

LONG BRANCH

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TEX

LAUD HOWELL PARKWAY & US 75 | MCKINNEY, TEXAS
FLEXIBLE GROCER / ANCHOR RETAIL OPPORTUNITIES

CREATION 

SHOP ^{COS}

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ABOUT

PROJECT SCOPE

Long Branch is a mixed-use master plan in North McKinney with a flexible grocery / anchor opportunity on the large southern retail tract. Positioned at the hard corner of Laud Howell Parkway and US 75, this premier retail and restaurant opportunity sits at the heart of one of North Collin County's fastest-growing corridors. As part of a larger mixed-use master plan, the project is positioned to capture demand from more than 1,700+ residential / multifamily units entitled, a future 300-bed Texas Health hospital, and significant nearby master-planned communities including Trinity Falls and other large-scale residential developments. The site will be further enhanced by the proposed US 380 realignment, which is set to create a major east-west thoroughfare and regional transportation hub at this interchange. With explosive population growth, rising household incomes, and a rapidly expanding daytime population driven by healthcare and surrounding employment, this development offers an ideal setting for best-in-class retail, dining, and service-oriented users.

Seeking anchor users to evaluate land size and configuration flexibility to accommodate the right grocer, entertainment, specialty market, junior anchor, or large-format retail user.

TRAFFIC COUNTS

- US-75: 104,907 VPD
- Laud Howell Pkwy: 4,124 VPD
- Trinity Falls Pkwy: 2,741 VPD

DETAILS

- Future Box/Restuarant/Retail Opportunities
- 1,700+ residential / multifamily units entitled
- Future Texas Health hospital adjacency
- US 75 + future US 380 regional access

