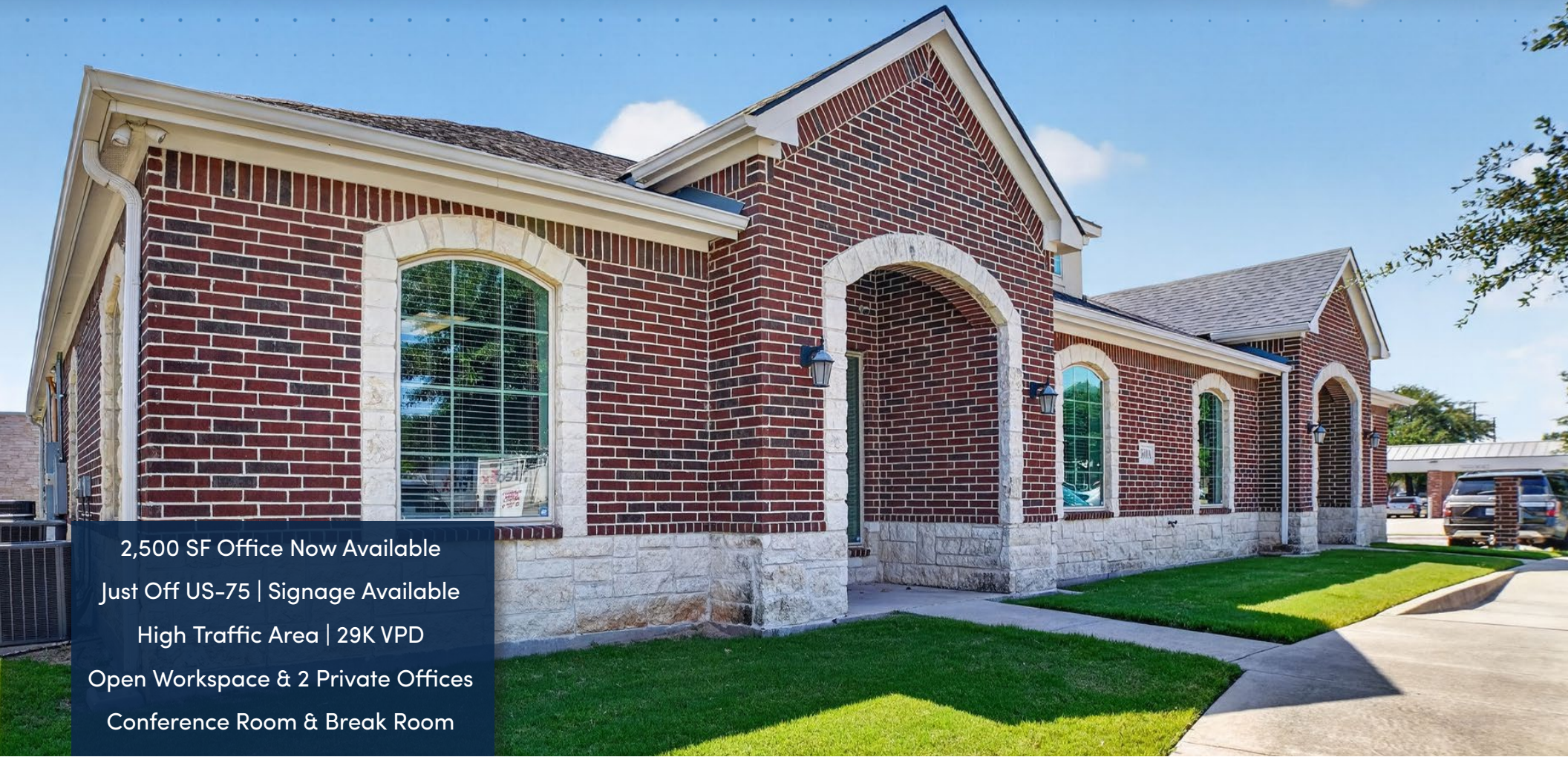


3600 Eldorado Parkway, McKinney, TX



2,500 SF Office Now Available
Just Off US-75 | Signage Available
High Traffic Area | 29K VPD
Open Workspace & 2 Private Offices
Conference Room & Break Room

