

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
\$1,896,129



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

\$731,187



CAP RATE

5.9%



PRICE PSF

\$531



SUITE 603 - OFFICE



PRICE

\$582,471



CAP RATE

6.8%



PRICE PSF

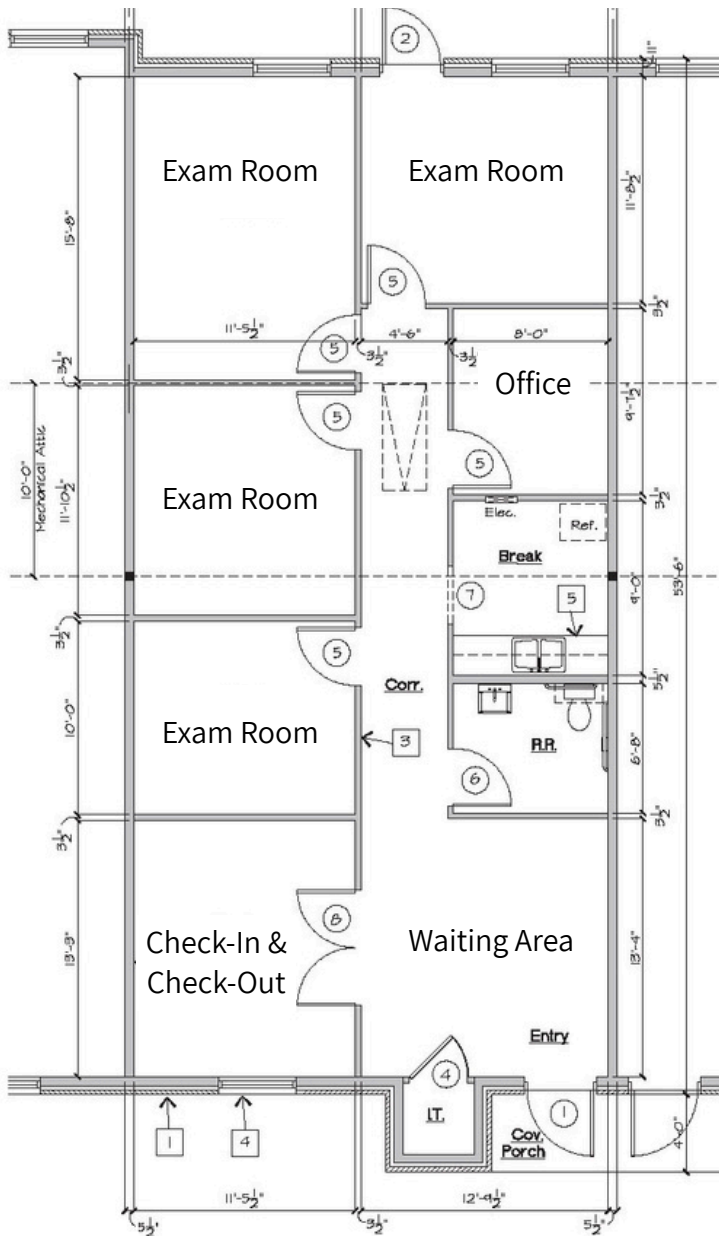
\$423



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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
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- Proximity to numerous restaurants & retail amenities, including the Gates of Prosper, Market Street, and the PGA HQ
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LISTED PRICE:	\$731,187
CAP RATE:	5.9%
SF:	1,377 SF
FINISH OUT:	2020
PRICE PSF:	\$531
LEASE TYPE:	NNN
LEASE START:	May 11, 2023
LEASE EXPIRATION:	September 30, 2029
RENEWAL OPTIONS:	1 / 36 Months
USE:	Medical

