

THREE PROPERTY  
OFFERING MEMORANDUM

# Crescent Parc

1400 N. Coit Road, Suites 503, 504, and 603  
McKinney, TX 75071



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**ROCKHILL**  
COMMERCIAL REAL ESTATE

Suite 503 & 504



Suite 603



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# PROPERTY SUMMARY

## CRESCENT PARC SUITE 503, 504, 603

- Excellent synergistic 25 Building Office Project located off Coit Road
- Proximity to the Dallas North Tollway, Preston Road, & US HWY 380
- Professional office environment with a fully maintained landscape
- Proximity to numerous restaurants & retail amenities, including the Gates of Prosper, Market Street, and the PGA HQ
- Nearby multiple Elementary, Middle Schools, and the new Prosper High School
- Condition: Fully Finished Out

**SUITES 503, 504, AND 603  
SOLD AS A THREE PROPERTY  
PORTFOLIO**



LISTED PRICE  
**\$1,846,557**



SQUARE FOOTAGE  
(SUITES 503, 504, 603)  
**4,131**



LEASE TYPE  
**NNN**

**USE**

SUITE 503: MEDICAL  
SUITE 504 AND 603:  
PROFESSIONAL OFFICE



YEAR BUILT  
**2020**



OCCUPANCY  
**100%**



CAP RATE  
**6.4%**



SIGNAGE  
**BUILDING**



PARKING  
**4:1,000 / SF**  
(MEDICAL)

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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# INVESTMENT HIGHLIGHTS

