

# R

FOR LEASE

## Southern Hills Office Park

8951 Collin McKinney Pkwy, Suite 402, McKinney, TX 75070



TONYA LABARBERA  
469.323.2615  
tonya@rockhillcre.com

**ROCKHILL**  
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM

# Property Overview

- Stand-alone Office Condo Building at Southern Hills Office Park, where McKinney and Frisco seamlessly connect
- Upscale office environment featuring 14 professional office buildings in Phase I
- Situated on Collin McKinney Parkway with easy access to Craig Ranch
- Convenient access to major thoroughfares, including Sam Rayburn Tollway, Dallas North Tollway, and Custer Road
- Minutes from Methodist McKinney Hospital and Baylor Scott & White Medical Center – Centennial
- Building signage available

- 
- Size: 2,330 SF
  - Lease Rate: \$6,900 + Electric
  - Lease Term: 3 - 10 Years
  - Use: Professional or Medical Office
  - Year Built: 2018
  - Parking Ratio: 4:1,000 SF (Medical Ratio)

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.



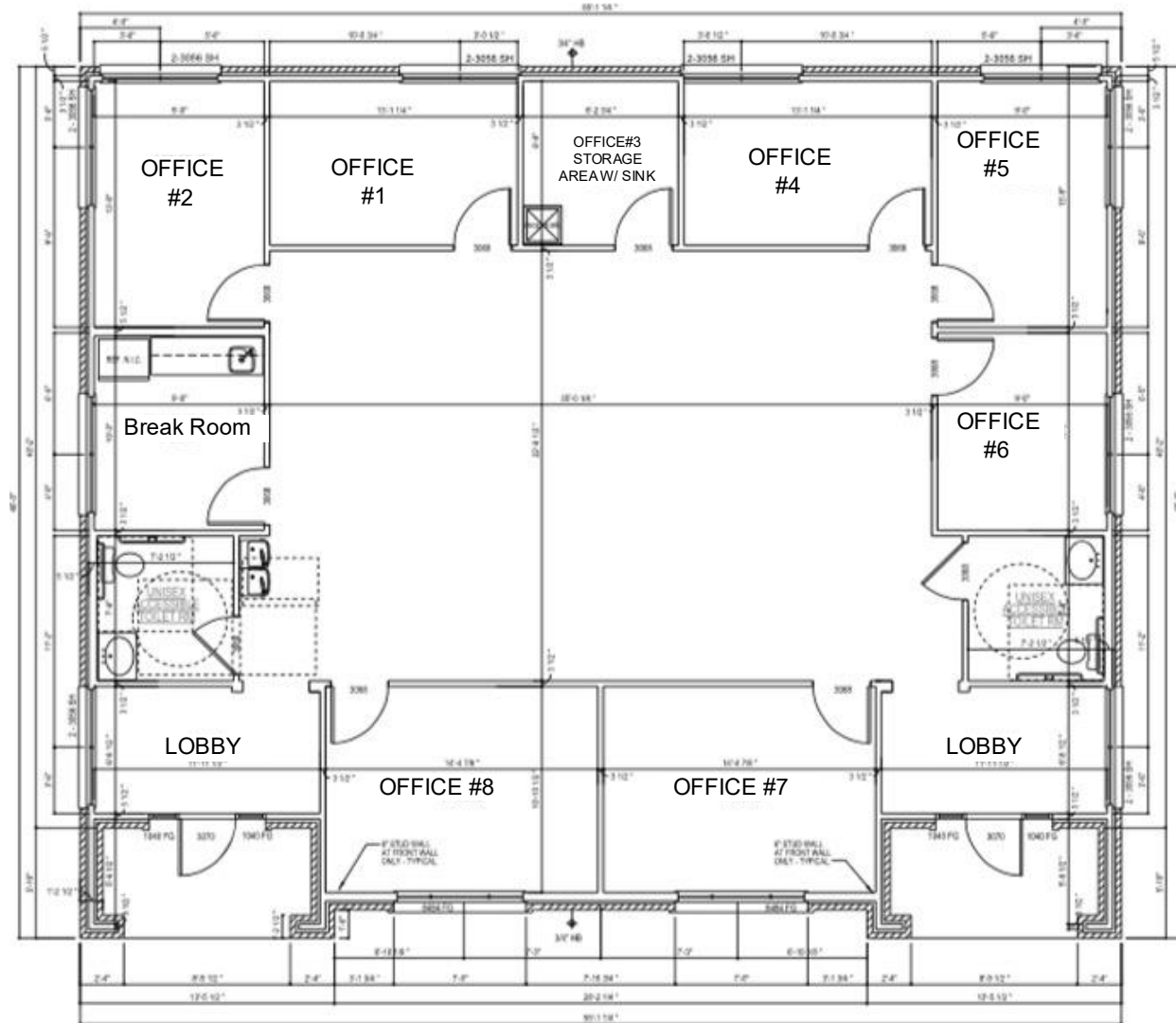
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# Floor Plan

