

3180 W Eldorado Pkwy, Suite 300 McKinney

3,000 SF



1,500-3,000 SF Available
Open Floorplan Layout
28,800+ Vehicles Per Day
Prominent Building Signage
Ample Parking

Main Contact

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3180 W Eldorado Pkwy, McKinney, TX

Property Overview

M&D CRE is pleased to present a premier 3,000 square foot retail opportunity along Eldorado Parkway in McKinney – a high-visibility, multi-tenant strip center positioned on one of the city’s most heavily trafficked corridors. With the flexibility to subdivide down to 1,500 square feet, the space features a mostly open floorplan, prominent building signage, and ample on-site parking. Ideal future uses include fitness, health & beauty, and professional office concepts. Located on Eldorado Parkway, a prominent thoroughfare in McKinney, this site offers a prime location just less than 2 miles from State Highway 121. The surrounding trade area is anchored by a strong mix of national and regional retailers – including Urban Air, Tom Thumb, Culver’s, and McDonald’s – driving steady consumer activity to the immediate vicinity. McKinney’s affluent demographics, strong household incomes, and rapid population growth further reinforce the long-term strength of this corridor.





McKinney, TX Retail Map



The property is just off Eldorado Pkwy with over 28,000 vehicles per day.



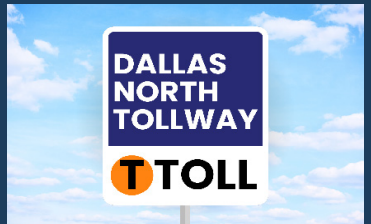
1.8 Miles to SH-121



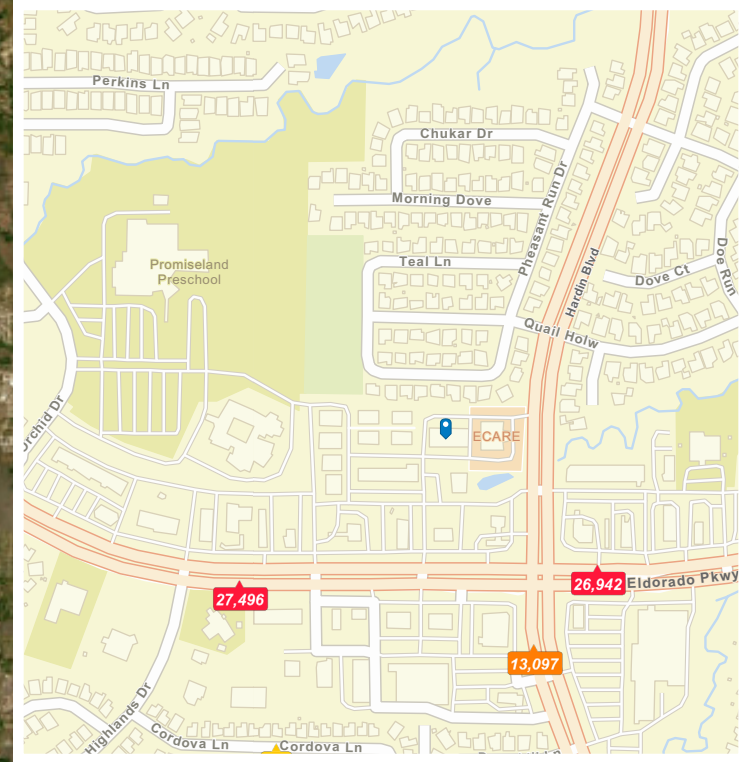
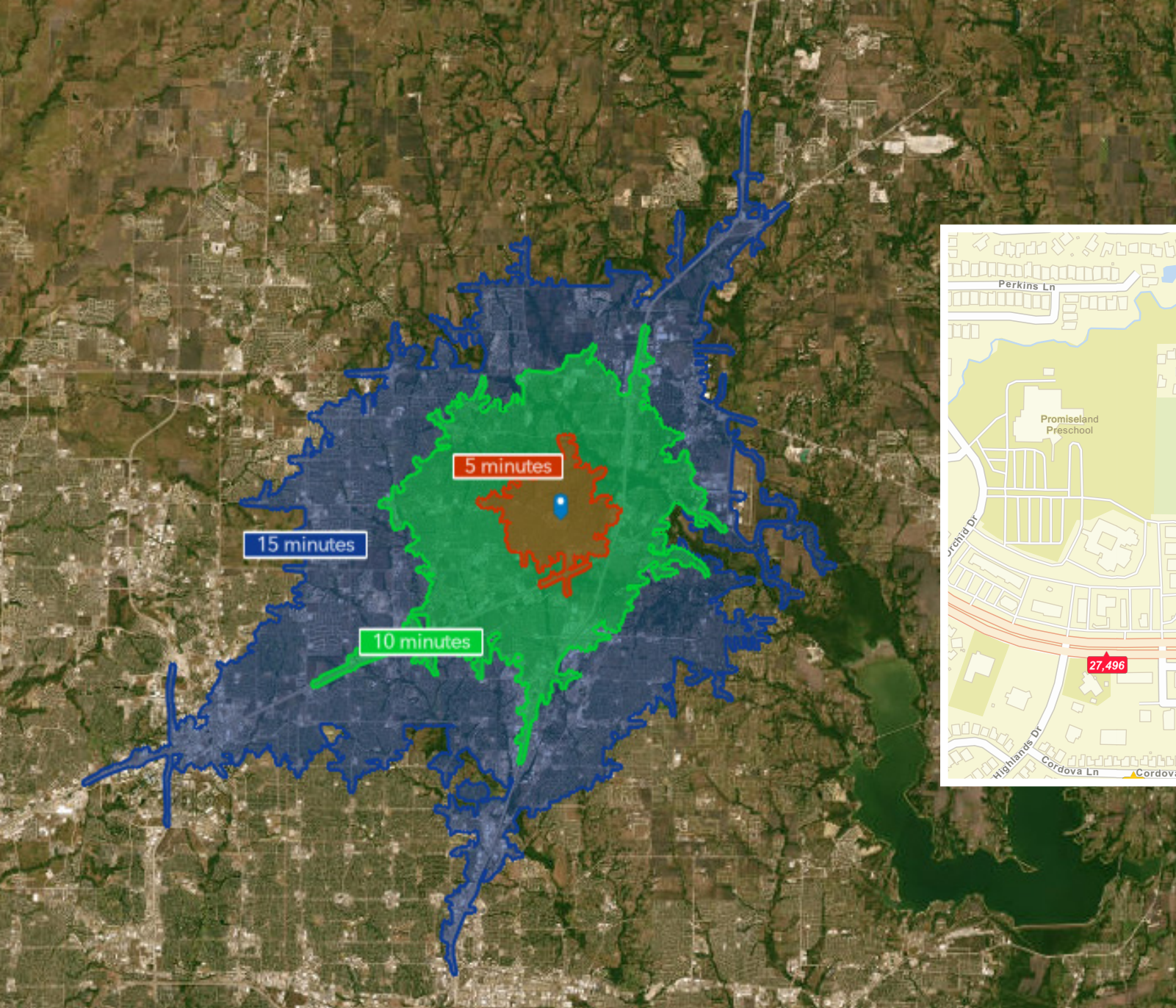
2.4 Miles to SH-75