## CRESCENT PARC SUITES 503, 504, AND 603 SOLD AS A THREE PROPERTY PORTFOLIO



SUITE 504 - OFFICE



PRICE

**\$582,471**



CAP RATE

**6.6%**



PRICE PSF

**\$423**



SUITE 503 - MEDICAL



PRICE

**\$681,615**



CAP RATE

**5.9%**



PRICE PSF

**\$495**



SUITE 603 - OFFICE



PRICE

**\$582,471**



CAP RATE

**6.8%**



PRICE PSF

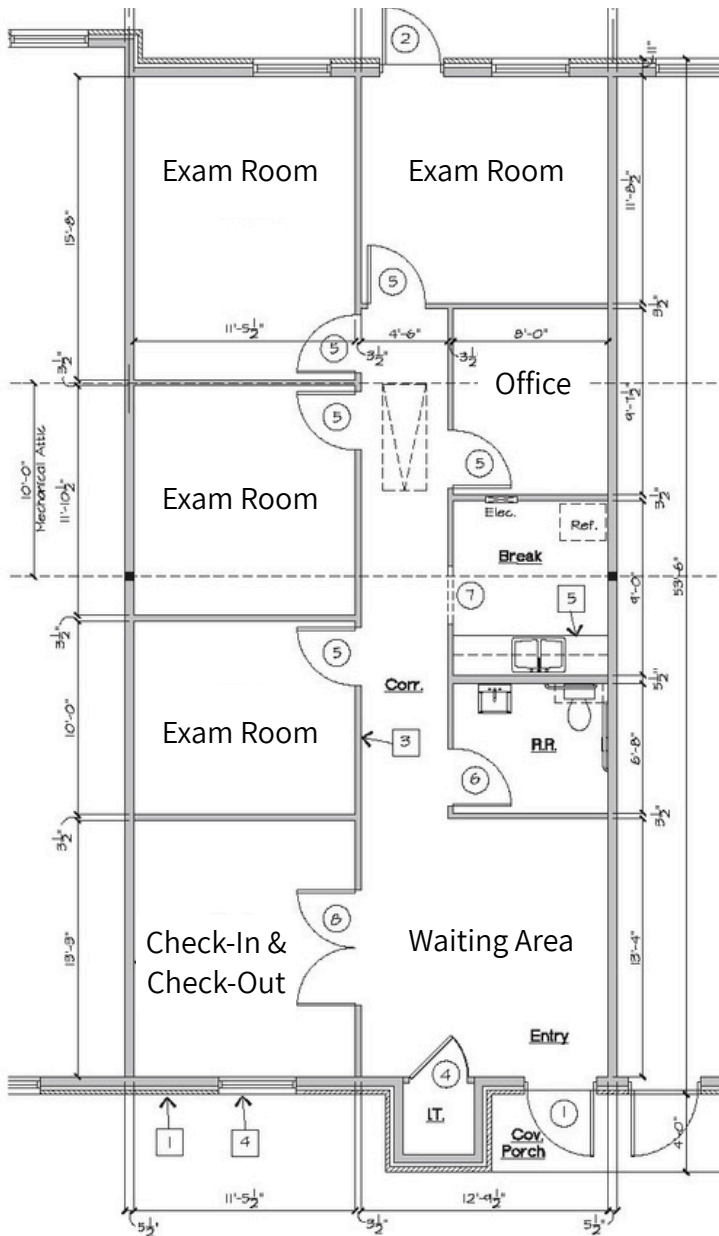
**\$423**



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# FLOOR PLAN

## SUITE 503 | CRESCENT PARC

- Excellent synergistic 25 Building Office Project located off Coit Road
- Proximity to the Dallas North Tollway, Preston Road, & US HWY 380
- Professional office environment with a fully maintained landscape
- Proximity to numerous restaurants & retail amenities, including the Gates of Prosper, Market Street, and the PGA HQ
- Nearby multiple Elementary, Middle Schools, and the new Prosper High School

<b>LISTED PRICE:</b>	\$681,615
<b>CAP RATE:</b>	5.9%
<b>SF:</b>	1,377 SF
<b>FINISH OUT:</b>	2020
<b>PRICE PSF:</b>	\$495
<b>LEASE TYPE:</b>	NNN
