



EBG
EUREKA BUSINESS GROUP

MEDICAL/OFFICE FOR LEASE

PRIME LOCATION NEAR COIT RD & US 380 NEXT TO FUTURE H-E-B

1400 N. COIT ROAD

SUITE 601

MCKINNEY, TX 75071

PRICE

CONTACT BROKER

1,358 SF

UNIT SIZE

**November
2026**

AVAILABILITY

Contact:

Joseph Gozlan, Managing Principal

joseph@ebgtexas.com · (903) 600-0616 · www.EBGTx.com

Occupancy November 2026



Professional Office / Medical

Ideal for physicians, dentists, cosmetics, massage therapists, insurance agents, real estate brokers, tutoring centers, attorneys, CPAs, etc.

PROPERTY SUMMARY

Crescent Parc is a high-quality, newer-construction professional office condominium development located on Coit Road in McKinney, TX, positioned just south of US Highway 380 in one of DFW's fastest-growing corridors. **Suite 601** offers 1,358 SF of fully finished professional and medical office space with immediate availability.

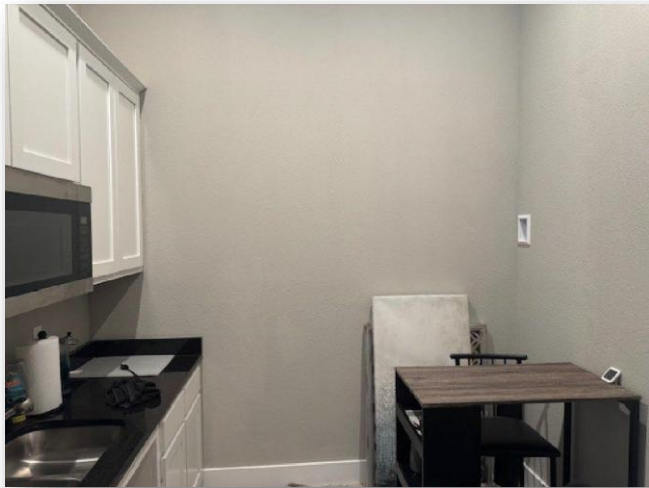
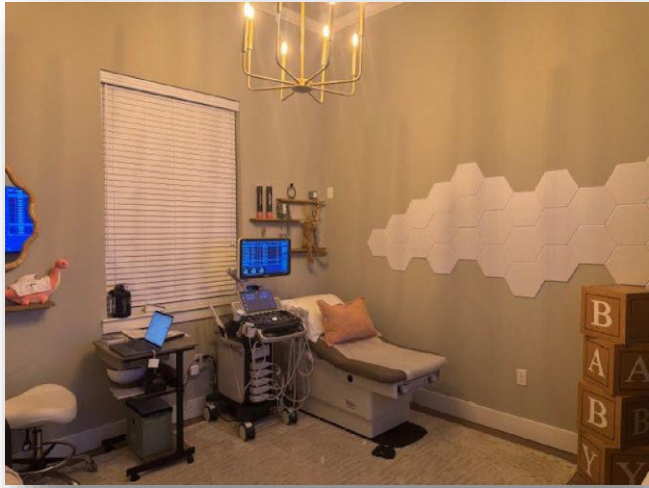
The property provides direct Coit Road frontage and access to the Dallas North Tollway, Preston Road, and US 380. The surrounding area supports a high-income residential base across Prosper, Celina, North Frisco, and McKinney, with projected population growth exceeding 22% through 2029.

