

# FOR SALE / FOR LEASE | PROFESSIONAL OFFICE CONDOMINIUM

6000 Alma Rd, Suites 601 and 602, McKinney, TX 75070



*Medical Offices For Lease*



*Please  
Contact*

NATHAN ENGLAND  
214.707.1542  
nathan@wynmarkcommercial.com

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*Information*

## Property Overview

A rare opportunity to acquire or lease two adjacent office condo suites totaling ±2,450 SF in McKinney's highly desirable Craig Ranch / Collin Ridge corridor. Suites 601 & 602 offer flexible layouts ideal for medical, legal, financial, wellness, or executive office users, with excellent access to SH-121, US-75, Plano, Frisco, Allen, and greater DFW.

## Property Highlights

- Suites 601 & 602 combined ±2,450 SF total
- New construction office condominium
- Reception, private offices, conference room, breakroom, and restroom(s)
- Strong owner-user or investment opportunity
- Convenient surface parking
- Minutes to SH-121, Alma Rd, and US-75

## Location & Demographics

### Prime McKinney / Craig Ranch Location

Located in the high-growth Craig Ranch / Collin Ridge submarket, the property is surrounded by strong rooftops, executive housing,

retail, restaurants, medical services, and major employers throughout McKinney, Frisco, Plano, and Allen.

Key Access: SH-121, US-75, Alma Road, and Collin McKinney Parkway

## Ideal Uses

- Medical / wellness
- CPA / financial advisory
- Law / insurance
- Title / real estate
- Counseling / therapy
- Executive office
- Investment lease-up



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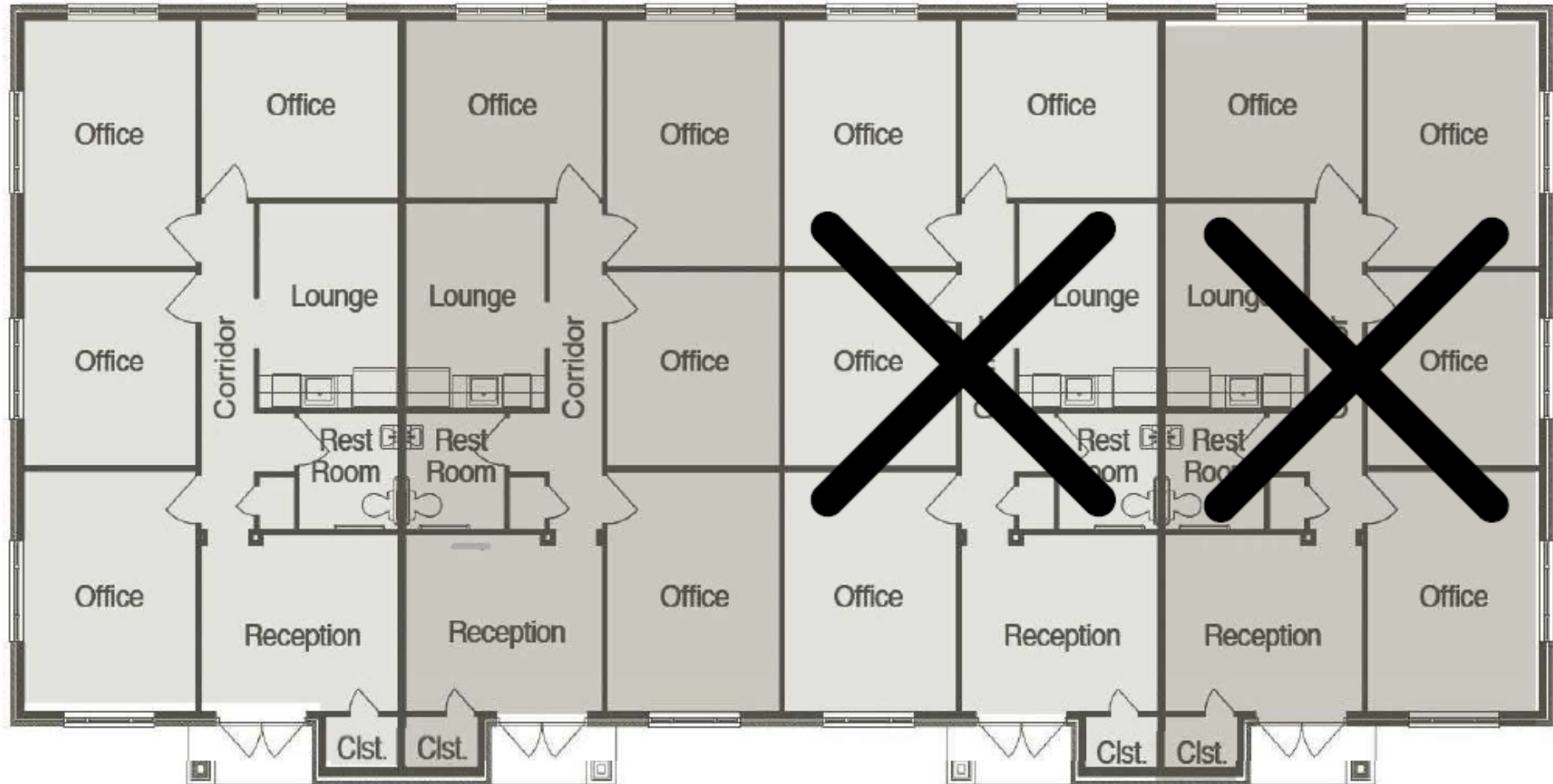
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*Floor Plan*

