

# DISTRICT 121

NEC OF HWY 121 & ALMA RD., MCKINNEY, TX 75070

SHOP COS.



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## PROJECT SCOPE

Located at the NEC of 121 & Alma, District 121 will offer a dynamic dining/entertainment experience as the focal destination for what is considered to be among the most robust sectors in the region. Adjacent to Craig Ranch, the 2,200-acre master-planned, mixed-use development, this project provides a unique opportunity to not only serve its neighboring development, but the surrounding communities of McKinney, Allen, Plano and Frisco. The project will feature highly desired patio space alongside an activated green park, which has already received a \$2M grant from the MCDC, where outdoor events will be held. Touting unprecedented growth, the trade area has been appropriately dubbed as the "Blue Diamond Corridor" and is rapidly developing into one of the most desirable markets in the metroplex. With several announcements to come, The District joins several exciting happenings in the immediate future adding to an established list of accolades including the likes of:

## DETAILS

- ± 1,550 SF Available

## TRAFFIC COUNTS

o N. Alma Rd.:	10,238 VPD-13
o Sam Rayburn Tollway	146,176 VPD-15

## AREA ATTRACTIONS



## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	7,784	111,730	332,695
Avg. HH Income	\$141,902	\$146,959	\$141,854
Total Housing Units	3,083	38,831	115,049
Daytime Population	7,118	105,465	306,012
Medium Home Value	\$440,619	\$388,638	\$356,602

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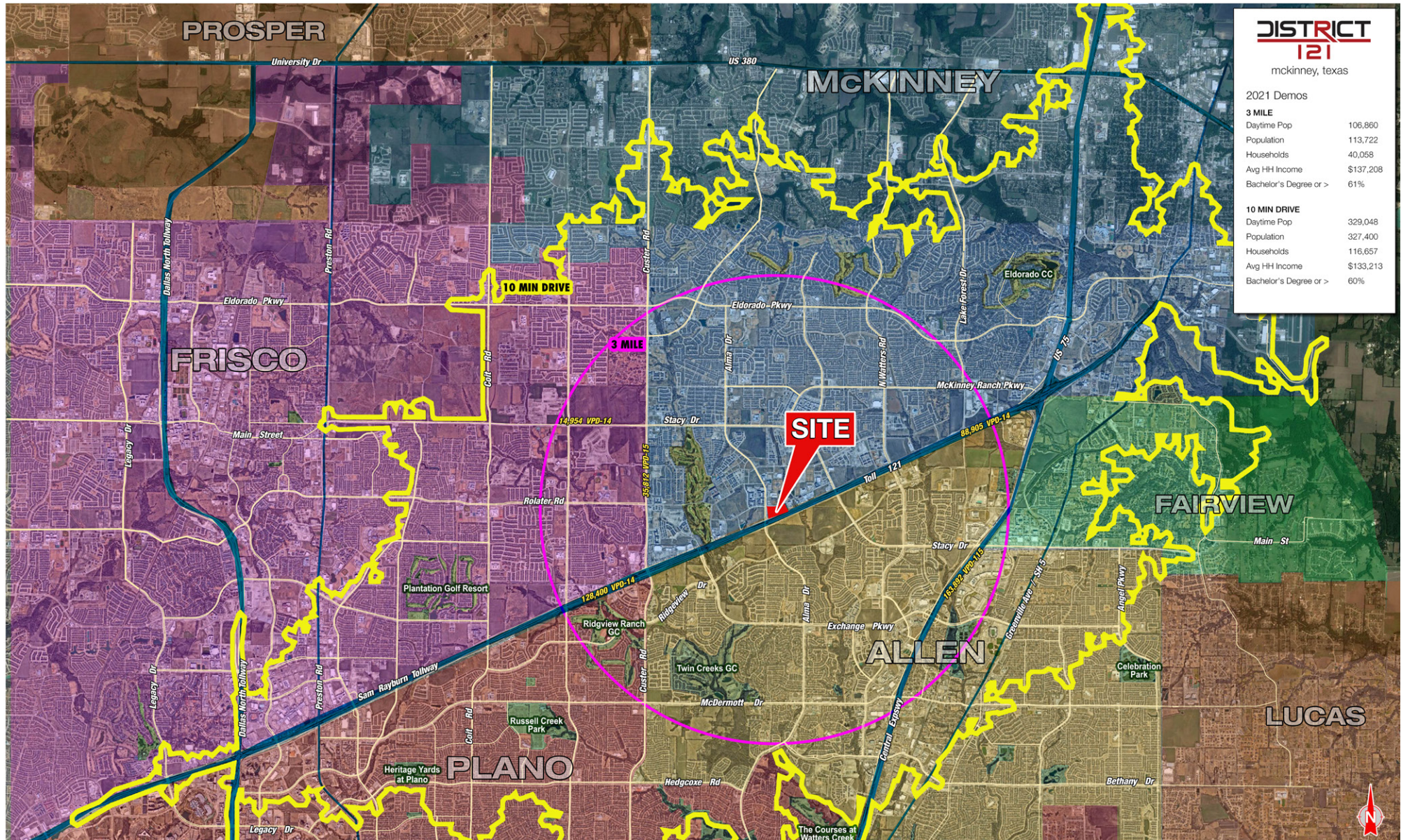




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# INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

## 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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RAND HOROWITZ

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