

**FOR SALE**

**1,012 SF OFFICE CONDO**

**3440 ELDORADO PKWY // MCKINNEY, TX 75070**

Contact:

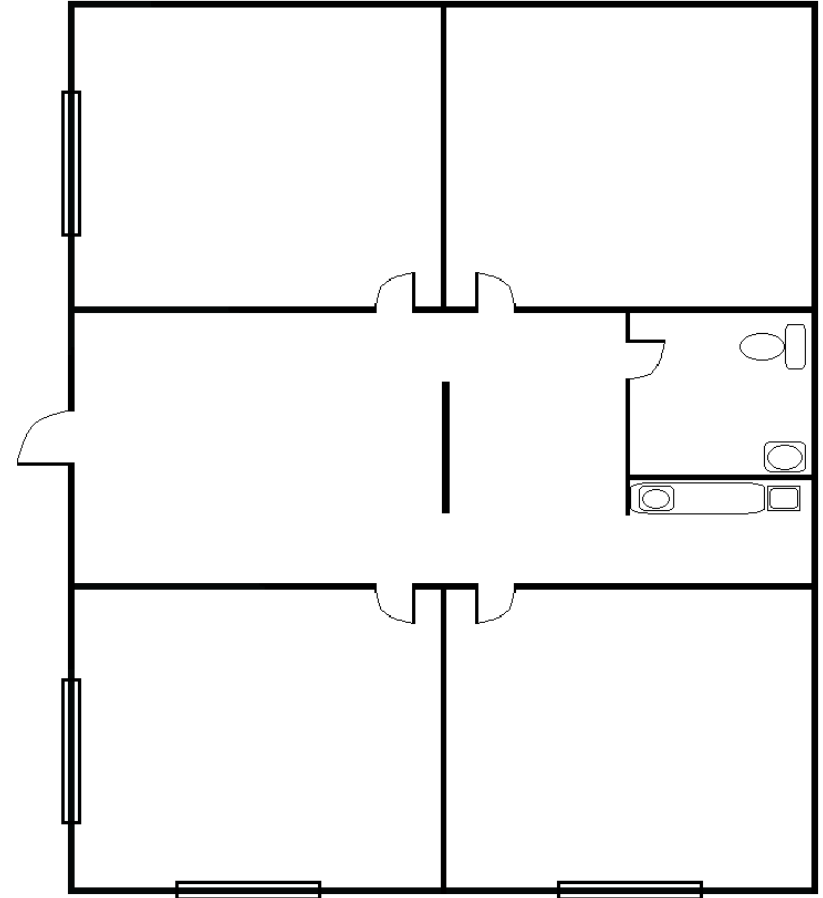