**Existing Build-Out with Medical Option:** Currently configured as a professional office, with zoning and parking ratios that fully support medical use.

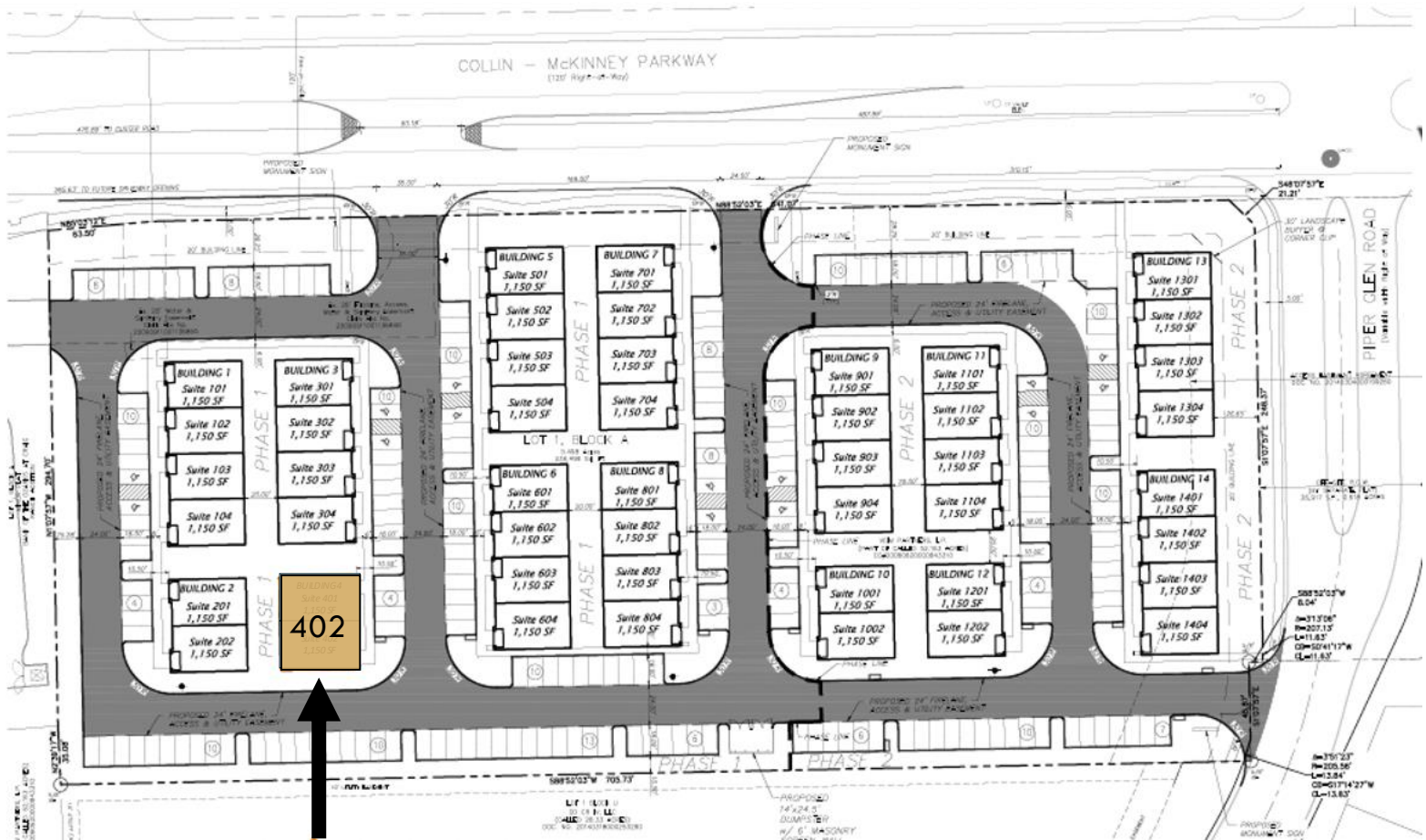
**Adaptable for Medical Conversion:** Floor plan can be efficiently modified to accommodate medical requirements, including patient check-in/check-out and exam rooms.



