



FOR LEASE

Auburn Hills Office Park

2001 Auburn Hills Pkwy, Suite 302, McKinney, TX 75071



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ROCKHILL
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM

PROPERTY SUMMARY

AUBURN HILLS OFFICE PARK SUITE 302

Professional, Move-In-Ready Office Space

- Ideal 1,228 SF layout designed for professional users seeking an efficient, polished workspace.
- Move-in ready, build-out professional office that can be modified for medical use.
- Flexible floor plan suitable for financial, consulting, real estate, or other office-based operations.
- Modern finishes and well-maintained common areas create an immediate “client-ready” impression.

Strategic McKinney Location

- Situated in the highly desirable Auburn Hills Office Park, a growing professional corridor in west McKinney.
- Quick access to US-75, Hwy 380, and the Sam Rayburn Tollway, making it convenient for employees and clients across Collin County.
- Surrounded by established residential communities, retail, and dining - ideal for businesses wanting visibility and convenience.

Strong Business Environment

- Located in one of the fastest-growing submarkets in North Texas, offering long-term stability and increasing property value.
- Neighboring tenants include medical, legal, financial, and service-based businesses - ideal for referrals and professional synergy.
- Fully landscaped and maintained as part of a Community Management Association.

USE

PROFESSIONAL OFFICE

AVAILABLE SF

1,228 SF

LEASE RATE

\$3,400 + ELECTRIC

SIGNAGE

BUILDING + MONUMENT

LEASE TERM

3-5 YEARS

YEAR BUILT

2022

PARKING

SURFACE PARKING - AMPLE FOR
TENANTS AND VISITORS

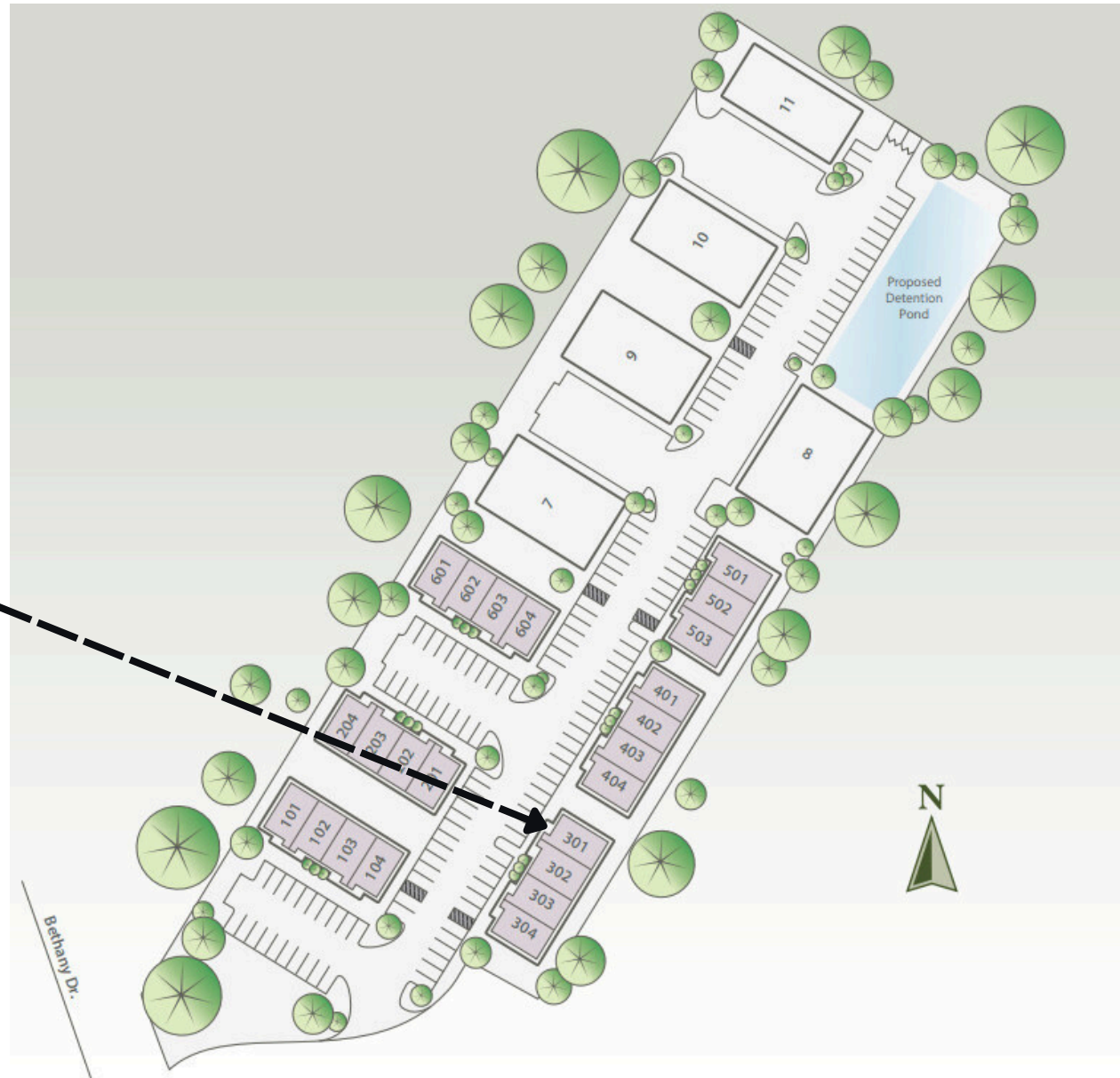


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SITE PLAN

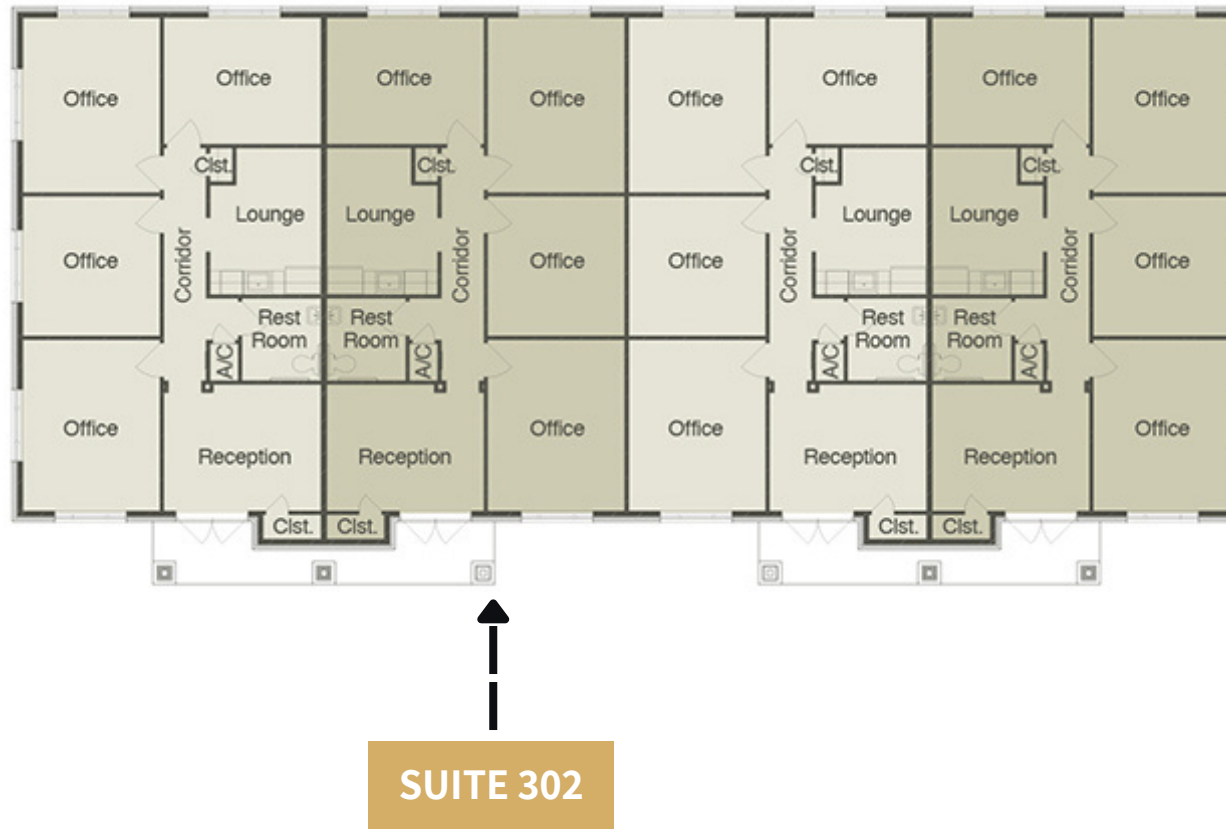
SUITE 302



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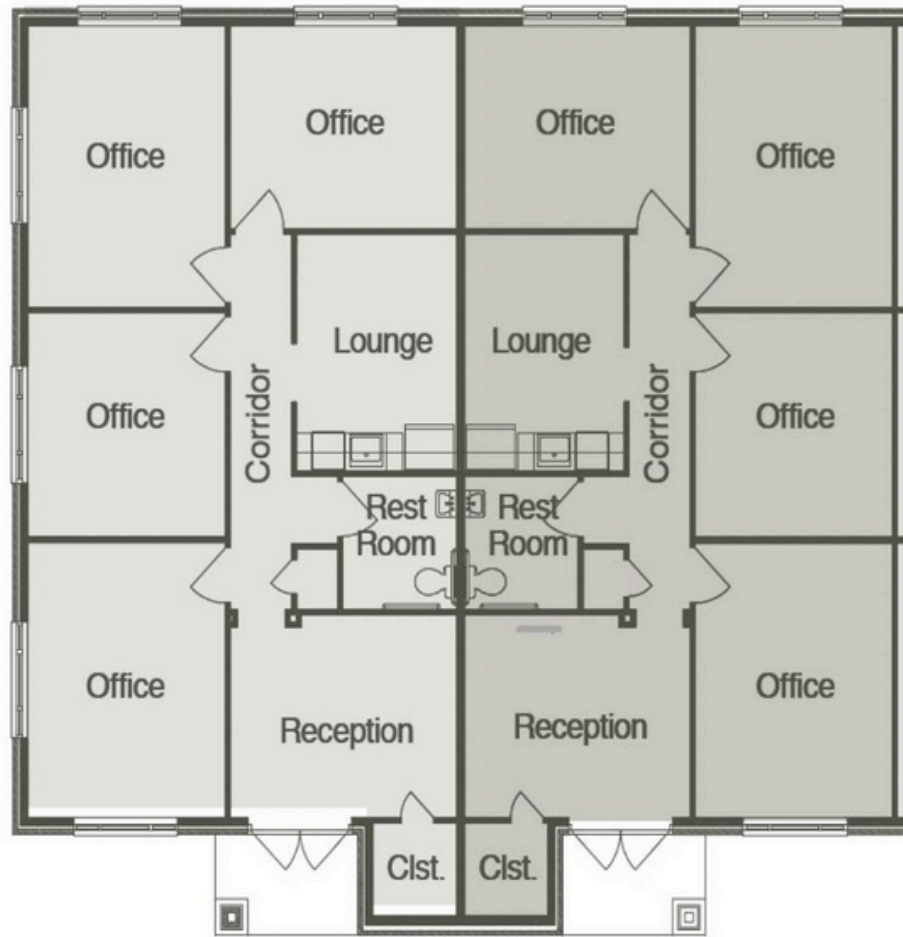
BUILDING PLAN