Main Contact

Kevin Weable

Market Director
kevin@mdcregroup.com
214.801.7787

Danny Perez

Managing Director
danny@mdcregroup.com
972.772.6025



Table of **Contents**

Pages 4-8 | Property Overview

Pages 9-12 | Location Overview

Pages 13 | Disclaimer

Page 14 | Contacts





Property Overview

Position your business for success with this turnkey 2,500 SF office suite at 3600 Eldorado Parkway, ideally located in one of McKinney's fastest-growing and highest-traffic commercial corridors.

Listed By:
Kevin Weable | 214.801.7787



Property Overview

This 2,500 SF office suite for lease at 3600 Eldorado Parkway offers a turnkey opportunity in one of McKinney's fastest-growing commercial corridors. Located in a high-traffic area with excellent visibility, the flexible double-suite layout features an open floor plan, two private offices, two restrooms, a break room/kitchen, and access to a large shared conference room—ideal for medical, physical therapy, wellness, professional office, salon, or specialty service users. Surrounded by popular retailers and restaurants including Trader Joe's, Starbucks, Panera Bread, CVS, McDonald's, Sonic, and more, the location offers tenants convenience and outstanding accessibility. Less than 2 miles from US-75 and SH-121 (Sam Rayburn Tollway), and within 4 miles of US-380, with quick access to the Dallas North Tollway and President George Bush Turnpike, the location provides seamless connectivity throughout the DFW Metroplex. Situated in McKinney's highly sought-after Eldorado corridor, the property is supported by exceptional demographics, including more than 422,124 residents within a 15-minute drive, projected population growth exceeding 10% over the next five years, a median household income of \$143,255, high traffic counts of 29,000 vehicles per day, outstanding visibility, and a dynamic business environment that provides an exceptional opportunity for businesses to prosper. Contact Kevin Weable for more information at (214) 801-7787.

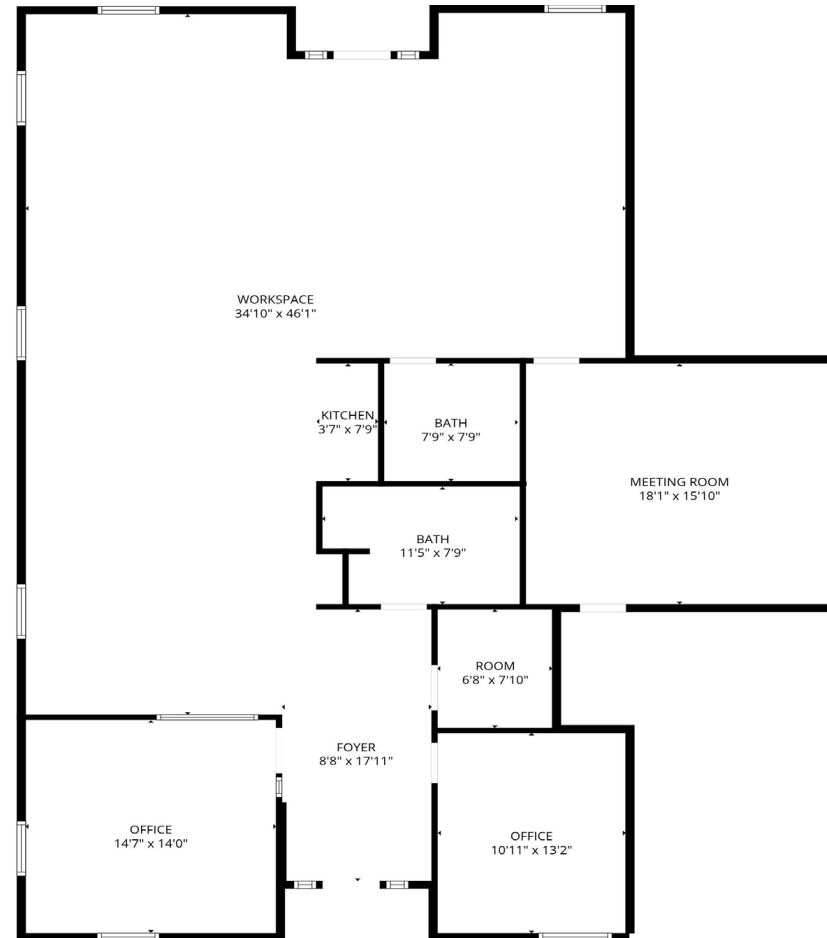
Available Spce	2,500 Contiguous SF
Zoning	Office
Layout	Open with 2 Private Offices
Amenities	Break Room / Kitchen
Signage Available	Yes
Vehicles Per Day	28,912
Uses	General Office
15 Min. Drive Population	422,124



