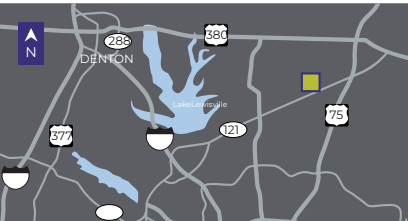


► MCKINNEY TOWNE CROSSING

NE Corner of Hwy 121 (Sam Rayburn Tollway) @ Custer Rd in McKinney, Texas 75070



LOCATED WITHIN BOOMING COMMERCIAL & RESIDENTIAL AREA



SUPER TARGET

LOWE'S

Shadow Anchors



VEHICLES PER DAY

Hwy 121 west of Custer Rd	139,096
Hwy 121 east of Custer Rd	109,471
Custer Rd north of Hwy 121	49,500
Custer Rd south of Hwy 121	32,013

AVERAGE INCOME

1 Mile	\$198,641
3 Miles	\$183,188
5 Miles	\$162,593

POPULATION

1 Mile	9,941
3 Miles	122,791
5 Miles	349,974



Melanie D Proctor

469-289-4304

mdickenson@frpltd.com



WWW.FRPLTD.COM



Matt Brock

713-693-1406

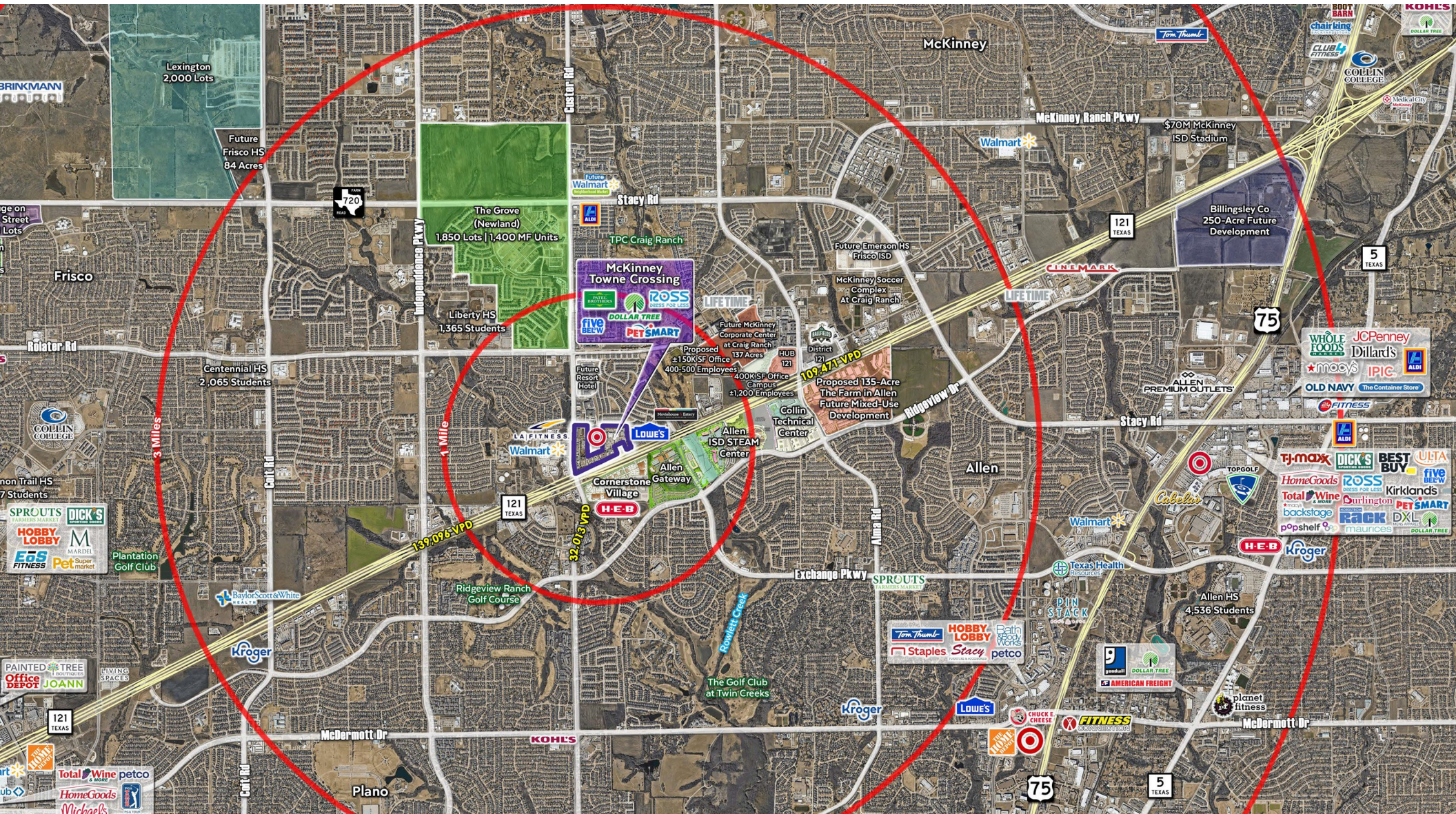
mbrock@frpltd.com

► MCKINNEY TOWNE CROSSING

NE Corner of Hwy 121 (Sam Rayburn Tollway) @ Custer Rd in McKinney, Texas 75070



AT THE ENTRANCE TO CRAIG RANCH WITH ABOUT 6,700 HOMESITES



Melanie D Proctor

469-289-4304

mdickenson@frpltd.com



WWW.FRPLTD.COM



Matt Brock

713-693-1406

mbrock@frpltd.com

► MCKINNEY TOWNE CROSSING

NE Corner of Hwy 121 (Sam Rayburn Tollway) @ Custer Rd in McKinney, Texas 75070



3,331 SF • 2,423 SF • 2,057 SF • 1,926 SF • 1,589 SF



Melanie D Proctor

469-289-4304

mdickenson@frpltd.com



WWW.FRPLTD.COM



Matt Brock

713-693-1406

mbrock@frpltd.com

