



# SHOPS AT RIDGE ROAD

SEC RIDGE RD & MCKINNEY RANCH PKWY | MCKINNEY, TX 75070



# PROPERTY HIGHLIGHTS

**ADDRESS** SEC Ridge Rd & McKinney Ranch Pkwy  
McKinney, TX 75070

**BUILDING 1** 10,184 SF

**BUILDING 2** 11,348 SF

The trade area for the site at S. Ridge Road and McKinney Ranch Parkway in McKinney is a key development tract that benefits from a location at two major thoroughfares in a trade area of growing residential, retail and commercial activity. The location gives the site both visibility and access to McKinney's strong and affluent demographics.

Within a three-mile radius of the site, the population totals 126,528 residents in 45,017 households with an average household income of \$176,418.

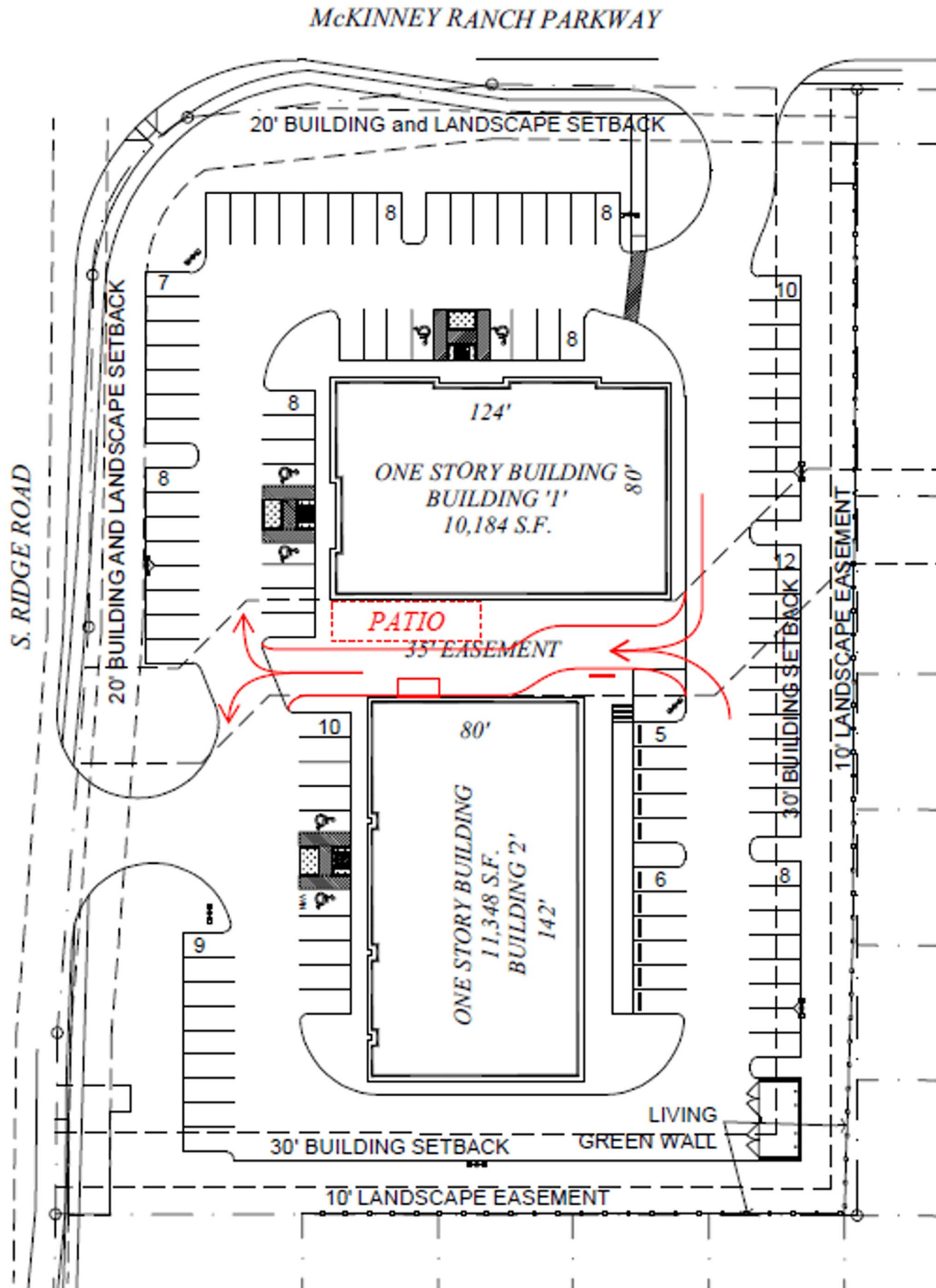
Due to the site's position along a commercial, retail and residential corridor, the location serves a daytime population of 95,966. Daytime population helps drive traffic throughout the day.

