

OFFICE SPACE FOR SALE

6850 TPC DRIVE

STE 208

MCKINNEY, TX

\$849,900

208
YOUR BUSINESS

REPROMED CENTER

Hubbard Dental

KEY FACTS

Suite 208 | 2,833 SF | 7 Office Spaces | Craig Ranch Professional Plaza
2021 Taxes: \$11,682/Yr.
POA: \$719/Mo.

LOCATION

Off of 121 between Alma & Custer Rd, McKinney, 75070 Zipcode, 10 minutes from Legacy West / Toyota US HQ. The suite overlooks the TPC Craig Ranch Golf Course.

SUMMARY

Suite 208 is available for sale inside Craig Ranch Professional Plaza - a bookend office with a total of 7 office spaces within a finished, upscale, professional building. Suite 208 also includes a reception area, break room with kitchenette, data room with dedicated AC, restrooms, and conference room. Great location and tenant mix (general office and medical).



HAMPTON COMMERCIAL

PART OF HAMPTON INTERNATIONAL REALTY GROUP WITH KW COMMERCIAL

1002 RAIN TREE CIRCLE, STE 100
ALLEN, TX 75013 | (214) 326-5903



LAURENCE CHIANG
214.934.4971
LCHIANG@KWCOMMERCIAL.COM



CECILIA HAMPTON, CCIM
214.326.5903
CHAMPTON@KWCOMMERCIAL.COM



OVERVIEW | 6850 TPC DRIVE, STE 208 | MCKINNEY, TX

LISTING PRICE

\$849,900

PROPERTY HIGHLIGHTS

- 10 minutes away from Legacy West / Toyota US HQ
- 7 offices, each with natural lighting, also includes restrooms, a conference room, a data/storage room, a break room with a kitchenette, and a reception area
- The building has Fiber internet
- Entry control system
- The data room has a dedicated air conditioning unit for the server
- 3 Covered parking lots
- Centralized audio system with individual control in every office suite
- Overlooking the TPC Craig Ranch Golf Course - host of the PGA AT&T Bryon Nelson golf tournament

LOCATION HIGHLIGHTS

- The 75035 ZIP code has seen a 62.4% population increase since 2010.
- Leading occupational categories in the 75070 zip code are healthcare & social assistance, professional, scientific and technical, retail trade, and education.
- The average household income is \$123,779.



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PROPERTY PHOTOS | 6850 TPC DRIVE, STE 208 | MCKINNEY, TX



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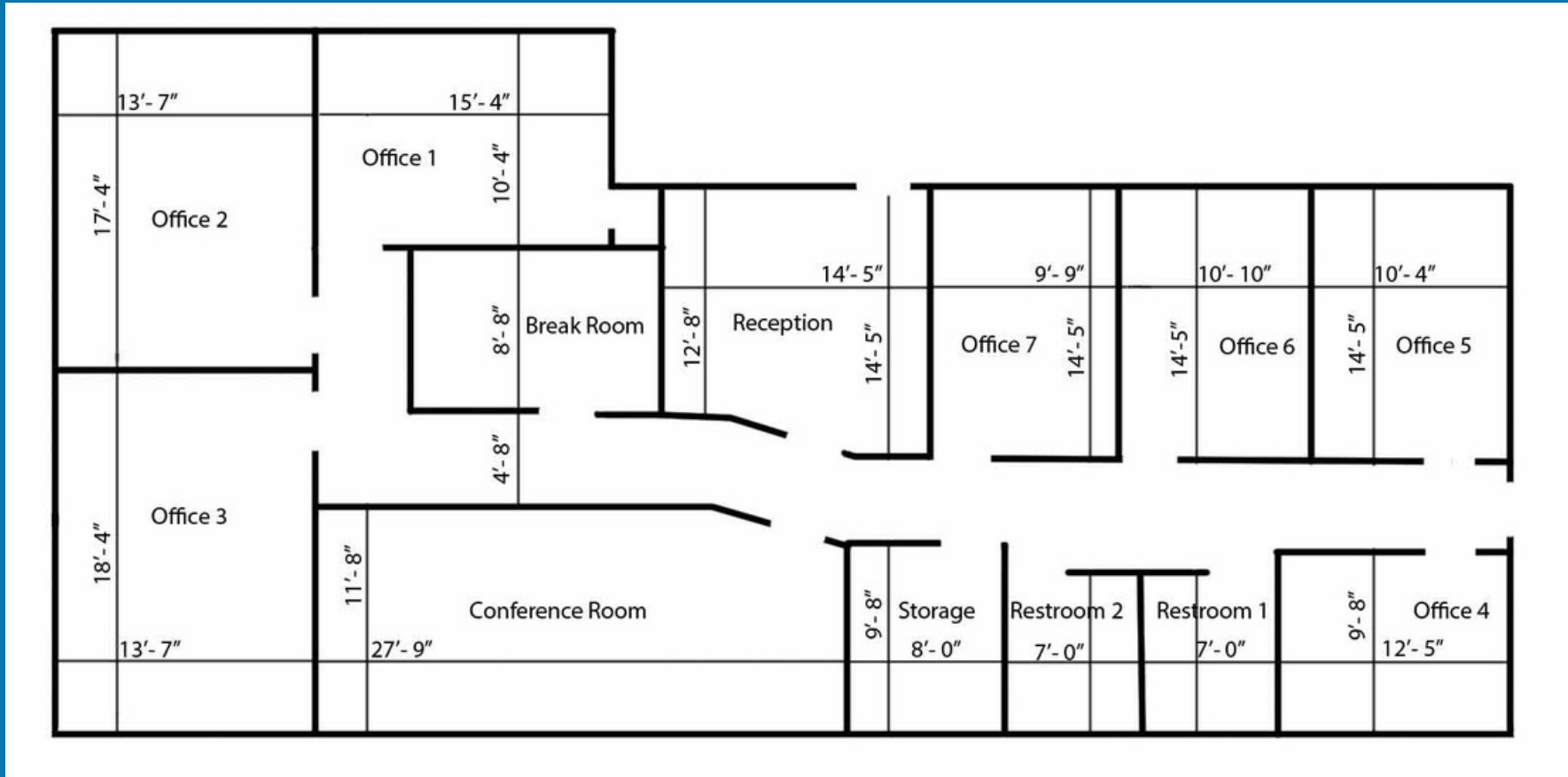
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FLOOR PLAN | 6850 TPC DRIVE, STE 208 | MCKINNEY, TX



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LOCATION MAP | 6850 TPC DRIVE, STE 208 | MCKINNEY, TX



6850 TPC DRIVE, MCKINNEY, TEXAS 75070, USA

Medical City Frisco
Ford Center
The Home Depot
Stonebriar Country Club

Hutchins Barbeque
Wal-Mart Supercenter
Swadeshi
NUM National Videogame Museum
TPC Craig Ranch

Market Street
Wal-Mart Supercenter
The Home Depot
Kroger Marketplace

Toyota
Legacy West
FedEx
North Italia
JPMorgan Chase
JCPenney
Fogo de Chao Brazilian Steakhouse

McDonald's
Children's Health Plano
Lifetime Fitness
Medical City Frisco

Cismark
99 Ranch Market
Lowe's
Costco Wholesale
H Mart



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