

# Crescent Parc

## Professional / Medical Office Space For Lease

### 1,123 – 2,823 SF

FULLY  
FINISHED OUT NEW  
CONSTRUCTION



#### Location:

Crescent Parc  
1400 North Coit Road  
McKinney, Texas 75071



#### Space Available:

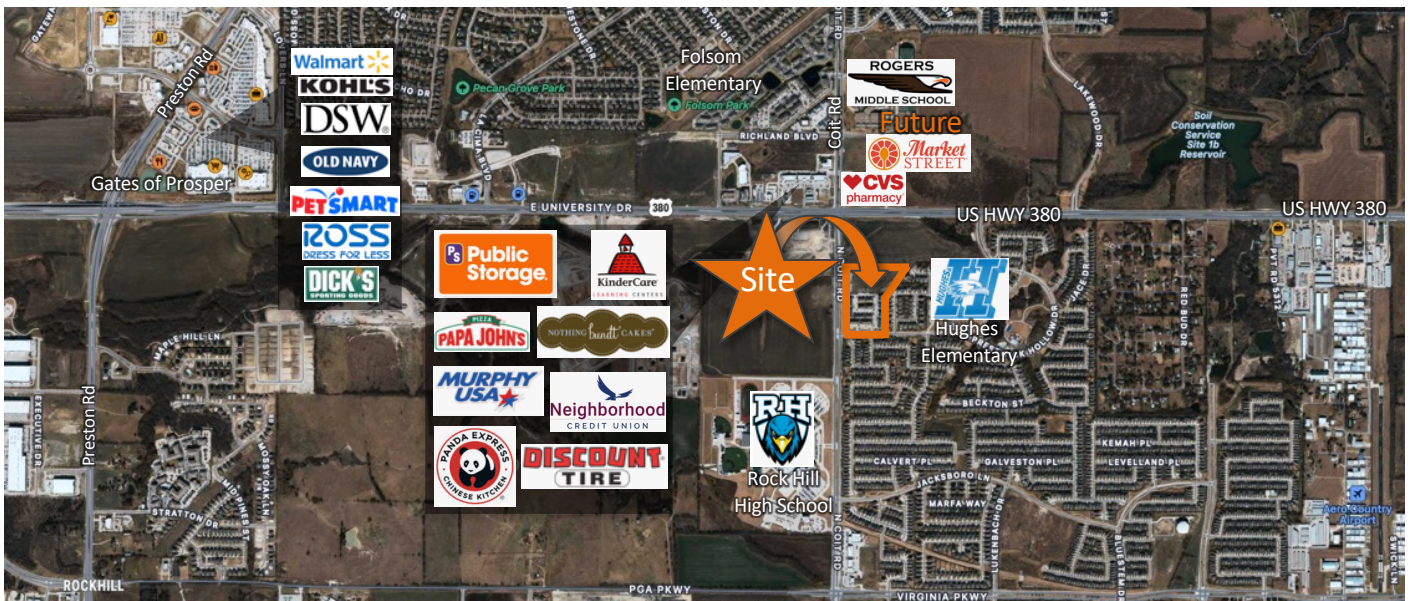
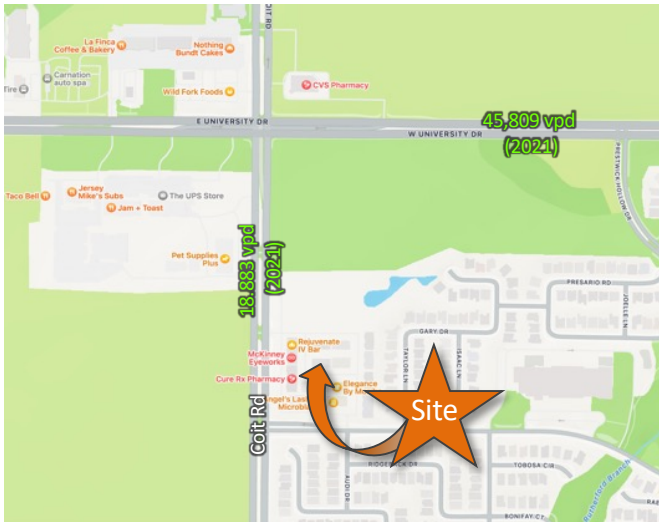
Fully Finished Out  
Professional / Medical  
Offices Available  
1,123 SF – 2,823 SF  
\$34 - \$36 + NNN for Office  
\$36 - \$38 + NNN for Medical

- Excellent synergistic 25 Building Office Project located off of Coit Road
- Class "A" Fully Finished Out Professional & Medical Suites
- Phase II New Construction & Move In Ready
- Close proximity to the Dallas North Tollway, Preston Road, & US HWY 380
- Professional office environment with a fully maintained landscape
- Building & Monument signage available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial 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.

