

FOR SALE

2,360 SF OFFICE CONDO
6850 TPC DRIVE #208 // MCKINNEY, TX 75070

Contact:

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CAREY COX
A REAL ESTATE COMPANY

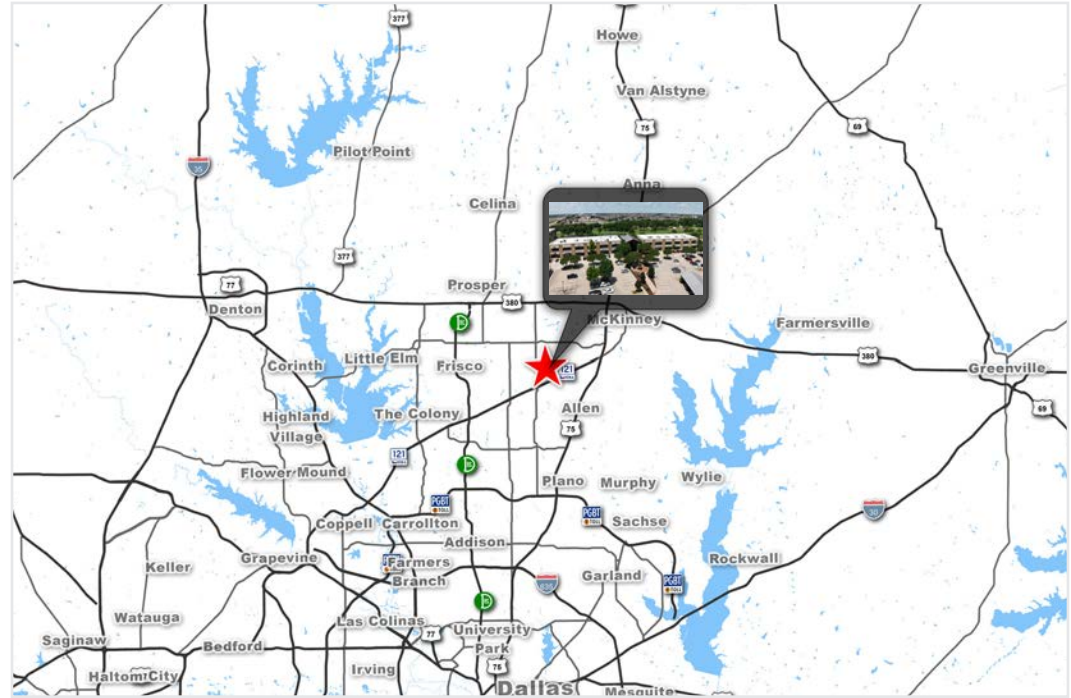
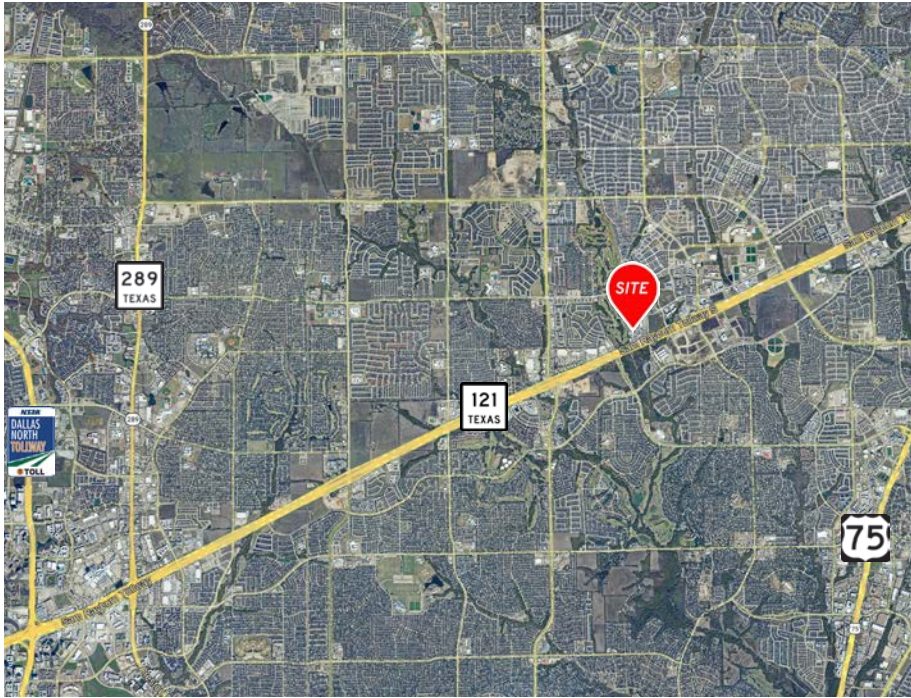
BUILDING DETAILS