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FLOOR PLAN



SUITE 302 | 1,228 SF

Professional Office



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SUITE 302 | 1,228 SF



OFFICE AREA



BREAK ROOM



EXTERIOR



OFFICE VIEW



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AERIAL MAP



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McKinney, Texas

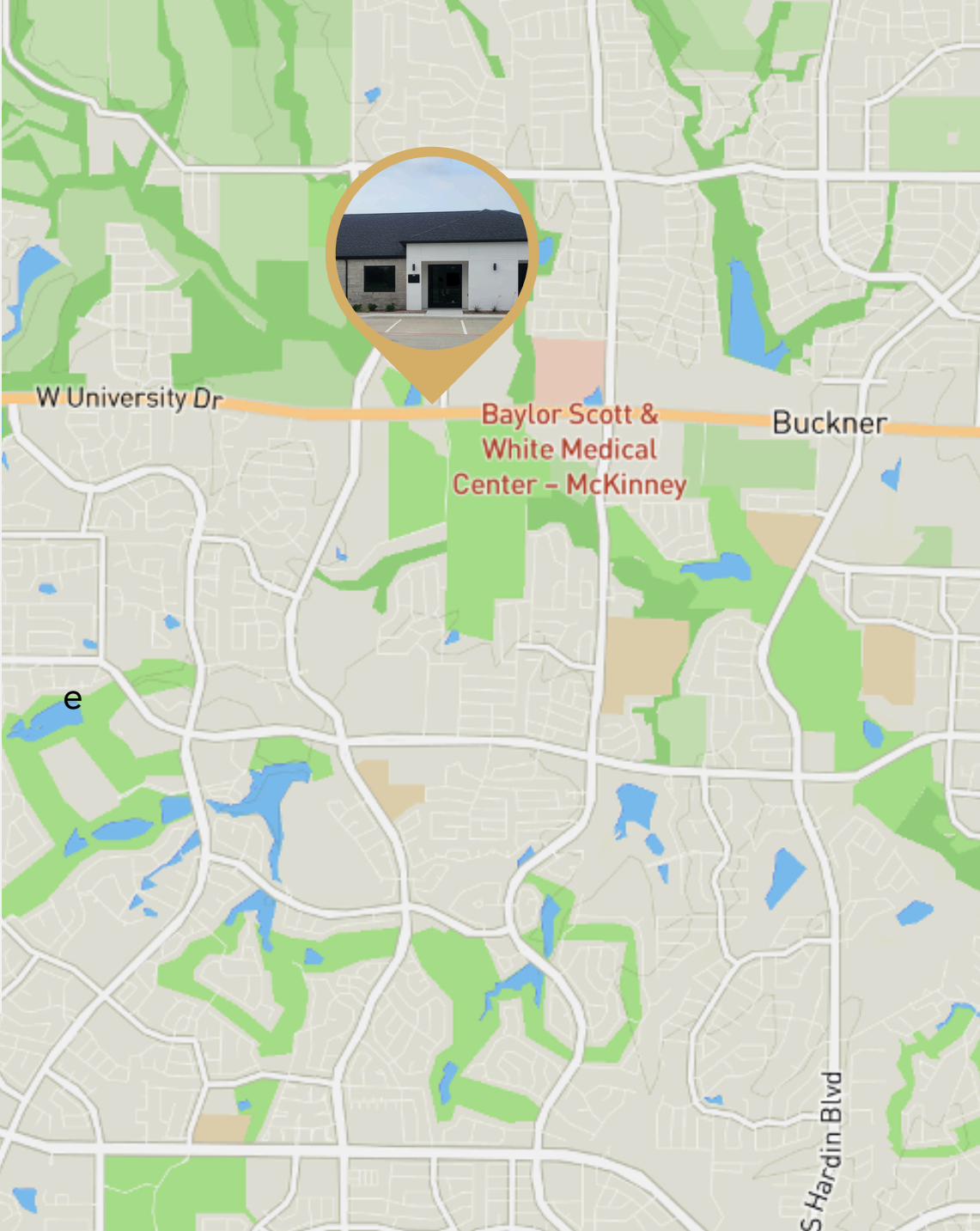
DEMOGRAPHICS

2024 Summary	1 MILE	3 MILE
Population	76,593	217,491
Households	25,147	73,483
Average Age	40	38
Median HH Income	\$131,961	\$115,796
Population Growth Projections (2024-2029)	21.67%	21.67%

TRAFFIC

Roadway (2024)	Traffic Count	Miles from Subject
US Hwy 380/ W. Univ. Drive	32,234	.38
W. Univ. Drive/Forest Ridge Ln.	31,874	.38

Source: © CoStar 2025 Traffic, 2024 Demographics



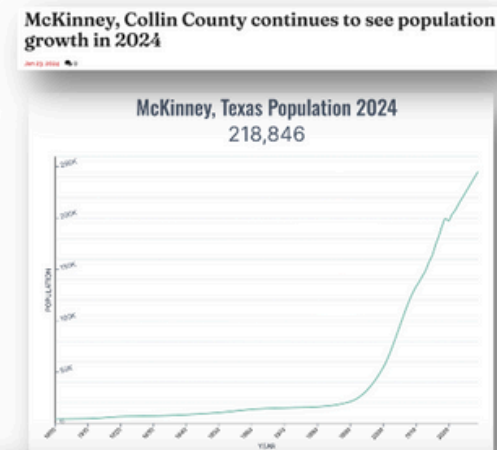
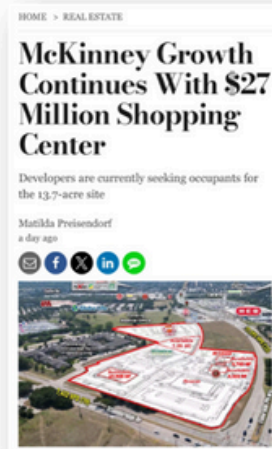
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CITY OVERVIEW

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.



McKinney Moving Forward on Downtown Redevelopment Plan



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Information About Brokerage Services

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.

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 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 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

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BUYER/TENANT/SELLER/LANDLORD INITIALS: _____

DATE: _____