KEY HIGHLIGHTS

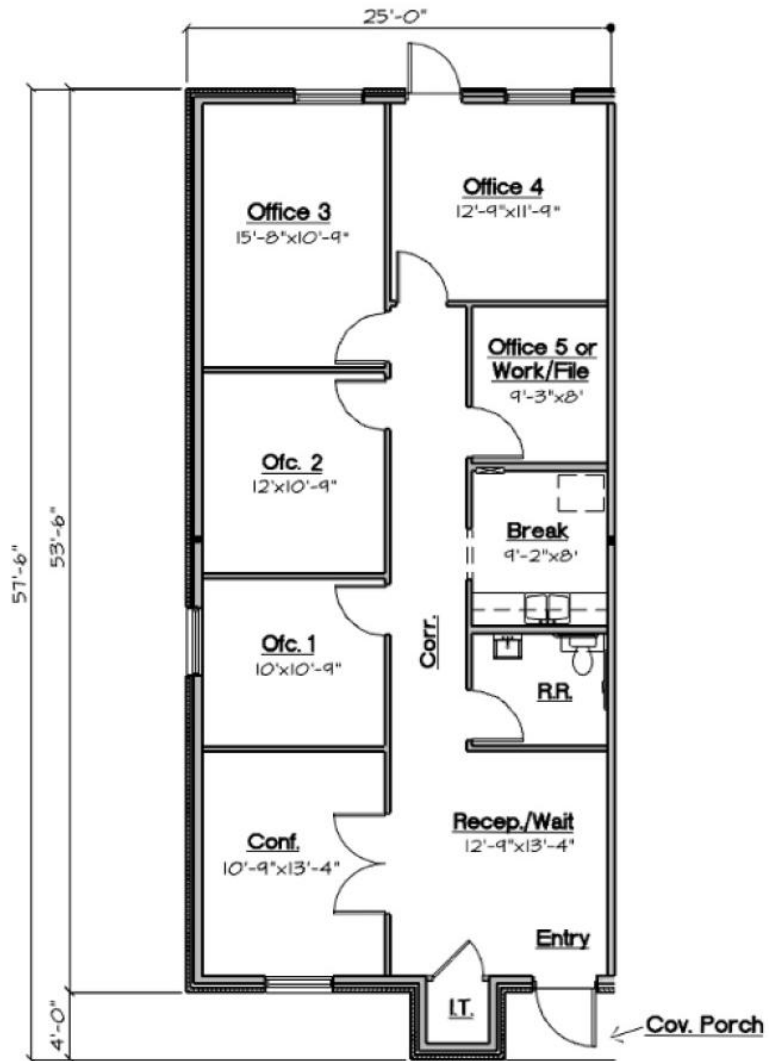
- Class A office campus, 25 buildings on Coit Road
- Fully finished professional / medical suite, move-in ready
- Proximity to Dallas North Tollway, Preston Road, and US 380
- Near Gates of Prosper, PGA HQ, and major retail amenities
- Nearby schools: Prosper High School, Rock Hill High School
- Building signage available