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# Site Plan



2,330 SF  
Suite 402



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# Demographics | Traffic



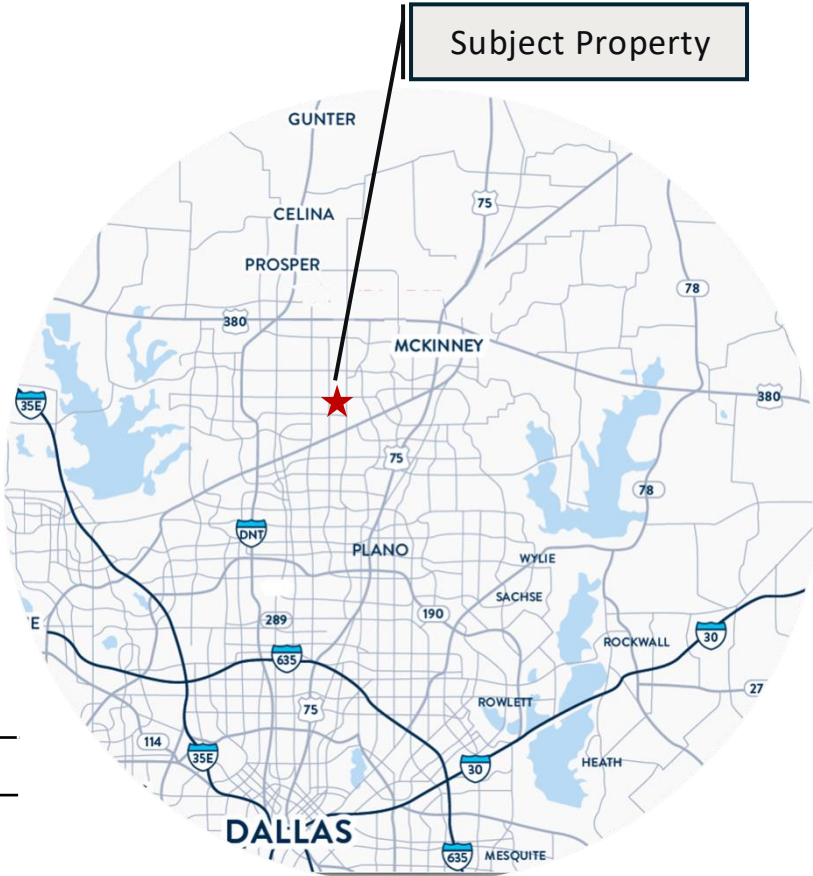
## Demographics

	1 MI	3 MI	5 MI
Population (E) '24	<b>12,837</b>	<b>141,130</b>	<b>376,426</b>
Households (E) '24	4652	47,759	130,347
Medium Age	40.0	37.0	38.2
Medium HH Income	\$141,644	\$133,479	\$124,990
Population Growth 2024-2029	24.83%	22.89%	22.18%



## Average Daily Traffic Volume

	Traffic Count	Miles From Subject
Custer Road	40,277	.27
Custer Rd. / Ridge Creek	31,593	.38