Listed By:
Kevin Weable | 214.801.7787

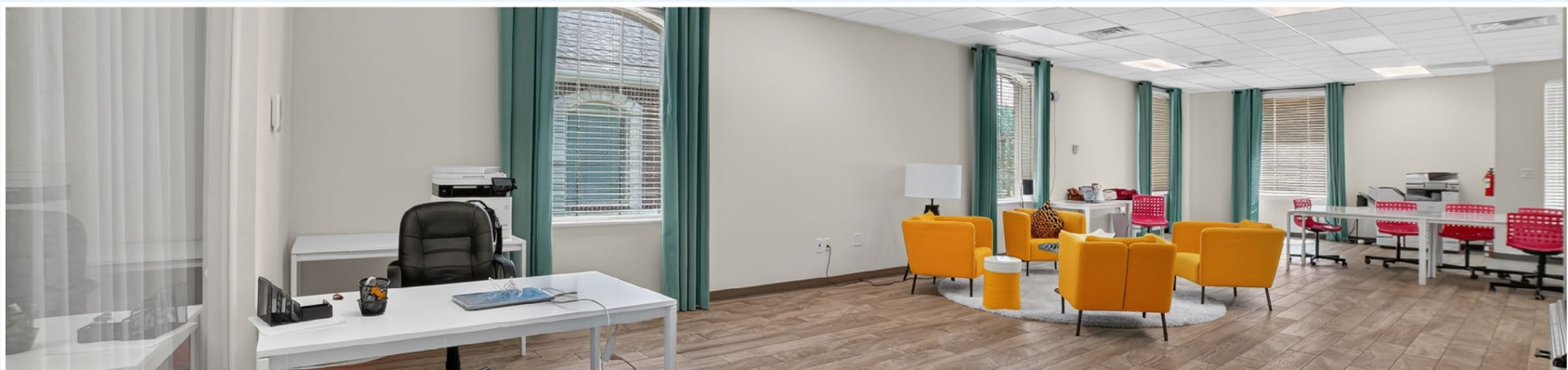
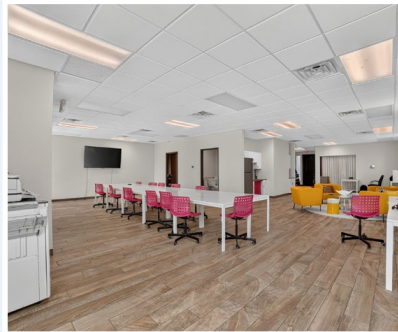


Floor Plan



Listed By:
Kevin Weable | 214.801.7787





Listed By:
Kevin Weable | 214.801.7787



Highlights

2500 SqFt Available Now

Ideal for General Office Use

Close Proximity to US-75

High Traffic Counts of 29,000

Signage Available

Near Ample Dining/Shopping

Turnkey, Open Workspace

Private Offices & Break Room

Shared Conference Room

Two Restrooms



Listed By:
Kevin Weable | 214.801.7787



Location Overview

Open your business within the thriving community of McKinney, TX.