FOR MORE INFORMATION CONTACT  
O: 972.292.1220 / [www.LCRTEXAS.com](http://www.LCRTEXAS.com)  
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621  
[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)





- Centered perfectly to service some of the fastest growing communities in the DFW metroplex: Prosper, Celina, McKinney, & Frisco
- Nearby multiple Elementary, Middle Schools, & the new Prosper High School
- Close proximity to numerous Restaurant & Retail Amenities including the Gates of Prosper, future Market Street, and the PGA Headquarters

**Location:**

Crescent Parc  
 1400 North Coit Road  
 McKinney, Texas 75071



**Space Available:**

Fully Finished Out  
 Professional / Medical  
 Offices Available  
 1,123 SF – 2,823 SF  
 \$34 - \$36 + NNN for Office  
 \$36 - \$38 + NNN for Medical

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial 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.

FOR MORE INFORMATION CONTACT  
 O: 972.292.1220 / www.LCRTexas.com  
 Joe Martinez C: 214.535.1876 / Tonya La Barbera C: 469.323.2615 / Tito Martinez 972.533.3621  
 Martinez@LCRTexas.com / Tonya@LCRTexas.com / Tito@LCRTexas.com

**Location:**  
 Crescent Parc  
 1400 North Coit Road  
 McKinney, Texas 75071



**Space Available:**  
 Fully Finished Out  
 Professional / Medical  
 Offices Available  
 1,123 SF – 2,823 SF  
 \$34 - \$36 + NNN for Office  
 \$36 - \$38 + NNN for Medical

# Site Plan



The information contained herein was obtained from sources deemed reliable; however Legacy Commercial 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.

**FOR MORE INFORMATION CONTACT**  
 O: 972.292.1220 / [www.LCRTexas.com](http://www.LCRTexas.com)  
 Joe Martinez C: 214.535.1876 / Tonya La Barbera C: 469.323.2615 / Tito Martinez 972.533.3621  
[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tonya@LCRTexas.com](mailto:Tonya@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)

