



FOR LEASE

McDermott Building

3915 McDermott Road, Suite 200, Plano, TX 75025



TONYA LABARBERA
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ROCKHILL
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM

PROPERTY SUMMARY

MCDERMOTT BUILDING SUITE 200

- Single story office building with direct exposure to McDermott Road
- Ideally positioned in McKinney, benefiting from neighboring Frisco and Plano
- Minutes from the Dallas North Tollway & the Sam Rayburn Tollway
- Fully finished out Professional Office with TI allowance negotiable
- The property is currently configured as 3,000 SF “Lease” space two-tenant building, with private entrance
- Permits a wide variety of uses – Professional Office, Medical, Retail store, Bank, Business Services, Restaurant, Vet Clinic, etc.
- **Landlords will provide a Tenant Improvement Allowance**

USE

PROFESSIONAL OFFICE,
MEDICAL, AND RETAIL

AVAILABLE SF

3,000 / SF

TOTAL BUILDING SIZE

13,000 / SF

LEASE RATE

\$31 / SF + NNN

LEASE TERM

3 - 10 YEARS

SIGNAGE

BUILDING

YEAR BUILT

2012 | REMODELED 2026

PARKING

4:1000 / 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.



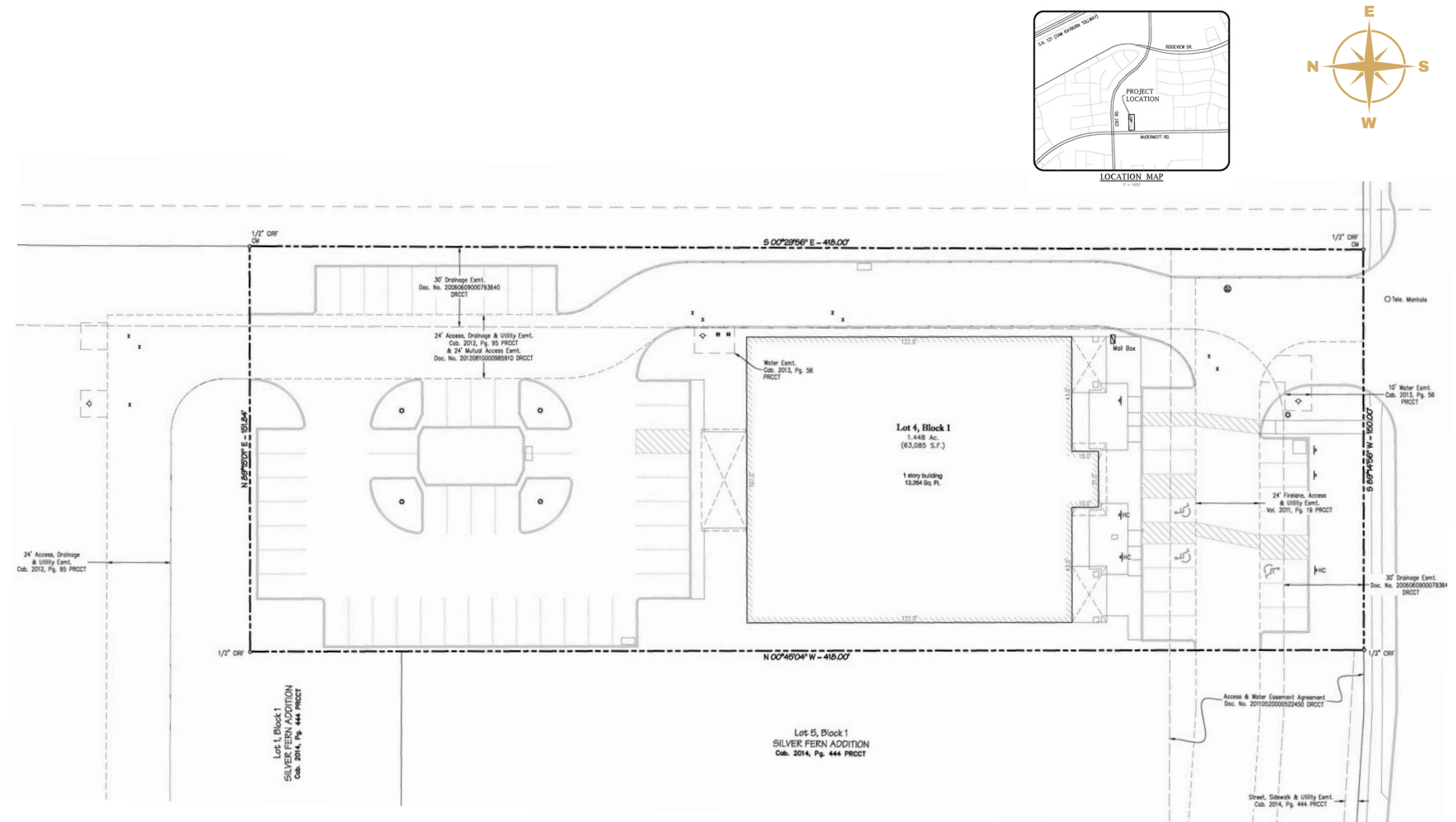
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2