ADDRESS	6850 TPC DRIVE #208, MCKINNEY, TX 75070
CONDO SIZE	±2,360 SF
SALE PRICE	\$887,000.00
ZONING	PD - REC
ALLOWED USES	GENERAL OFFICE, MEDICAL/DENTAL OFFICE, PERSONAL SERVICES, FINANCIAL INSTITUTIONS
PARKING RATIO	5.25 / 1,000 SF
YEAR BUILT	2022
KITCHEN	KITCHENETTE
FLOORING	CARPET/TILE
AMENITIES	COVERED PARKING, COURTYARD, ELEVATOR



FLOORPLAN COMING SOON

LOCATION



DRIVE TIMES

TX-121	1 Minute
US-75	5 Minutes
Dallas North Tollway	8 Minutes
US-380	15 Minutes
George Bush Turnpike	15 Minutes
Interstate 35	17 Minutes
Interstate 635	20 Minutes
TKI - McKinney National Airport	15 Minutes
Dallas-Fort Worth International Airport	25 Minutes
Dallas Love Field Airport	33 Minutes

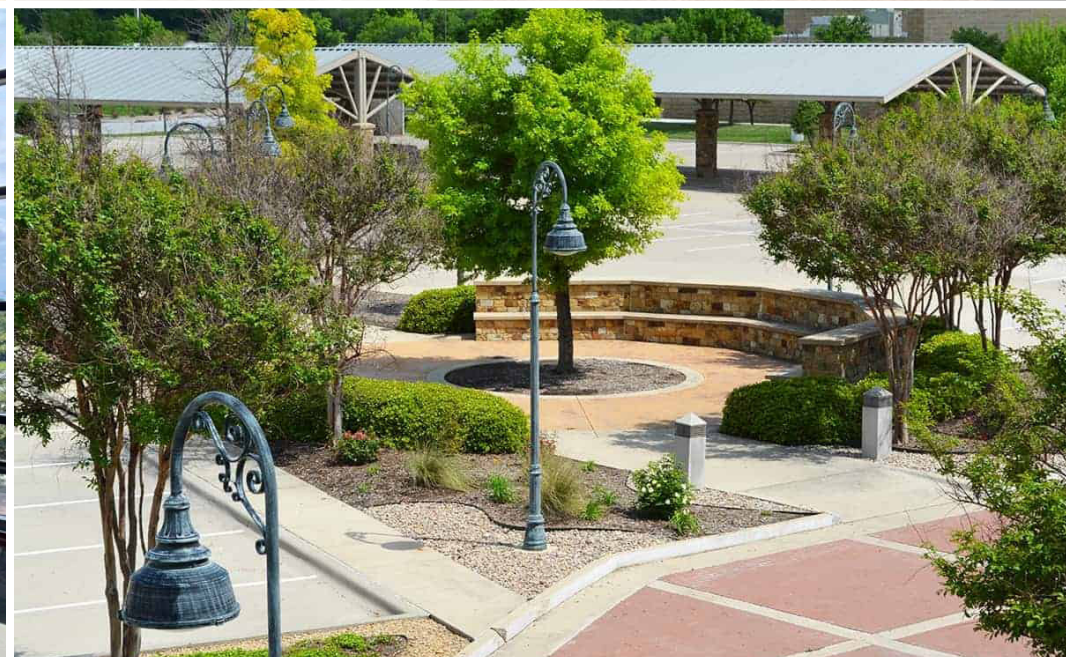
DEMOGRAPHICS

2025 - CoStar	1-Mile	3-Mile	5-Mile
Total Population	16,130	142,536	378,391
Average Household Income	\$148,883	\$169,766	\$164,029