Listed By:
Kevin Weable | 214.801.7787



Fast-Growing DFW Suburb with Unlimited Potential

McKinney, TX Overview

McKinney, Texas, has recently been recognized as the 2024 Best Real Estate Market by WalletHub and ranks as the fourth fastest-growing city in the state. With an impressive 379% population growth between 1999 and 2019, coupled with a robust workforce of 601,539 within Collin County, McKinney offers a prime location for business operations and investment opportunities. This dynamic market presents an exceptional environment for business owners and operators seeking long-term growth and stability.

1,293,047

Residents
Expected
by 2028
(Collin County)

1,600,000

Jobs
Expected
by 2035
(Collin County)

224,043

Total
City
Population
(McKinney, TX)

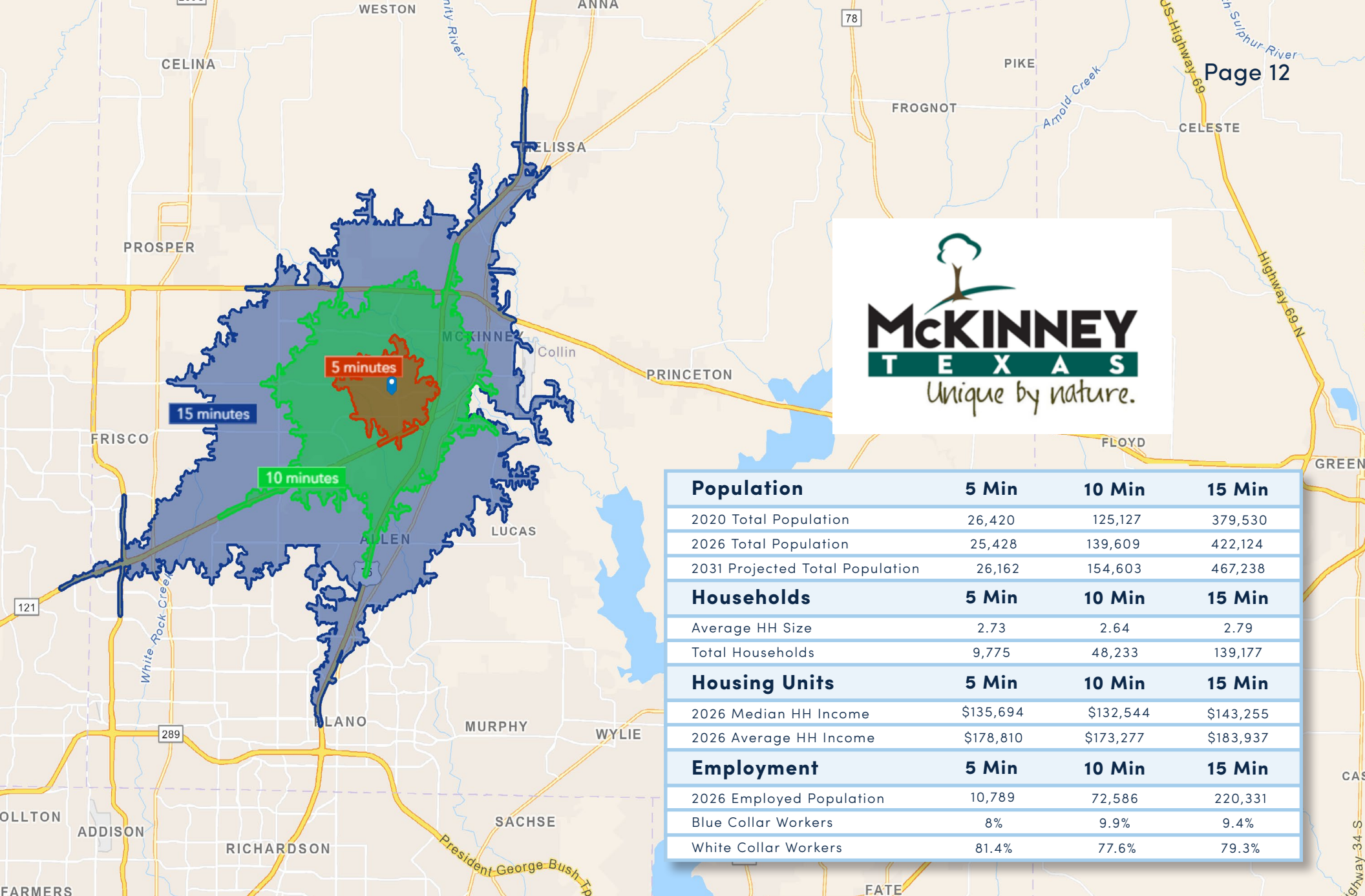
379%

1999-2019
Population
Growth
(McKinney, TX)



