

# MCKINNEY MARKETPLACE

3001 S CENTRAL EXPY, MCKINNEY, TX 75070

SHOP COS.



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## PROJECT SCOPE

McKinney Marketplace is located at a high traffic retail intersection with excellent access and visibility. Grocer anchored and centrally located in heart of McKinney, TX this prime location is surrounded by dense residential neighborhoods and at the dominant retail intersection. Additionally, the site benefits from both SH 121 and I75 corridors. McKinney is the 5th fastest-growing city in the United States.

## DETAILS

- 1.42 Acre Pad Available (61,855 SF)
- End-cap and In-line space Available (1,400 SF)

## TRAFFIC COUNTS

o Eldorado Pkwy:	25,598 VPD-19
o US 75:	134,531 VPD-19

## AREA ATTRACTIONS



Suite	Tenant	Size
1	AVAILABLE	1,400 SF
2	MY FOOT SPA	1,400 SF
3	AVAILABLE	1,400 SF
4	PLATINUM NAIL BAR	2,800 SF
5	FOSSIL CREEK LIQUOR	2,625 SF
6	STAFF FORCE	1,875 SF
7	SUPER CUTS	1,500 SF
8	HONEY B CAFE	1,500 SF
9	DOLLAR TREE	8,625 SF
10	ONEMAIN FINANCIAL	2,000 SF
11	CATO	4,000 SF
12	KOHL'S	86,842 SF
13	WENDY'S	3,000 SF
14	PAD SITE AVAILABLE	1.42 AC

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	9,155	79,213	201,788
Avg. HH Income	\$100,335	\$110,413	\$123,922
Total Housing Units	4,008	27,672	68,850
Daytime Population	10,099	77,201	192,769
Medium Home Value	\$341,038	\$334,102	\$338,387

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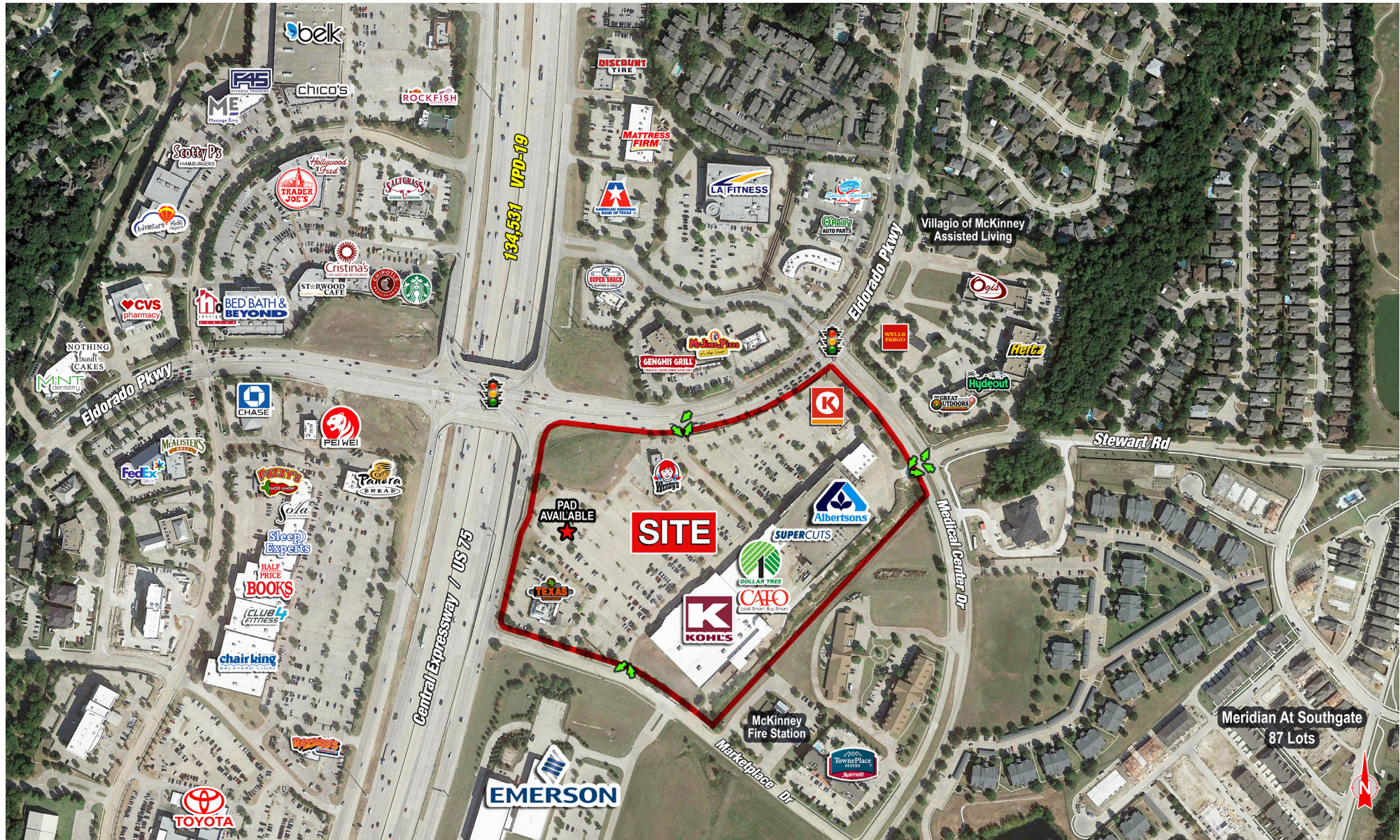
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# INFORMATION ABOUT BROKERAGE SERVICES



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

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