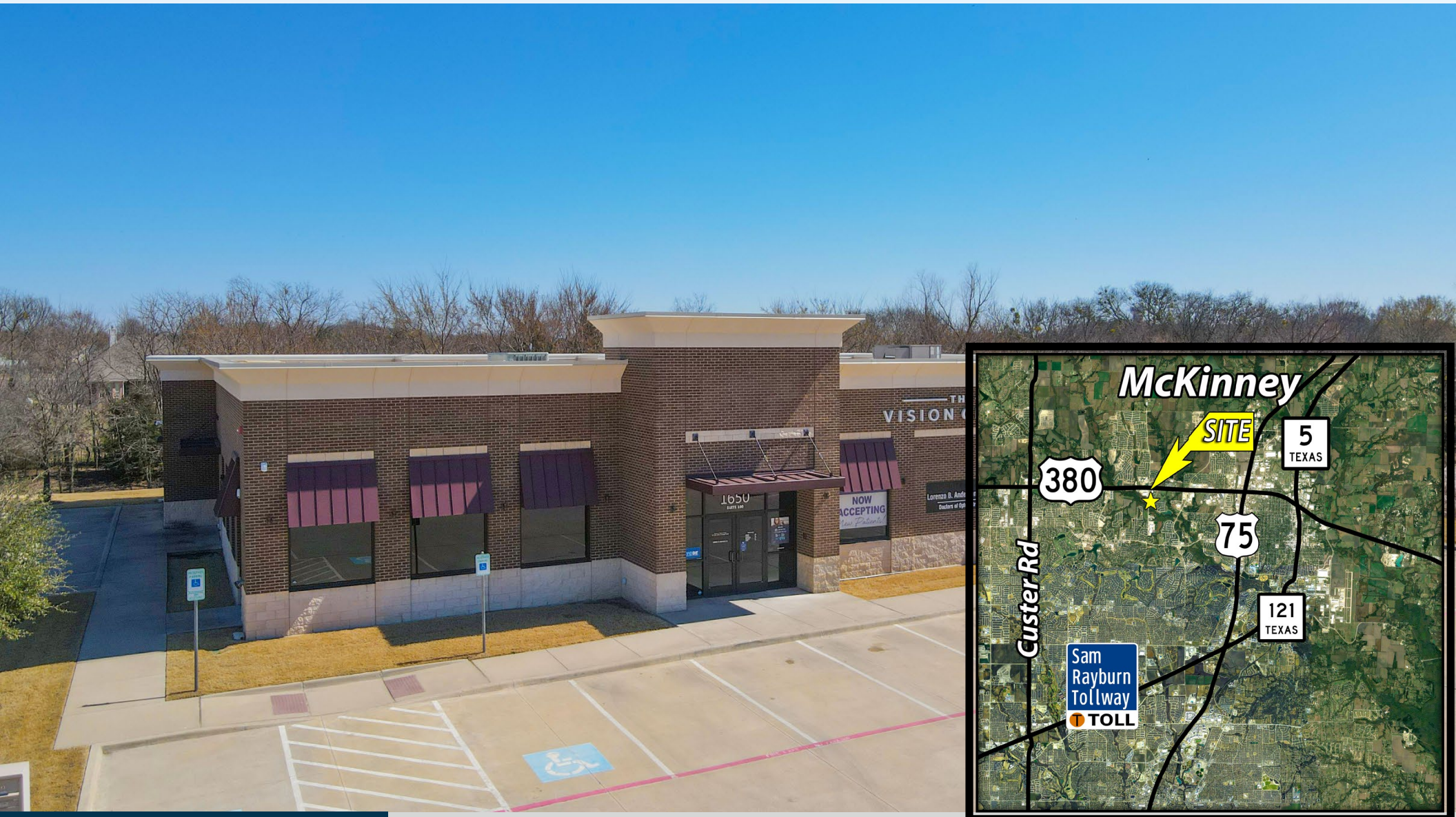


# OFFICE/MEDICAL SPACE FOR SALE \$3,400,000 8,711 SF

1650 N Lake Forest Dr.

McKinney, Texas



**APPIAN**  
COMMERCIAL REALTY

Preston Taylor

(972)562-9988

[Preston@AppianCommercial.com](mailto:Preston@AppianCommercial.com)