3.6 Miles to SH-380



11 Miles to Dallas North Toll



Market Profile

3180 Eldorado Pkwy, Mckinney, Texas, 75070 2
 3180 Eldorado Pkwy, Mckinney, Texas, 75070
 Drive time: 5, 10, 15 minute radii

Population Summary	5 minutes	10 minutes	15 minutes
2010 Total Population	20,836	89,649	275,161
2020 Total Population	23,262	127,891	379,359
2020 Group Quarters	0	653	1,402
2025 Total Population	22,805	141,174	413,019
2025 Group Quarters	0	845	1,868
2030 Total Population	22,635	153,776	444,916
2025-2030 Annual Rate	-0.15%	1.72%	1.50%
2025 Total Daytime Population	18,078	133,973	399,019
Workers	7,076	66,030	200,824
Residents	11,002	67,943	198,195

Household Summary	5 minutes	10 minutes	15 minutes
2010 Total Households	7,176	31,503	94,514
2010 Average Household Size	2.90	2.84	2.90
2020 Total Households	8,321	46,751	131,852
2020 Average Household Size	2.80	2.72	2.87
2025 Total Households	8,374	52,908	146,791
2025 Average Household Size	2.72	2.65	2.80
2030 Total Households	8,522	58,565	160,780
2030 Average Household Size	2.66	2.61	2.76
2025-2030 Annual Rate	0.35%	2.05%	1.84%
2025 Families	6,274	36,822	108,354
2025 Average Family Size	3.24	3.25	3.32
2030 Families	6,269	40,007	116,910
2030 Average Family Size	3.19	3.24	3.30
2025-2030 Growth Rate	-0.0%	1.7%	1.5%

Median Household Income	5 minutes	10 minutes	15 minutes
2025	\$125,714	\$121,373	\$134,634
2030	\$134,830	\$136,780	\$150,410



413,019

2025 Total Population
15 Minutes



\$134,634

2025 Median HH Income
15 Minutes



146,791

2025 Total Households
15 Minutes



399,019

2025 Daytime Population
15 Minutes

Property Summary

Location	3180 W Eldorado Pkwy Ste. 300 McKinney, TX
Zoning	Local Commercial District
Year Built	2006
Size	±1,500-3,000 SF
Condition	Open Floorplan Layout
Features	Open floor plan with the option to customize the space to fit your needs



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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.

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.

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Buyer/Tenant/Seller/Landlord Initials	Date		