



WYNMARK  
COMMERCIAL

Coming Soon



GATEWAY OFFICE PARK

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

FOR SALE/LEASE

## MCKINNEY TEXAS

- Gateway Office Park is ideally positioned at the crossroads of Coit Road and Virginia Pkwy offering unparalleled accessibility. This site is conveniently located just east of PGA Frisco.
- McKinney, Texas, is a thriving city known for its rich history, top-rated schools, and rapidly expanding business environment. As one of the fastest-growing communities in Collin County, McKinney seamlessly blends a charming, historic downtown with modern amenities, making it a prime location for commercial development.
- The City's strong healthcare infrastructure, combined with its growing population and diverse economy, makes it an ideal spot to own or lease your new office.

### Available Buildings

#### **BUILDING 1**

##### **4161 Medical Center Dr**

- Suite Size: 1,500 —10,419 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**

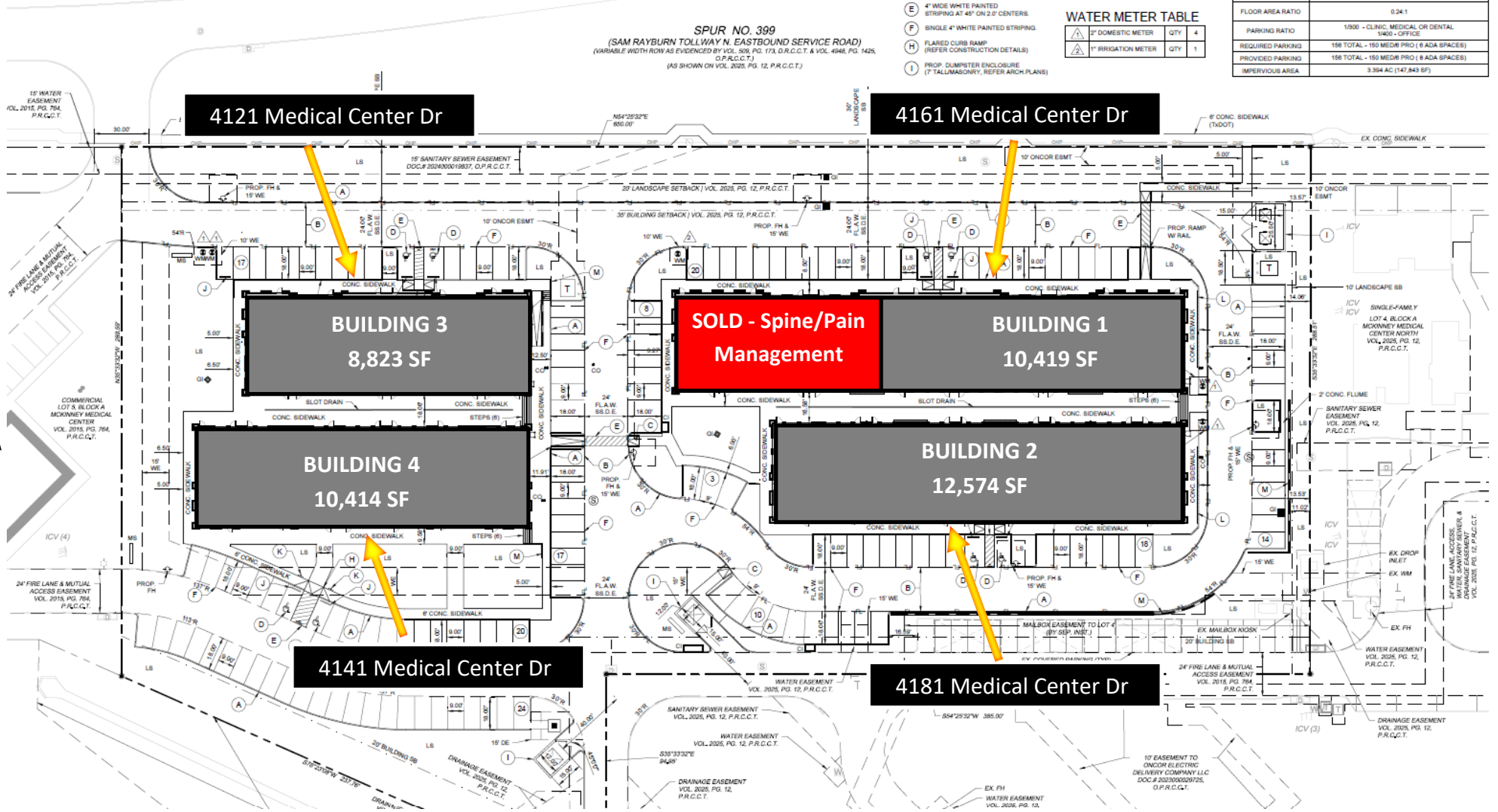
- Suite Size: 1,500 —10,414 SF

*(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:** January 2027
- **Condo Fee/CAM:** \$3.50 PSF
- **Zoning:** SP2 Professional Office
- **Condition:** Cold Dark Shell
- **Structure:** Condo