FLOOR PLANS



AVAILABLE FOR LEASE

SUITE 200 | 3,000 SF

Professional Office, Medical,
and Retail



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OFFICE



LOBBY



OFFICE



OFFICE / HALLWAY



SUITE 200 | 3,000 SF

TENANT SIGNAGE

TENANT SIGNAGE



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AERIAL MAP



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1

Fit To A Tee PGA of America



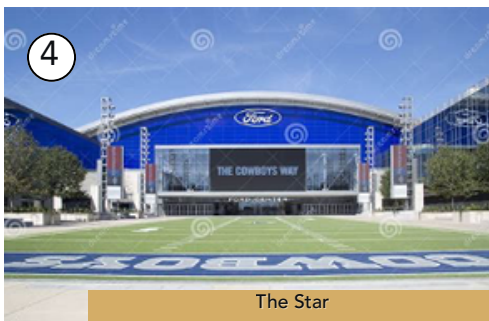
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New Universal Studios Park



3

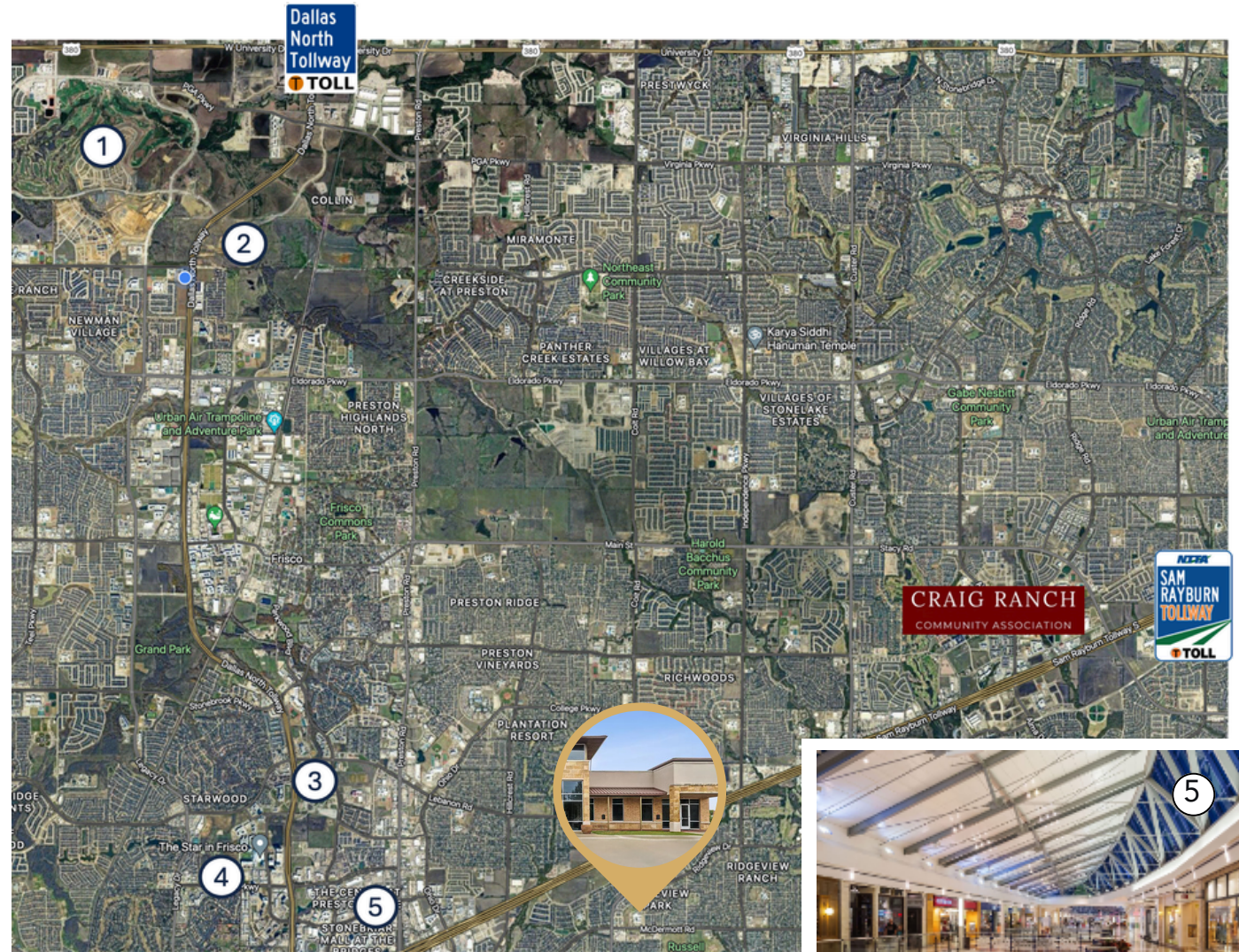
Developers Announce \$3B "The Mix"