<b>LEASE START:</b>	May 11, 2023
<b>LEASE EXPIRATION:</b>	September 30, 2029
<b>RENEWAL OPTIONS:</b>	1 / 36 Months
<b>USE:</b>	Medical

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# FLOOR PLAN

## SUITE 504 | CRESCENT PARC

- Excellent synergistic 25 Building Office Project located off Coit Road
- Proximity to the Dallas North Tollway, Preston Road, & US HWY 380
- Professional office environment with a fully maintained landscape
- Proximity to numerous restaurants & retail amenities, including the Gates of Prosper, Market Street, and the PGA HQ
- Nearby multiple Elementary, Middle Schools, and the new Prosper High School



<b>LISTED PRICE:</b>	\$582,471
<b>CAP RATE:</b>	6.6%
<b>SF:</b>	1,377 SF
<b>FINISH OUT:</b>	2020
<b>PRICE PSF:</b>	\$423
<b>LEASE TYPE:</b>	NNN
<b>LEASE START:</b>	July 1, 2023
<b>LEASE EXPIRATION:</b>	July 31, 2028
<b>RENEWAL OPTIONS:</b>	1 / 60 Months
<b>USE:</b>	Office

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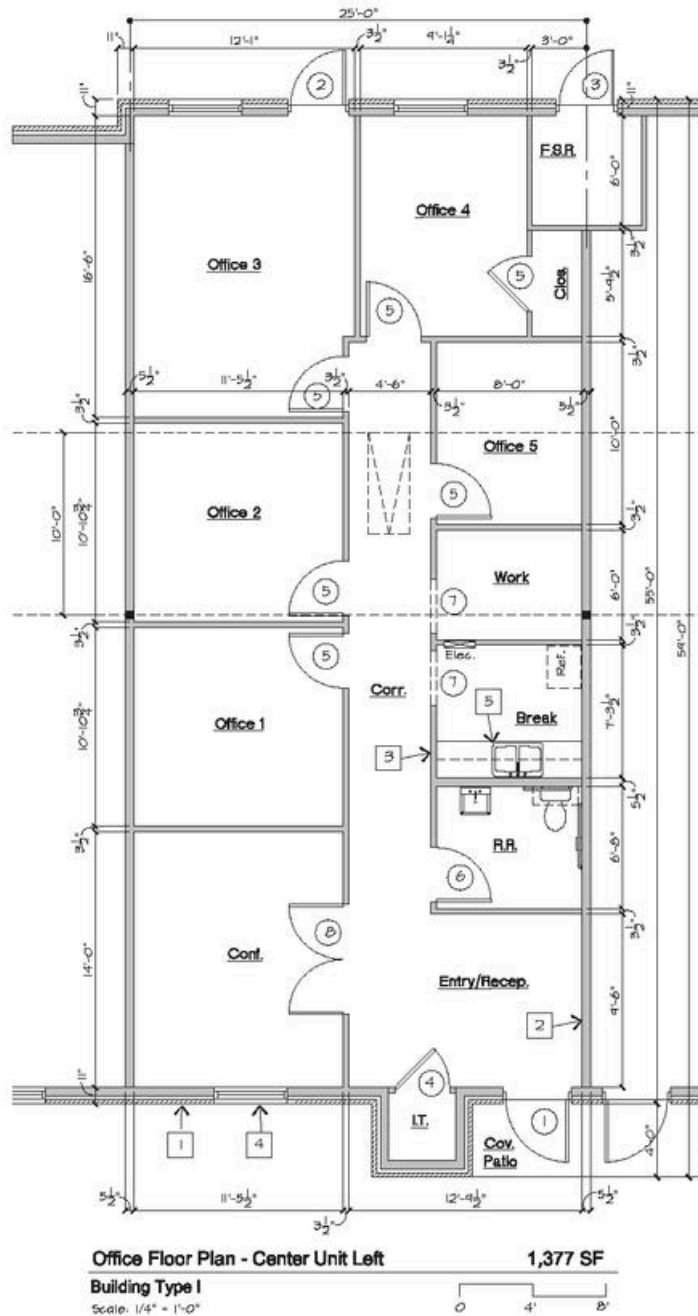
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# FLOOR PLAN