Listed By:
Kevin Weable | 214.801.7787

MD
& CRE



Population	5 Min	10 Min	15 Min
2020 Total Population	26,420	125,127	379,530
2026 Total Population	25,428	139,609	422,124
2031 Projected Total Population	26,162	154,603	467,238
Households	5 Min	10 Min	15 Min
Average HH Size	2.73	2.64	2.79
Total Households	9,775	48,233	139,177
Housing Units	5 Min	10 Min	15 Min
2026 Median HH Income	\$135,694	\$132,544	\$143,255
2026 Average HH Income	\$178,810	\$173,277	\$183,937
Employment	5 Min	10 Min	15 Min
2026 Employed Population	10,789	72,586	220,331
Blue Collar Workers	8%	9.9%	9.4%
White Collar Workers	81.4%	77.6%	79.3%

Listed By:
Kevin Weable | 214.801.7787



Non-Endorsement & Disclaimer Notice

Disclaimer: This Marketing Brochure has been created to provide a summary of unverified information to prospective buyers and to generate an initial level of interest in the subject property. The information provided herein is not a replacement for a comprehensive due diligence investigation. M&D CRE has not conducted any investigation and makes no warranties or representations regarding the size and square footage of the property and its improvements, the presence of contaminants such as PCB's or asbestos, compliance with State and Federal regulations, the physical condition of the improvements, or the financial status or business prospects of any tenant. While the information contained in this brochure has been obtained from sources we believe to be reliable, M&D CRE has not verified, nor will it verify, any of the details and assumes no responsibility for the accuracy or completeness of the information provided. It is the responsibility of all potential buyers to independently verify all information set forth herein.

Non-Endorsement Notice: M&D CRE is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing material. The presence of any corporation's logo or name does not imply affiliation with, or sponsorship or endorsement by, that corporation of M&D CRE, its affiliates, subsidiaries, agents, products, services, or commercial listings. Such logos or names are included solely for the purpose of providing information about this listing to prospective customers.

M&D CRE advises all prospective buyers as follows: As the Buyer of a property, it is your responsibility to independently confirm the accuracy and completeness of all material information prior to completing any purchase. This Marketing Brochure is not intended to substitute for your own thorough due diligence investigation of this investment opportunity. M&D CRE specifically disclaims any obligation to conduct a due diligence examination of this property on behalf of the Buyer. Any projections, opinions, assumptions, or estimates presented in this Marketing Brochure are for illustrative purposes only and do not reflect the actual or anticipated performance of the property. The value of a property depends on various factors that should be evaluated by you and your legal, financial, and tax advisors. It is essential that the Buyer, along with their legal, financial, tax, and construction advisors, undertake an independent and thorough investigation of the property to assess its suitability for their needs. As with all real estate investments, this investment carries inherent risks. The Buyer and their advisors must carefully review all legal and financial documents related to the property. While the tenant's past performance at this or other locations is an important factor, it does not guarantee future success. By accepting this Marketing Brochure, you agree to release M&D CRE from any liability, claims, expenses, or costs arising from your investigation or purchase of this property.



Kevin Weable

Market Director

kevin@mdcregroup.com

214.801.7787

Danny Perez

Managing Director

danny@mdcregroup.com

972.772.6025

Office Information:

2701 Sunset Ridge Dr. Ste. 109 Rockwall, TX 75032

info@mdcregroup.com

469.607.0471





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.

2-10-2025



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 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.

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.

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.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kevin Weable	0689810	kevin@mdcregroup.com	972-845-1663
Sales Agent/Associate's Name	License No.	Email	Phone
	Date		
Buyer/Tenant/Seller/Landlord Initials			