Ray Eckenrode, CCIM, SIOR

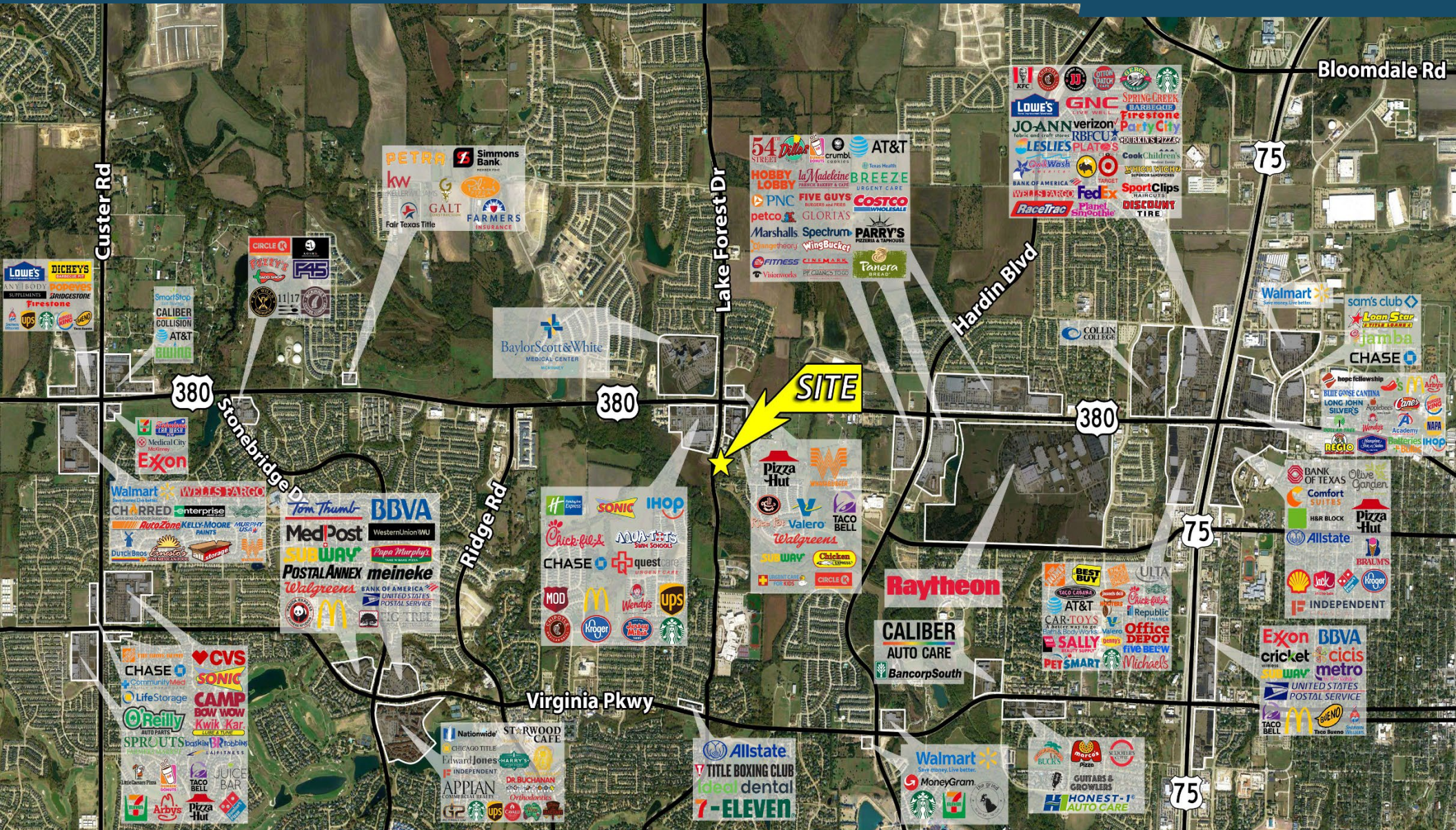
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Appian Commercial Realty  
6657 Virginia Pkwy #100  
McKinney, TX 75071