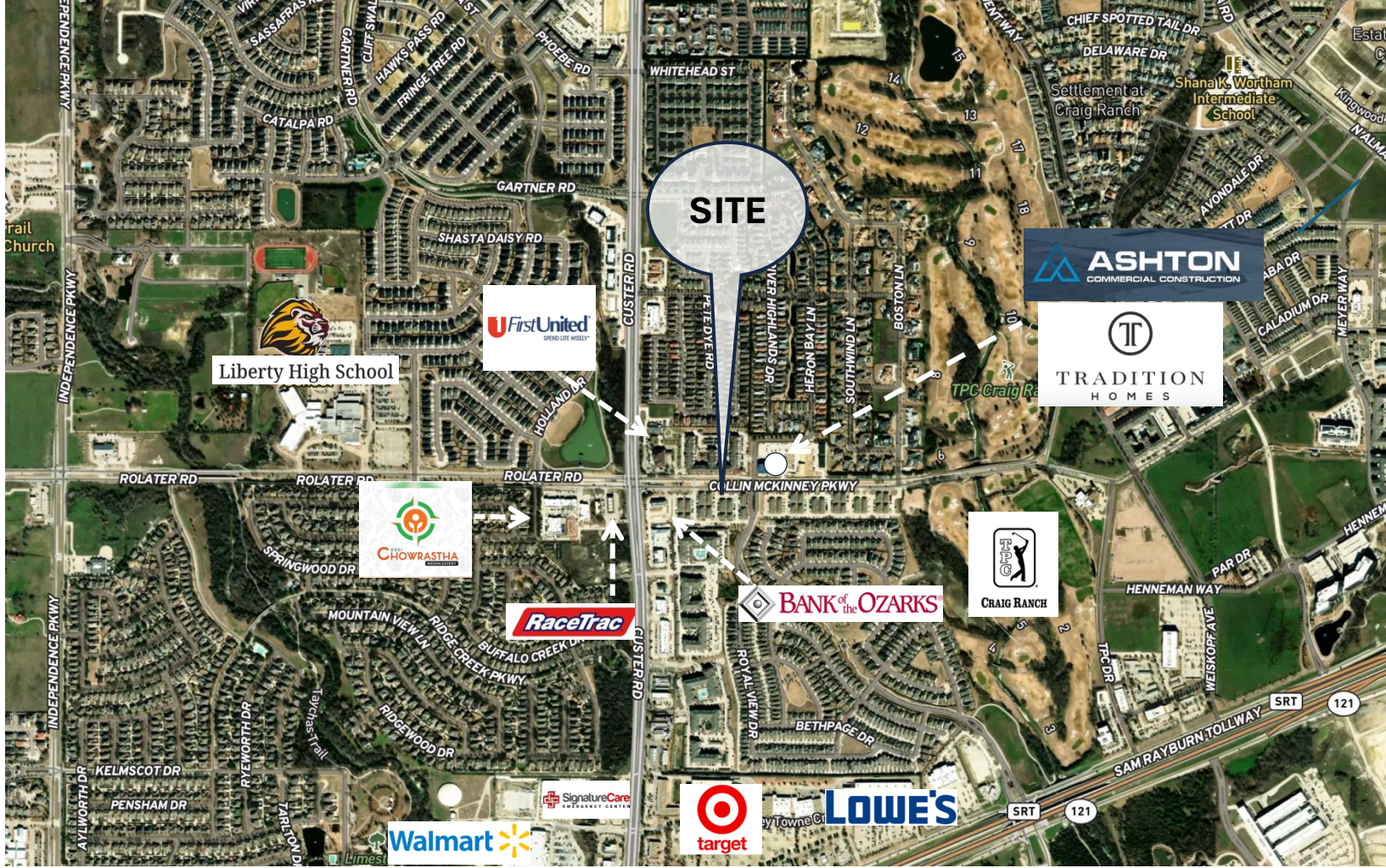
Source: 2026 CoStar Group / Traffic 2025



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# Aerial



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# Location | McKinney, TX



DALLAS - FORT WORTH / MCKINNEY / GOVERNMENT

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



HOME > NEWS

## McKinney, Texas Reaches All-Time High Population

The planning department estimates a total of 214,810 residents

Matilda Preisendorf  
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 Preisendorf  
a day ago

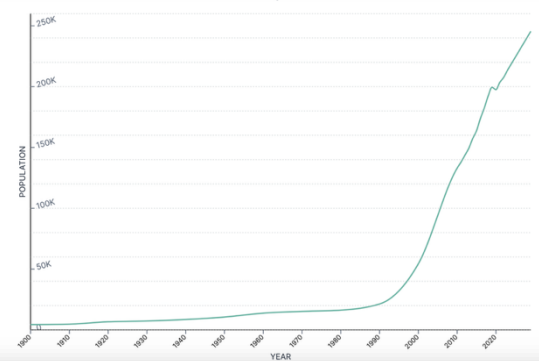


## McKinney, Collin County continues to see population growth in 2024

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.