► MCKINNEY TOWNE CROSSING

NE Corner of Hwy 121 (Sam Rayburn Tollway) @ Custer Rd in McKinney, Texas 75070



3,331 SF • 2,423 SF • 2,057 SF • 1,926 SF • 1,589 SF

Tenant List

Tenant	Address	SF/Acres
A Five Below	8720 Hwy 121 #120	
B Ross Dress for Less	8720 Hwy 121 #116	
C Patel Brothers	8720 Hwy 121 #112	
D PetSmart	8676 Hwy 121 #108	
E Dollar Tree	8676 Hwy 121 #104	
F BioLife Plasma Services	8676 Hwy 121 #100	
1 Durkin's Pizza	8930 Hwy 121 #A594	
2 Lease Pending	8930 Hwy 121	
3 F&F Japanese Grill	8930 Hwy 121 #586	
4 Gideon Math & Reading Center	8930 Hwy 121 #578	
5 Cinnaholic	8930 Hwy 121 #570	
6 Marble Slab Creamery	8930 Hwy 121 #568	
7 Delish Bubble Tea	8930 Hwy 121 #A564	
8 Sushi Box	8930 Hwy 121 #562	
9 Deluxe Nail Salon	8930 Hwy 121 #554	
10 Sport Clips	8930 Hwy 121 #546	
11 Leslie's Pool Supplies	8930 Hwy 121 #538	
12 On The Border	8930 Hwy 121 #530	
13 AVAILABLE	8930 Hwy 121 #520	1,926
14 AVAILABLE	8930 Hwy 121 #516	2,423
15 All About Fashion	8930 Hwy 121 #510	
16 Game Over Videogames	8930 Hwy 121 #508	
17 Deka Lash	8930 Hwy 121 #504	
18 GNC	8930 Hwy 121 #500	
19 Farm2Cook	8720 Hwy 121 #126	
20 AVAILABLE	7645 S Custer Rd #452	2,057
21 Lease Pending	7645 S Custer Rd #444	
22 Great Clips	7645 S Custer Rd #436	

Tenant List (Continued)

