



WYNMARK
COMMERCIAL



GATEWAY OFFICE PARK

4121, 4141, 4161, 4181 Medical Center Drive McKinney Texas

FOR SALE/LEASE

MCKINNEY, TEXAS

· Strategically located within McKinney's premier business corridor, Gateway Office Park offers excellent accessibility and visibility with convenient access to major thoroughfares, upscale retail, dining, and surrounding residential communities. Its central location places businesses at the crossroads of one of North Texas' most active commercial markets.

· McKinney, Texas, is recognized for its rich heritage, highly acclaimed schools, and exceptional quality of life. The city successfully blends the character of its historic downtown with modern amenities and continued economic expansion, creating an attractive environment for both employers and professionals.

· Supported by a strong healthcare network, a diverse economic base, and a steadily growing population, McKinney continues to attract businesses seeking long-term stability, workforce accessibility, and opportunities for growth.

Available Buildings

BUILDING 1

4161 Medical Center Dr

· Suite Size: 1,500 —7,419 SF

BUILDING 2

4181 Medical Center Dr

· Suite Size: 1,500 —12,574 SF

BUILDING 3

4121 Medical Center Dr

· Suite Size: 1,500 —8,823 SF

BUILDING 4

4141 Medical Center Dr

· Suite Size: 1,500 —10,414 SF

(all buildings can be subdivided)

Project Details:

· **Shell Purchase Price:** \$375.00 psf

· **Lease Rate:** \$32.00 + NNN

· **NNN:** \$10.00 psf (estimate)

· **Allowed Uses:** Medical & Office

· **Parking Ratio:** 4.0/1000

· **Construction Start:** February 2026

· **Delivery Date:** March 2027

· **Condo Fee/CAM:** \$3.50 PSF

· **Zoning:** SP2 Professional Office

· **Condition:** Cold Dark Shell

· **Structure:** Condo

SITE PLAN

4121 Medical Center Dr.

4161 Medical Center Dr.

4141 Medical Center Dr.

4181 Medical Center Dr.

BUILDING 3
8,823 SF

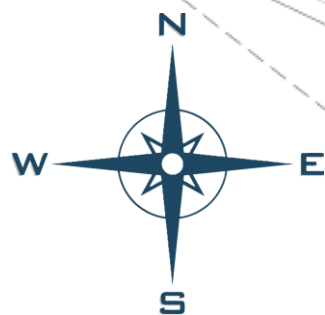
BUILDING 4
10,414 SF

SOLD
SPINE/PAIN
MANAGEMENT

BUILDING 1
7,419 SF

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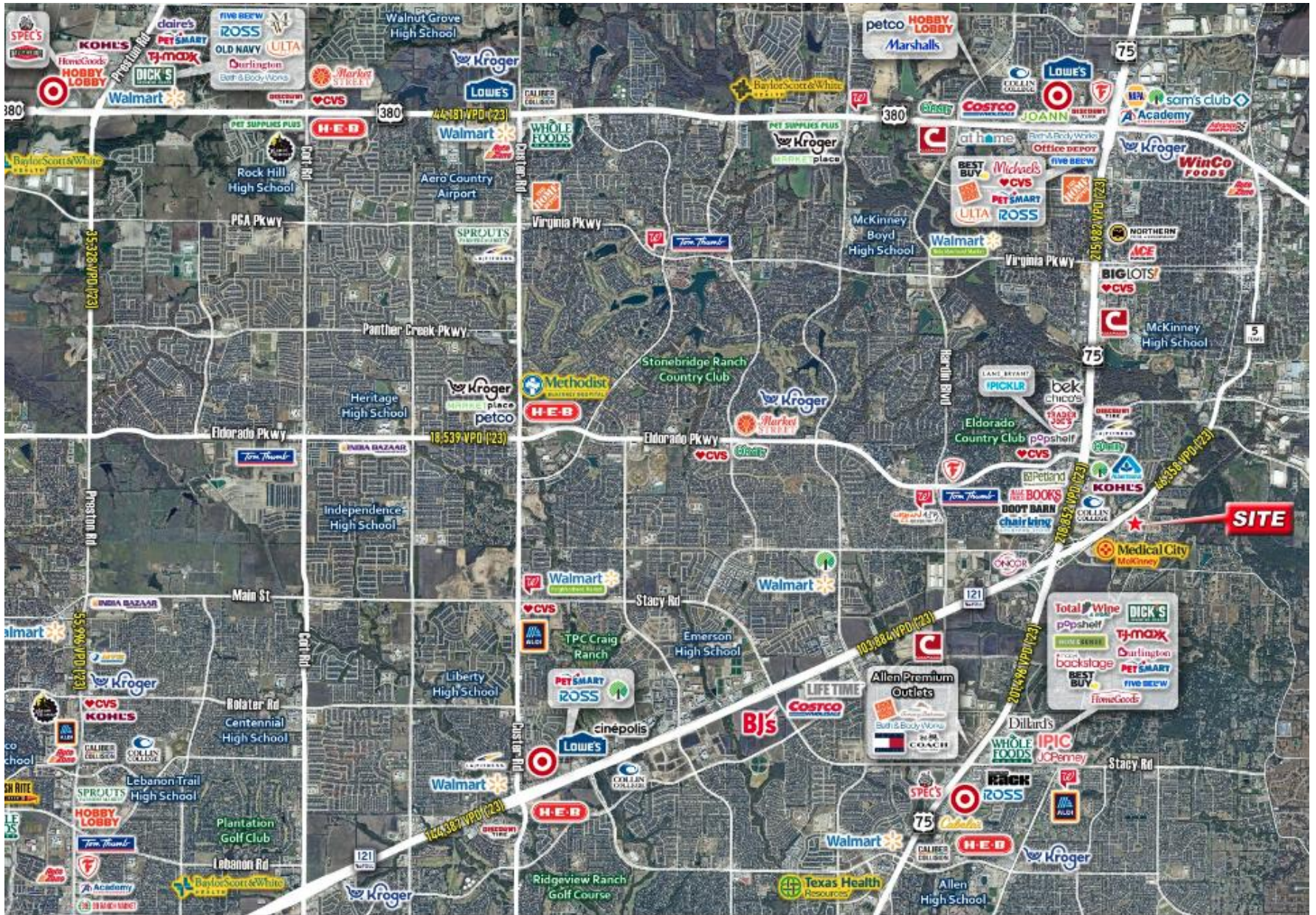
BUILDING 2
12,574 SF



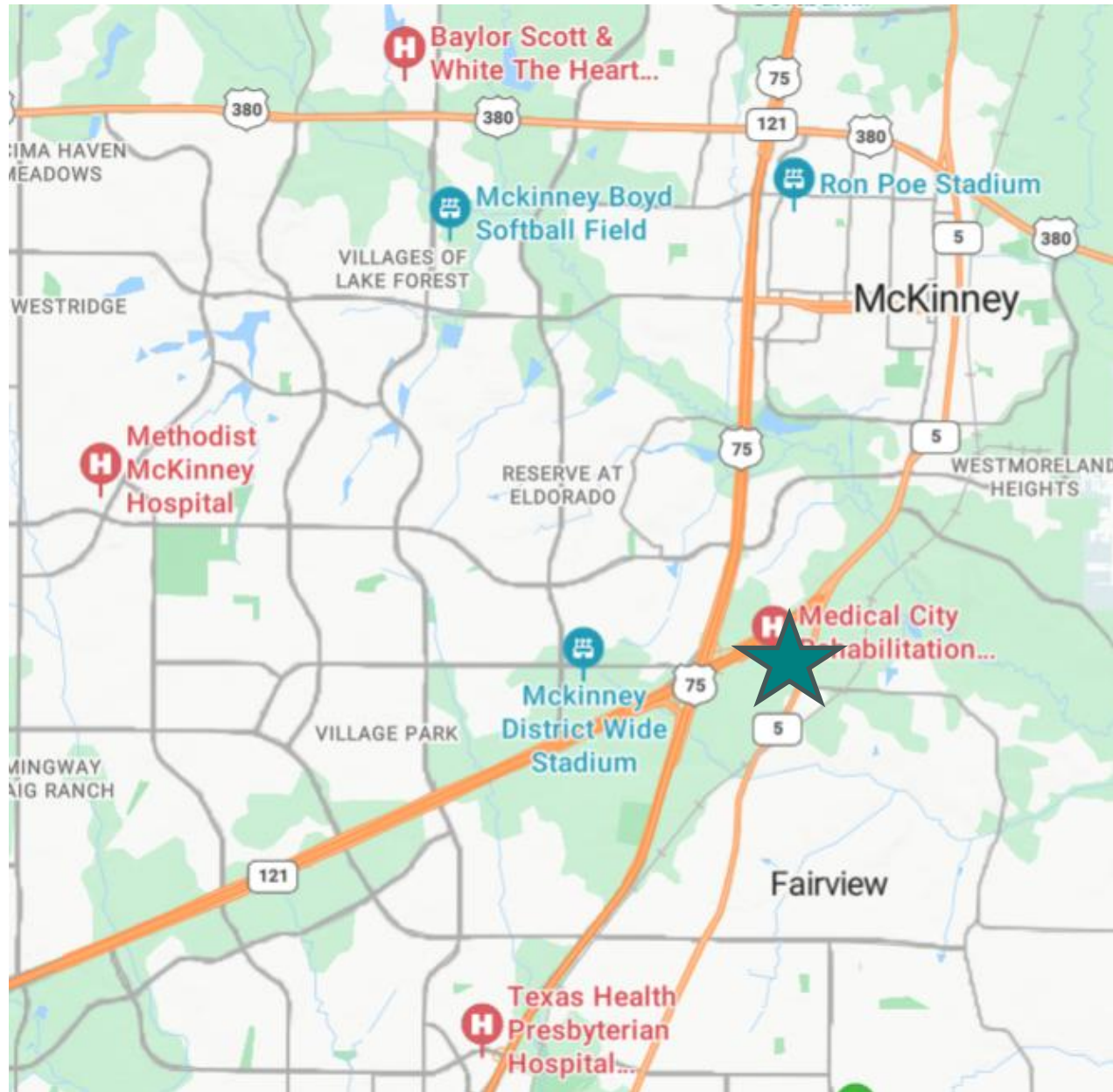
LOCATION



LOCATION IN COLLIN COUNTY



LOCATION



RENDERINGS



Please
Contact

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KRISTIN HOLLEK
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SITE PLAN AERIALS



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DEMOGRAPHICS

Radius	1 Mile	3 Mile	10 Mile
Population			
2029 Projection	13,177	98,720	876,908
2024 Estimate	10,769	80,825	717,682
2020 Census	9,385	71,441	630,663
Growth 2024 - 2029	22.36%	22.14%	22.19%
Growth 2020 - 2024	14.75%	13.14%	13.80%

2024 Population by Age	10,769	80,825	717,682
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Radius	1 Mile	3 Mile	10 Mile
2024 Households by HH Income			
<\$25,000	1,094 22.54%	3,701 12.33%	18,778 7.73%
\$25,000 - \$50,000	1,306 26.91%	4,776 15.91%	26,481 10.90%
\$50,000 - \$75,000	877 18.07%	4,636 15.45%	31,990 13.17%
\$75,000 - \$100,000	554 11.42%	3,952 13.17%	29,301 12.06%
\$100,000 - \$125,000	386 7.95%	2,860 9.53%	26,375 10.86%
\$125,000 - \$150,000	45 0.93%	1,760 5.86%	22,304 9.18%
\$150,000 - \$200,000	355 7.32%	2,958 9.86%	35,454 14.59%
\$200,000+	236 4.86%	5,367 17.88%	52,282 21.52%

2024 Avg Household Income	\$72,811	\$120,495	\$141,162
2024 Med Household Income	\$50,852	\$86,968	\$114,153



Wynmark Commercial

11/2/2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

Wynmark Commercial Real Estate Group, PLLC	9000664	Markp@wynmarkcommercial.com	(972) 897-0562
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Mark Pittman	0526290	Markp@wynmarkcommercial.com	(972) 897-0562
Designated Broker of Firm	License No.	Email	Phone
Mark Pittman	0526290	Markp@wynmarkcommercial.com	(972) 897-0562
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			

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
IABS 1-0

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