



**299 ELDORADO PARKWAY**  
MCKINNEY, TX 75069



\$1,800,000



4,916 sqft

## DESCRIPTION

Position your business for growth and visibility with this exceptional 5000 sq ft modern farmhouse-style office building in McKinney, Texas. Ideally situated near major freeways, the Historic Downtown McKinney Square, and the expanding McKinney National Airport, this property combines timeless design with modern functionality in a rapidly growing commercial corridor. The building's charming modern farmhouse architecture creates a professional yet welcoming environment that stands out in today's market. A scenic and functional patio overlooks the heavily wooded Wilson Creek Park, providing a relaxing retreat for employees and visitors. Constructed in 2019, the property offers the advantages of newer construction, including energy efficiency, updated systems, and minimal deferred maintenance. Inside, the space has been thoughtfully designed for productivity and flexibility, with high-quality finishes and an open layout that can accommodate a variety of professional uses. In addition to the main office area, there is over 800 square feet of additional storage space that provides value-add potential in the form of expanded offices, meeting rooms, or specialized work areas as your business grows. The site includes twelve dedicated parking spaces directly in front of the building, ensuring excellent accessibility for staff and guests with additional parking in back. The prime location provides easy access throughout the Dallas–Fort Worth metroplex and proximity to expanding McKinney National Airport, making it ideal for future businesses with frequent travel or visiting clients. As one of the fastest-growing commercial areas in Collin County, this property offers significant long-term value for both owner-users and investors. With its distinctive design, high-quality construction, and built-in expansion potential, this office property represents a rare opportunity to establish your business in one of North Texas's most dynamic markets.

**PROPERTY TYPE:** Commercial - Office  
**MLS STATUS:** Active  
**MLS:** 21252519  
**YEAR BUILT:** 2020  
**COUNTY:** Collin  
**TRACT OR SUBDIVIION:** Bogard Add  
**LIST DATE:** 05/09/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 4,916  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.47  
**LOT SIZE (SQFT):** 20,647

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- ParkingLot
- SeeRemarks

### LOT DESCRIPTION:

- Greenbelt
- IrregularLot
- Landscaped
- Other

### ROOF TYPE:

- Metal

### SIDING:

- Brick
- StoneVeneer

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Electric

### UTILITIES:

- CableAvailable
- ElectricityAvailable
- SewerAvailable
- WaterAvailable

# ADDITIONAL PROPERTY DETAILS

**COMMUNITY:**

- Sidewalks
- 

**LISTED BY:** Bill Oglesby 

**PHONE:** 469.766.5738

**BROKERED BY:** OnDemand Realty