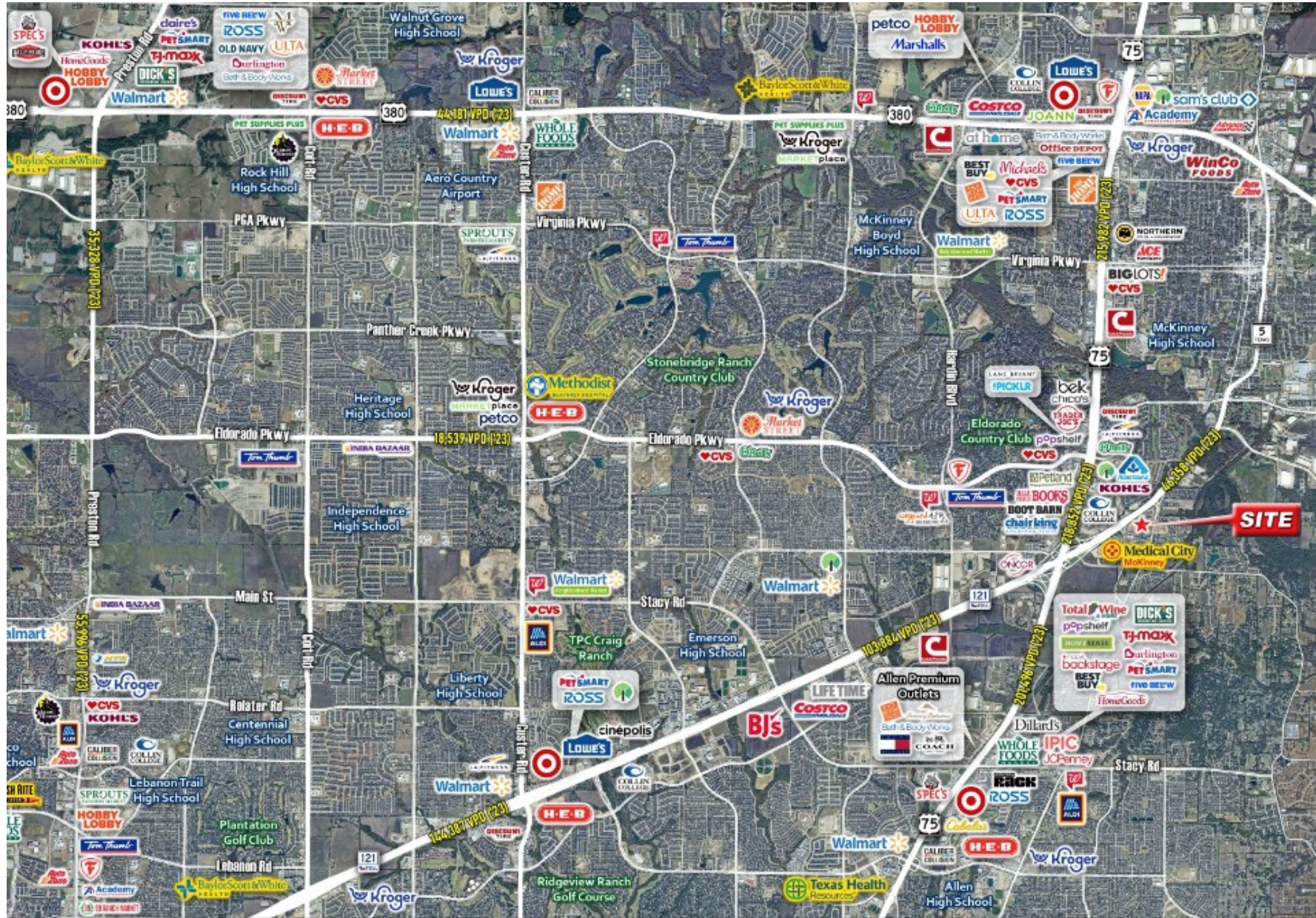
# SITE PLAN



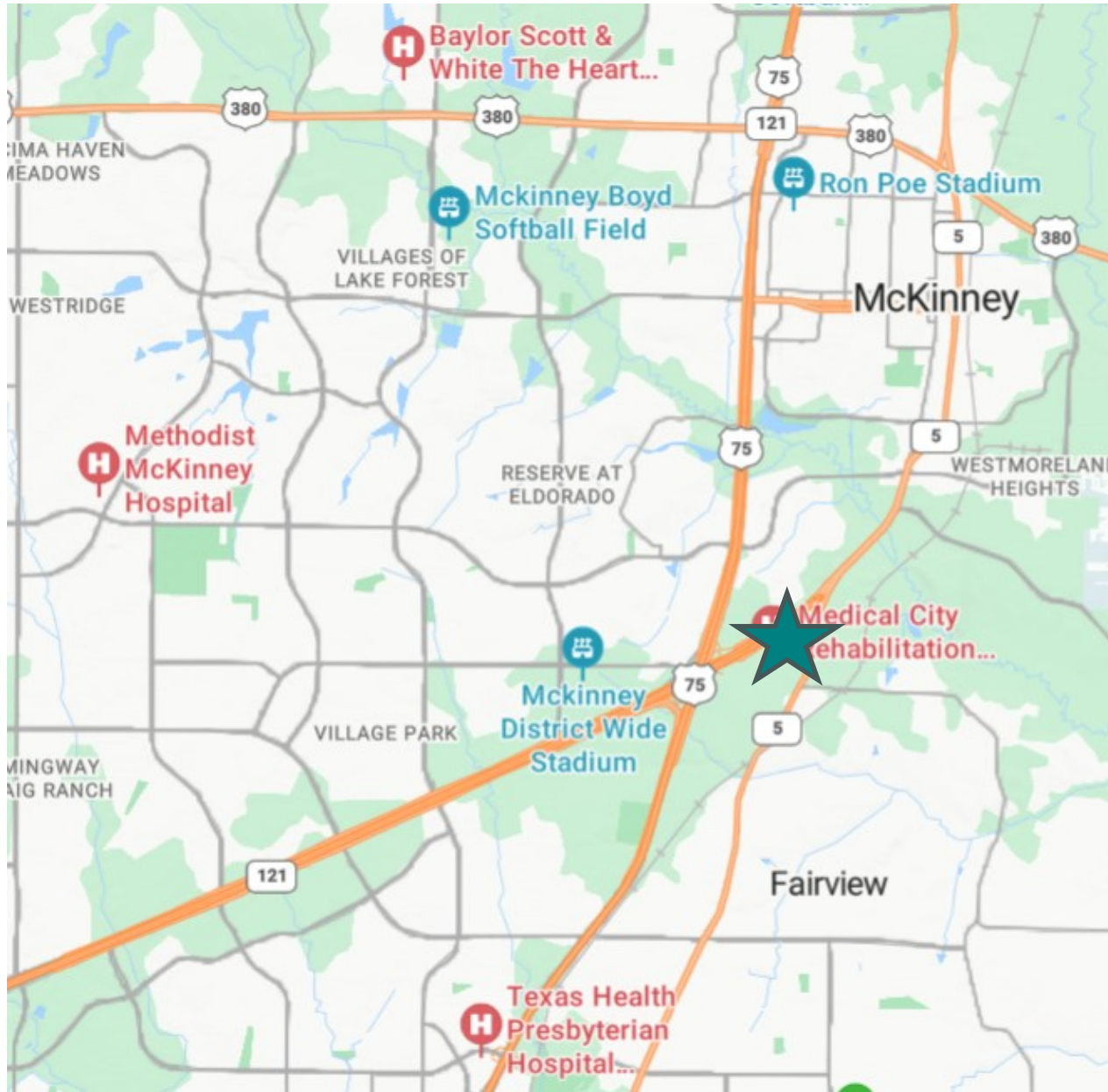
# LOCATION



# LOCATION IN COLLIN COUNTY



# LOCATION





*Please  
Contact*

AUSTIN EASTMAN

972.360.8787

[Austin@wynmarkcommercial.com](mailto:Austin@wynmarkcommercial.com)

KRISTIN HOLLEK

972.360.8787

[Kristin@wynmarkcommercial.com](mailto:Kristin@wynmarkcommercial.com)

# DEMOGRAPHICS

Radius	1 Mile	3 Mile	10 Mile
<b>Population</b>			
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%
<b>2024 Population by Age</b>	<b>10,769</b>	<b>80,825</b>	<b>717,682</b>
Radius	1 Mile	3 Mile	10 Mile
<b>2024 Households by HH Income</b>			
<\$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%
<b>2024 Avg Household Income</b>	<b>\$72,811</b>	<b>\$120,495</b>	<b>\$141,162</b>
<b>2024 Med Household Income</b>	<b>\$50,852</b>	<b>\$86,968</b>	<b>\$114,153</b>



## 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.

11-2-2015

### 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.

Wynmark Commercial Property Management Company LLC	9005856	christina@wynmarkcommercial.com	972-810-4308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Pittman	526294	markp@wynmarkcommercial.com	972-897-0562
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](http://www.trec.texas.gov)

IABS 1-0



Please  
Contact

AUSTIN EASTMAN

972.360.8787

Austin@wynmarkcommercial.com

KRISTIN HOLLEK

972.360.8787

Kristin@wynmarkcommercial.com