

# 3231 Bahnman Drive

McKinney, TX



**FOR MORE INFORMATION:**

T 817-416-3981

F 817-416-8372

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Property Overview

Land: 1.16 acres

Building size: 9,000sf

Property Sub-Type: Medical Office

Building Class: A

Lease Rate: \$\$28.70 NNN

Property Highlights

One block from the city's medical district

Medical / office space for lease, Up to 9,000 SF available

Great Visibility on Stonebridge Drive with 45,000 CPD in McKinney, TX

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Aerial Photo

FOR MORE INFORMATION:

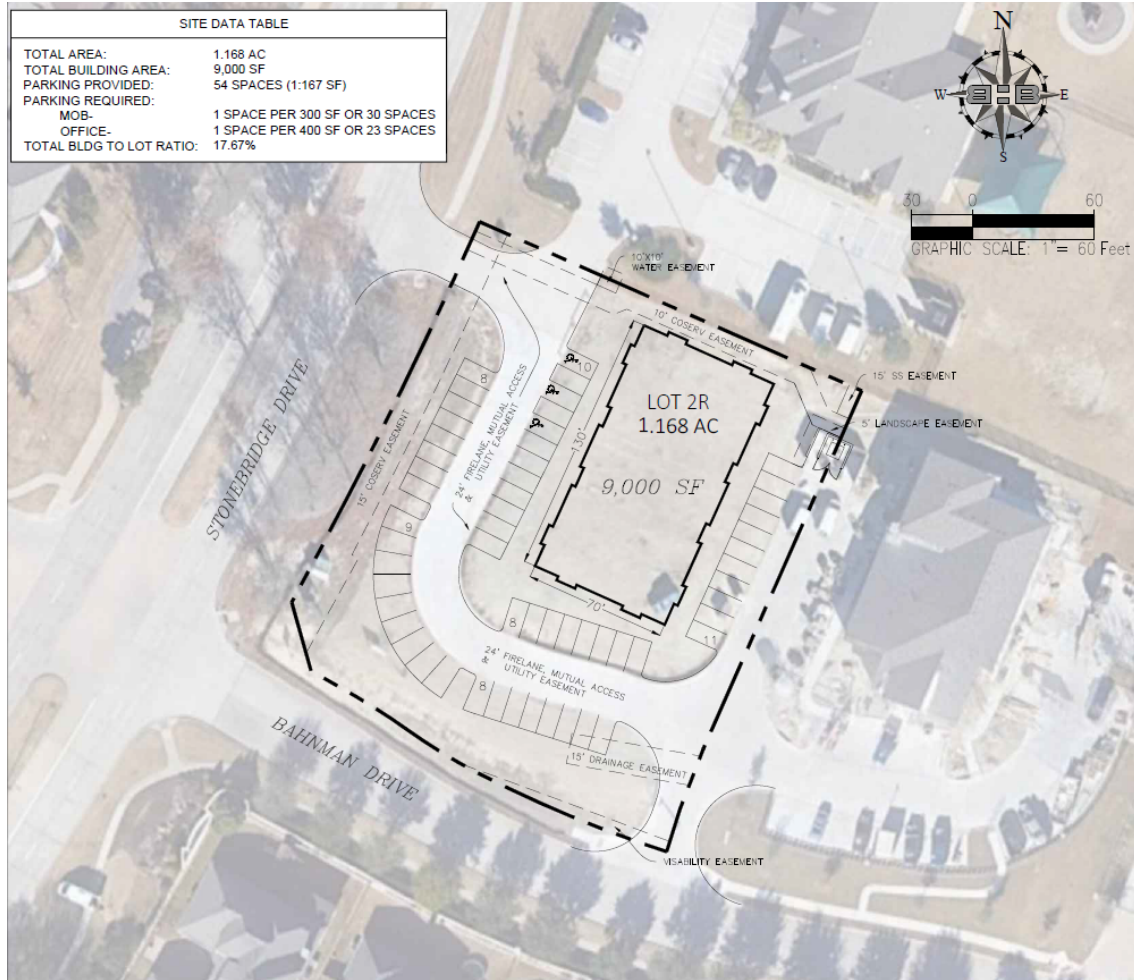
[bcompton@officeequitysolutions.com](mailto:bcompton@officeequitysolutions.com)