## SUITE 603 | CRESCENT PARC

- Excellent synergistic 25 Building Office Project located off Coit Road
- Proximity to the Dallas North Tollway, Preston Road, & US HWY 380
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- Nearby multiple Elementary, Middle Schools, and the new Prosper High School



LISTED PRICE:	\$582,471
CAP RATE:	6.8%
SF:	1,377 SF
FINISH OUT:	2020
PRICE PSF:	\$423
LEASE TYPE:	NNN
LEASE START:	December 1, 2023
LEASE EXPIRATION:	January 13, 2031
RENEWAL OPTIONS:	2 / 60 Months
USE:	Office

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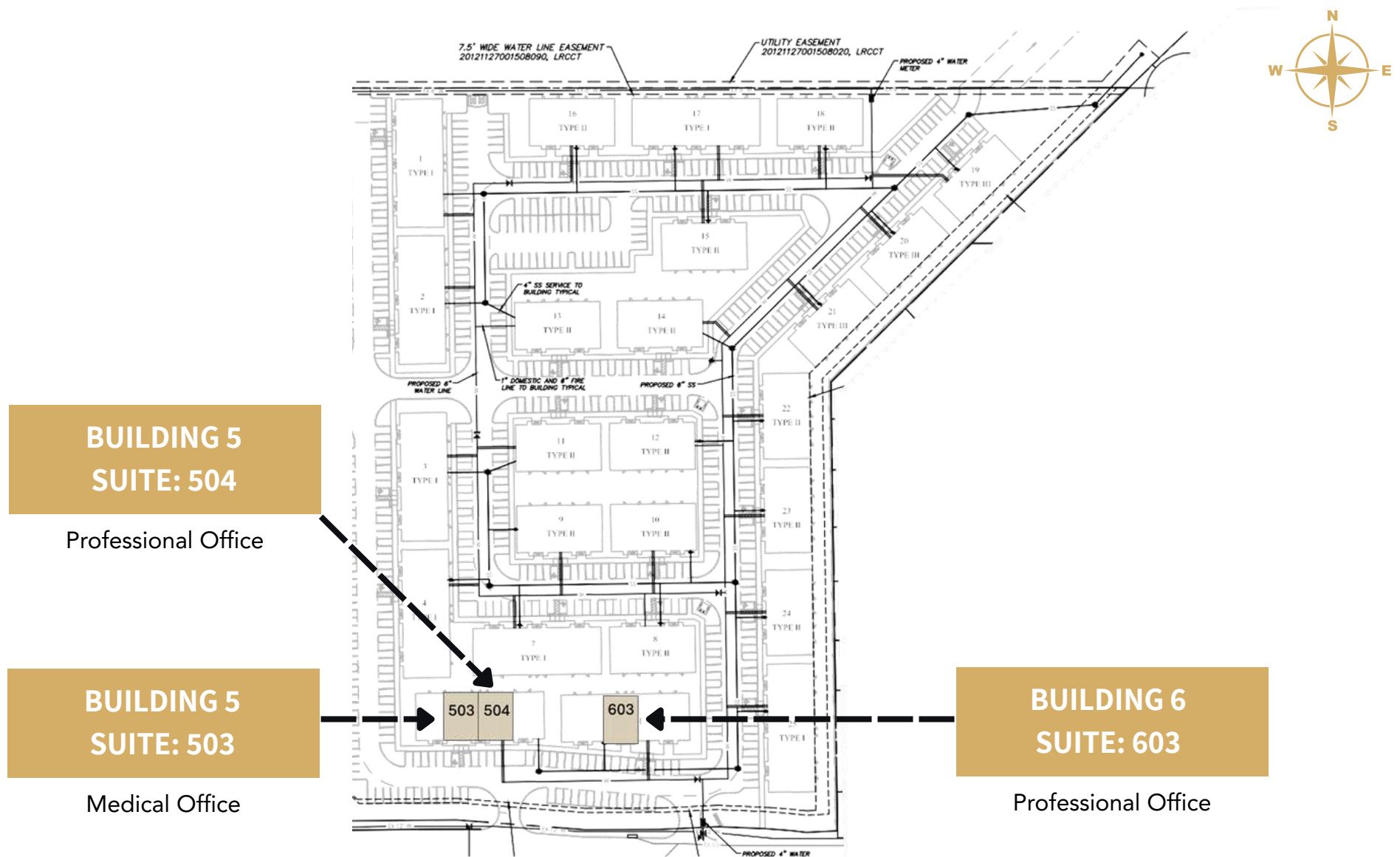


