



FOR SALE

MCKINNEY OFFICE INVESTMENT

2770 Virginia Pkwy, Mckinney, TX 75071

Salman (Sam) Tabani

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TABANI
REALTY

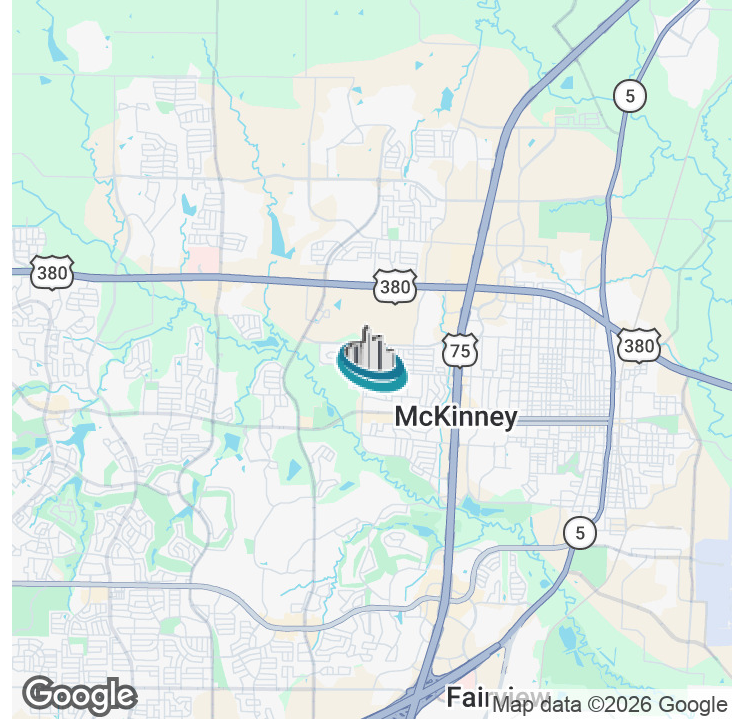
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5851 Legacy Circle
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,750,000
Building Size:	11,424 SF
Lot Size:	47,783 SF
Number of Units:	4 Suites
Cap Rate:	6.13%
NOI:	\$230,049
Year Built:	2001
Renovated:	2026
Zoning:	PD
Market:	McKinney

PROPERTY OVERVIEW

2770 Virginia Pkwy presents a compelling acquisition opportunity in the heart of McKinney, Texas — one of the nation's most consistently high-growth submarkets. This multi-tenant office condo delivers immediate income potential with a versatile layout suited for medical, professional, and service-oriented tenants. Positioned on Virginia Parkway, McKinney's premier central corridor, the property enjoys outstanding visibility, strong traffic counts, and effortless access to US-75 and Highway 380. McKinney's explosive population growth, affluent surrounding demographics, and robust employment base continue to drive sustained demand for quality office space. With a stable tenant profile, low vacancy risk, and a market that consistently outpaces national benchmarks, this asset offers investors a rare combination of reliable cash flow and long-term appreciation potential in one of DFW's most desirable suburban corridors.

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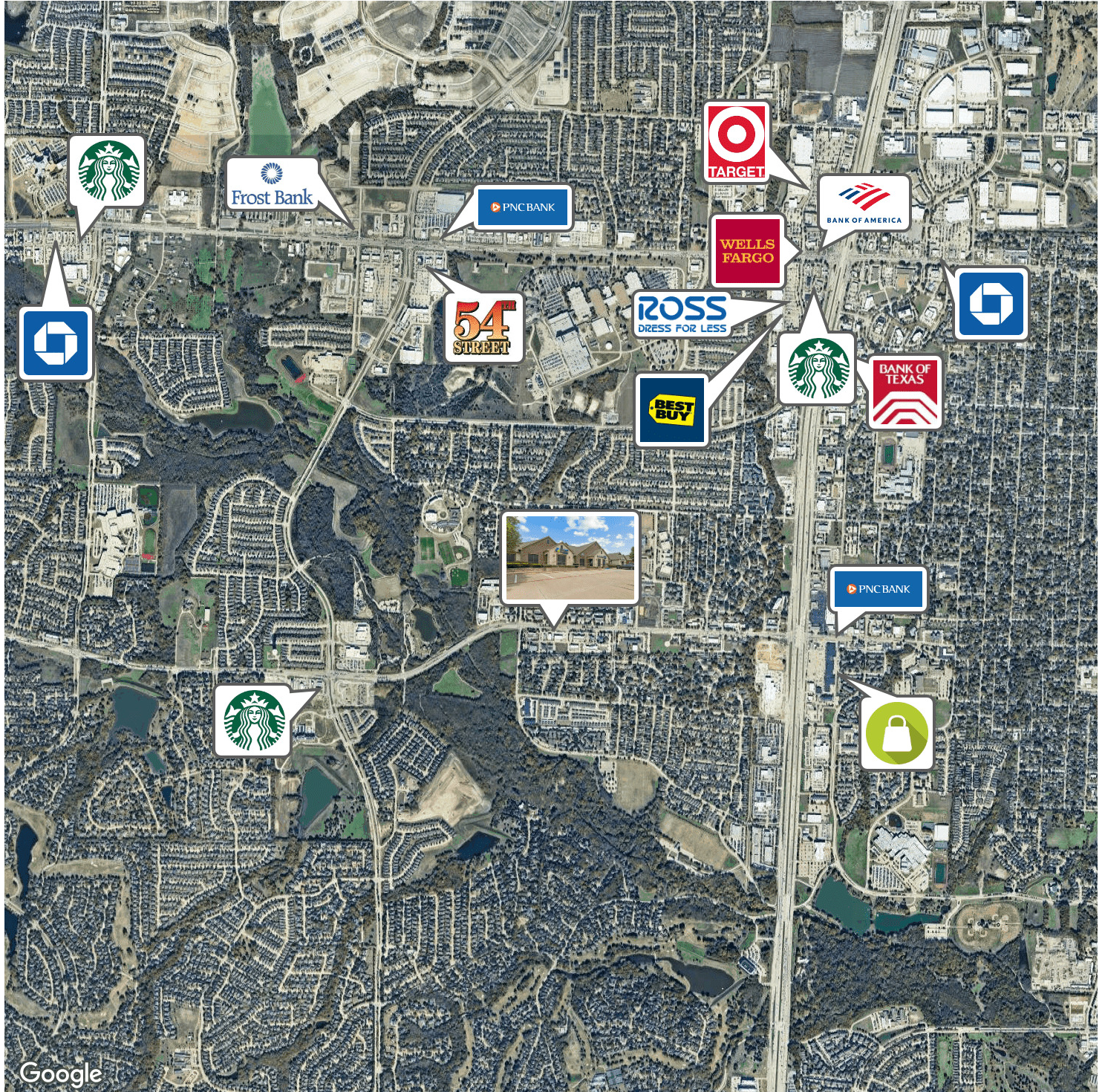


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Additional Photos



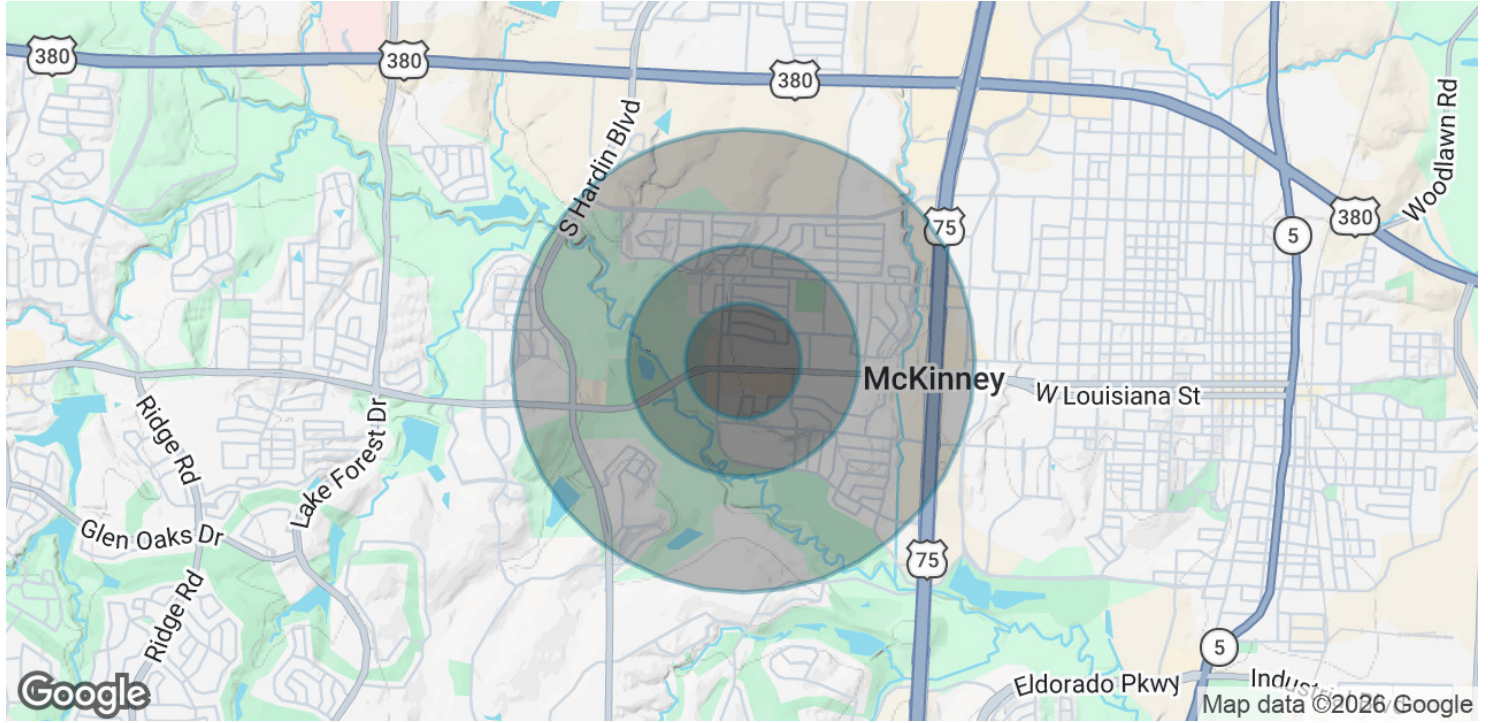




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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	822	2,849	9,656
Average Age	35.9	38.3	39.5
Average Age (Male)	35.6	38.3	40.1
Average Age (Female)	41.2	42.0	40.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	296	1,034	3,501
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$113,049	\$118,411	\$143,629
Average House Value	\$292,057	\$314,109	\$373,708

2023 American Community Survey (ACS)



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R E A L T Y