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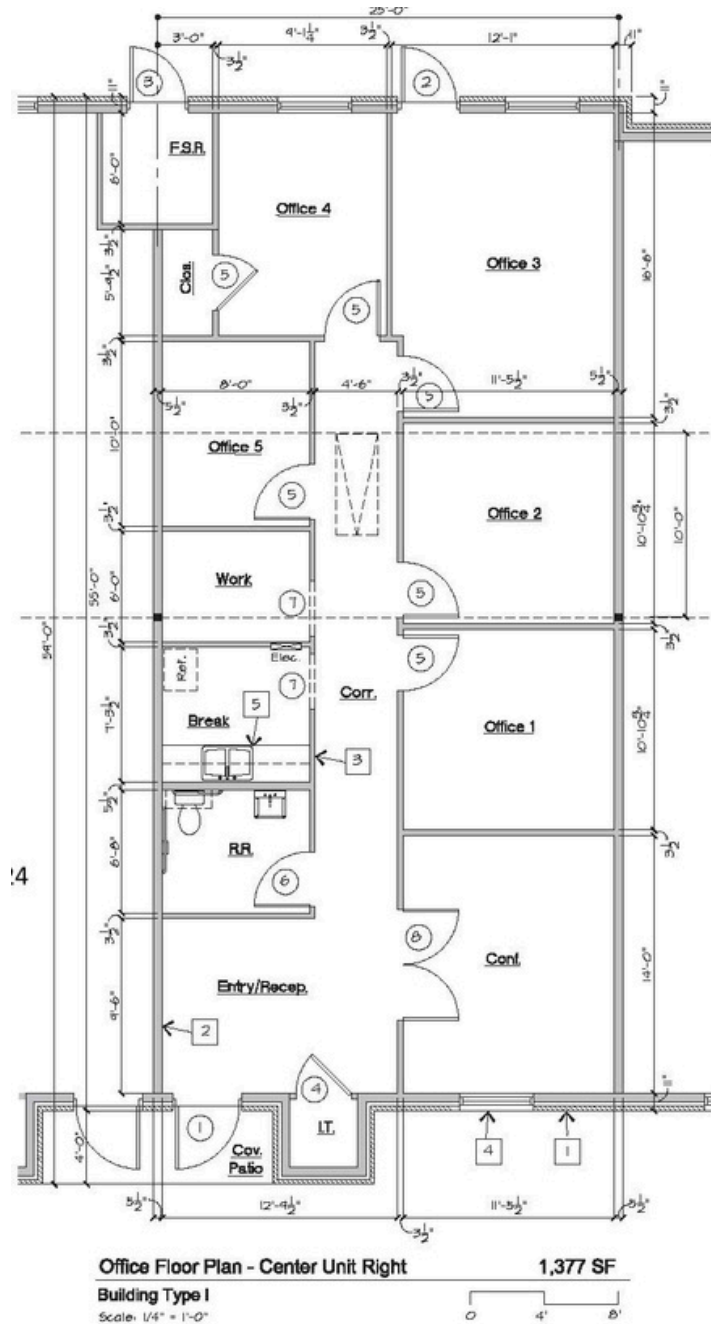
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FLOOR PLAN

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
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- 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



