

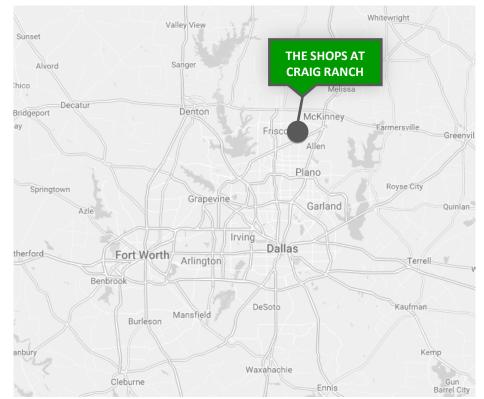
# THE SHOPS AT CRAIG RANCH

NWC OF STACY RD & ALMA RD 7500 & 7650 Stacy Road, McKinney, TX 77084

# **FOR LEASE**

DOUGLAS WILDER | KM REALTY doug@kmrealty.net | 214.682.0502







#### HIGHLIGHTS

- + Area of Rapid Growth
- + High Income Area
- + Strong Traffic Counts
- + Signalized Intersection

### DESCRIPTION

Size:	23,424sf Retail Center on 98,010 SF Land
Built:	2017
Parking:	135 Spaces (5.76 Spaces per 1,000 SF)
Addtl:	Monument Sign

### TRAFFIC COUNTS

Stacy Rd – 21,240 cars per day Alma Rd – 14,244 cars per day

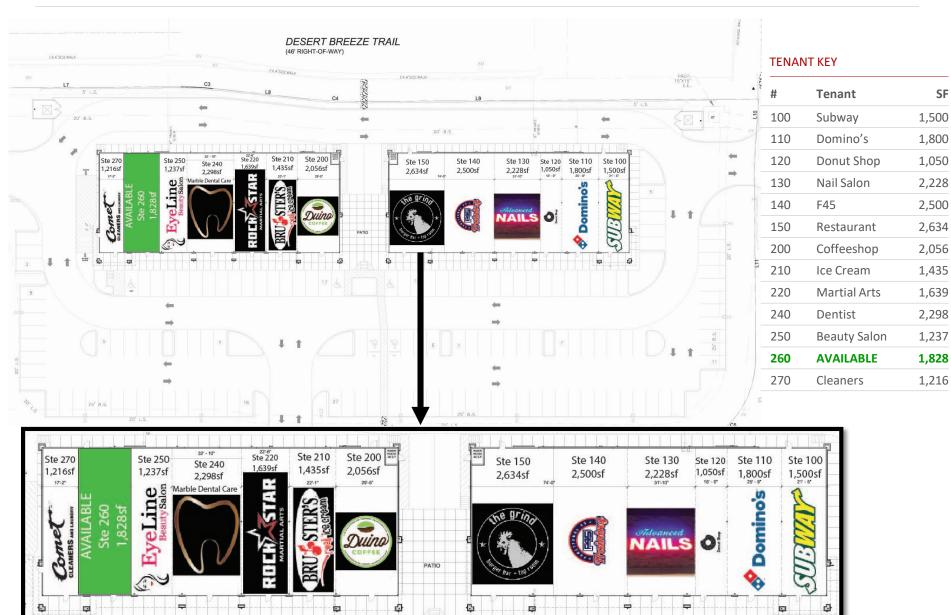
### NOTABLE CO-TENANTS



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions.

# **SITE PLAN**





THE SHOPS AT CRAIG RANCH

NWC OF STACY RD & ALMA RD | 3

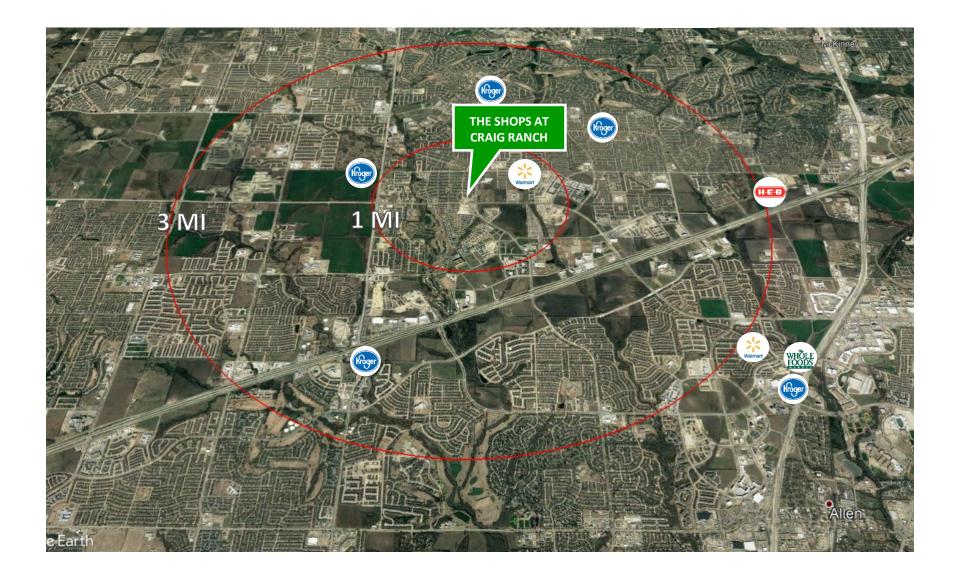
## **MICRO SATELLITE IMAGERY**





## **MACRO SATELLITE IMAGERY**





## **DEMOGRAPHICS & TRAFFIC**



Population	3 MI	5 MI
2019 Population	106,721	270,033
2024 Population	150,016	372,924
Est. 5-yr Growth	40.60%	38.10%
Average Age	33.50	34.50
2019 Population by Race		
White	44,891	127,721
Black	23,884	56,727
Am. Indian & Alaskan	625	1,772
Asian	26,333	67,321
Hawaiian & Pacific Island	83	222
Other	2,474	6,101
Households		
2019 Total Households	36,144	92,938
HH Growth 2019 - 2024	41.20%	38.10%
Median Household Inc		
Avg Household Inc	\$127,636	\$129,646
Avg Household Size	3.00	3.00
2019 Avg HH Vehicles	2.00	2.00
Housing		
Median Home Value	\$306,049	\$280,173
Employment		
Daytime Employment	14,465	45,631

#### TRAFFIC COUNTS



Sources: 2018 District Traffic Web Viewer; 2018 McKinney Traffic Counts



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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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Steven T. Stone	steven@kmrealty.net	618279	713.275.2601
Designated Broker's Name	License No.	Email	Phone
Agent's Supervisor's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	
Regulated by the Texas Real Estate Commission			Information available at www.trec.texas.gov

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#### **EXCLUSIVE LEASING BROKER**

Douglas Wilder Leasing Broker, KM Realty 214.682.0502 | doug@kmrealty.net

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#### INFORMATION PRESENTED

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