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# BUILDING PLAN



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# AERIAL MAP



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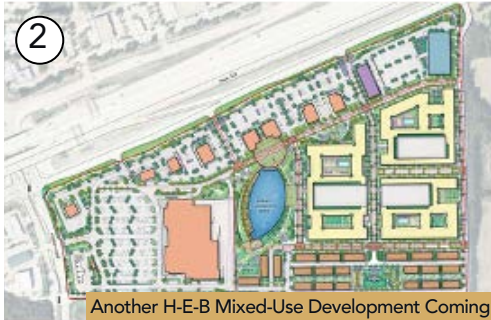
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# NOTABLE ATTRACTIONS



①

Allen's New Food Hall The Hub Is Now Open



②

Another H-E-B Mixed-Use Development Coming



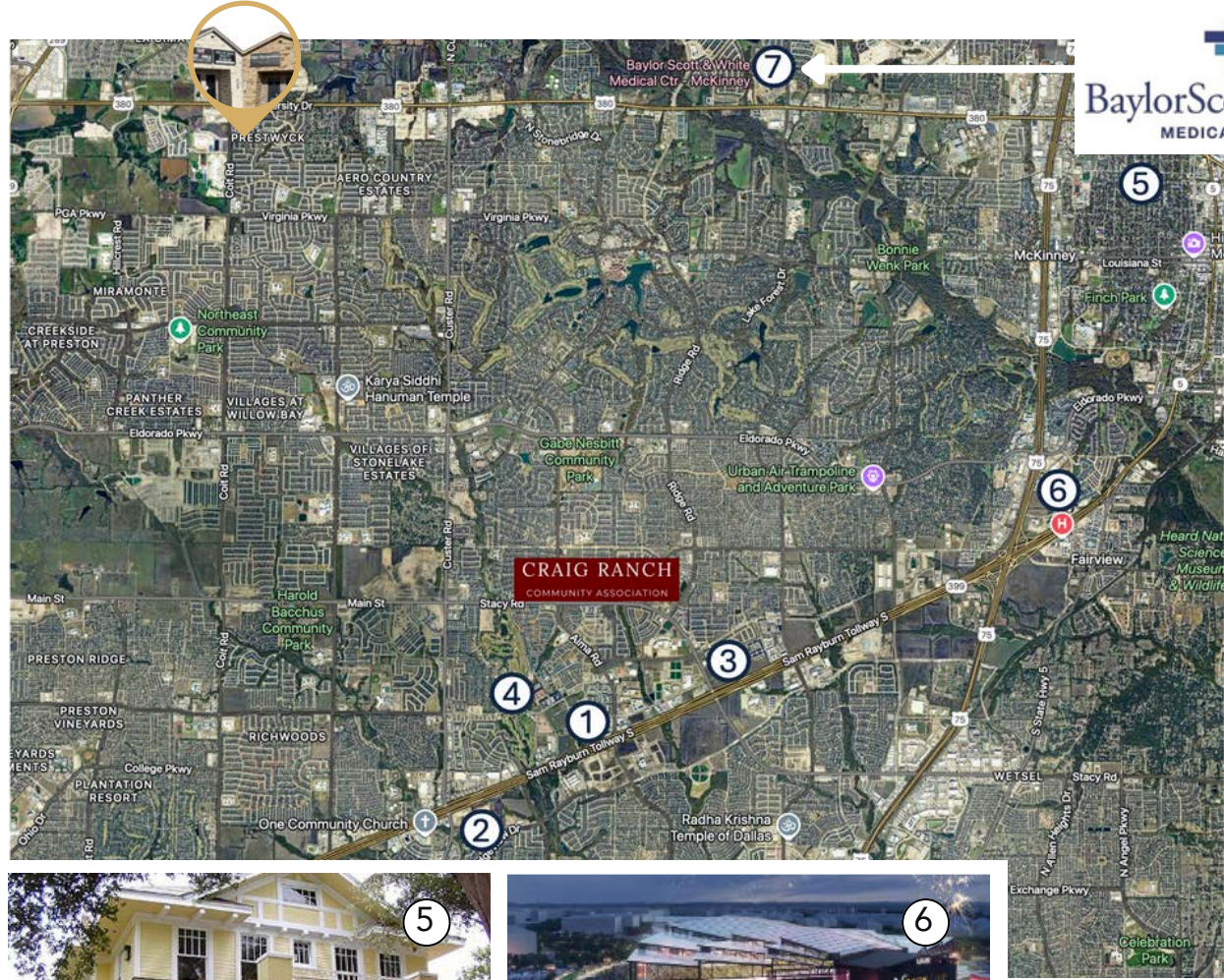
③

Credit: Cannon Beach/City of McKinney  
Surf and Adventure Park Coming \$200M Attraction



