WEST UNIVERSITY DRIVE-THRU PAD

MCKINNEY, TX | NEC US 380 AND HARDIN BOULEVARD

Retail, Restaurant & Medical | Only opportunity for a freestanding drive-thru on the NEC! Can accommodate financial services as well.

CENTER SIZE: 400,000 SF

AVAILABILITY:
APPROXIMATELY 2,800 SF

LEASE RATES: CALL FOR RATES

AREA RETAILERS:

ROSS DRESS FOR LESS
SuperTARGET EXPECT MORE. PAY LESS
BEST BUY
Michaels Where Creativity Happens
LOWE'S Home Improvement Warehouse
PETSMART
JOANN
RACK ROOM SHOES
THE HOME DEPOT

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2018 Population	7,722	66,525	158,604
% Pop. Growth 2018-2023	25.8%	18.7%	17.1%
2018 Total Households	2,560	22,322	53,957
2018 Daytime Population	15,812	103,471	174,712
2018 Average HH Income	$90,484	$100,500	$104,262

TRAFFIC COUNTS:

US 380: 55,000 VPD
Hardin Boulevard: 12,218 VPD

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

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JACK WEIR
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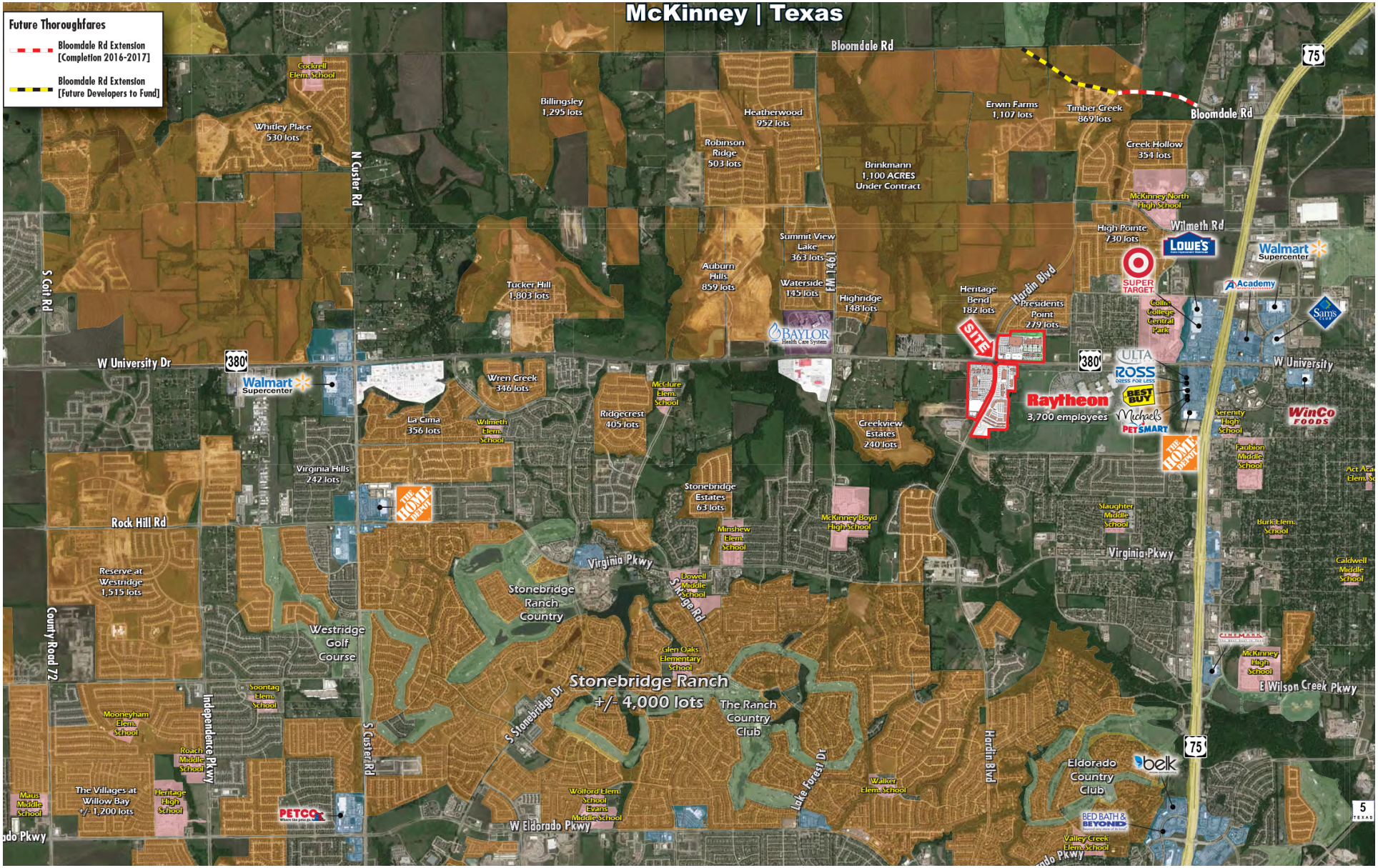

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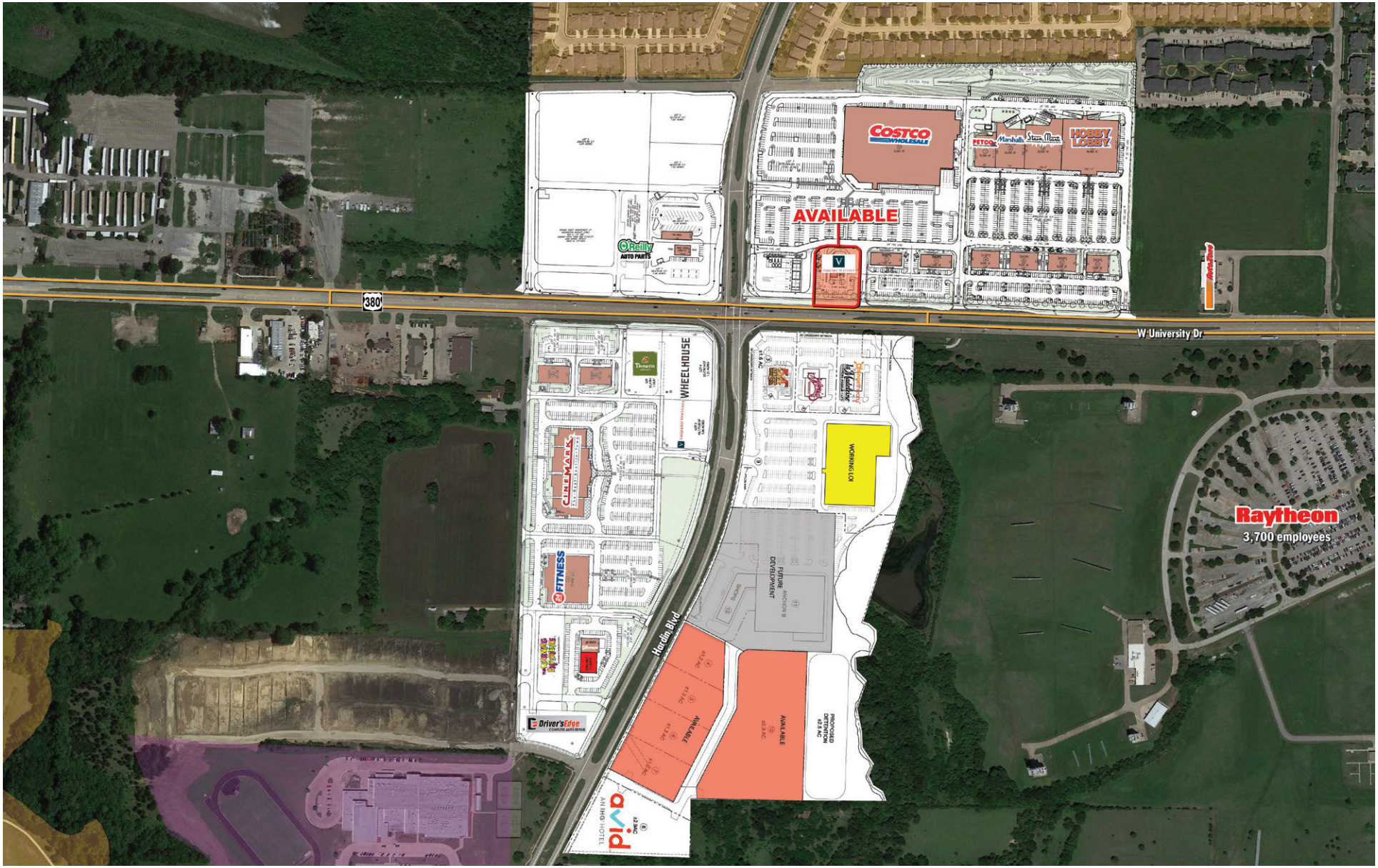

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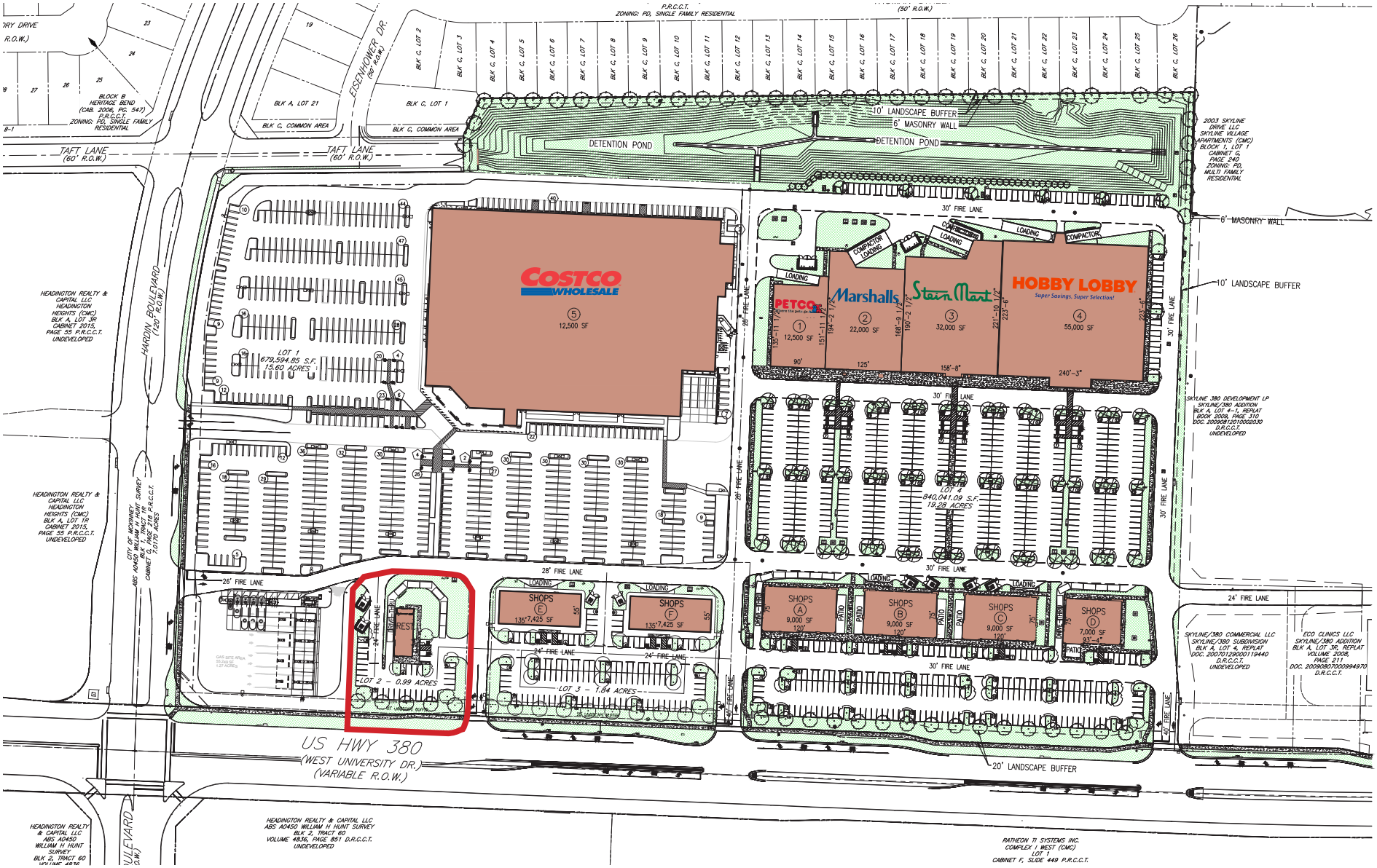

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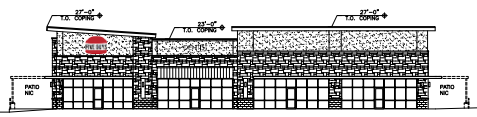
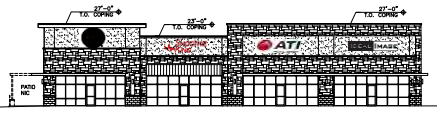
CONCEPT SHOPS A, B, C & D
FRONT ELEVATIONS & PLANS