## McKinney Moving Forward on Downtown Redevelopment Plan





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# Aerial | Notable Attractions

**1** **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 Plano

**2** **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.

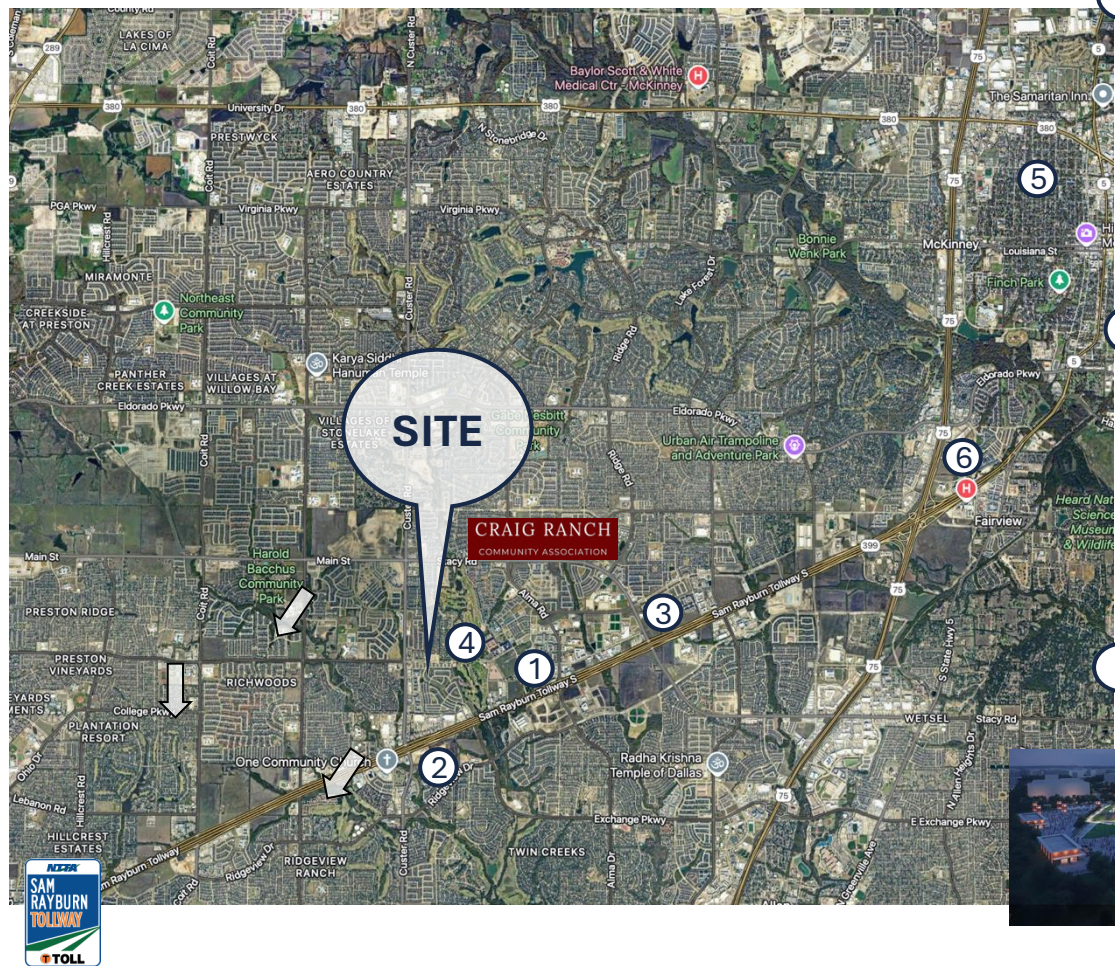


**3** **Surf and Adventure Park coming to McKinney; 35-acre, \$200M attraction**

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  
McKinney, TX



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# Photos



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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.

**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 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 Griffin	<b>LICENSE NO.</b> 582592	<b>EMAIL</b> rgriffin@rockhillinvestments.com	<b>PHONE</b> 214.975.0842
<b>LICENSE BROKER AGENT</b> Tonya LaBarbera Davis	<b>LICENSE NO.</b> 678307	<b>EMAIL</b> tonya@rockhillcre.com	<b>PHONE</b> 469.323.2615



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**BUYER/TENANT/SELLER/LANDLORD INITIALS:** \_\_\_\_\_

**DATE:** \_\_\_\_\_