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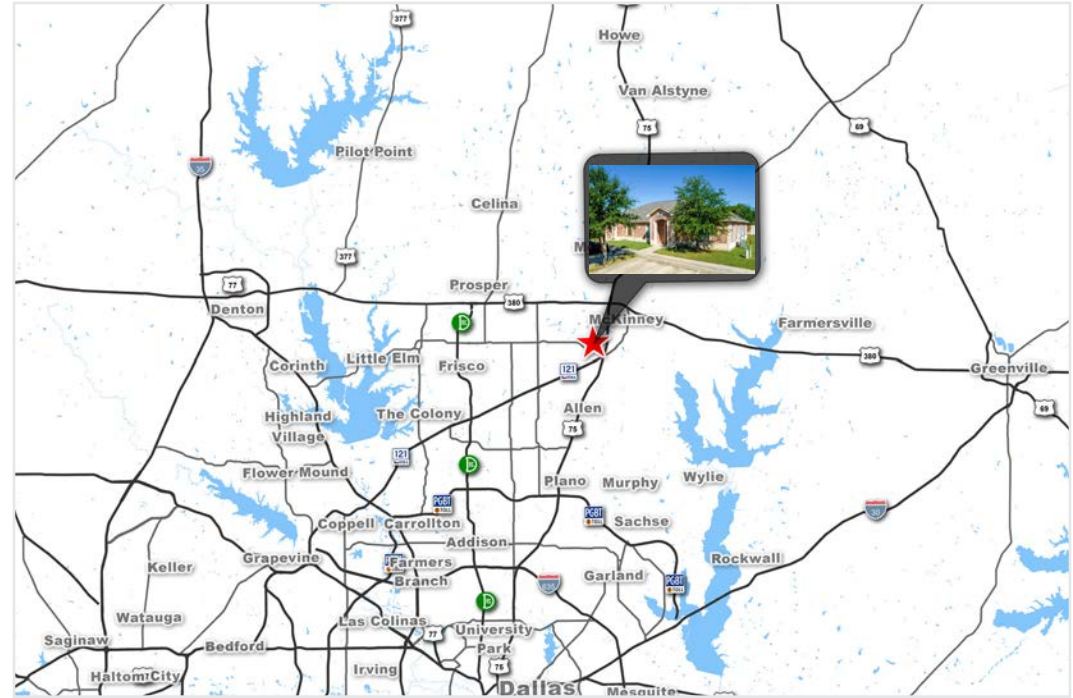
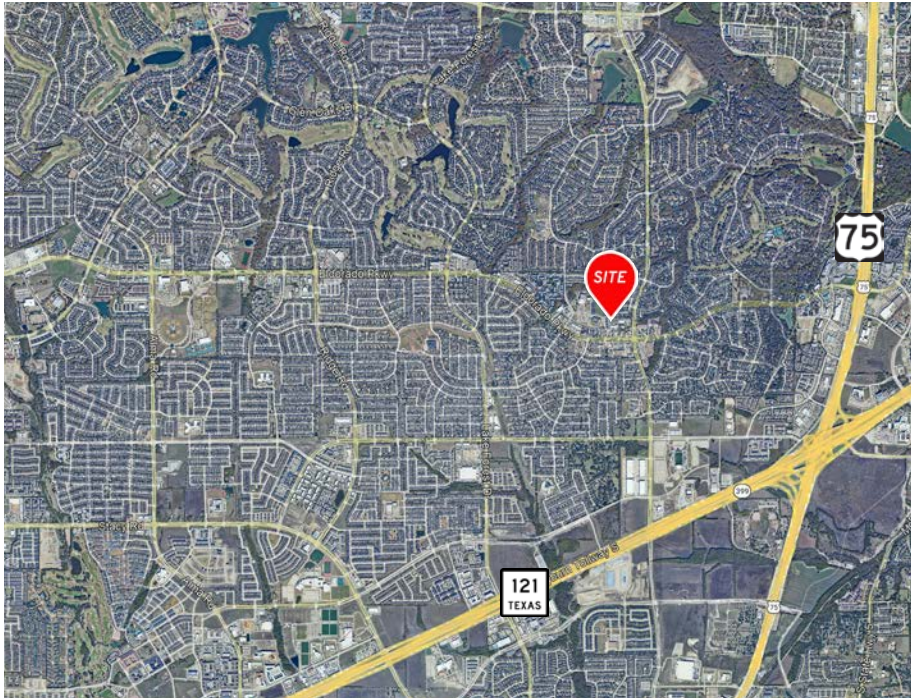
**CAREY COX**  
A REAL ESTATE COMPANY