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# OFFICE/MEDICAL SPACE FOR SALE

Office Space  
1650 N Lake Forest Dr  
McKinney, TX 75071

## PROPERTY DETAILS

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>• <b>Price:</b> \$3,400,000</li><li>• <b>Property Type:</b> Office/Medical Office</li><li>• <b>Vacant SF:</b> 1,396 SF</li><li>• <b>Address:</b> 1650 N Lake Forest Drive</li><li>• <b>City:</b> McKinney</li></ul> | <ul style="list-style-type: none"><li>• <b>County:</b> Collin</li><li>• <b>Building Size:</b> 8,771 SF</li><li>• <b>Date Available:</b> Immediate</li><li>• <b>Cross Street:</b> Hwy 380 &amp; Lake Forest Drive</li><li>• <b>Property Status:</b> Existing</li></ul> |
|---|---|

## PROPERTY INFORMATION

Located just off the U.S. 380 growth corridor, 1650 Lake Forest offers high-visibility office and medical space in the heart of McKinney—one of the fastest-growing cities in the U.S. Positioned directly across from Baylor Scott & White Medical Center, this site is ideal for healthcare providers and professional services.

Surrounded by major retailers like Costco, Kroger, Walgreens, Starbucks, and Chick-fil-A, the location offers daily convenience for clients and staff. With a population of approximately 224,000 and an average household income of \$134,813, McKinney provides exceptional demographics, visibility, and access in a vibrant commercial hub.



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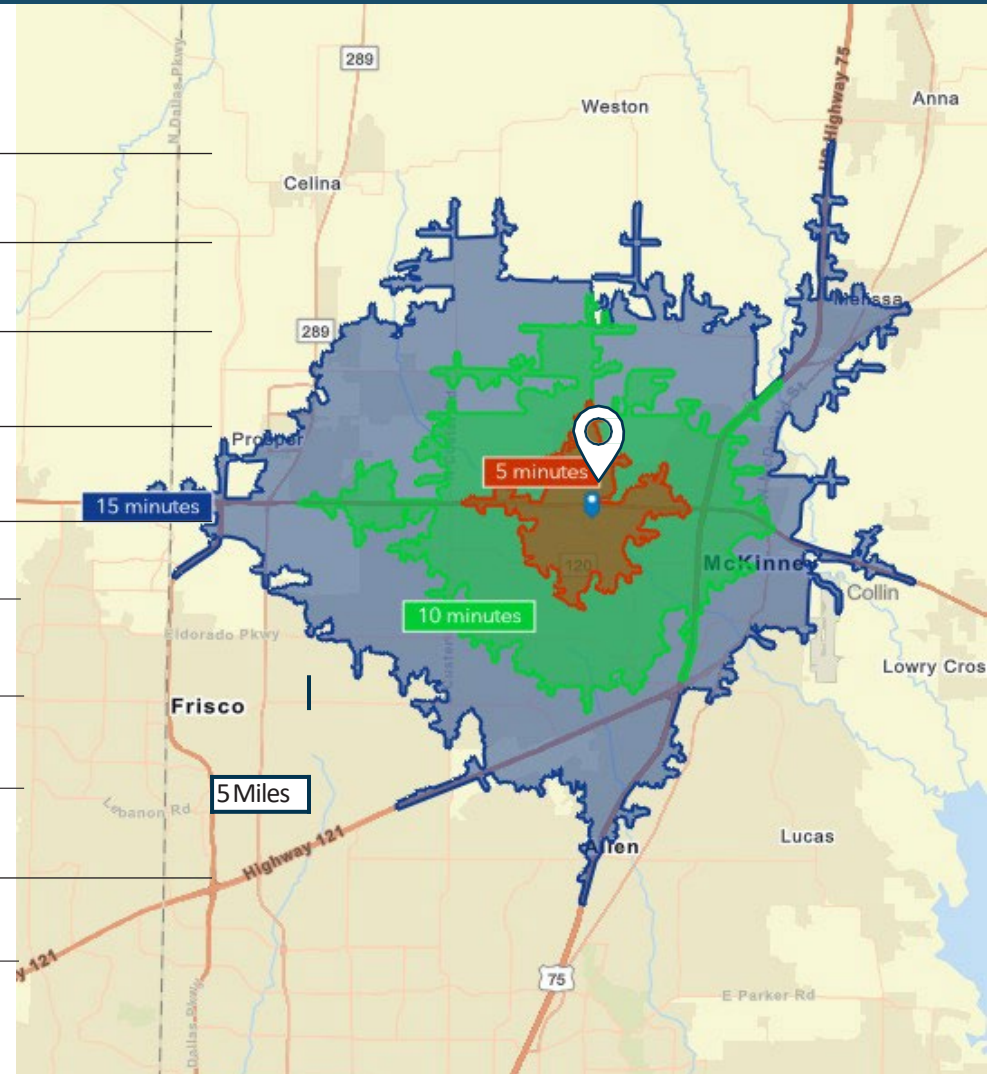
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6657 Virginia Pkwy #100  
McKinney, TX 75071