Within a five-mile radius of the site, the population totals 318,143 in 110,235 households with an average household income of \$173,495.

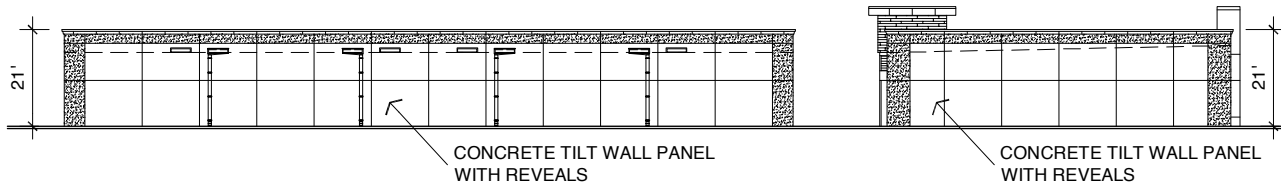
The location also serves a daytime population of 277,716.



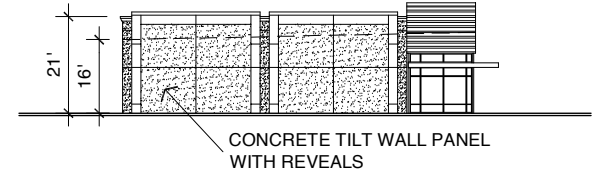
# PROPOSED SITE PLAN



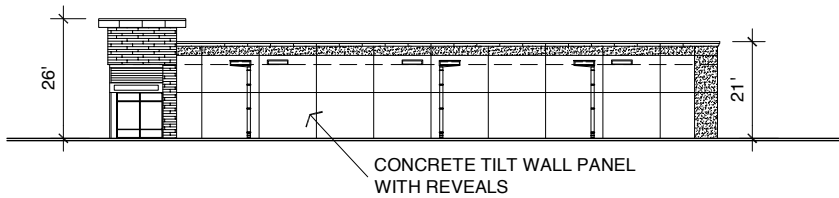
# ELEVATIONS



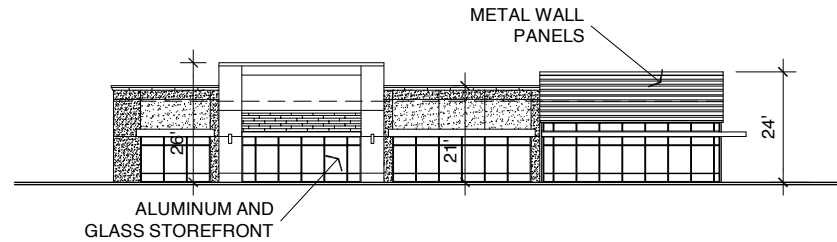
EAST ELEVATION



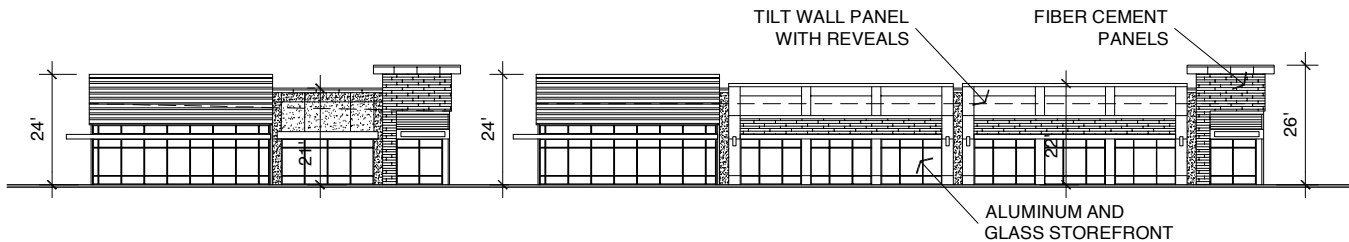
NORTH ELEVATION - PATIO SIDE  
BUILDING '2'



