

CENTURY 21

Judge Fite Company



3900 S STONEBRIDGE DRIVE UNIT 701

MCKINNEY, TX 75070



\$780,000



2,450 sqft

DESCRIPTION

3900 Stonebridge Office condo is a great office size in a great area with access to McKinney and Frisco. It's located near the intersection of Stonebridge Dr and Custer Rd near the western edge of McKinney TX. The location has convenient access to US Hwy 380 to the north and TX Hwy 121 to the south with 6 lane thoroughfares connecting the two. The property is surrounded by a population density of approx 100,000 w about 50 percent ea coming from McKinney and Frisco. The space is currently configured w 2,450, 7 offices, 2 break areas, large conference room, LED lighting throughout and two restrooms. The space could be divided into two office condos of 1,225 SF ea, w separate entries, multi office, conference rm, breakroom and restroom with separate entries. The offices are fairly new having been built in 2017 so they should perform efficiently. Beat the traffic and work close to home. Create an office suite that meets the needs of your business and your clientele.

PROPERTY TYPE: Commercial - Office

MLS STATUS: Pending

MLS: 21091778

YEAR BUILT: 2016

COUNTY: Collin

TRACT OR SUBDIVIION: Stonebridge Ranch Office Condo

LIST DATE: 10/20/2025

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800.451.8055

AREA:

SQUARE FEET: 2,450

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 11.91

LOT SIZE (SQFT): 519,017

INTERIOR FEATURES

FLOOR COVERINGS:

- CeramicTile
- Other

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Common
- Concrete

LOT DESCRIPTION:

- Flat

ROOF TYPE:

- Metal

SIDING:

- Brick
- Frame
- Concrete

FOUNDATION:

- PillarPostPier

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Zoned

UTILITIES:

- ElectricityAvailable
- PhoneAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- FireAlarm
- SmokeDetectors

COMMUNITY:

- Curbs
 - StormDrains
 - Sidewalks
-

LISTED BY: Ed Reames 

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BROKERED BY: Fraser Team Realty