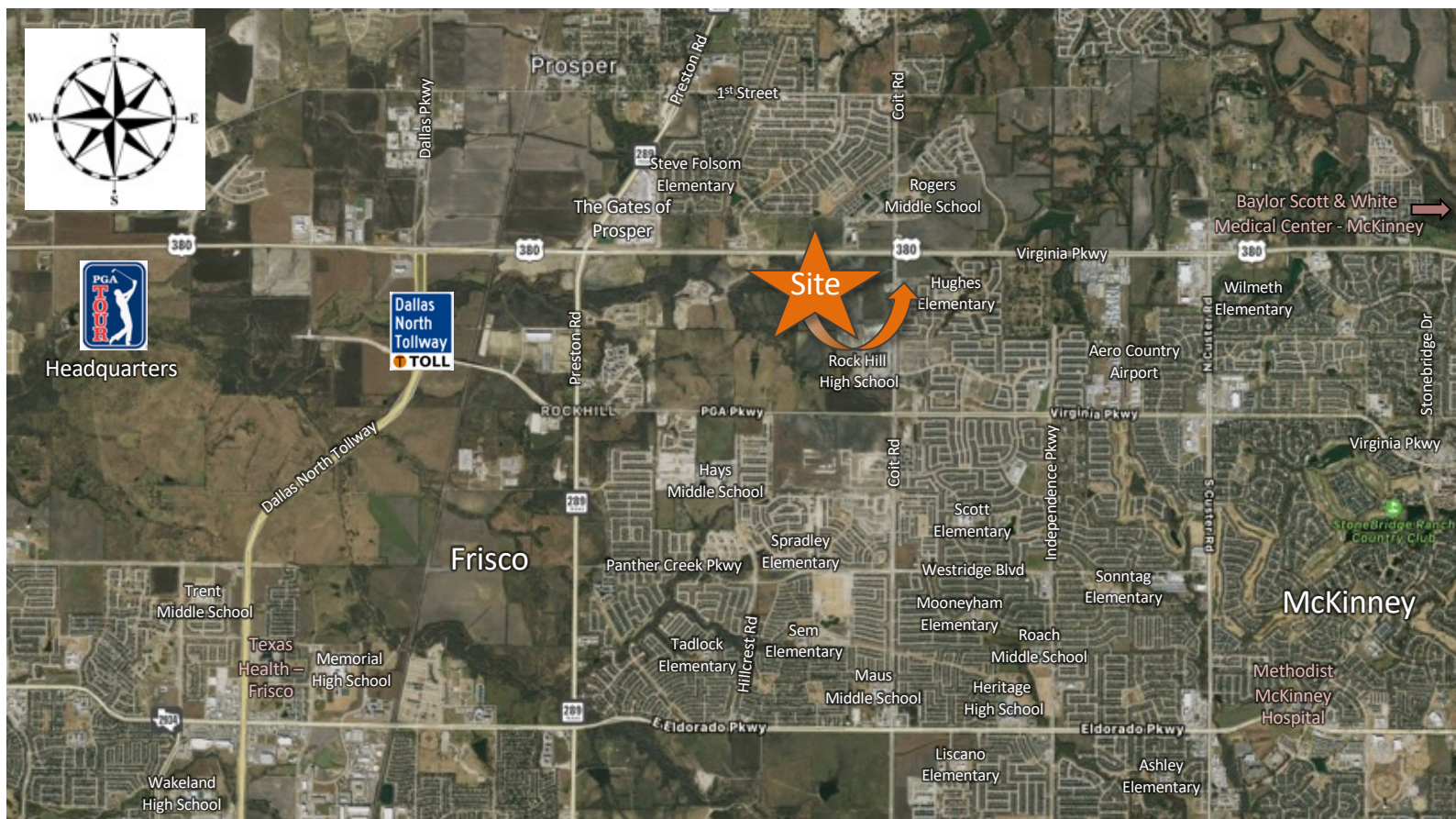


**Location:**  
Crescent Parc  
1400 North Coit Road  
McKinney, Texas 75071



**Space Available:**  
Fully Finished Out  
Professional / Medical  
Offices Available  
1,123 SF – 2,823 SF  
\$34 - \$36 + NNN for Office  
\$36 - \$38 + NNN for Medical

## Aerial View



The information contained herein was obtained from sources deemed reliable; however Legacy Commercial 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.

FOR MORE INFORMATION CONTACT  
O: 972.292.1220 / [www.LCRTexas.com](http://www.LCRTexas.com)  
Joe Martinez C: 214.535.1876 / Tonya La Barbera C: 469.323.2615 / Tito Martinez 972.533.3621  
[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tonya@LCRTexas.com](mailto:Tonya@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)

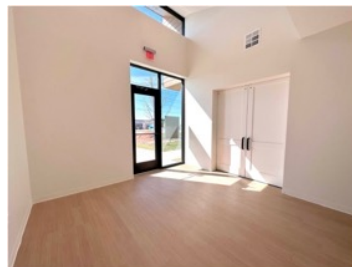
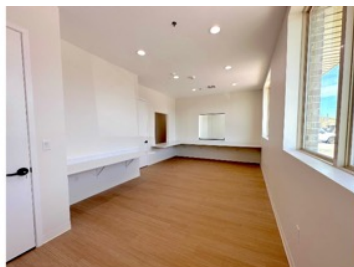
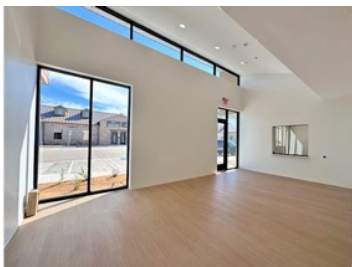


**Location:**  
Crescent Parc  
1400 North Coit Road  
McKinney, Texas 75071



**Space Available:**  
Fully Finished Out  
Professional / Medical  
Offices Available  
1,123 SF – 2,823 SF  
\$34 - \$36 + NNN for Office  
\$36 - \$38 + NNN for Medical

## Professional / Medical Offices Available for Lease



The information contained herein was obtained from sources deemed reliable; however Legacy Commercial 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.