FULLY FINISHED | MOVE-IN READY



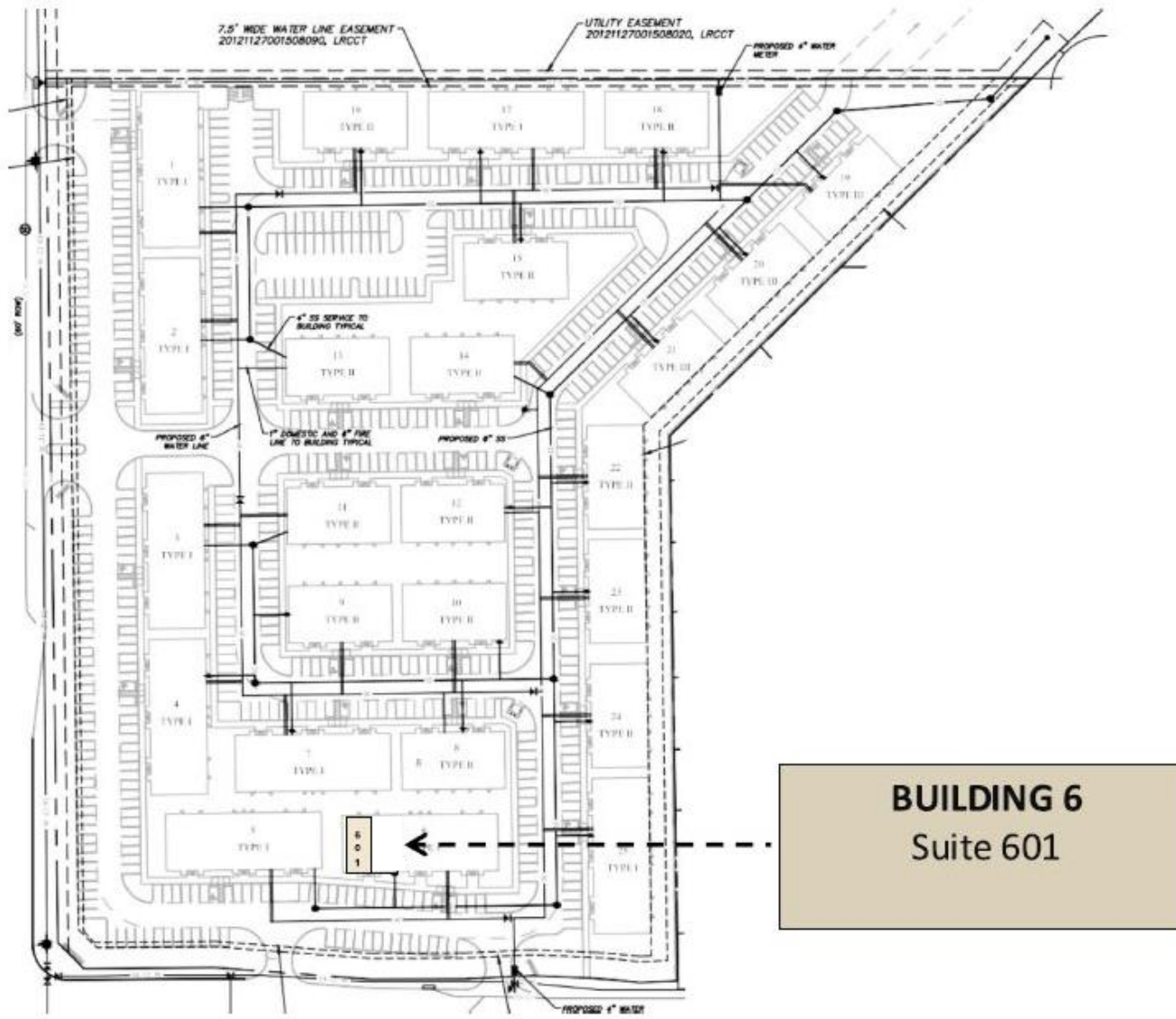
SITE PLAN & LAYOUT - SUITE 601



PROPERTY PROFILE

Address	1400 N. Coit Road, Suite 601 McKinney, TX 75071
Available SF	1,358 SF
Use	Professional Office / Medical
Layout	4 Private Offices, Conference Room, Reception Area & Kitchen
Lease Type	NNN
Lease Term	3-7 Years (Negotiable)
Condition	Fully Finished Out
Parking	4:1,000 SF
Signage	Building Signage Available
Year Built	2018

SITE PLAN & LAYOUT - SUITE 601



STRATEGIC LOCATION

PROSPER-FRISCO-MCKINNEY

1400 NORTH COIT RD. SUITE 601, MCKINNEY, TX

VEHICLES PER DAY

78,000+ VPD

Coit Rd. and University Drive.