# OFFICE/MEDICAL SPACE FOR SALE

Office Space  
1650 N Lake Forest Dr  
McKinney, TX 75071

## DEMOGRAPHICS

| 2024 Demographic Summary      | 5 Minutes | 10 Minutes | 15 Minutes |
|-------------------------------|-----------|------------|------------|
| Population                    | 24,037    | 118,646    | 291,956    |
| Households                    | 7,688     | 40,601     | 98,556     |
| Families                      | 6,332     | 31,810     | 75,836     |
| Average Household Size        | 3.10      | 2.91       | 2.94       |
| Owner Occupied Housing Units  | 5,795     | 29,642     | 67,737     |
| Renter Occupied Housing Units | 1,893     | 10,959     | 30,819     |
| Median Age                    | 36.6      | 38.4       | 36.5       |
| Median Household Income       | \$138,591 | \$134,877  | \$137,600  |
| Average Household Income      | \$161,493 | \$171,408  | \$173,989  |



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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.

**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.

**Appian Commercial Realty**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**579746**

License No.

[ray@appiancommercial.com](mailto:ray@appiancommercial.com)

Email

**(972)562-9988**

Phone

**Ray Eckenrode**

Designated Broker of Firm

**579746**

License No.

[ray@appiancommercial.com](mailto:ray@appiancommercial.com)

Email

**(972)562-9988**

Phone

Licensed Supervisor of Sales Agent/Associate

**Preston Taylor**

Sales Agent/Associate's Name

License No.

**734185**

License No.

Email

[preston@appiancommercial.com](mailto:preston@appiancommercial.com)