601

602



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## MCKINNEY AT A GLANCE - 2024



### POPULATION AND PEOPLE

#### AGE DEMOGRAPHICS

|                       |         |
|-----------------------|---------|
| TOTAL POPULATION:     | 224,043 |
| Median Age            | 36.5    |
| Under 5 Years         | 6.3%    |
| School-Age (5-17 YRS) | 27.1%   |
| Adults (18-64 YRS)    | 56.3%   |
| Over 65 YRS           | 10.3%   |
| With Disability       | 5.2%    |

#### RACE AND ETHNICITY

|                                  |       |
|----------------------------------|-------|
| White                            | 53.4% |
| Asian                            | 13%   |
| Black or African American        | 12.3% |
| Two or More Races                | 11.1% |
| American Indian                  | 0.5%  |
| Native Hawaiian/Pacific Islander | 0.1%  |
| Hispanic (Any Race)              | 17%   |

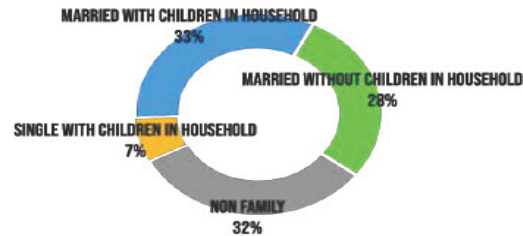


### HOUSING AND FAMILY

#### HOUSEHOLDS OCCUPANCY

|                     |        |
|---------------------|--------|
| Total Households    | 70,787 |
| Total Housing Units | 72,876 |
| Single Family Units | 76%    |
| Multi-Unit          | 23%    |
| Other               | 1%     |
| Vacancy             | 4,510  |
| Occupied            | 68,366 |
| Owner Occupied      | 67%    |
| Renter Occupied     | 33%    |

#### FAMILY TYPES



### ECONOMICS

|                            |           |                         |        |
|----------------------------|-----------|-------------------------|--------|
| Median Household Income    | \$120,273 | Unemployment Rate       | 3.2%   |
| Median Family Income       | \$133,319 | Poverty Rate            | 6.1%   |
| Per Capita Income          | \$53,008  | Avg Commute (Minutes)   | 27     |
| Avg Assessed Home Value    | \$489,242 | Work from Home          | 24.23% |
| Median Home Value          | \$439,500 | High School or Higher % | 95%    |
| Median Monthly Owner Costs | \$2,690   | Bach Degree or Higher % | 52.6%  |
| Labor Force Participation  | 71.3%     | Graduate Degree         | 18.4%  |

Sources:  
[www.mckinneytexas.org/294/Demographics-Census-Reports](https://www.mckinneytexas.org/294/Demographics-Census-Reports)  
[www.census.gov/ipeds/data/totals/mckinneycitytexas\\_US/PST045224](https://www.census.gov/ipeds/data/totals/mckinneycitytexas_US/PST045224)  
[data.census.gov/tables/totals/mckinney\\_city\\_Texas?g=1600000US4845744#income-and-poverty](https://data.census.gov/tables/totals/mckinney_city_Texas?g=1600000US4845744#income-and-poverty)

[www.ycharts.com/indicators/mckinney\\_tx](https://ycharts.com/indicators/mckinney_tx)  
<https://www.mckinneytexas.org/DocumentCenter/View/33676>  
[www.loan.com/news/texas/texas-dlls-with-the-most-people-working-from-home/](https://www.loan.com/news/texas/texas-dlls-with-the-most-people-working-from-home/)  
[www.wirell.com/trends/texas/bollin-county/mckinney](https://www.wirell.com/trends/texas/bollin-county/mckinney)