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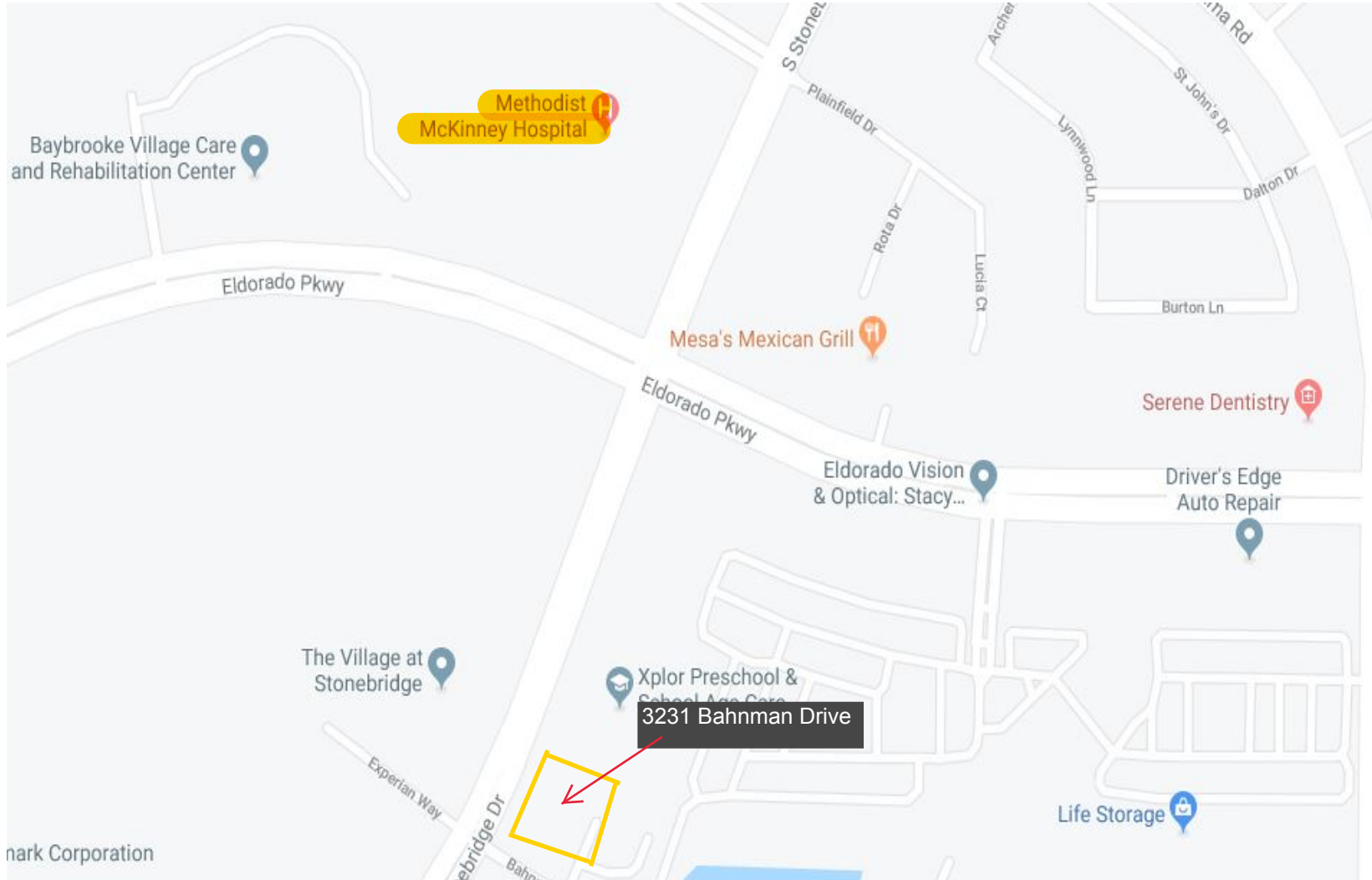
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Site Plan

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Location

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## Demographics »

	1 Mi	3 Mi
Population	15,077	127,823
Households	4,842	43,654
Average Age	33.60	33.90
Median HH Income	\$121,734	\$115,510
Daytime Employees	6,025	20,330
Population Growth '19-'24	↑ 14.8%	↑ 15.5%
Household Growth '19-'24	↑ 14.4%	↑ 15.5%



## Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
Stonebridge Dr	Plainfield Dr NE	14,700	2018	0.30 mi
Eldorado Pkwy	S Custer Rd W	11,963	2012	0.42 mi
Eldorado Pkwy	S Custer Rd W	9,830	2018	0.43 mi
Stonebridge Dr	Lakota Trl W	14,764	2018	0.47 mi
Alma Rd	Beaver Creek Ln S	10,246	2018	0.52 mi
Lakota Trl	Custer Crossing Dr SE	8,222	2012	0.53 mi
S Custer Rd	Stone Creek Ln S	19,081	2018	0.58 mi
Custer Rd	Custer Crossing Dr SE	21,292	2012	0.67 mi
Custer Rd	S Custer Rd S	15,153	2017	0.70 mi
Custer Rd	Fountain View Dr S	16,870	2018	0.70 mi

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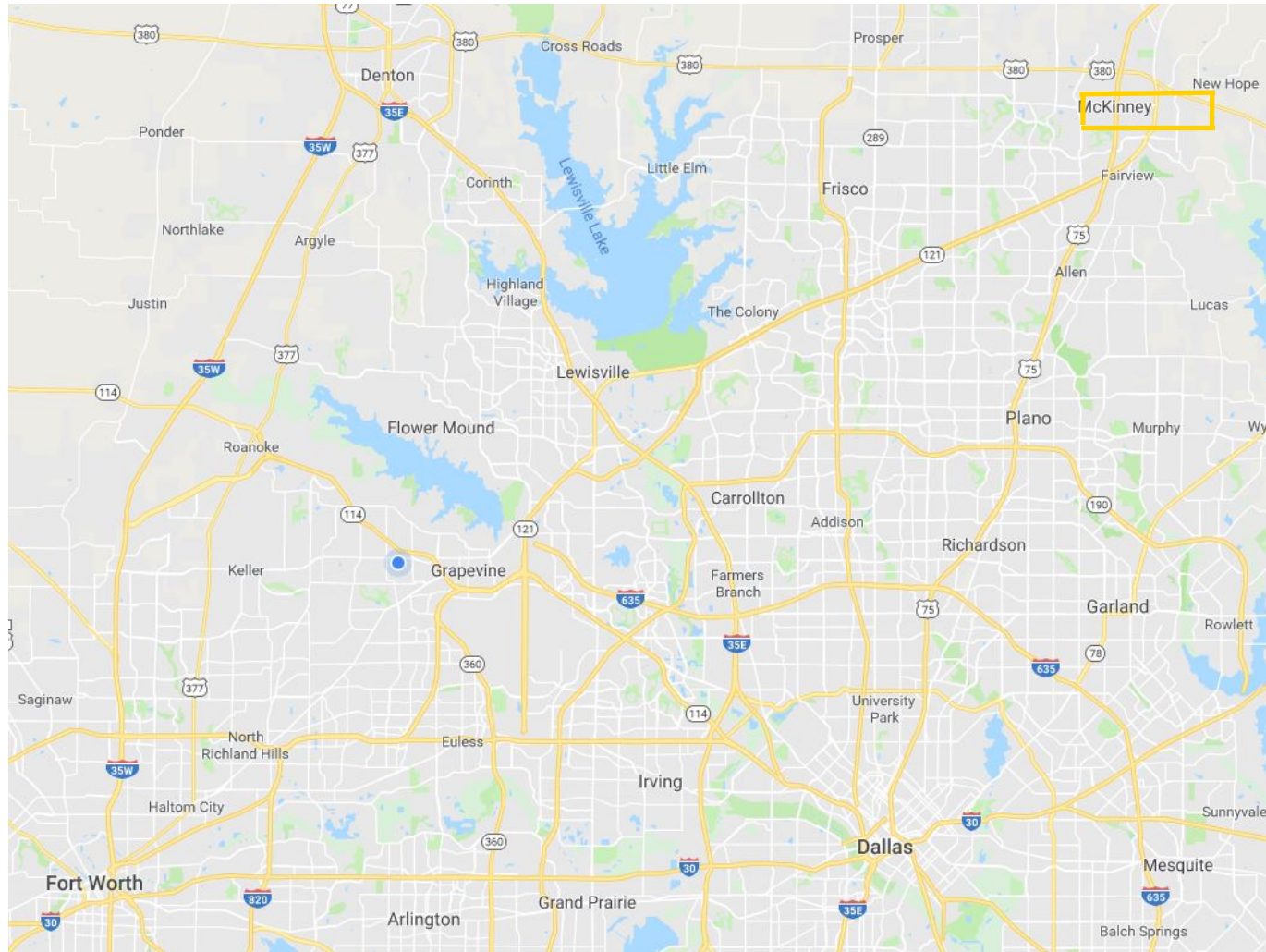
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Demographics / Traffic

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Map

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