Crescent Parc

Professional / Medical Office Space For Lease 1,123 – 2,823 SF



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







- 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

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Site Plan



Prestwick Hollow Dr

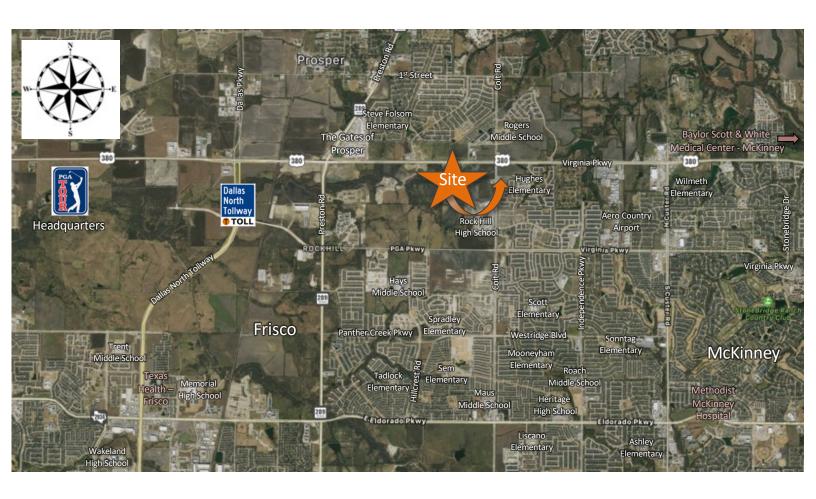
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Aerial View



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Professional / Medical Offices Available for Lease





















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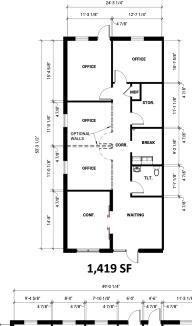


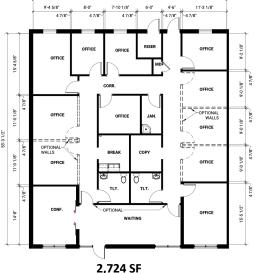
Space Available:

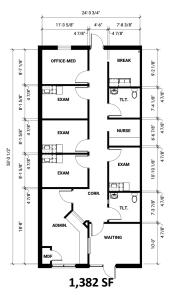
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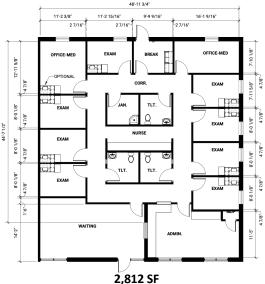
Professional / Medical Offices Available for Lease

Additional Plans Available









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McKinney Demographics

Summary	Cer	sus 2010		2021		202
Population		131,454		208,278		236,6
Households		44,468		71,586		81,3
Families		34,075		53,336		60,2
Average Household Size		2.91		2.88		2.
Owner Occupied Housing Units		31,564		47,855		54,2
Renter Occupied Housing Units		12,904		23,731		27,0
Median Age		32.7		34.4		34
Trends: 2021-2026 Annual Rate		Area		State		Nation
Population		2.59%		1.54%		0.7
Households		2.58%		1.53%		0.7
Families		2.46%		1.49%		0.6
Owner HHs		2.56%		1.79%		0.9
Median Household Income		1.94%		2.15%		2.4
Fieddin Fiedderleid Treefine				2021		20
Households by Income			Number	Percent	Number	Perc
<\$15,000			3,480	4.9%	3,323	4.
\$15,000 - \$24,999			3,343	4.7%	3,187	3.
\$25,000 - \$34,999			3,517	4.9%	3,453	4.
\$35,000 - \$49,999			7,932	11.1%	8,055	9.
\$50,000 - \$74,999			10,482	14.6%	11,321	13.
\$75,000 - \$99,999			10,416	14.6%	11,545	14.
\$100,000 - \$149,999			14,569	20.4%	17,398	21.
\$150,000 - \$199,999			9,063	12.7%	12,140	14.
\$200,000+			8,780	12.3%	10,891	13.
\$200,000 !			0,700	12.5 %	10,031	13.
Median Household Income			\$90,269		\$99,359	
Average Household Income			\$114,110		\$125,711	
Per Capita Income			\$39,321		\$43,271	
To depide another	Cer	sus 2010	400/022	2021	+ .5/2. 2	20
Population by Age	Number	Percent	Number	Percent	Number	Perc
0 - 4	11,702	8.9%	16,201	7.8%	18,695	7.
5 - 9	12,605	9.6%	17,760	8.5%	19,891	8.
10 - 14	11,526	8.8%	17,645	8.5%	19,470	8.
15 - 19	9,136	6.9%	14,831	7.1%	16,655	7.
20 - 24	6,228	4.7%	11,044	5.3%	11,720	5.
25 - 34	19,728	15.0%	28,484	13.7%	34,594	14.
35 - 44	24,300	18.5%	34,677	16.6%	38,876	16.
45 - 54	16,701	12.7%	27,661	13.3%	29,969	12.
55 - 64	10,265	7.8%	19,844	9.5%	21,819	9.
65 - 74	5,595	4.3%	12,972	6.2%	15,235	6.
75 - 84	2,611	2.0%	5,400	2.6%	7,611	3.
85+	1,057	0.8%	1,761	0.8%	2,148	0.
051		sus 2010	1,701	2021	2,140	20
Race and Ethnicity	Number	Percent	Number	Percent	Number	Perc
White Alone	98,354	74.8%	137,421	66.0%	147,754	62.
Black Alone	13,760	10.5%	29,781	14.3%	38,582	16.
American Indian Alone	931	0.7%		0.6%		0.
Asian Alone	5,327	4.1%	1,273	8.6%	1,421 22,640	9.
Pacific Islander Alone	95	0.1%	17,844 223	0.1%	22,640	0.
Pacific Islander Alone	8,906					
Come Other Bace Alexa	X YUD	6.8%	13,492	6.5%	16,146	6.
Some Other Race Alone	7.000	2 40/	0.345	4 00/	0.070	
Some Other Race Alone Two or More Races	4,081	3.1%	8,245	4.0%	9,872	4.



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 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.

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.

Legacy Commercial Realty, LLC	0588681		(972)292-1220
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Joe Martinez	455942	martinez@LCRTexas.com	(214)535-1876
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tito Martinez	788375	Tito@LCRTexas.com	(972)533-3621
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501

Fax: