

CAMERON CROSSING

MCKINNEY, TX | SWC US 75 & HIGHWAY 380



CORE PROPERTY
CAPITAL



AVAILABILITY:
1681 | 300: 1,380 SF
[2ND GENERATION]

ESTIMATED NNN: \$6.67 PSF

LEASE RATES: PLEASE CALL
FOR DETAILS

NOW OPEN:
FOSSIL CREEK LIQUOR

CAMERON CROSSING
RETAILERS:



DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2022 Total Population	9,777	63,207	142,684
2022 Total Households	3,617	21,693	49,737
2022 Daytime Population	13,969	67,830	135,023
2022 Average HH Income	\$105,231	\$111,942	\$127,923
2022 Median HH Income	\$80,165	\$83,071	\$97,271

TRAFFIC COUNTS:

US 75: 185,658 VPD
Highway 380: 60,324 VPD

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THE **retail** CONNECTION

FOR MORE INFO, PLEASE CONTACT:

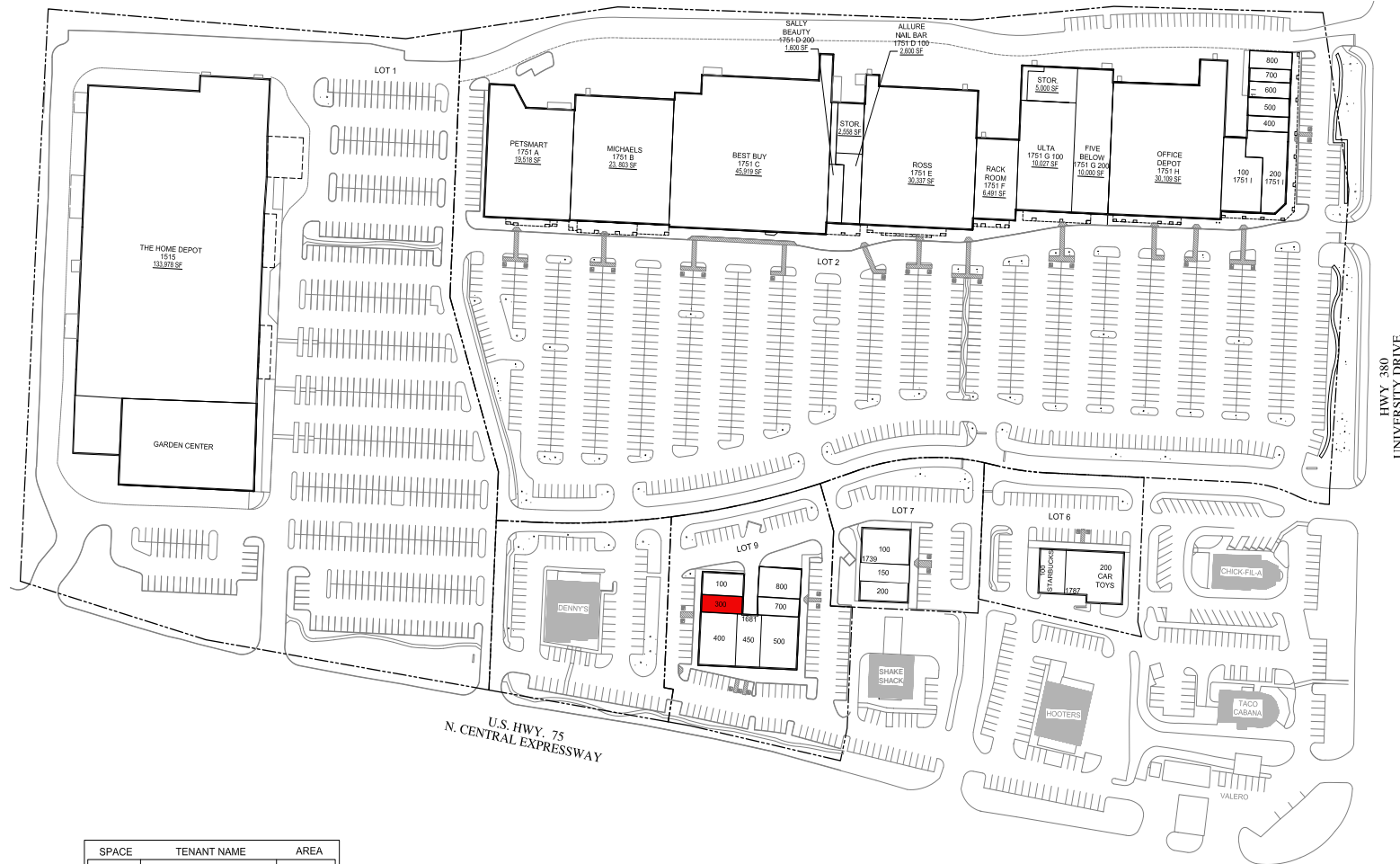
DAVID LEVINSON
214.572.8448
dlevinson@theretailconnection.net

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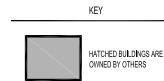


SPACE	TENANT NAME	AREA
1751 A	PETSMART	19,516 S.F.
1751 B	MICHAELS	23,803 S.F.
1751 C	BEST BUY	45,819 S.F.
1751 D 100	ALLURE NAIL BAR	2,600 S.F.
1751 D 200	SALLY BEAUTY	1,600 S.F.
1751 E	ROSS DRESS FOR LESS	30,337 S.F.
1751 F	ROCK ROOM SHOES	6,491 S.F.
1751 G 100	ULTA	10,027 S.F.
1751 G 200	FIVE BELOW	10,000 S.F.
1751 H	OFFICE DEPOT	30,109 S.F.
1787-100	CAR TOYS, INC.	5,500 S.F.
1787-200	STARBUCKS	2,177 S.F.
GROUND 2	HOME DEPOT	133,978 S.F.

SPACE	TENANT NAME	AREA
1751 I 100	FOSSIL CREEK LIQUOR	5,000 S.F.
1751 I 200	BATH & BODY WORKS	4,499 S.F.
1751 I 400	PRO CUTS	1,200 S.F.
1751 I 500	PEST SHOP	1,500 S.F.
1751 I 600	SIERRA CLEANERS	1,260 S.F.
1751 I 700	SONNY DONUT	1,068 S.F.
1751 I 800	REPUBLIC FINANCE	1,275 S.F.

SPACE	TENANT NAME	AREA
1681-100	WING STOP	1,860 S.F.
1681-300	AVAILABLE	1,380 S.F.
1681-400	PEARLE VISION	3,100 S.F.
1681-450	AT & T	2,499 S.F.
1681-500	JASON'S DELI	4,500 S.F.
1681-700	DRIP N ROLL ICE CREAM	1,463 S.F.
1681-800	BROOK MAYS MUSIC	2,100 S.F.

SPACE	TENANT NAME	AREA
1738-100	PEPPERMINT DENTAL	3,358 S.F.
1738-150	SLIM 4 LIFE	1,642 S.F.
1738-200	HEENA SALON	1,894 S.F.



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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ 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
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