

# LAKE FOREST COMMONS

SEC Lake Forest Dr & McKinney Ranch Pkwy, McKinney, TX 75070

**MATTHEWS**  
REAL ESTATE INVESTMENT SERVICES



**WILLIAM CARR**

DIR: (214) 692-2152 | MOB: (404) 277-9037  
License No. 706457 (TX)  
william.carr@matthews.com

**BAYLOR WORMAN**

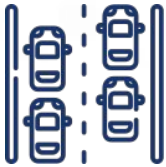
DIR: (214) 600-5525 | MOB: (214) 227-2729  
License No. 784561 (TX)  
baylorworman@matthews.com

**GRAYSON DUYCK**

DIR: (214) 295-4247 | MOB: (214) 796-0289  
License No. 7725363 (TX)  
grayson.duyck@matthews.com



**Rendering**



**±24,000 VPD** (Lake Forest Dr)  
**±11,000 VPD** (McKinney Ranch Pkwy)

**DEMOGRAPHICS**

POPULATION	2 MILE	3 MILE	5 MILE
Current Year Estimate	47,233	122,918	294,198
HOUSEHOLDS	2 MILE	3 MILE	5 MILE
Current Year Estimate	15,851	43,763	102,071
INCOME	2 MILE	3 MILE	5 MILE
Average Household Income	\$135,785	\$134,066	\$130,212

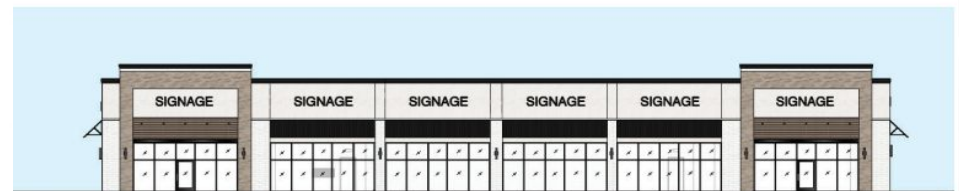
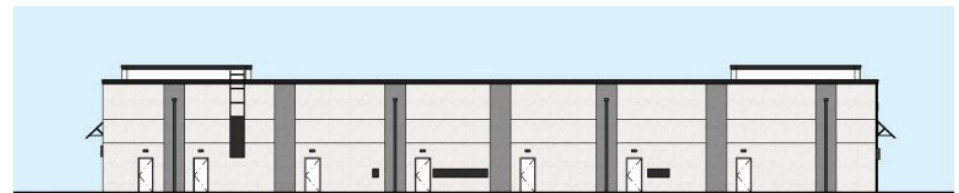
**PROJECT SCOPE**

- Signalized intersection across from Walmart Supercenter & less than a mile from TX-121
- Retail For Lease (Join Grain & Berry, & Service Street, & Our National Fitness User!)



**Bldg 1: ±3,600 SF** (for lease)  
**Bldg 2: ±3,416 SF** (for lease)  
**PAD SITES AVAILABLE**

- Pad Sites Available: GL/BTS/SALE
  - Delivered “Pad Ready”
- Zoning: “C-3” Regional Commercial — [Permitted Use Chart](#)
- Seeking Pad Users: Retail, Restaurant, QSR, & Medical











**AVAILABLE**

**AT LEASE/UC**

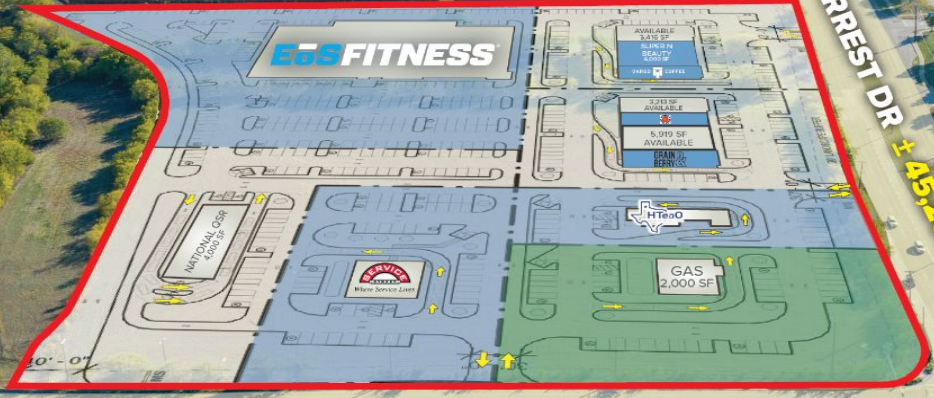
**LEASE SIGNED**

**LOI WORKING**

**LAKE FOREST TOWNHOMES**  
400+ HOMES

**Walmart**

2.1M VISITS PER YEAR  
(PER ALPHAMAP)