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

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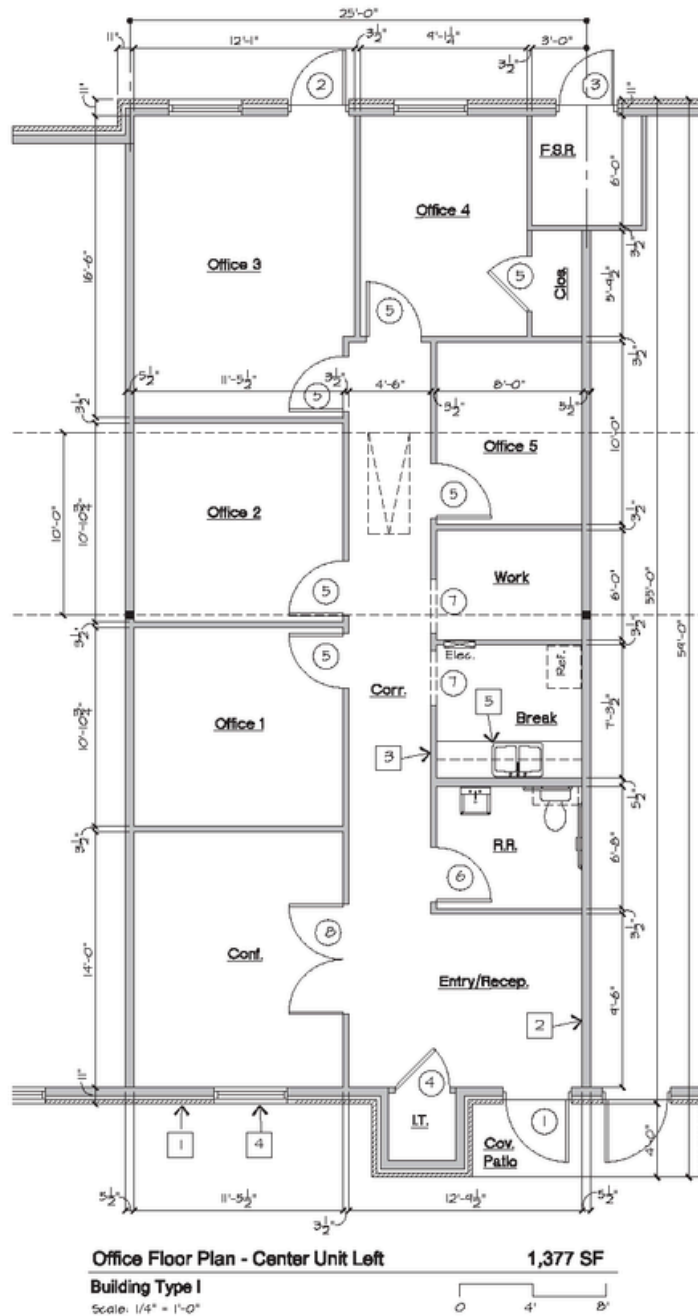
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FLOOR PLAN