SOUTH ELEVATION - PATIO SIDE  
BUILDING '1'

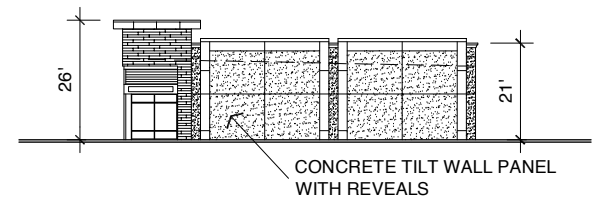
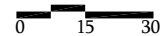


NORTH ELEVATION  
BUILDING '1'



WEST ELEVATION

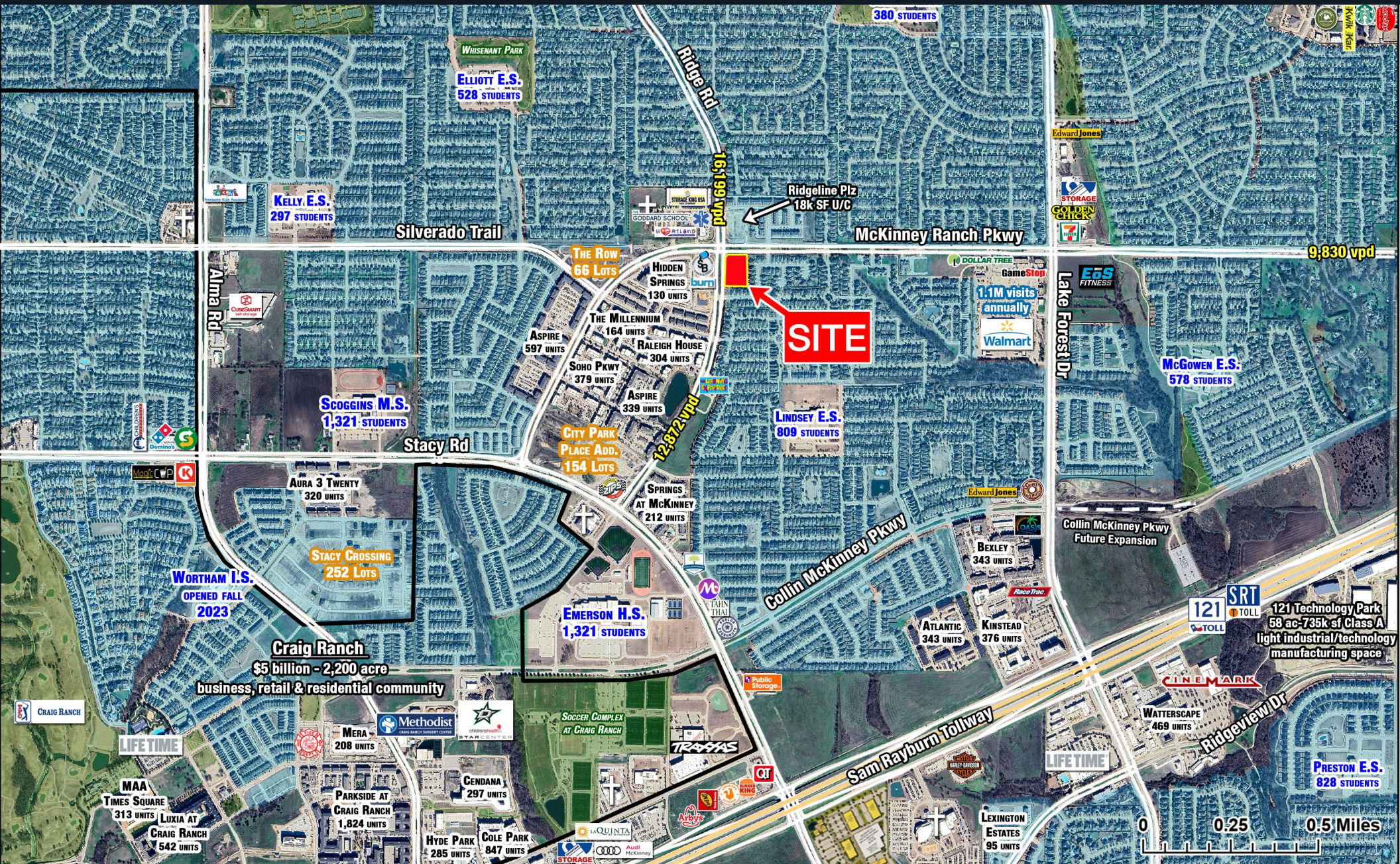
SCALE: 1" = 30'