**BEST KIDS CARE PEDIATRIC**

**SUPERCUTS**

**GameStop**

**MCKINNEY RANCH PKWY ± 11,000 VPD**

**LAKE FOREST DR ± 45,200 VPD**



**TAKE 5**

**7-ELEVEN**





**MCKINNEY DISTRICT-WIDE STADIUM**

AVAILABLE	
AT LEASE/UC	
LEASE SIGNED	
LOI WORKING	

**LAKE FOREST TOWNHOMES**  
400+ HOMES



**MCKINNEY RANCH PKWY + 11,000 VPD**



**LAKE FOREST DR + 45,200 VPD**















AVAILABLE   
 AT LEASE/UC   
 LEASE SIGNED

Public Storage

SUBJECT PROPERTY

MCGOWEN ELEMENTARY  
568 STUDENTS

MCKINNEY DISTRICT-WIDE STADIUM

GRAND HOMES

FUTURE  
COLLIN MCKINNEY PKWY  
± 85,000 VPD

PORSCHE

MEDC  
FUTURE MIXED-USE  
DEVELOPMENT

121

SW STILLWATER  
CAPITAL

RaceTrac

KINSTAED  
MCKINNEY  
376 UNITS

CINEMARK  
Starbucks

\$200 MM MIXED USE  
CANNON BEACH

THE ATLANTIC MCKINNEY RANCH  
343 UNITS

BEXLEY  
LAKE FOREST  
358 UNITS

EMERSON HIGH SCHOOL  
828 STUDENTS

LINDSEY ELEMENTARY  
844 STUDENTS

SOHO PARKWAY APARTMENTS  
379 UNITS

ASPIRE MCKINNEY RANCH  
339 UNITS

Walmart

MCKINNEY SQUARE APARTMENTS  
593 UNITS

MILLENNIUM APARTMENTS  
164 UNITS

FUTURE  
TOWNHOMES

STORAGE KING USA  
SELF STORAGE

BENNY'S CAFE  
MURPHY USA  
BEST KIDS CARE PEDIATRIC  
DOLLAR TREE  
ROSATI'S CHICAGO PIZZA  
GNC LIVE WELL  
51 RAINBOW  
INDIAN GRILL & MOMO HOUSE  
GameStop  
SUPERCUTS  
SUSHI GO TAKE-OUT & DELIVERY

URBAN AIR ADVENTURE PARK  
Starbucks  
W  
McDonald's  
SHERWIN WILLIAMS

MAPOLIS  
ALLAY SPINE & PAIN MANAGEMENT  
Premier Care INTERNAL MEDICINE

SULTAN  
GOLDEN CHICK  
7 ELEVEN  
TAKE 5

FUTURE OFFICE & RETAIL

AVALON  
MEMORY CARE SINCE 1995

SHIPLEY DO-NUTS  
MAKE LIFE DELICIOUS

OASIS  
AUTO SPA



# MCKINNEY, TX

McKinney, Texas, is a vibrant and rapidly growing city located in the northeastern part of the state, *approximately 30 miles North of downtown Dallas*. Known for its unique blend of historic charm and modern amenities, McKinney has earned a reputation as one of the best places to live in the United States. Its robust economy has attracted businesses and job opportunities, contributing to the city's population growth.

McKinney, Texas is the *6th fastest growing city in Texas* and boasts a diverse and thriving retail landscape that caters to the needs and preferences of its rapidly growing population. The city's retail scene offers a mix of traditional and contemporary shopping experiences. Historic Downtown McKinney is a standout attraction, featuring an array of boutique shops, antique stores, and unique boutiques housed in beautifully preserved historic buildings. This area hosts popular events like the McKinney Farmers Market and Arts in Bloom Festival, drawing locals and visitors alike. Beyond the historic district, McKinney also has several modern shopping centers, such as Eldorado Plaza and The Village at Allen, which house popular national retailers, department stores, and dining options.



**216,397**

**MCKINNEY  
POPULATION**



**\$116,000**

**AVG HOUSEHOLD  
INCOME IN TRADE AREA**



**#6**

**FASTEST  
GROWING CITY**







**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.*

11-2-2015



**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:
  - 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.

**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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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 \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

**CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Leasing Package contains select information pertaining to the business and affairs of **SEQ Lake Forest Dr & McKinney Ranch Pkwy, McKinney, TX 75070** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.