SUITE 603 | CRESCENT PARC

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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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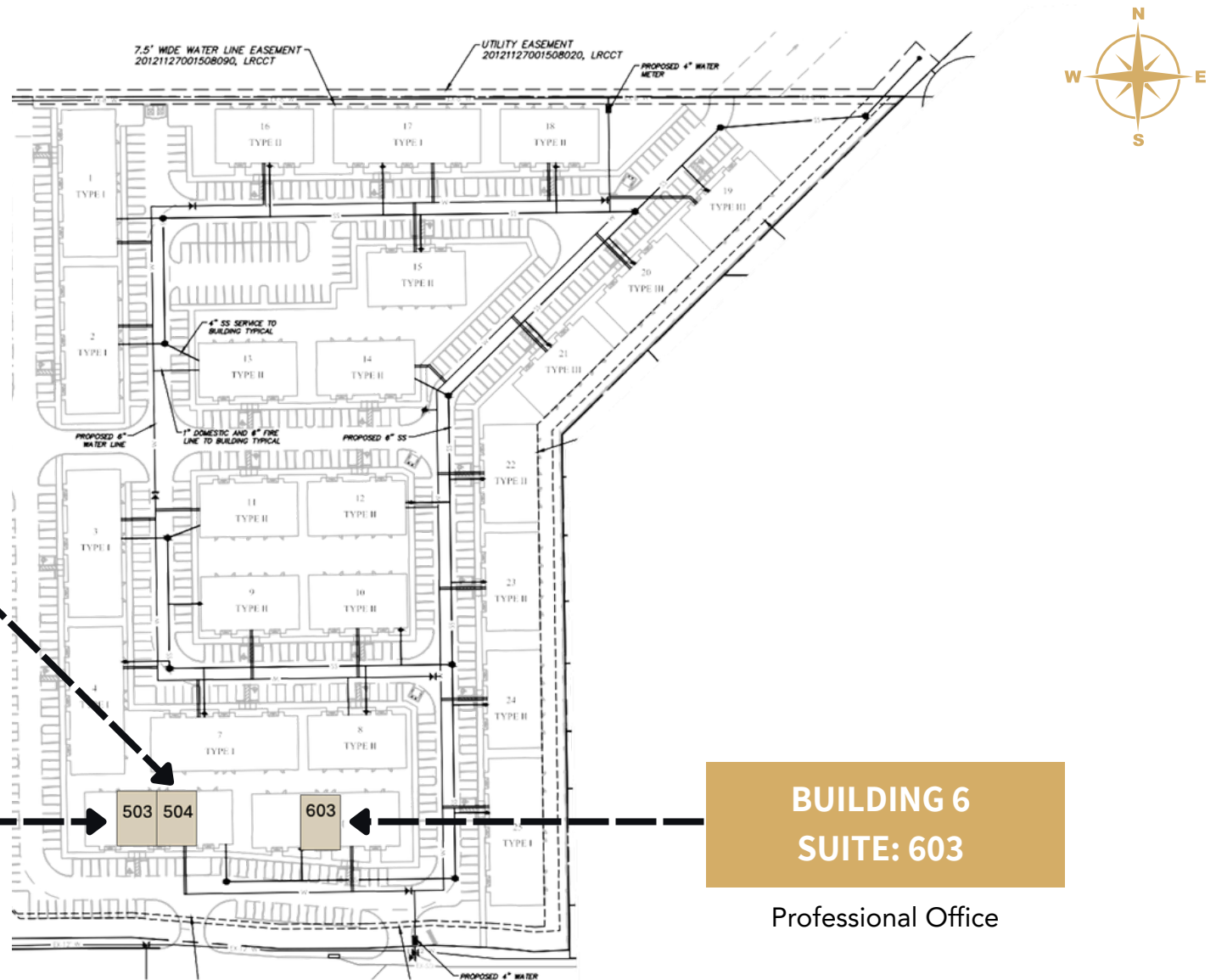


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BUILDING PLAN



**BUILDING 5
SUITE: 504**

Professional Office

**BUILDING 5
SUITE: 503**

Medical Office

**BUILDING 6
SUITE: 603**

Professional Office



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AERIAL MAP



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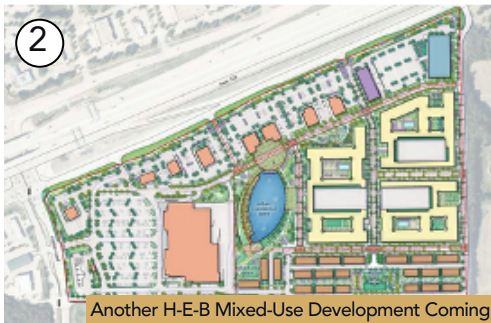
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NOTABLE ATTRACTIONS



1

Allen's New Food Hall The Hub Is Now Open



2

Another H-E-B Mixed-Use Development Coming



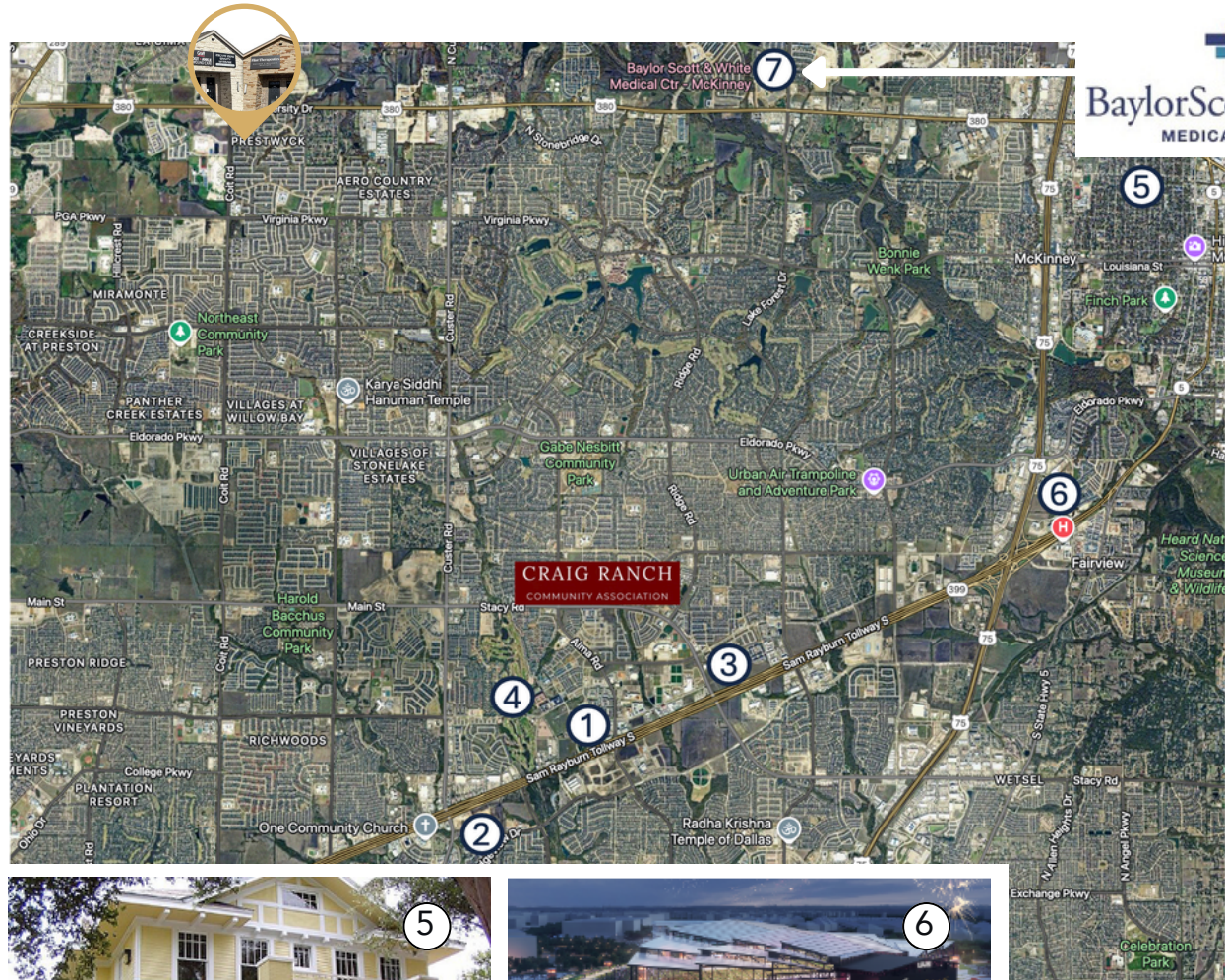
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Surf and Adventure Park Coming \$200M Attraction



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



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: Wires568 | Shutterstock

HOME > REAL ESTATE

McKinney Growth Continues With \$27 Million Shopping Center

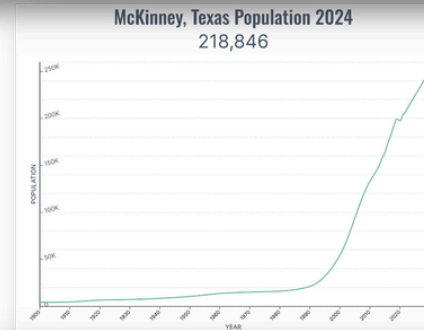
Developers are currently seeking occupants for the 13.7-acre site

Matilda Preisdorf
a day ago



McKinney, 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.

LICENSED BROKER/BROKER FIRM NAME Rockhill Commercial Real Estate	LICENSE NO. 9015723	EMAIL	PHONE
DESIGNATED BROKER OF FIRM Ryan W. Griffin	LICENSE NO. 582592	EMAIL rgriffin@rockhillinvestments.com	PHONE 214.975.0842
LICENSED BROKER AGENT Tonya LaBarbera	LICENSE NO. 678307	EMAIL tonya@rockhillcre.com	PHONE 469.323.2615
LICENSED BROKER AGENT Denton H. Beams	LICENSE NO. 824937	EMAIL denton@rockhillcre.com	PHONE 469.744.6634



Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1



BUYER/TENANT/SELLER/LANDLORD INITIALS: _____ **DATE:** _____