



FOR SALE OR LEASE

# MB Crossing Condominiums

5121 S. Custer Road, Suite 100, McKinney, TX 75070



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**ROCKHILL**  
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM

# PROPERTY SUMMARY

## MB CROSSING CONDOMINIUMS SUITE 100

- One-story retail, medical and professional building ready for custom build-out
- Foundation, roof and exterior walls with a beautiful entrance and is ready for a custom-built-out whether that be retail, office or medical.
- Surrounded by growing residential neighborhoods / communities
- Ideally located on Custer Road at the Frisco / McKinney border, minutes from Hwy 75, Hwy 121, and Dallas North Toll
- Proximity to Restaurant & Retail Amenities, Methodist McKinney Hospital, and Craig Ranch
- Synergistic environment with fully maintained landscape in a high-traffic area with excellent visibility and accessibility
- Shell space ideal for retail, medical, or professional office

### FOR LEASE CUSTOMERS

Square Footage can be Demised from  
1,000 - 2,873 SF

USE	USE: RETAIL, MEDICAL, AND PROFESSIONAL OFFICE
AVAILABLE SF	1,000 - 2,873 SF
LEASE RATE	\$30 + NNN
PURCHASE PRICE	\$355 / SF // \$1,019,915
LEASE TERM	5 - 10 YEARS
SIGNAGE	BUILDING
YEAR BUILT	2025
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.

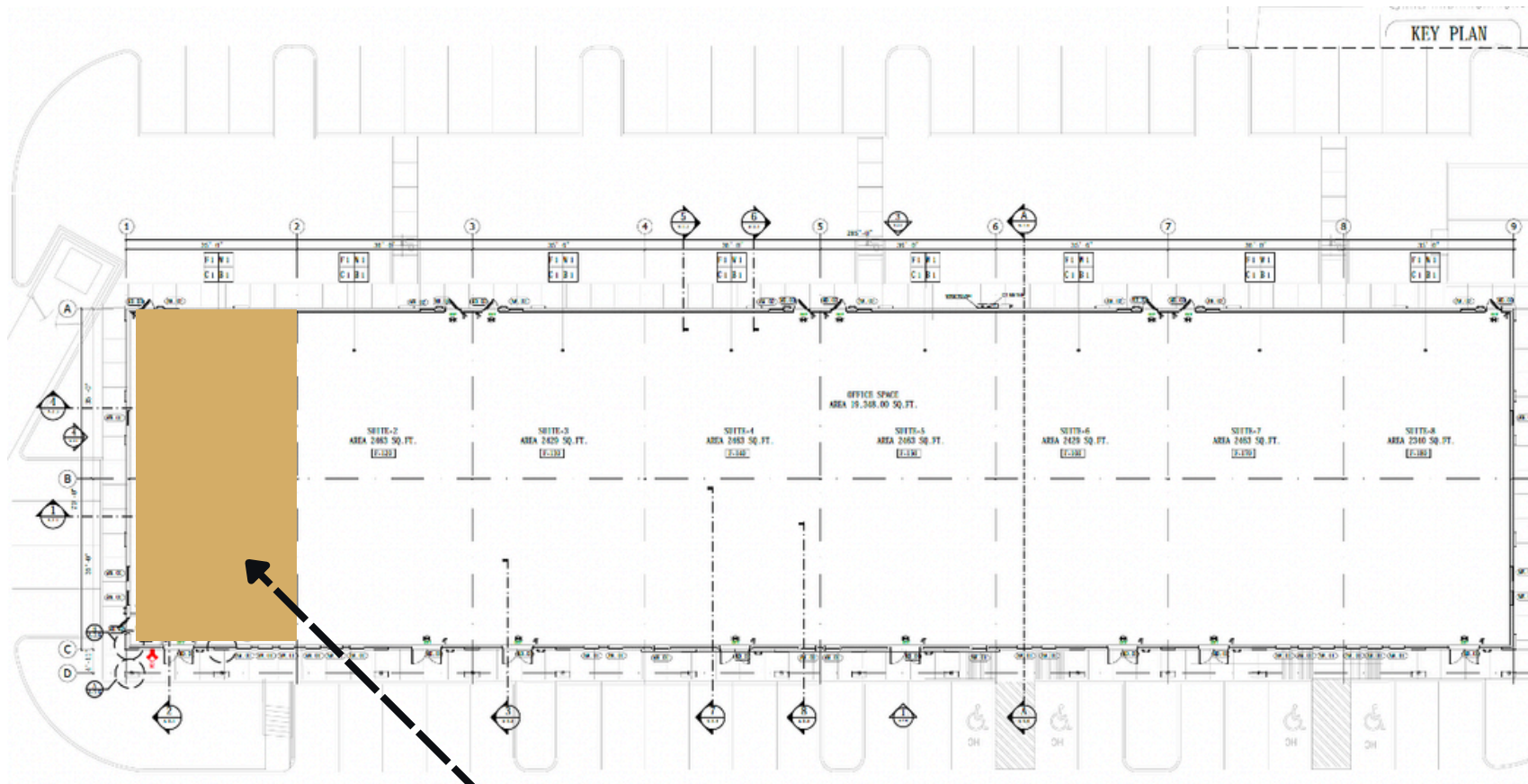


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# SITE PLAN



**SUITE 100 | 1,000 - 2,873 SF**

Retail, Medical, or Professional Office



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# AERIAL MAP



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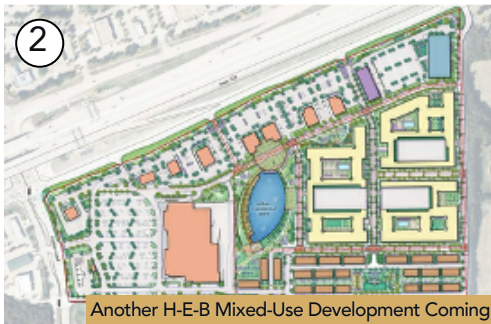
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# NOTABLE ATTRACTIONS



①

Allen's New Food Hall The Hub Is Now Open



②

Another H-E-B Mixed-Use Development Coming



③

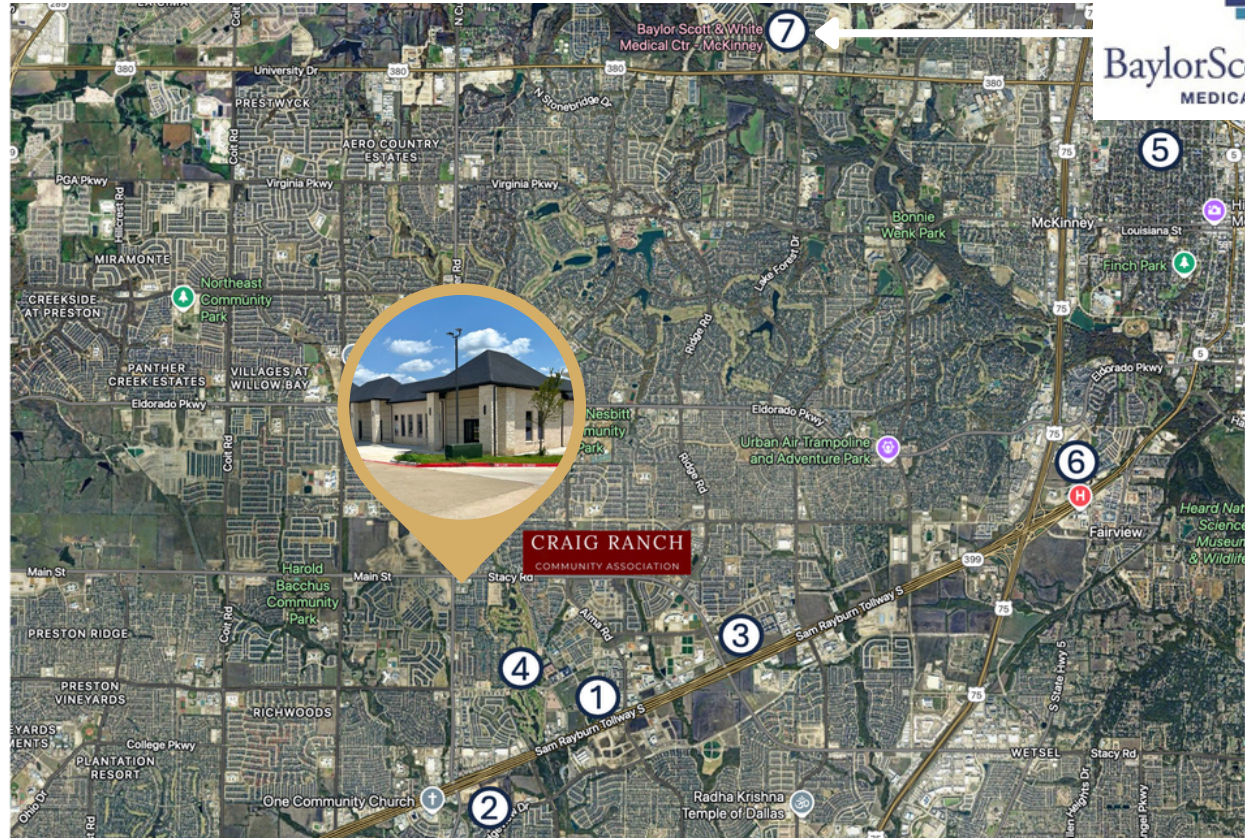
Credit: Cannon Beach/City of McKinney

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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McKinney, Texas

