



WYNMARK
COMMERCIAL



Westridge Office Park by Slate

245, 255, 315, 325, 345, & 355 S Coit Rd, MCKINNEY, TEXAS 76247

FOR SALE/LEASE

MCKINNEY TEXAS

· Westridge 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. The site borders both Frisco and McKinney, making for a prime medical or professional office location.

· 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.

BUILDING 1 - 255 S Coit - * (Phase 1)

- Suite Size: 2,000—11,000 SF

BUILDING 2 - 245 S Coit - * (Phase 1)

- Suite Size: 2,000—6,000 SF

BUILDING 3 - 325 S Coit - (Phase 2)

- Suite Size: 2,000—10,750 SF

BUILDING 4 - 315 S Coit - (Phase 2)

- Suite Size: 2,000—10,750 SF

BUILDING 5 - 355 S Coit - Phase 2)

- Suite Size: 2,000—10,000 SF

BUILDING 6 - 345 S Coit - (Phase 2)

- Suite Size: 2,000—10,750 SF

ECONOMICS:

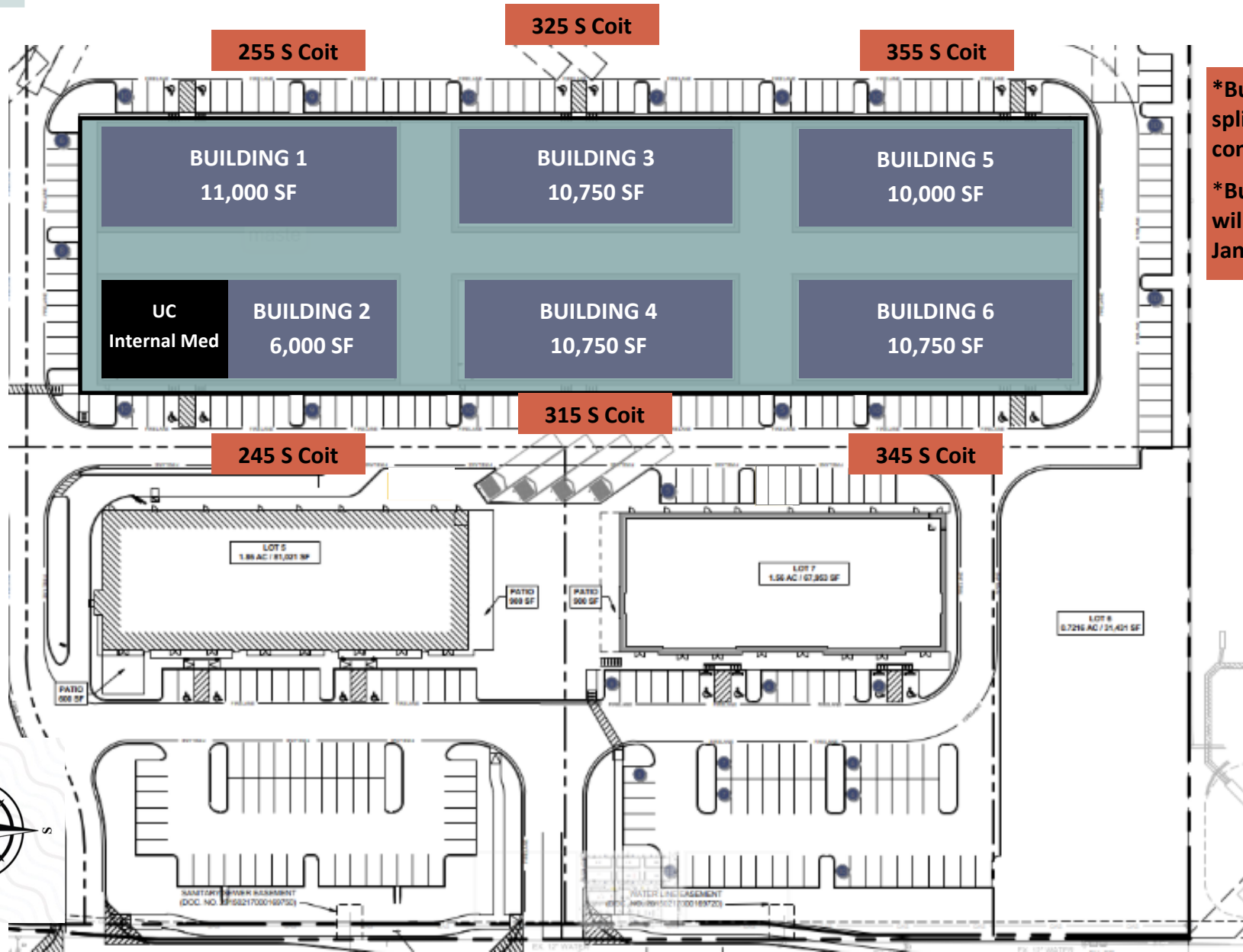
- Purchase Price: \$365.00 PSF
- Lease Price: \$35.00 + NNN
- NNN Estimate: \$9.00

PROJECT DETAILS:

- **Construction Start Date:** Mar 2026
- **Delivery Date Phase 1*:** Feb 2027
- **Allowed Uses:** Office, Medical
- **Zoning:** Neighborhood Commercial
- **Parking Ratio:** 4.0/1000
- **Delivery Date (Phase 1):** Q3 2026
- **Condo Fee/CAM:** \$3.50 PSF