Email

Phone

**(972)562-9988**

Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

# DEMOGRAPHIC SUMMARY

1650 N Lake Forest Dr, McKinney, Texas, 75071

Drive time of 5 minutes

## KEY FACTS

24,037

Population



7,688

Households

36.6

Median Age

\$108,793

Median Disposable Income

## EDUCATION

3.6%

No High School Diploma



16.7%

High School Graduate



24.7%

Some College/  
Associate's Degree



55.0%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$138,591

Median Household Income



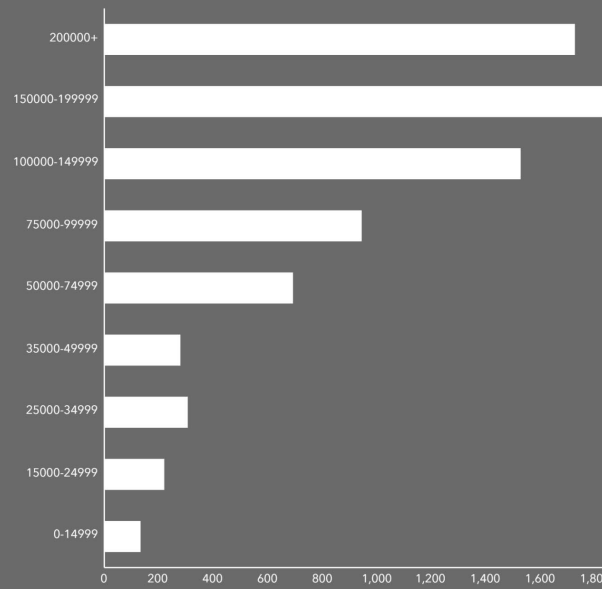
\$52,008

Per Capita Income

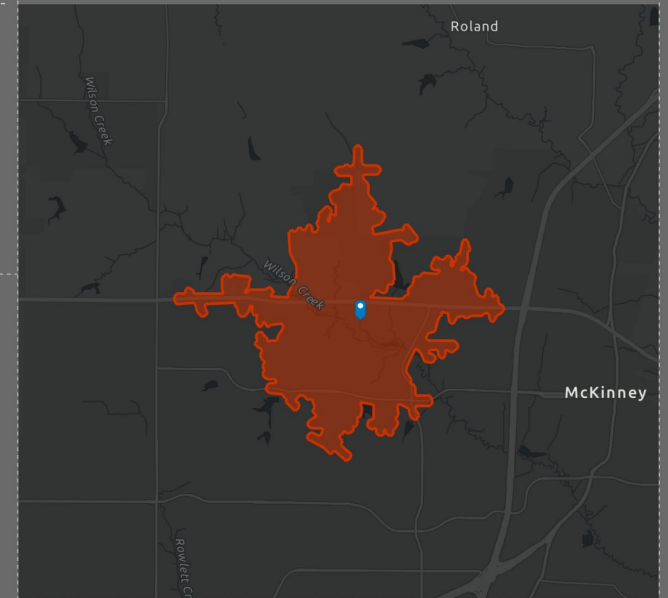


\$565,305

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



79.9%

White Collar



10.5%

Blue Collar



11.1%

Services

1.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

# DEMOGRAPHIC SUMMARY

1650 N Lake Forest Dr, McKinney, Texas, 75071

Drive time of 10 minutes

## KEY FACTS

118,646

Population



40,601

Households

38.4

Median Age

\$109,124

Median Disposable Income

## EDUCATION

2.9%

No High School Diploma



14.0%

High School Graduate



25.6%

Some College/  