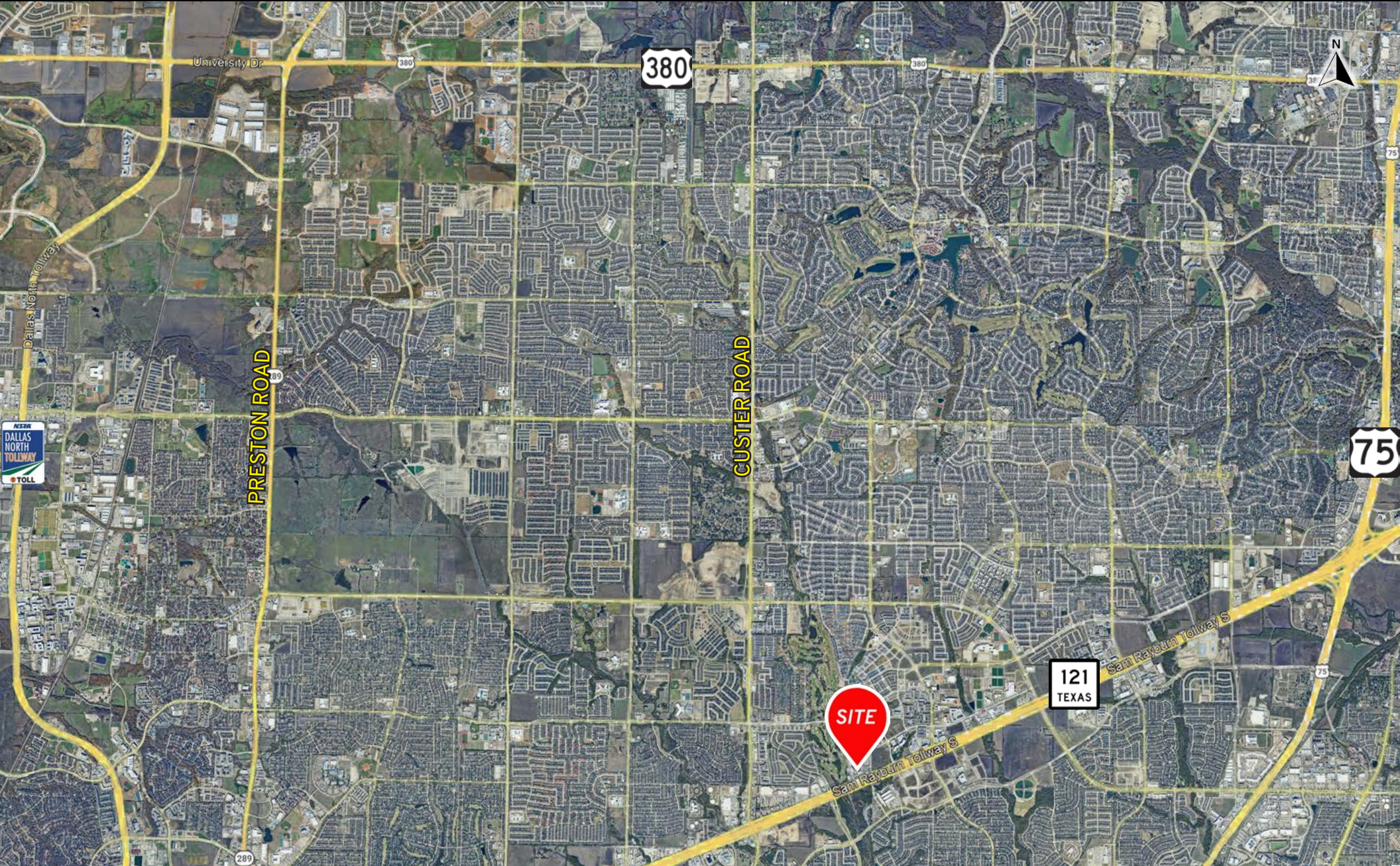
TRAFFIC COUNTS

STATE HWY 121 @ CUSTER RD	71,075 VPD
HWY 121 ACCESS RD @ WEISKOPF	21,099 VPD

INTERIOR PHOTOS







2,360 SF OFFICE CONDO

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