SITE PLAN

VIRGINIA PKWY



*Buildings can be split up into smaller condo units
 *Buildings 1 and 2 will be delivering in Jan 2027 (Phase 1)



COIT ROAD

BUILDING PHOTOS

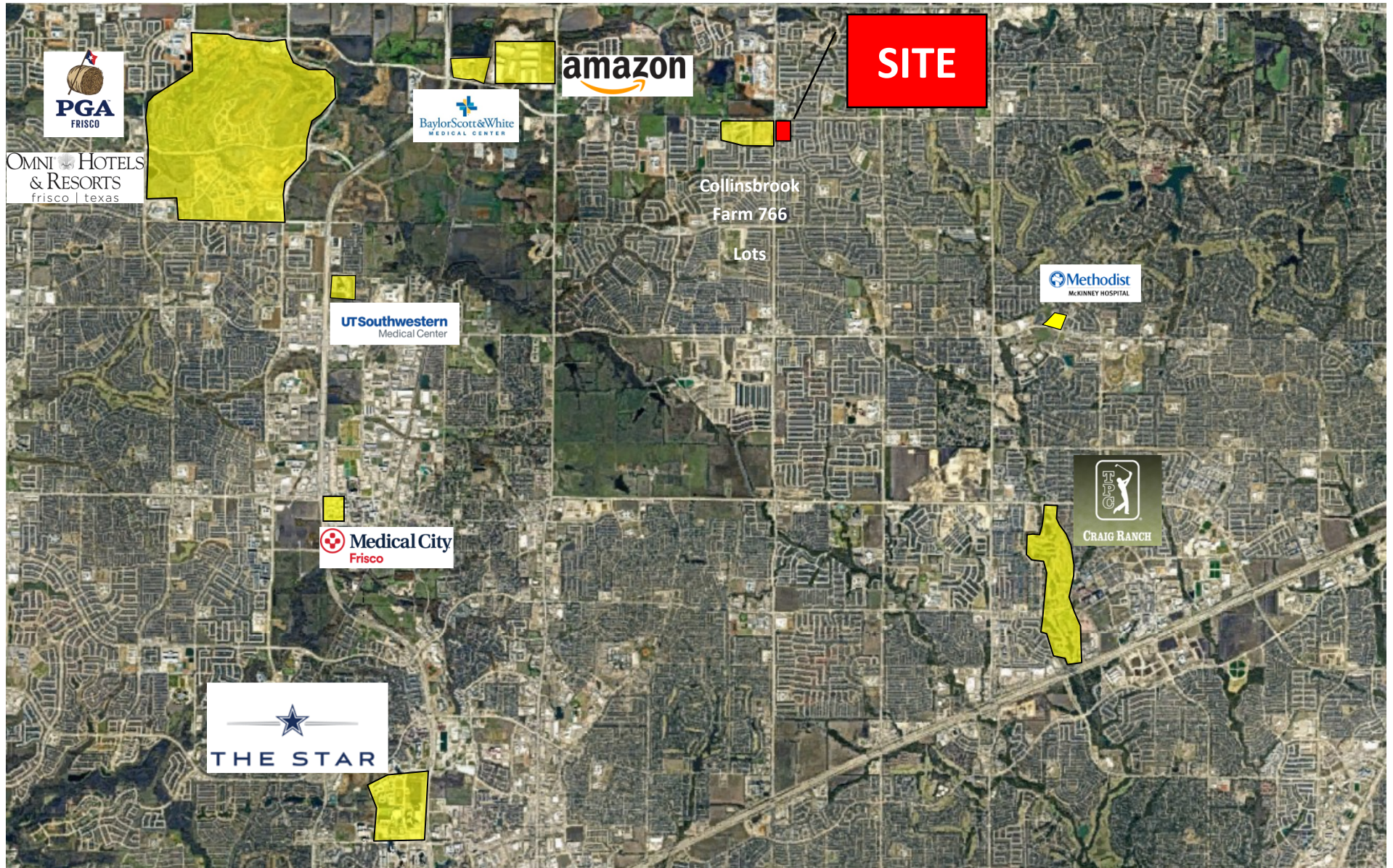


*Please
Contact*

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LOCATION



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	20,446	110,807	282,094
2024 Estimate	17,129	93,191	233,865
2020 Census	15,122	83,946	195,123
Growth 2024 - 2029	19.36%	18.90%	20.62%
Growth 2020 - 2024	13.27%	11.01%	19.86%

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	5,266	28,319	75,471
<\$25,000	187 3.55%	983 3.47%	3,286 4.35%
\$25,000 - \$50,000	372 7.06%	1,990 7.03%	6,071 8.04%
\$50,000 - \$75,000	507 9.63%	2,649 9.35%	7,505 9.94%
\$75,000 - \$100,000	317 6.02%	1,925 6.80%	6,946 9.20%
\$100,000 - \$125,000	712 13.52%	3,766 13.30%	8,811 11.67%
\$125,000 - \$150,000	739 14.03%	3,317 11.71%	8,321 11.03%
\$150,000 - \$200,000	1,139 21.63%	5,135 18.13%	13,213 17.51%
\$200,000+	1,293 24.55%	8,554 30.21%	21,318 28.25%



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

 EQUAL HOUSING OPPORTUNITY

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

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