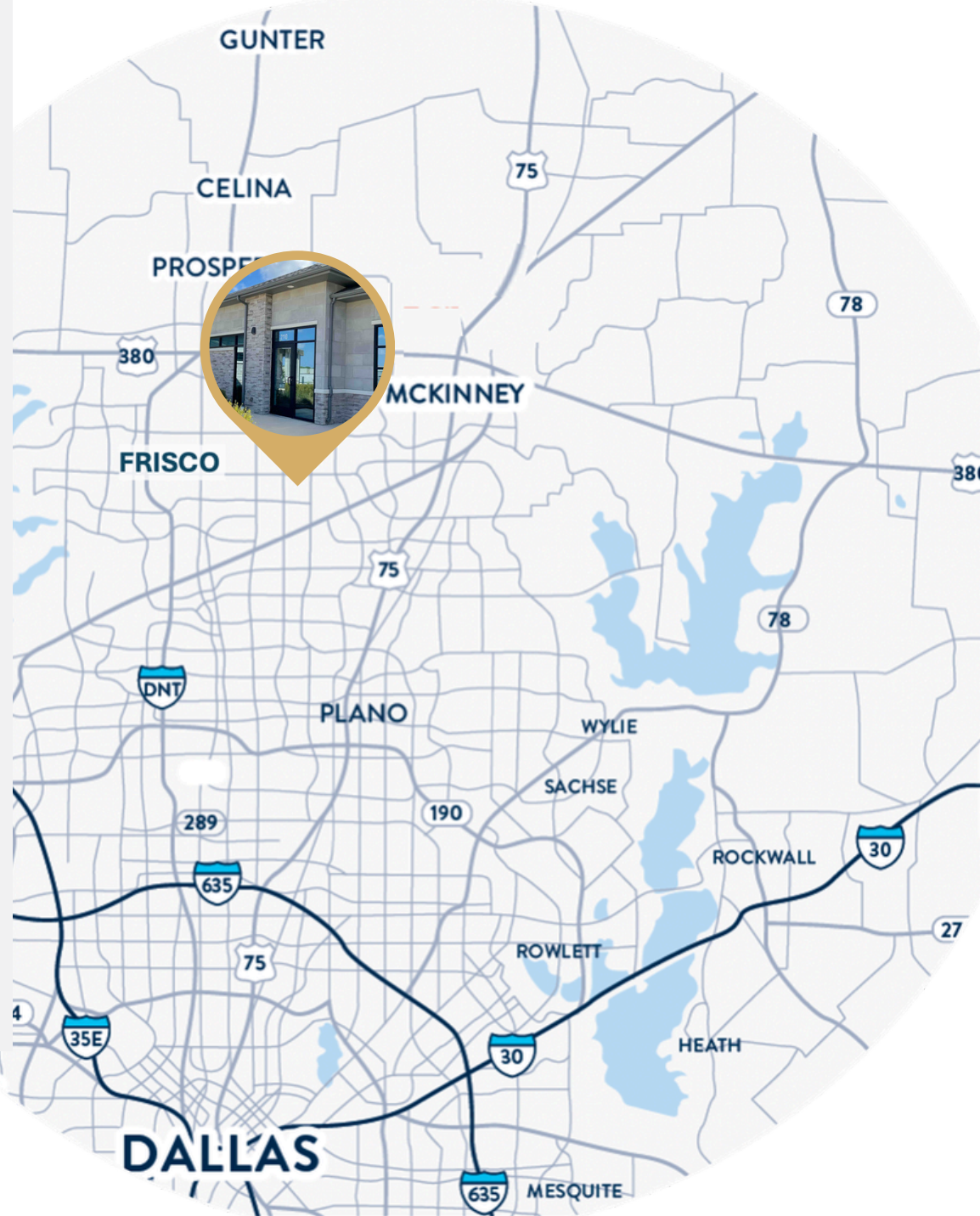
# DEMOGRAPHICS

2024 Summary	1 MILE	3 MILE	5 MILE
Population (E) '24	12,837	141,130	376,426
Households (E) '24	4652	47,759	130,347
Medium Age	40	37	38.2
Median HH Income	\$141,644	\$133,479	\$124,990
Population Growth (2024-2029)	24.83%	22.89%	22.18%
Household Growth (2024-2029)	18.65%	19.48%	21.27%

# TRAFFIC

Roadway (2024)	Traffic Count	Miles from Subject
Coit Road	10,797	.19

Source: © 2026 CoStar Group / Traffic 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

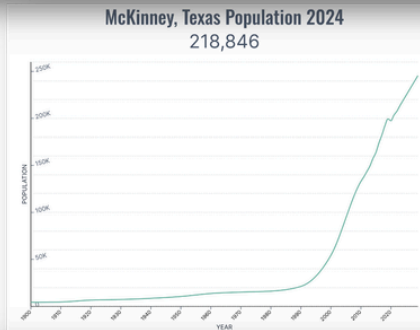
### Plan for commercial passenger terminal at McKinney National Airport moves forward



### 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

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 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.

<b>LICENSED BROKER/BROKER FIRM NAME</b> Rockhill Commercial Real Estate	<b>LICENSE NO.</b> 9015723	<b>EMAIL</b>	<b>PHONE</b>
<b>DESIGNATED BROKER OF FIRM</b> Ryan W. Griffin	<b>LICENSE NO.</b> 582592	<b>EMAIL</b> rgriffin@rockhillinvestments.com	<b>PHONE</b> 214.975.0842
<b>LICENSED BROKER AGENT</b> Tonya LaBarbera	<b>LICENSE NO.</b> 678307	<b>EMAIL</b> tonya@rockhillcre.com	<b>PHONE</b> 469.323.2615
<b>LICENSED BROKER AGENT</b> Denton H. Beams	<b>LICENSE NO.</b> 824937	<b>EMAIL</b> denton@rockhillcre.com	<b>PHONE</b> 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:** \_\_\_\_\_