④

TCP Craig Ranch/AT&T Bryon Nelson

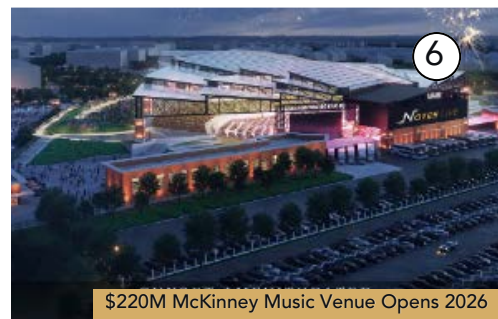


⑦



⑤

Historic Downtown McKinney



⑥

\$220M McKinney Music Venue Opens 2026



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# AERIAL PHOTO

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McKinney, Texas

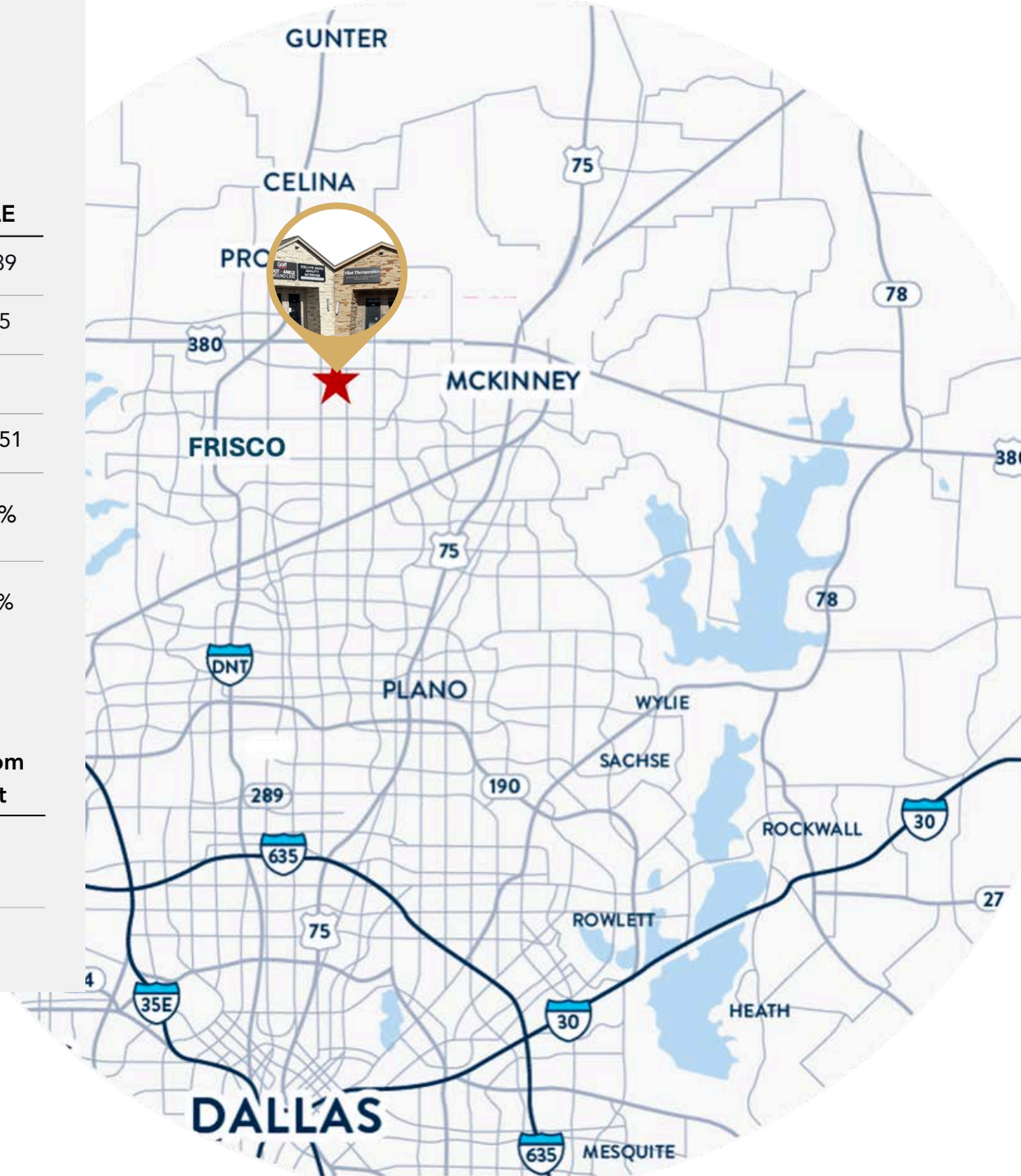
# DEMOGRAPHICS

2024 Summary	1 MILE	3 MILE	5 MILE
Population	9,983	89,016	209,189
Households	3,260	27,362	65,825
Average Age	40	38	37.6
Median HH Income	\$128,435	\$146,721	\$146,151
Population Growth (2024-2029)	18.51%	19.29%	21.06%
Household Growth (2024-2029)	18.65%	19.48%	21.27%

# TRAFFIC

Roadway (2024)	Traffic Count	Miles from Subject
Coit Road	10,797	.19

Source: © CoStar 2025



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# CITY OVERVIEW

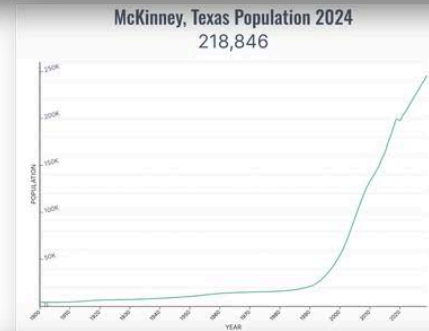
## McKinney, Texas

McKinney is a vibrant and rapidly growing city located in the northern part of the Dallas-Fort Worth metroplex, known for its charming historic downtown, strong sense of community, and excellent quality of life. It consistently ranks among the best places to live in the United States thanks to its blend of modern amenities and small-town appeal. McKinney offers top-rated schools, beautiful parks, and a thriving economy supported by diverse industries, making it an attractive destination for families and businesses alike. Its rich history, cultural events, and welcoming atmosphere create a unique environment where tradition meets progress.

DALLAS - FORT WORTH / MCKINNEY / GOVERNMENT  
**Plan for commercial passenger terminal at McKinney National Airport moves forward**



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




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.

HOME > NEWS  
**McKinney, Texas Reaches All-Time High Population**  
 The planning department estimates a total of 214,810 residents  
 Matilda Preisdorf  
 Jan 22, 2024 12:30 PM



*McKinney, Texas | Photo: Wire568 | Shutterstock*

HOME > REAL ESTATE  
**McKinney Growth Continues With \$27 Million Shopping Center**  
 Developers are currently seeking occupants for the 13.7-acre site  
 Matilda Preisdorf  
 a day ago



**McKinney Moving Forward on Downtown Redevelopment Plan**



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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.

**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 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 do so by law.

**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 W. Griffin	<b>LICENSE NO.</b> 582592	<b>EMAIL</b> rgriffin@rockhillinvestments.com	<b>PHONE</b> 214.975.0842
<b>LICENSED BROKER AGENT</b> Tonya LaBarbera	<b>LICENSE NO.</b> 678307	<b>EMAIL</b> tonya@rockhillcre.com	<b>PHONE</b> 469.323.2615
<b>LICENSED BROKER AGENT</b> Denton H. Beams	<b>LICENSE NO.</b> 824937	<b>EMAIL</b> denton@rockhillcre.com	<b>PHONE</b> 469.744.6634



Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1



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