RETAIL IN THE AREA



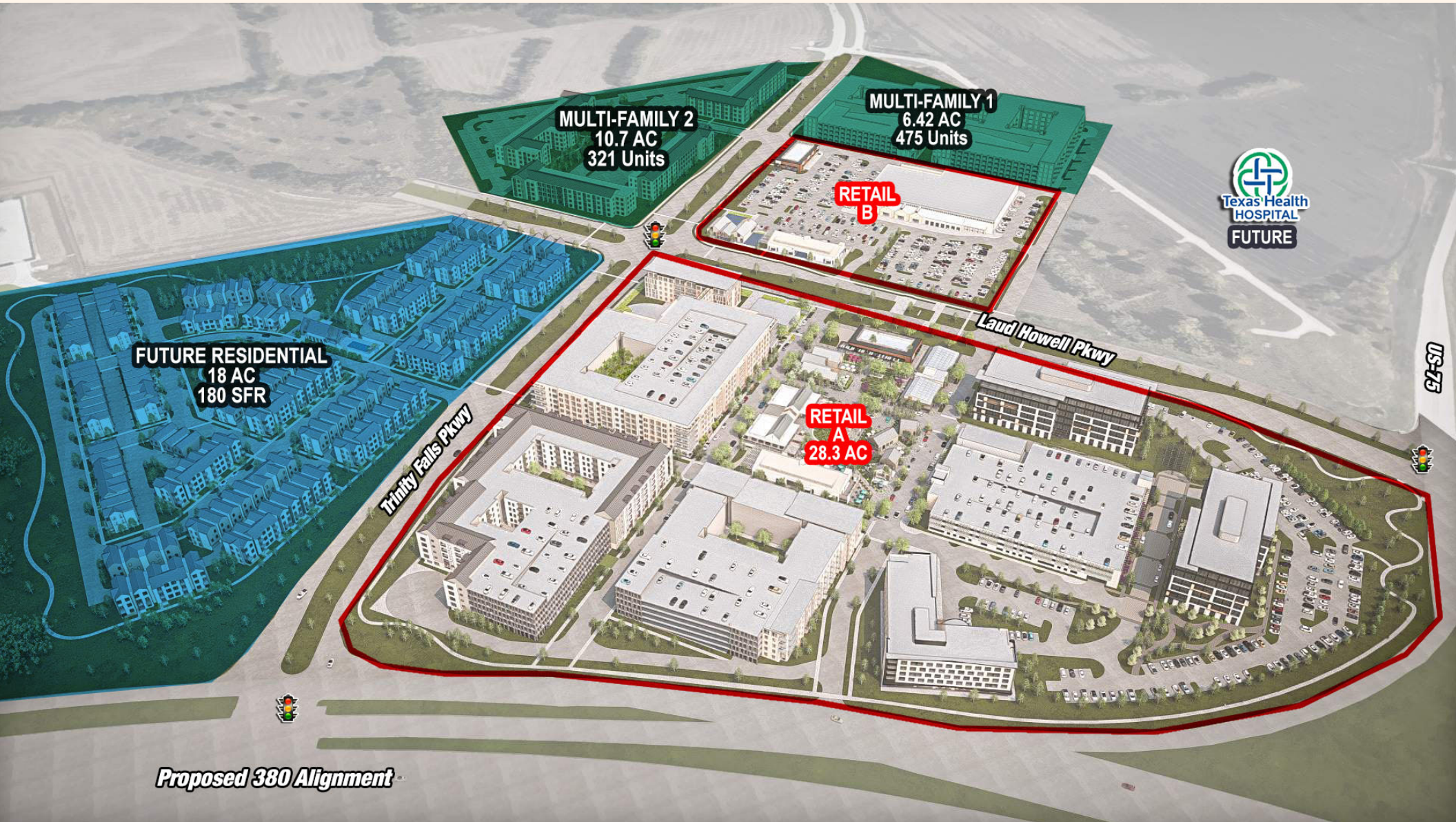
LaLaLand



Walmart*



LONG BRANCH

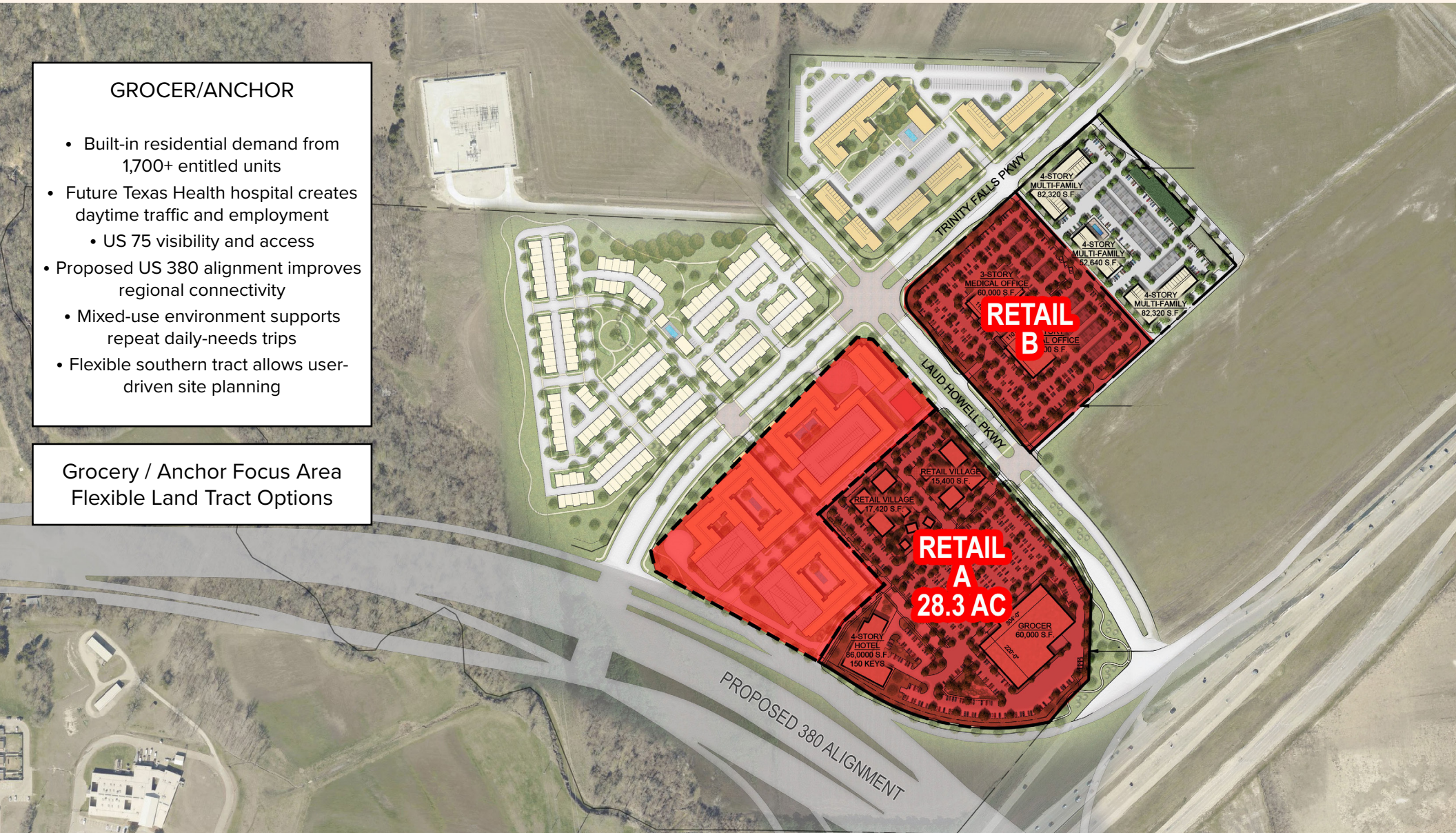


RETAIL SITE PLAN

GROCER/ANCHOR

- Built-in residential demand from 1,700+ entitled units
- Future Texas Health hospital creates daytime traffic and employment
 - US 75 visibility and access
- Proposed US 380 alignment improves regional connectivity
- Mixed-use environment supports repeat daily-needs trips
- Flexible southern tract allows user-driven site planning

Grocery / Anchor Focus Area
Flexible Land Tract Options



SITE AERIAL



RENDERINGS

Designed as a walkable mixed-use environment for dining, daily needs, wellness, and community gathering.





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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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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