FOR MORE INFORMATION CONTACT  
O: 972.292.1220 / [www.LCRTEXAS.com](http://www.LCRTEXAS.com)  
Joe Martinez C: 214.535.1876 / Tonya La Barbera C: 469.323.2615 / Tito Martinez 972.533.3621  
[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tonya@LCRTexas.com](mailto:Tonya@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)

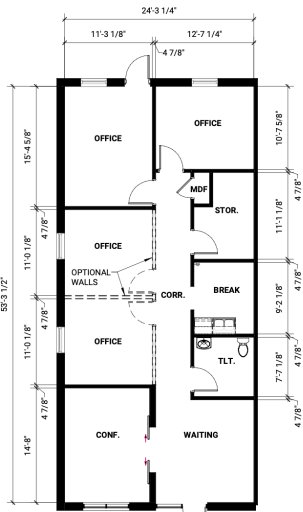
**Location:**  
 Crescent Parc  
 1400 North Coit Road  
 McKinney, Texas 75071



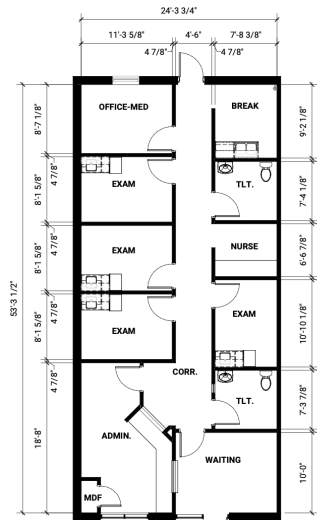
**Space Available:**  
 Fully Finished Out  
 Professional / Medical  
 Offices Available  
 1,123 SF – 2,823 SF  
 \$34 - \$36 + NNN for Office  
 \$36 - \$38 + NNN for Medical

# Professional / Medical Offices Available for Lease

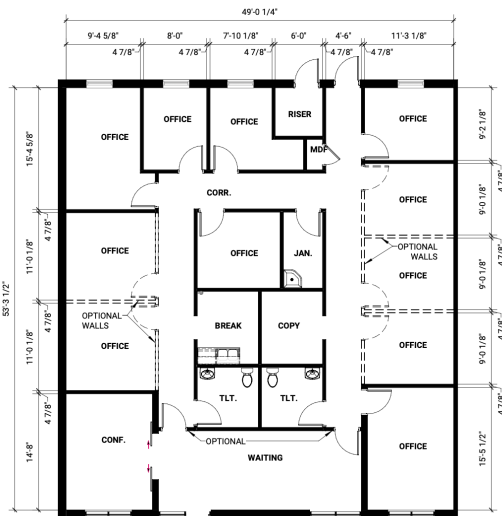
Additional Plans Available



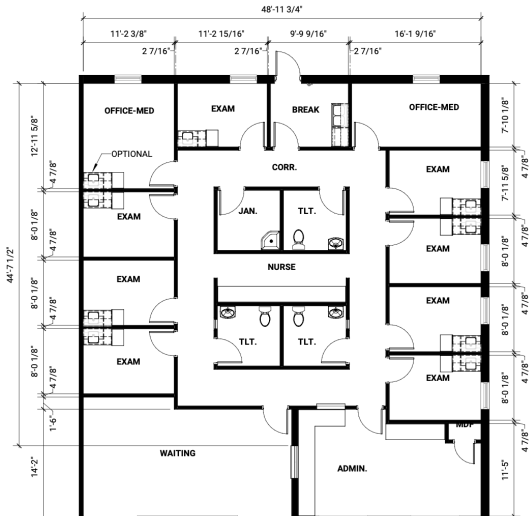
**1,419 SF**



**1,382 SF**



**2,724 SF**



**2,812 SF**

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial 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.