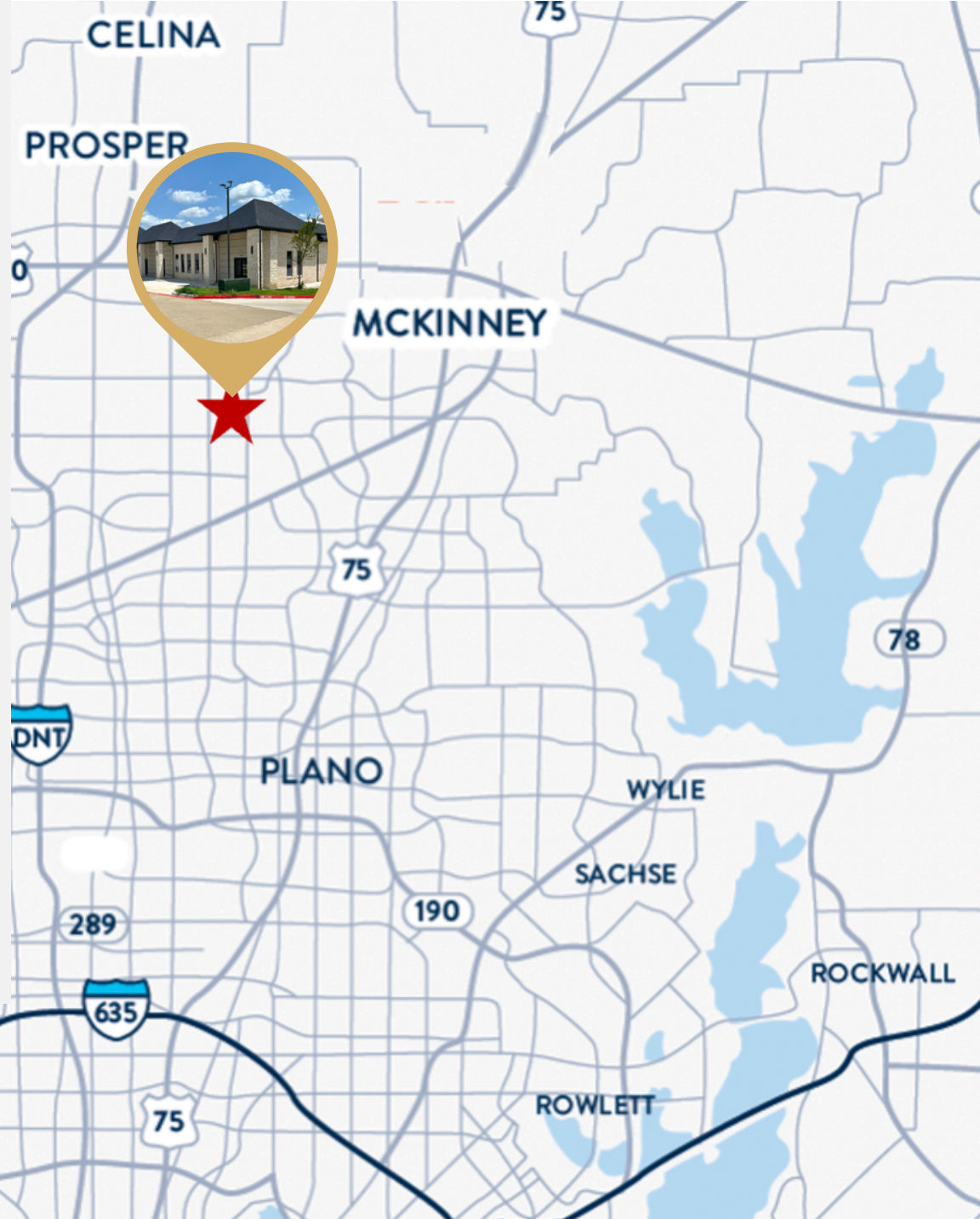
# DEMOGRAPHICS

2024 Summary	1 MILE	3 MILE	5 MILE
Population	15,682	139,128	355,514
Households	5,422	46,323	120,663
Average Age	37.2	36.8	38.2
Median HH Income	\$118,878	\$128,941	\$130,252
Population Growth (2024-2029)	23.57%	22.98%	22.18%

# TRAFFIC

Roadway (2024)	Traffic Count	Miles from Subject
Main St. / Custer Rd.	21,422	.2

Source: © 2025 CoStar Group / 2025 Traffic



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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**




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

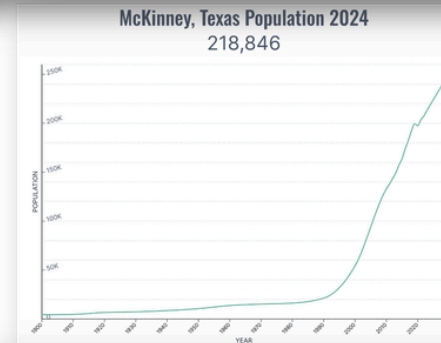


McKinney, Texas | Photo: Wires68 | Shutterstock

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 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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# 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:** \_\_\_\_\_