POPULATION

376K+

Within 5-mile radius

DFW AIRPORT

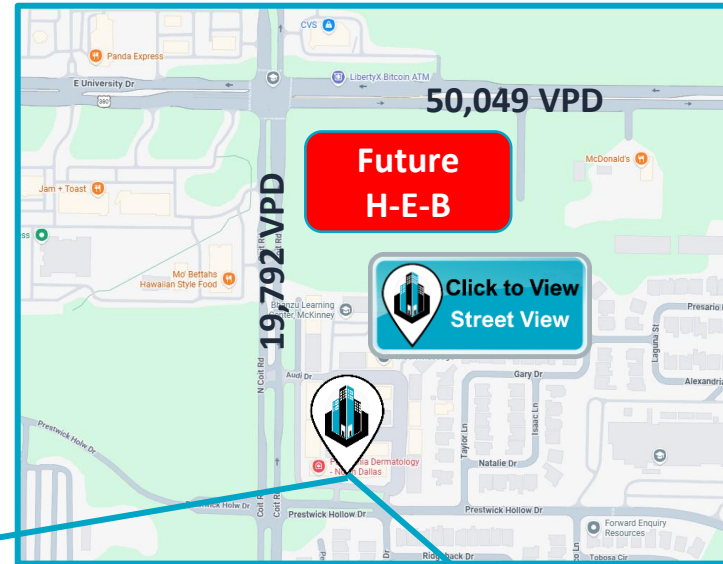
31 Min

Dallas/Fort Worth International

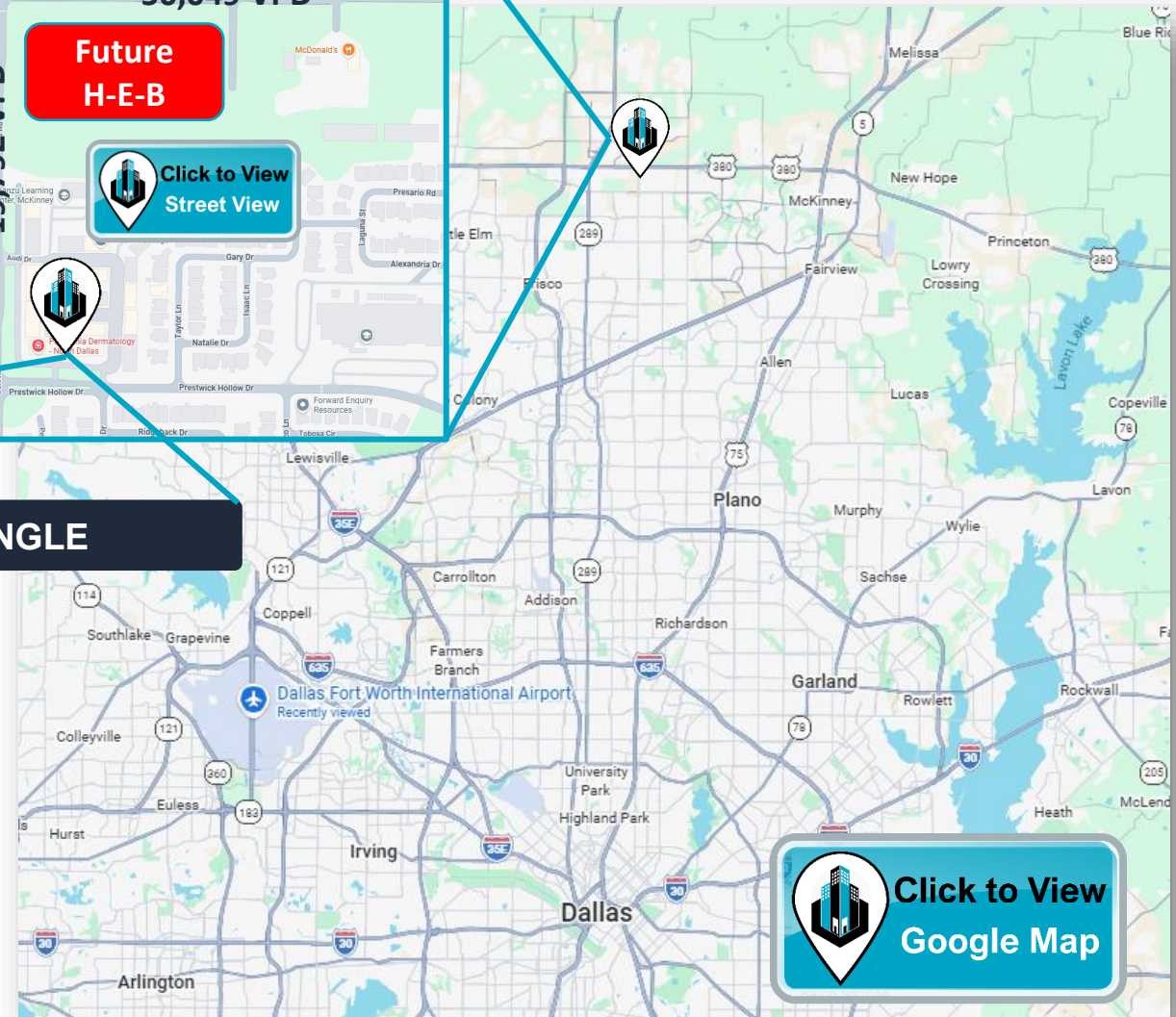
MCKINNEY AIRPORT

23 Min

McKinney National Airport



PROSPER-FRISCO-MCKINNEY TRIANGLE



DEMOGRAPHICS & TRAFFIC

McKinney, TX | Source: CoStar Group 2026, Traffic 2024-2025

2024 Summary	1 Mile	3 Mile	5 Mile
Population	12,837	141,130	376,426
Households	4,652	47,759	130,347
Median Age	40	37	38.2
Median HH Income	\$141,644	\$133,479	\$124,990
Pop. Growth (2024-29)	24.83%	22.89%	22.18%
HH Growth (2024-29)	18.65%	19.48%	21.27%

TRAFFIC COUNTS

Roadway	Traffic Count	Year
US Highway 380	60,364 VPD	2025
W. University Dr	54,136 VPD	2025
Coit Road	24,493 VPD	2024
Preston Road	40,838 VPD	2025

\$141K+

Median Household
Income (1 Mile)

24.8%

Population Growth
2024-2029 (1 Mile)

376K+

Population
Within 5 Miles

78K+

Daily Traffic
Coit & US Highway 380

Located in North Collin County, one of the fastest-growing areas of the Dallas-Fort Worth region. McKinney with a 2024 estimated population of 218,846. Crescent Parc is centered to serve Prosper, Celina, North Frisco, and McKinney, with proximity to the Gates of Prosper, future Market Street, PGA headquarters, and Baylor Scott & White Medical Center.

AREA GROWTH & AMENITIES

GROWTH & DEVELOPMENT

- McKinney population 218,846 (2024 est.), among the fastest-growing U.S. cities
- Commercial passenger terminal planned for McKinney National Airport
- \$27M new shopping center under development
- \$300M+ McKinney music venue opening 2026
- \$200M surf and adventure park coming to the area
- Future **H-E-B** mixed-use development next door