4

The Star

NOTABLE ATTRACTIONS



5

Stonebriar Center



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Plano, Texas

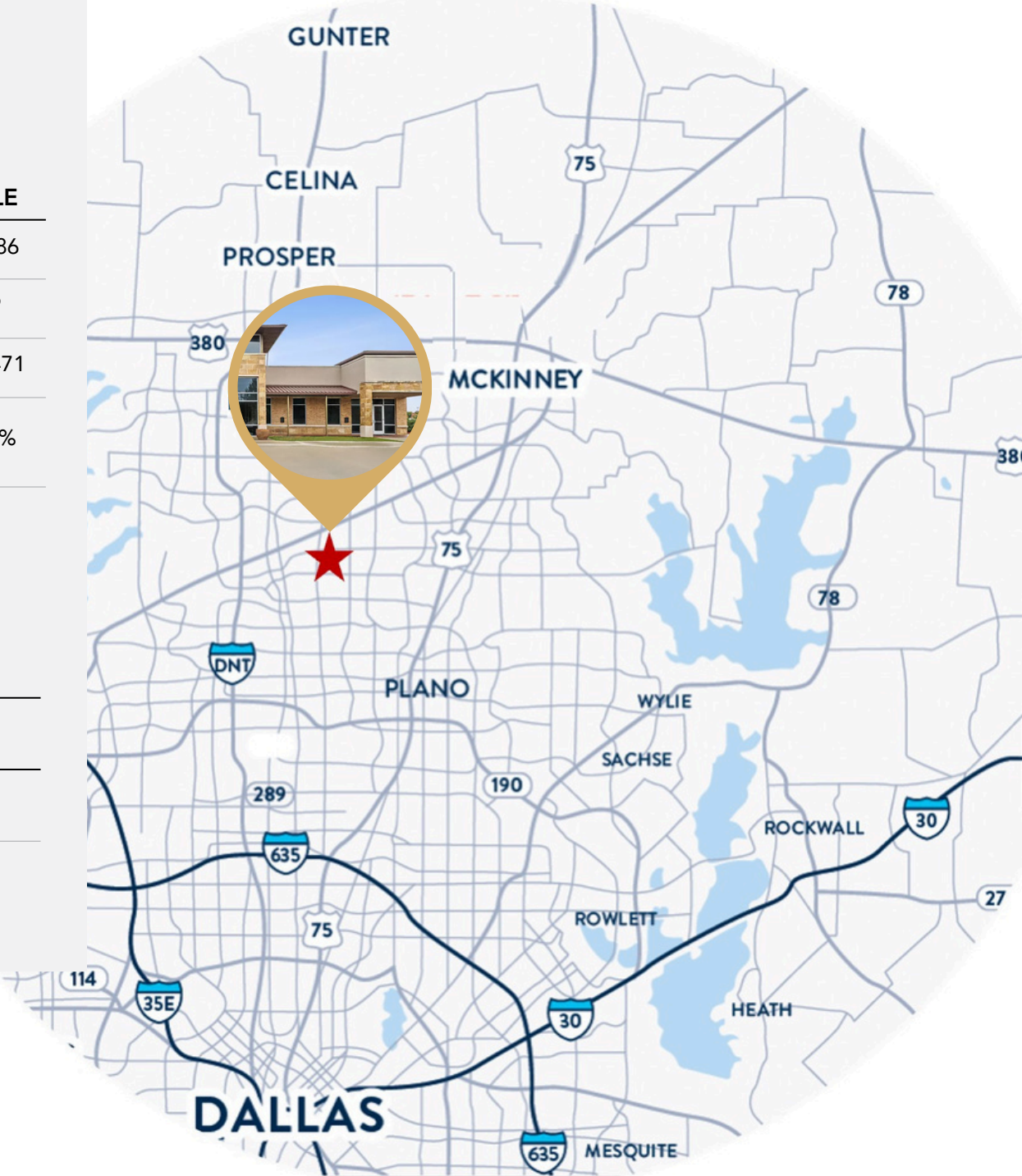
DEMOGRAPHICS

2024 Summary	1 MILE	3 MILE	5 MILE
Population '25 (e)	16,685	143,855	361,586
Medium Age	40.8	40.2	39.9
Median HH Income	\$192,223	\$140,675	\$127,471
Population Growth (e) (2025-2030)	13.03%	13.33%	13.81%

TRAFFIC

Roadway	Traffic Count	Miles from Subject
Coit Rd. / New Hope Ct.	20,903	.02 SW
Coit Rd. / Malton Dr.	29,974	.03 S

Source: © 2024 CoStar Group Texas Department of Transportation



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CITY OVERVIEW



Medical City - Plano



Willow Bend



Preston Park Village

Plano, Texas

Plano is a major hub in North Texas, supported by strong residential demand and a diverse business base. With more than 18,000 businesses and over 70 globally recognized firms headquartered there, Plano attracts both families and major employers. The city benefits from a skilled workforce which draws from the region's well-developed infrastructure and busy roadways. Additionally, established neighborhoods, corporate campuses (especially along Legacy Drive business parks), and ongoing development make Plano a stable and attractive market for residents and businesses alike.



NEARBY MEDICAL

Situated in Plano's established medical corridor, the property is minutes from Medical City Plano, a major regional hospital offering specialty care, surgical services, and outpatient facilities.



ESTABLISHED NEIGHBORHOODS

Surrounded by established, high-income neighborhoods like Willow Bend, the Preston Road corridor offers medical practices access to a strong patient population in a desirable residential market.



CONVENIENT ACCESS

Preston Park Village, a shopping center with dining, retail, and services. Its location along Preston Road provides quick connection to nearby neighborhoods and major routes.



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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.

LICENSED BROKER/BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
Rockhill Commercial Real Estate	9015723		
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
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LICENSED BROKER AGENT	LICENSE NO.	EMAIL	PHONE
Tonya LaBarbera	678307	tonya@rockhillcre.com	469.323.2615
LICENSED BROKER AGENT	LICENSE NO.	EMAIL	PHONE
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Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1



BUYER/TENANT/SELLER/LANDLORD INITIALS: _____

DATE: _____