## BUILDING DETAILS

ADDRESS	3440 ELDORADO PKWY, MCKINNEY, TX 75070
CONDO SIZE	±1,012 SF
SALE PRICE	\$325,000.00
ZONING	PD - OFFICE
ALLOWED USES	GENERAL OFFICE, MEDICAL/DENTAL OFFICE, PERSONAL SERVICES, FINANCIAL INSTITUTIONS
PARKING RATIO	3.70/1,000 SF
YEAR BUILT	2012
KITCHEN	KITCHENETTE
FLOORING	CARPET/TILE



# LOCATION



## DRIVE TIMES

TX-121	5 Minute
US-75	5 Minutes
US-380	10 Minutes
George Bush Turnpike	18 Minutes
Dallas North Tollway	20 Minutes
Interstate 35	23 Minutes
Interstate 635	26 Minutes
TKI - McKinney National Airport	14 Minutes
Dallas Love Field Airport	38 Minutes
Dallas-Fort Worth International Airport	40 Minutes

## DEMOGRAPHICS

2025 - CoStar	1-Mile	3-Mile	5-Mile
Total Population	17,017	115,356	295,672
Average Household Income	\$132,082	\$117,386	\$124,729

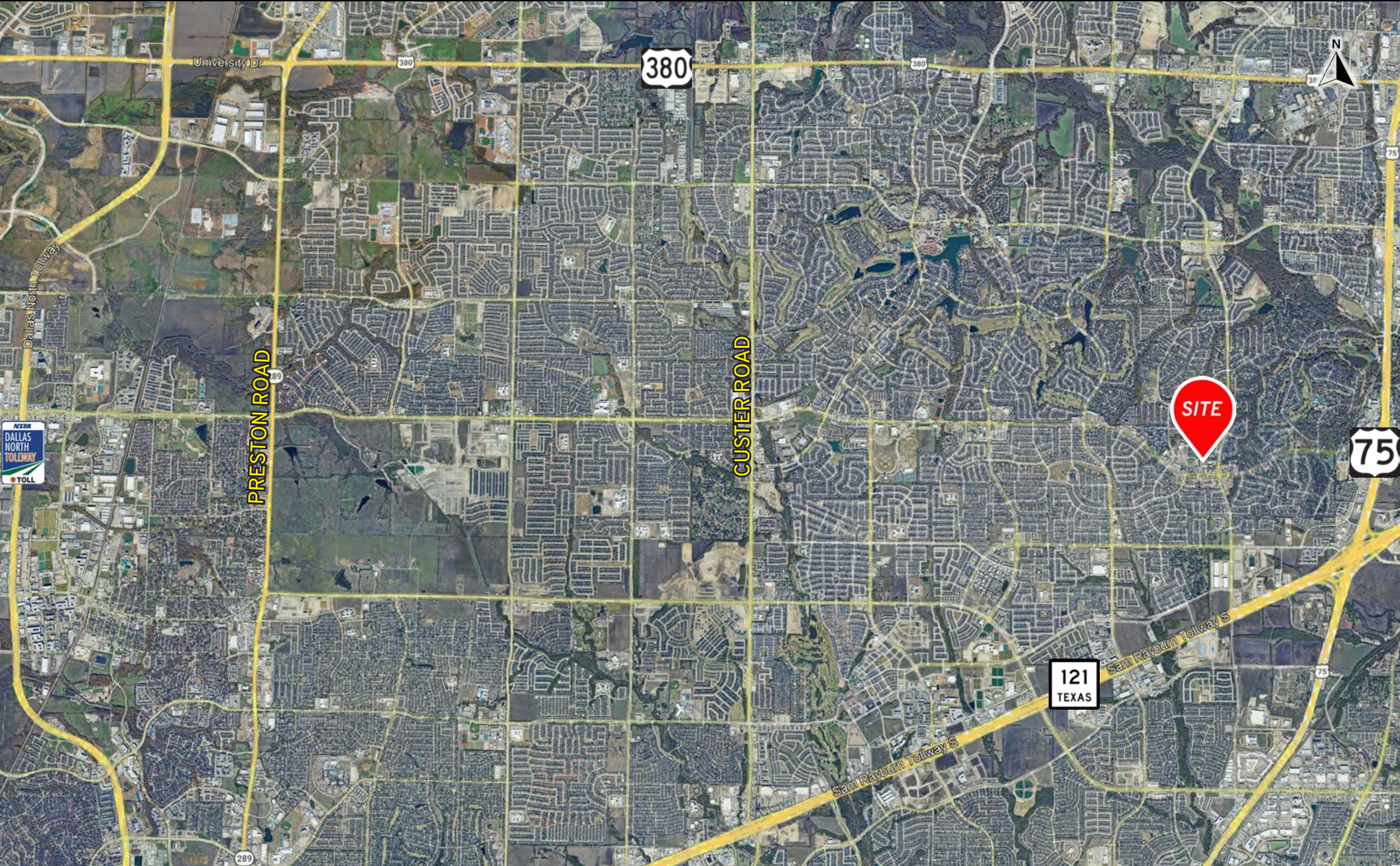
## TRAFFIC COUNTS

ELDORADO PKWY @ HARDIN BLVD	28,730 VPD
ELDORADO PKWY @ HIGHLANDS DR	31,144 VPD

# INTERIOR PHOTOS







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