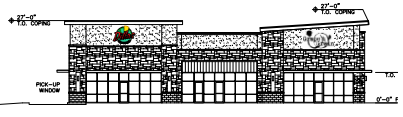
NEC SHOP A FRONT SOUTH ELEVATION



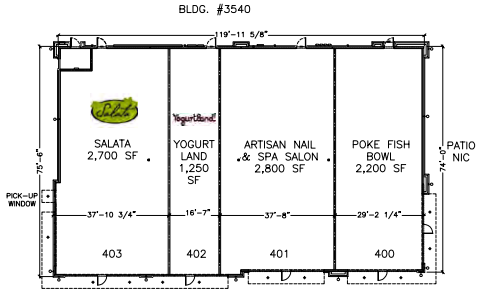
NEC SHOP B FRONT SOUTH ELEVATION



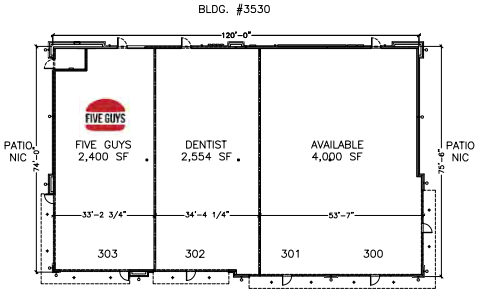
NEC SHOP C FRONT SOUTH ELEVATION



NEC SHOP D FRONT SOUTH ELEVATI

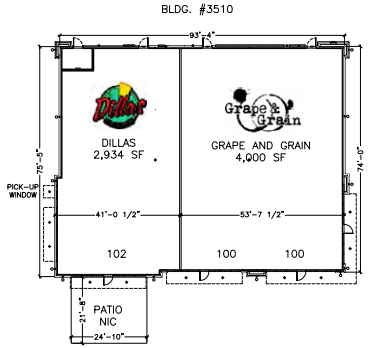


SHOP A PLAN
TOTAL: 9,055 SF



SHOP B PLAN
TOTAL: 9,065 SF

SHOP C PLAN
TOTAL: 9,006 SF



SHOP D PLAN
TOTAL: 7,033 SF

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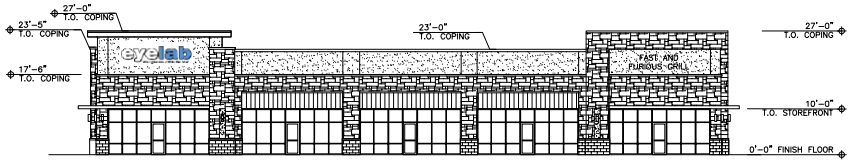
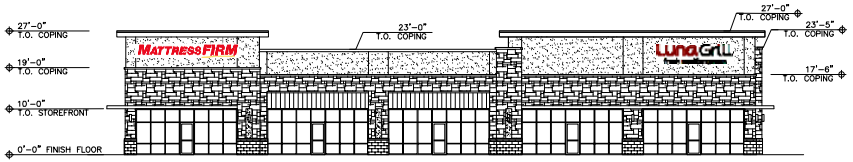
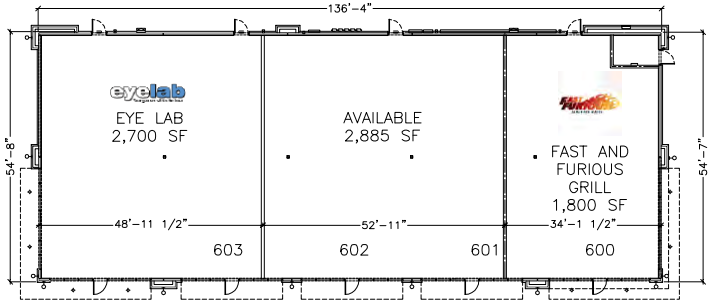
CONCEPT SHOPS E & F

FRONT ELEVATIONS & PLANS





BLDG. #3620



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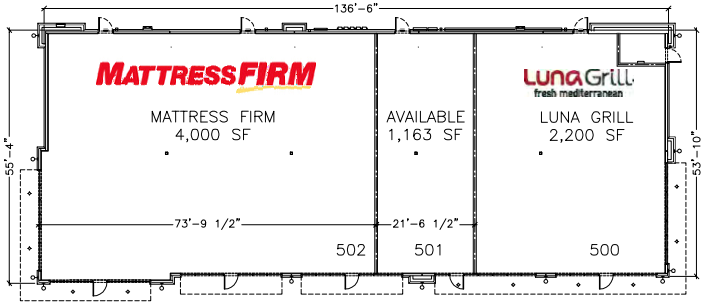

SHOP E PLAN

TOTAL: 7,489 SF

SHOP F PLAN

TOTAL: 7,449 SF

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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.

EQUAL HOUSING OPPORTUNITY

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.

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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 _____