NEARBY AMENITIES

- Gates of Prosper (Walmart, Target, Dick's, Kohl's, DSW, Old Navy, PetSmart, Ross)
- Wild Fork, CVS Pharmacy, Murphy USA
- Baylor Scott & White Medical Center (5.4 mi)
- Historic Downtown McKinney (5 mi)
- TCP Craig Ranch / AT&T Byron Nelson
- PGA of America headquarters

SCHOOLS & COMMUNITY

- Prosper High School (new campus)
- Rock Hill High School
- Folsom Elementary
- Hughes Elementary
- Rogers Middle School
- Multiple elementary and middle schools within 3 miles

CRESCENT PARC SURROUNDING MEDICAL & OFFICE



CONTACT INFO & ADVISORY TEAM



JOSEPH GOZLAN

Managing Principal



(903) 600-0616



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www.EBGTX.com

THE RETAIL NAVIGATOR®

**FOR MORE INFORMATION
CONTACT THE LISTING
AGENT**



\$85M+

Texas Closed

18+ YRS

DFW Market

B.Sc.

Information Systems
Engineering

Eureka Business Group · 1400 N. Coit Rd. Suite 602, McKinney, TX 75071 · TREC License #593483-B

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the business.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the business and whether the business complies with applicable governmental requirements should be discussed by the party with

INFORMATION ABOUT BROKER SERVICES



NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

EXHIBIT "C"

11-2-2015

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee 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.

Eureka Business Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph Gozlan	593483-B	Joseph@EBGTexas	(903)600-0616
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

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