Associate's Degree



57.6%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$134,877

Median Household Income



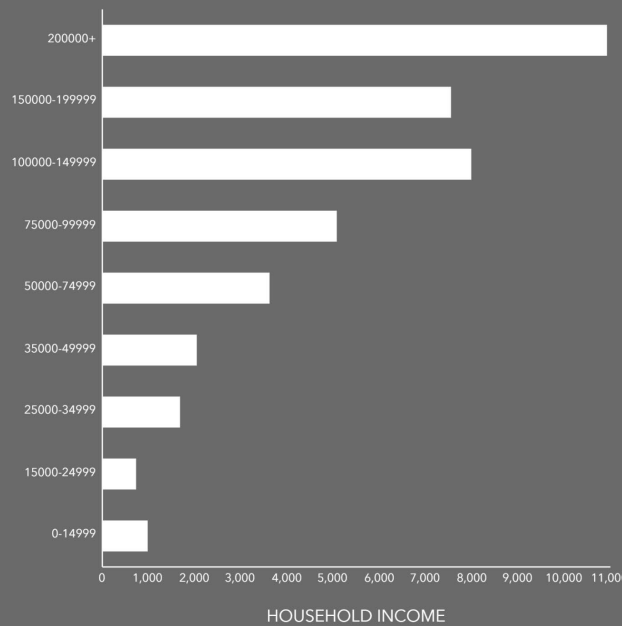
\$58,795

Per Capita Income

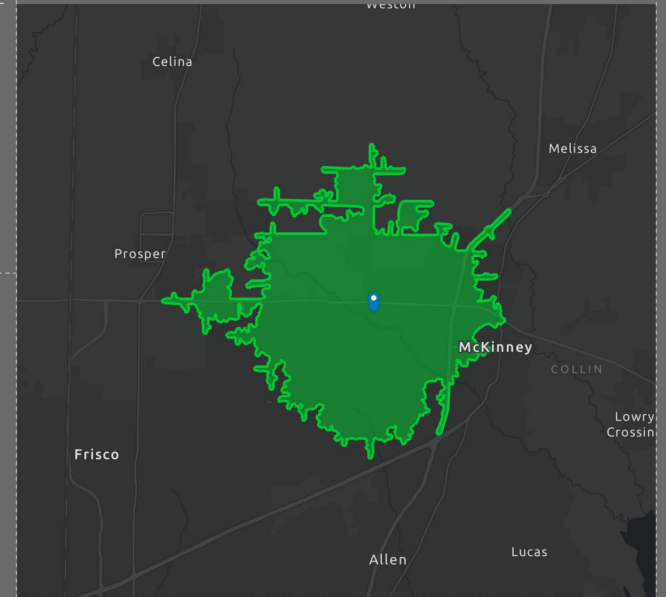


\$587,419

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



79.6%

White Collar



Blue Collar

10.6%



Services

10.9%

3.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

# DEMOGRAPHIC SUMMARY

1650 N Lake Forest Dr, McKinney, Texas, 75071

Drive time of 15 minutes

## KEY FACTS

291,956

Population



98,556

Households

36.5

Median Age

\$110,615

Median Disposable Income

## EDUCATION

3.7%

No High School Diploma



13.7%

High School Graduate



23.0%

Some College/  
Associate's Degree



59.5%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$137,600

Median Household Income



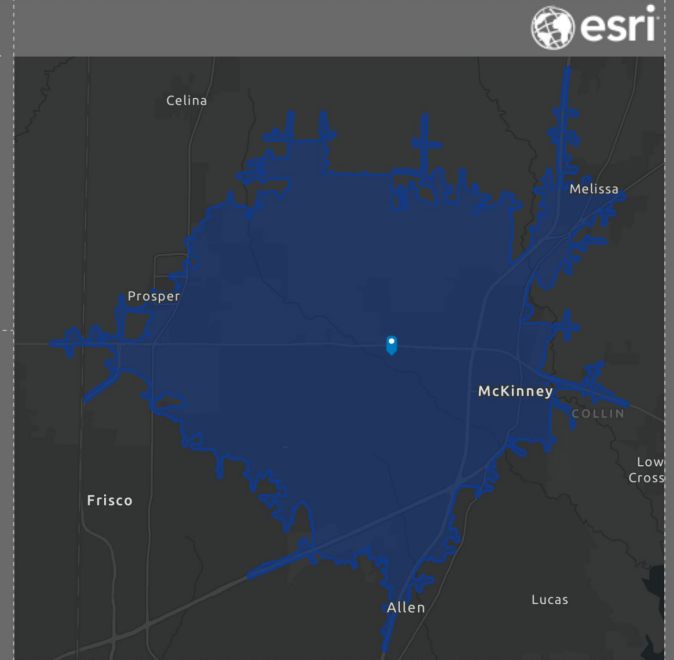
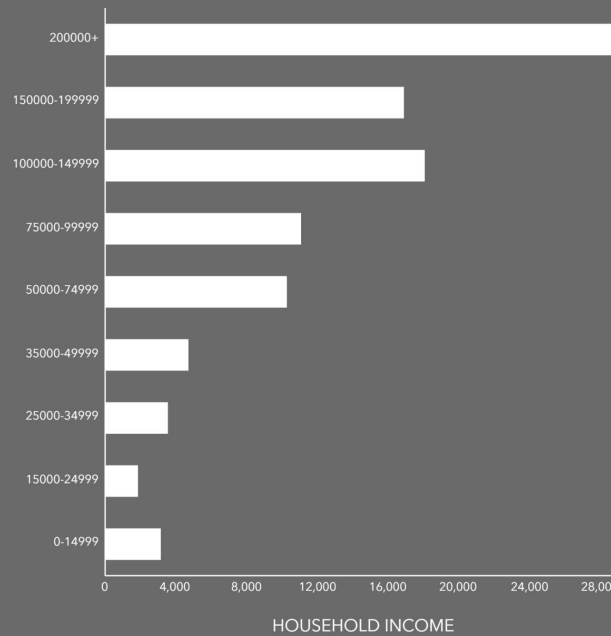
\$58,668

Per Capita Income



\$546,758

Median Net Worth



## EMPLOYMENT

White Collar 80.2%

Blue Collar 10.7%

Services 10.4%

3.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri