

**8951 Collin McKinney Pkwy, Unit  
303, McKinney, TX 75070**

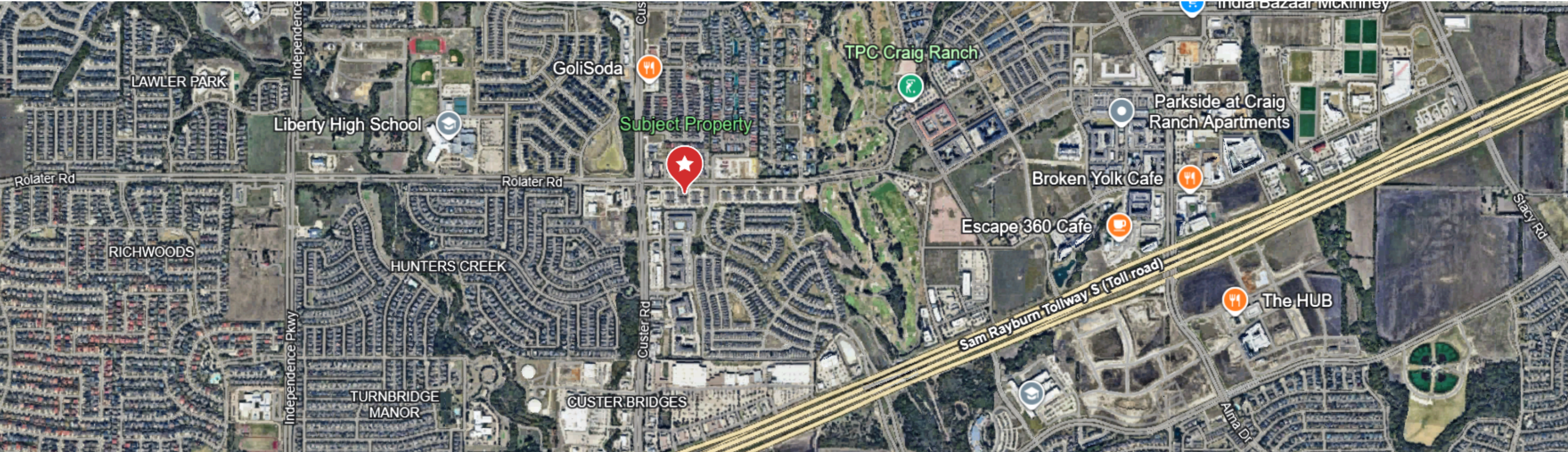


**SANKALP  
REALTY**



**Office For Lease**

# DEMOGRAPHICS



**1 Mile      3 Miles      5 Miles**

2024 Population	59,367	120,293	332,137
2029 Population Projection	73,387	175,686	460,561
2024 Households	20,686	48,411	130,707
Avg HH Income	\$153,729	\$160,563	\$152,746

Collection Street	Cross Street	Traffic Vol
Custer Rd	Custer Rd N	40,377
FM 2478	Rolater Rd N	43,880
Custer Rd	Ridge Creek Pkwy S	31,593

# PROPERTY HIGHLIGHTS

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- Custer Oaks is a mixed-use project of seven professional/medical office and retail buildings located on the border of McKinney and Frisco.
- It also neighbors the Hunter Creek residential community. The Methodist McKinney Hospital and the Baylor Scott & White Medical Center - Centennial are located a ten minute driving distance away.



- The subject property is 1,150 square feet, with 4 different rooms with a reception and break room, along with one unisex bathroom in place.
- Adjacent to The Grove +/- 2,000 Single Family Lots with Homes Priced \$478K-\$870K; Hunters Creek - 850 Homes, Median List Price \$714K & Richwoods - 1,600 Homes, Median List Price \$1.098MM
- Neighboring TPC Craig Ranch; 18-Hole, Par-72, 7,438-Yard Golf Course Home to CJ Cup Byron Nelson Tournament
- Liberty High School is Directly Across Rolater Road | Current Enrollment is Around 2000 Students
- Close Proximity to Many Corporate Headquarters, Including Toyota, Addus Homecare, Careington International, National Breast Cancer Foundation, Keurig Dr. Pepper, and PGA of America
- Frisco is Home to The Star, the Dallas Cowboys World Headquarters, Toyota Stadium, the FC Dallas Soccer Team, and Dr. Pepper Ballpark, the Home Field for the Frisco Roughriders

# BUILDING DETAILS

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LOCATION : 8951 Collin McKinney Pkwy,  
McKinney, TX 75070

PROPERTY TYPE : Office

SUB-TYPE : Retail/Medical/Office Space

VACANT SQFT : 1,150 SFT

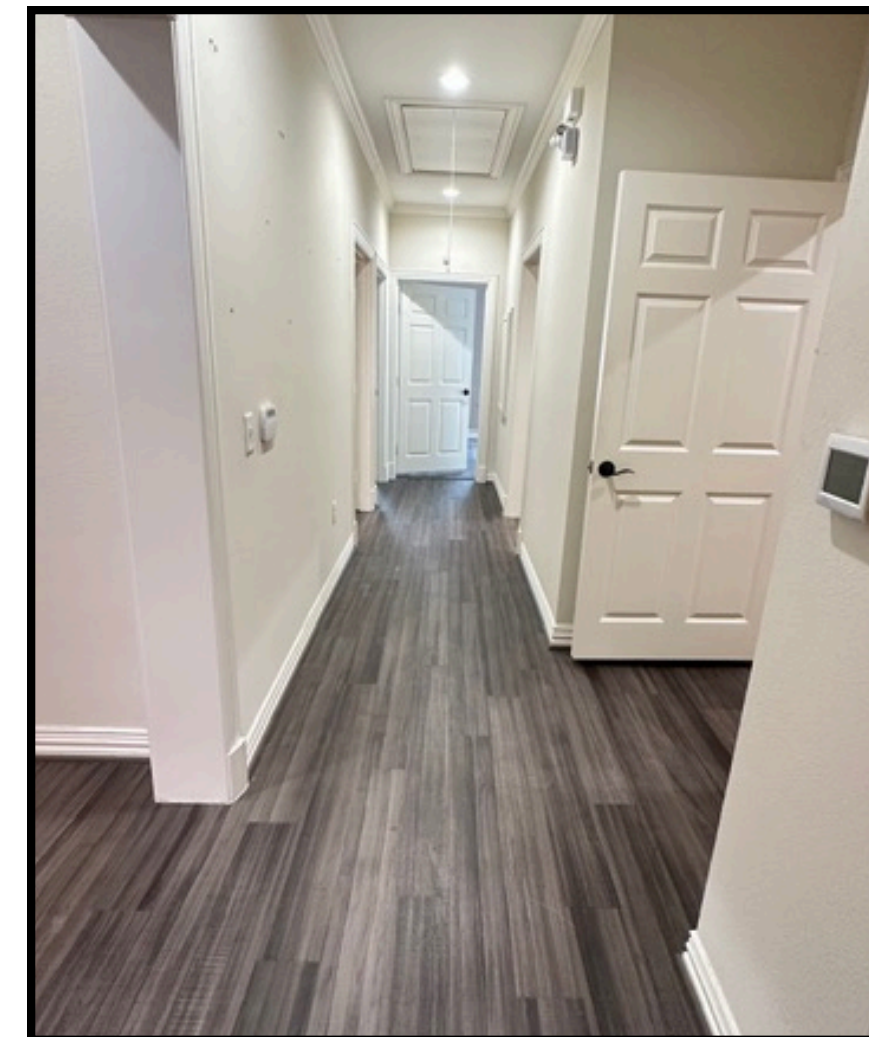
**LEASE RATE : \$32/SFT**

YEAR BUILT : 2016

LEASE TYPE : NNN

PROPERTY VISIBILITY : Custer Road

SIDE OF STREET : Collin McKinney Pkwy



8951 COLLIN MCKINNEY PKWY, UNIT #303



## CONTACT INFO

**Mukesh Parna**

**CEO & Founder**

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MP@SankalpRealty.US



**SANKALP**  

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**REALTY**

8195 Custer Rd, Suite #200A, Frisco, TX 75035



# 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:
  - 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 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.

### Sankalp Realty LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9010037

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### Mukesh Parna

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### Mukesh Parna

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

\_\_\_\_\_  
Date