Tenant	Address	SF/Acres
23 FedEx Office	7645 S Custer Rd #428	
24 Wingstop	7645 S Custer Rd #420	
25 European Wax Center	7645 S Custer Rd #410	
26 Einstein Bros Bagels	7645 S Custer Rd #400	
27 Chili's Grill & Bar	7675 S Custer Rd	
28 Bank of America	7775 S Custer Rd	
29 Massage Envy	8950 Hwy 121 #340	
30 AVAILABLE	8950 Hwy 121 #330	3,331
31 EggMania	8950 Hwy 121 #310	
32 Texas Paint	8950 Hwy 121 #300	
33 Monarch Dental	8910 Hwy 121 #210	
34 T-Mobile	8910 Hwy 121 #200	
35 Honest Restaurant	8910 Hwy 121 #220	
36 Wendy's	8904 Hwy 121	
37 Qahwah House	8880 Hwy 121 #164	
38 Craig Ranch Chiropractic	8880 Hwy 121 #152	
39 Visionworks	8880 Hwy 121 #140	
40 AVAILABLE	8880 Hwy 121 #134	1,589
41 Lease Pending	8880 Hwy 121 #128	
42 PM Pediatrics	8880 Hwy 121 #118	
43 Lease Pending	8880 Hwy 121 #100	
44 Chick-Fil-A	8700 Hwy 121	
45 Whataburger	8608 Hwy 121	