## Demographics



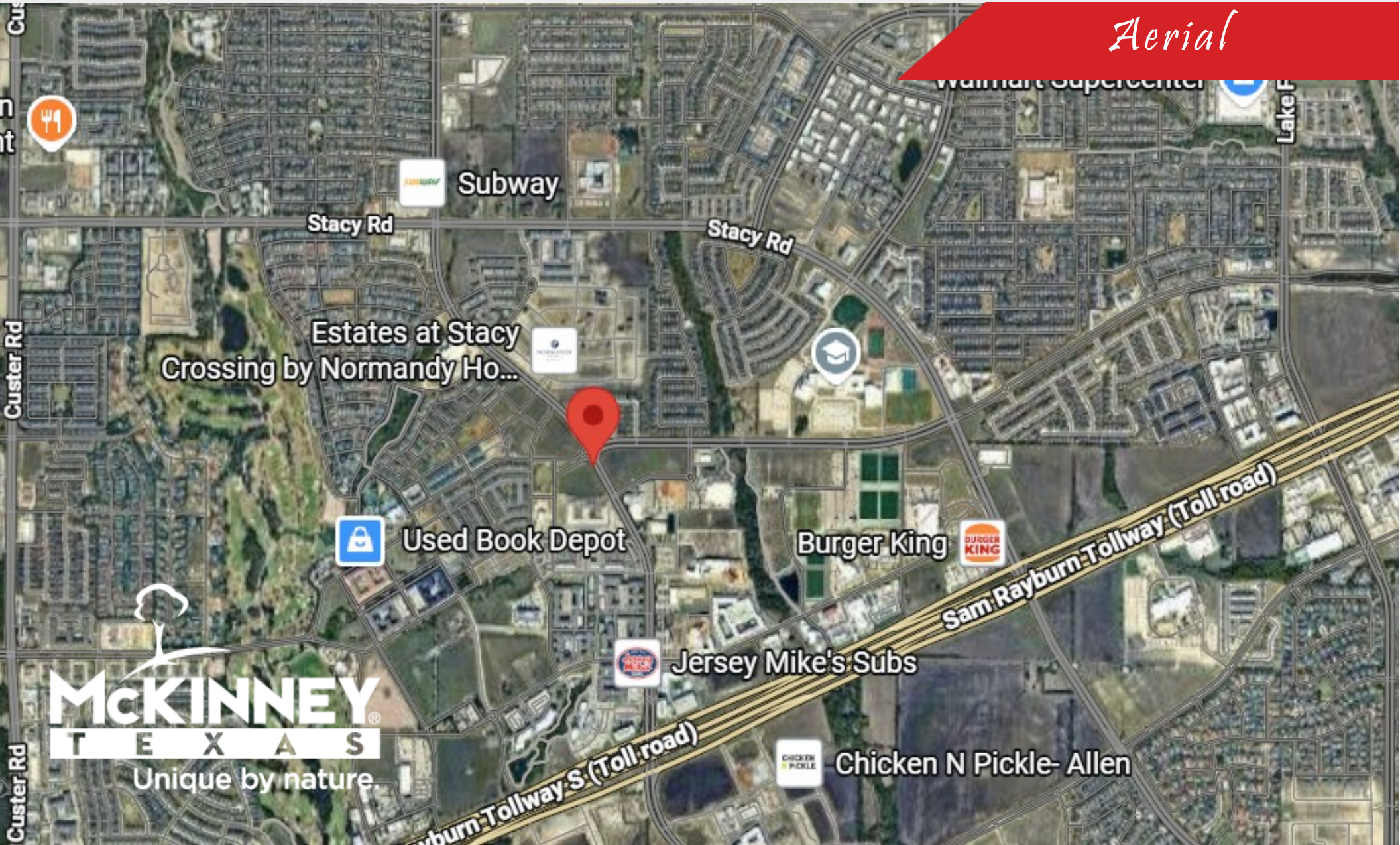
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Wynmark Commercial

11/2/2015

## Information About Brokerage Services

Texas law requires all real estate licensees 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.

**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 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 coincidental 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.

|   |                      |                                    |                       |
|---|----------------------|------------------------------------|-----------------------|
| <b>Wynmark Commercial Real Estate Group, PLLC</b>                     | <b>9000664</b>       | <b>Markp@wynmarkcommercial.com</b> | <b>(972) 897-0562</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.          | Email                              | Phone                 |
| <b>Mark Pittman</b>   | <b>0526290</b>       | <b>Markp@wynmarkcommercial.com</b> | <b>(972) 897-0562</b> |
| Designated Broker of Firm   | License No.          | Email                              | Phone                 |
| <b>Mark Pittman</b>   | <b>0526290</b>       | <b>Markp@wynmarkcommercial.com</b> | <b>(972) 897-0562</b> |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.          | Email                              | Phone                 |
| _____<br>Sales Agent/Associate's Name                                 | _____<br>License No. | _____<br>Email                     | _____<br>Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0

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