FOR MORE INFORMATION CONTACT  
 O: 972.292.1220 / [www.LCRTexas.com](http://www.LCRTexas.com)  
 Joe Martinez C: 214.535.1876 / Tonya La Barbera C: 469.323.2615 / Tito Martinez 972.533.3621  
[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tonya@LCRTexas.com](mailto:Tonya@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)

**Location:**  
 Crescent Parc  
 1400 North Coit Road  
 McKinney, Texas 75071



**Space Available:**  
 Fully Finished Out  
 Professional / Medical  
 Offices Available  
 1,123 SF – 2,823 SF  
 \$34 - \$36 + NNN for Office  
 \$36 - \$38 + NNN for Medical

## McKinney Demographics

<b>Summary</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
Population	131,454		208,278		236,685	
Households	44,468		71,586		81,318	
Families	34,075		53,336		60,234	
Average Household Size	2.91		2.88		2.88	
Owner Occupied Housing Units	31,564		47,855		54,294	
Renter Occupied Housing Units	12,904		23,731		27,024	
Median Age	32.7		34.4		34.3	
<b>Trends: 2021-2026 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	2.59%		1.54%		0.71%	
Households	2.58%		1.53%		0.71%	
Families	2.46%		1.49%		0.64%	
Owner HHs	2.56%		1.79%		0.91%	
Median Household Income	1.94%		2.15%		2.41%	
<b>Households by Income</b>			<b>2021</b>		<b>2026</b>	
			Number	Percent	Number	Percent
<\$15,000			3,480	4.9%	3,323	4.1%
\$15,000 - \$24,999			3,343	4.7%	3,187	3.9%
\$25,000 - \$34,999			3,517	4.9%	3,453	4.2%
\$35,000 - \$49,999			7,932	11.1%	8,055	9.9%
\$50,000 - \$74,999			10,482	14.6%	11,321	13.9%
\$75,000 - \$99,999			10,416	14.6%	11,545	14.2%
\$100,000 - \$149,999			14,569	20.4%	17,398	21.4%
\$150,000 - \$199,999			9,063	12.7%	12,140	14.9%
\$200,000+			8,780	12.3%	10,891	13.4%
Median Household Income			\$90,269		\$99,359	
Average Household Income			\$114,110		\$125,711	
Per Capita Income			\$39,321		\$43,271	
<b>Population by Age</b>			<b>Census 2010</b>		<b>2021</b>	
			Number	Percent	Number	Percent
0 - 4	11,702	8.9%	16,201	7.8%	18,695	7.9%
5 - 9	12,605	9.6%	17,760	8.5%	19,891	8.4%
10 - 14	11,526	8.8%	17,645	8.5%	19,470	8.2%
15 - 19	9,136	6.9%	14,831	7.1%	16,655	7.0%
20 - 24	6,228	4.7%	11,044	5.3%	11,720	5.0%
25 - 34	19,728	15.0%	28,484	13.7%	34,594	14.6%
35 - 44	24,300	18.5%	34,677	16.6%	38,876	16.4%
45 - 54	16,701	12.7%	27,661	13.3%	29,969	12.7%
55 - 64	10,265	7.8%	19,844	9.5%	21,819	9.2%
65 - 74	5,595	4.3%	12,972	6.2%	15,235	6.4%
75 - 84	2,611	2.0%	5,400	2.6%	7,611	3.2%
85+	1,057	0.8%	1,761	0.8%	2,148	0.9%
<b>Race and Ethnicity</b>			<b>Census 2010</b>		<b>2021</b>	
			Number	Percent	Number	Percent
White Alone	98,354	74.8%	137,421	66.0%	147,754	62.4%
Black Alone	13,760	10.5%	29,781	14.3%	38,582	16.3%
American Indian Alone	931	0.7%	1,273	0.6%	1,421	0.6%
Asian Alone	5,327	4.1%	17,844	8.6%	22,640	9.6%
Pacific Islander Alone	95	0.1%	223	0.1%	270	0.1%
Some Other Race Alone	8,906	6.8%	13,492	6.5%	16,146	6.8%
Two or More Races	4,081	3.1%	8,245	4.0%	9,872	4.2%
Hispanic Origin (Any Race)	24,482	18.6%	38,376	18.4%	46,733	19.7%

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial 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.

FOR MORE INFORMATION CONTACT  
 O: 972.292.1220 / www.LCRTEXAS.com  
 Joe Martinez C: 214.535.1876 / Tonya La Barbera C: 469.323.2615 / Tito Martinez 972.533.3621  
 Martinez@LCRTexas.com / Tonya@LCRTexas.com / Tito@LCRTexas.com