AVAILABLE LEASE PENDING EXECUTED



Melanie D Proctor

469-289-4304

mdickenson@frpltd.com



WWW.FRPLTD.COM



Matt Brock

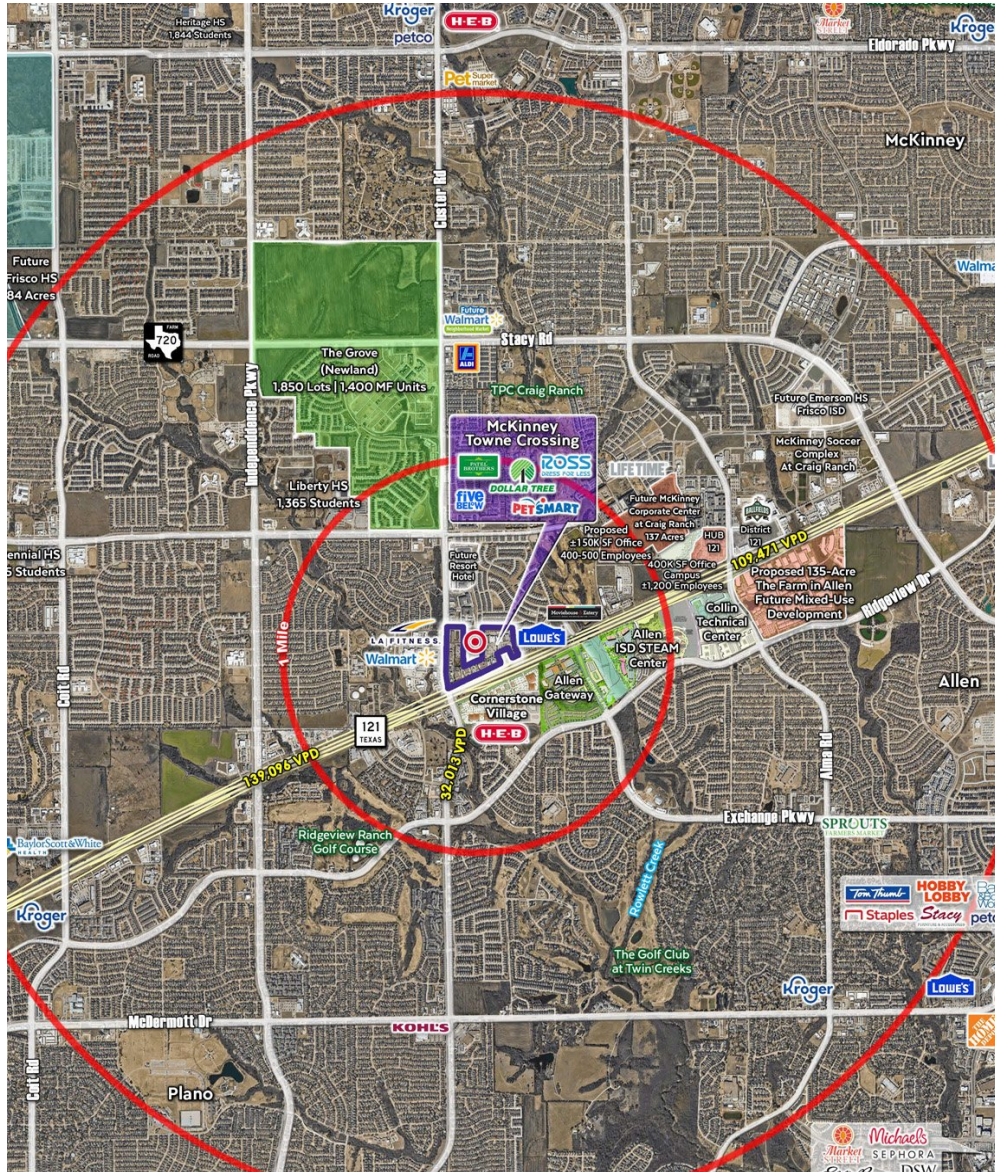
713-693-1406

mbrock@frpltd.com

► MCKINNEY TOWNE CROSSING

NE Corner of Hwy 121 (Sam Rayburn Tollway) @ Custer Rd in McKinney, Texas 75070

FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/mckinney-towne-crossing



Lat/Lon: 33.1276/-96.7313

McKinney Towne Crossing

McKinney, TX 75070

	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	9,941	122,791	349,974
2028 Projected Population	11,307	135,750	384,200
2020 Census Population	8,703	115,023	328,596
2010 Census Population	5,776	75,533	247,601
Projected Annual Growth 2023 to 2028	2.7%	2.1%	2.0%
Historical Annual Growth 2010 to 2023	5.5%	4.8%	3.2%
2023 Median Age	35.9	35.6	36.3
Households			
2023 Estimated Households	3,502	43,806	127,282
2028 Projected Households	4,222	51,186	147,542
2020 Census Households	3,079	40,455	117,750
2010 Census Households	1,868	25,789	87,994
Projected Annual Growth 2023 to 2028	4.1%	3.4%	3.2%
Historical Annual Growth 2010 to 2023	6.7%	5.4%	3.4%
Race and Ethnicity			
2023 Estimated White	48.3%	46.0%	50.8%
2023 Estimated Black or African American	9.3%	10.3%	11.1%
2023 Estimated Asian or Pacific Islander	33.3%	34.1%	27.0%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2023 Estimated Other Races	8.8%	9.2%	10.7%
2023 Estimated Hispanic	9.0%	9.2%	11.2%
Income			
2023 Estimated Average Household Income	\$198,641	\$183,188	\$162,593
2023 Estimated Median Household Income	\$203,807	\$160,192	\$141,670
2023 Estimated Per Capita Income	\$69,976	\$65,353	\$59,146
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.1%	1.7%	2.1%
2023 Estimated Some High School (Grade Level 9 to 11)	0.9%	1.7%	1.9%
2023 Estimated High School Graduate	10.9%	9.6%	10.8%
2023 Estimated Some College	13.9%	14.3%	15.3%
2023 Estimated Associates Degree Only	5.1%	6.0%	6.9%
2023 Estimated Bachelors Degree Only	34.7%	36.6%	37.2%
2023 Estimated Graduate Degree	34.4%	30.1%	25.9%
Business			
2023 Estimated Total Businesses	580	5,207	17,131
2023 Estimated Total Employees	2,893	25,957	104,958
2023 Estimated Employee Population per Business	5.0	5.0	6.1
2023 Estimated Residential Population per Business	17.1	23.6	20.4



Melanie D Proctor

469-289-4304

mdickenson@frpltd.com



WWW.FRPLTD.COM



Matt Brock

713-693-1406

mbrock@frpltd.com

► MCKINNEY TOWNE CROSSING

NE Corner of Hwy 121 (Sam Rayburn Tollway) @ Custer Rd in McKinney, Texas 75070



INFORMATION ABOUT BROKERAGE SERVICES

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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

IABS 1-0



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20



Melanie D Proctor

469-289-4304

mdickenson@frpltd.com



WWW.FRPLTD.COM



Matt Brock

713-693-1406

mbrock@frpltd.com