SOUTH ELEVATION  
BUILDING '2'

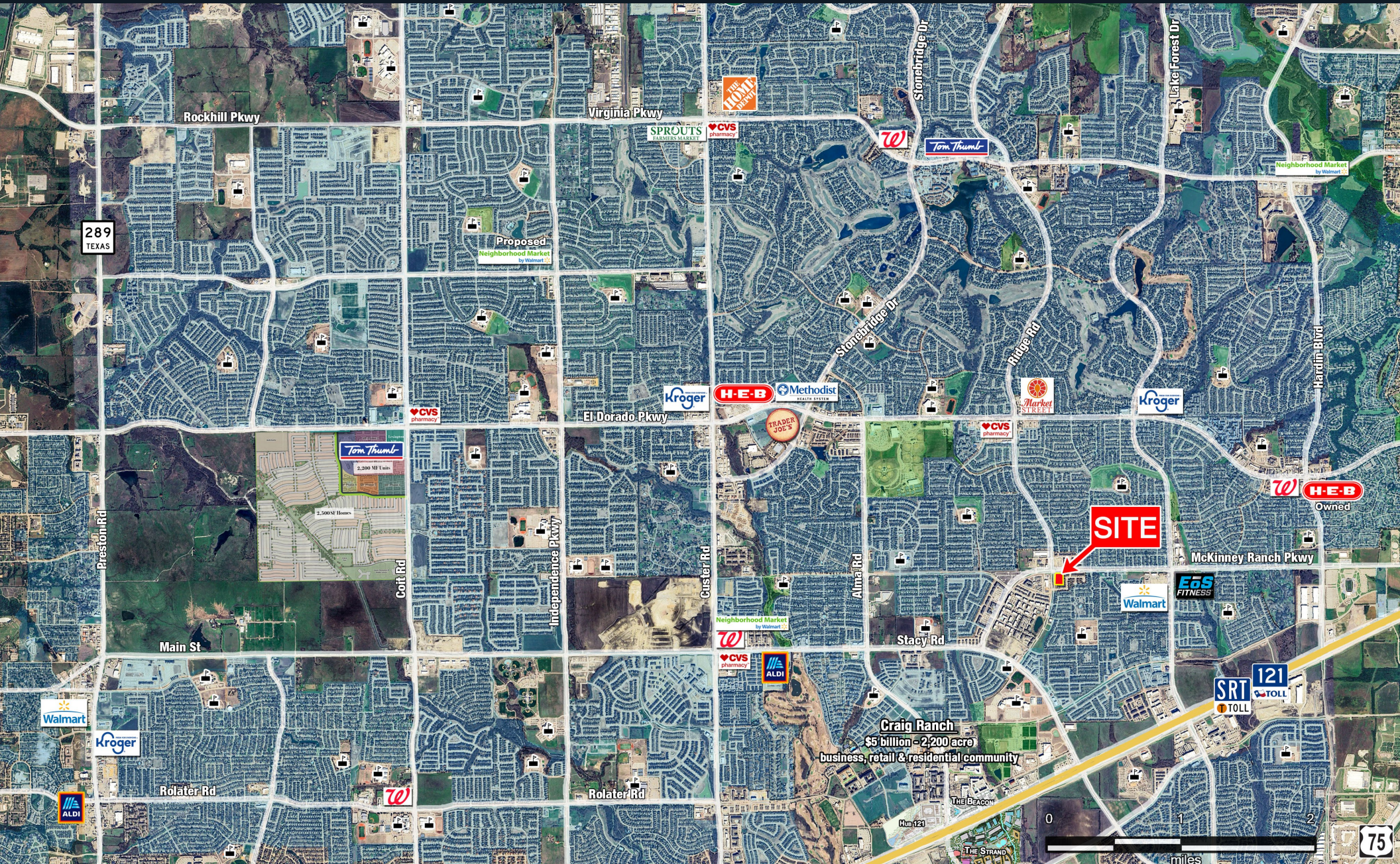


# PROPERTY AERIAL



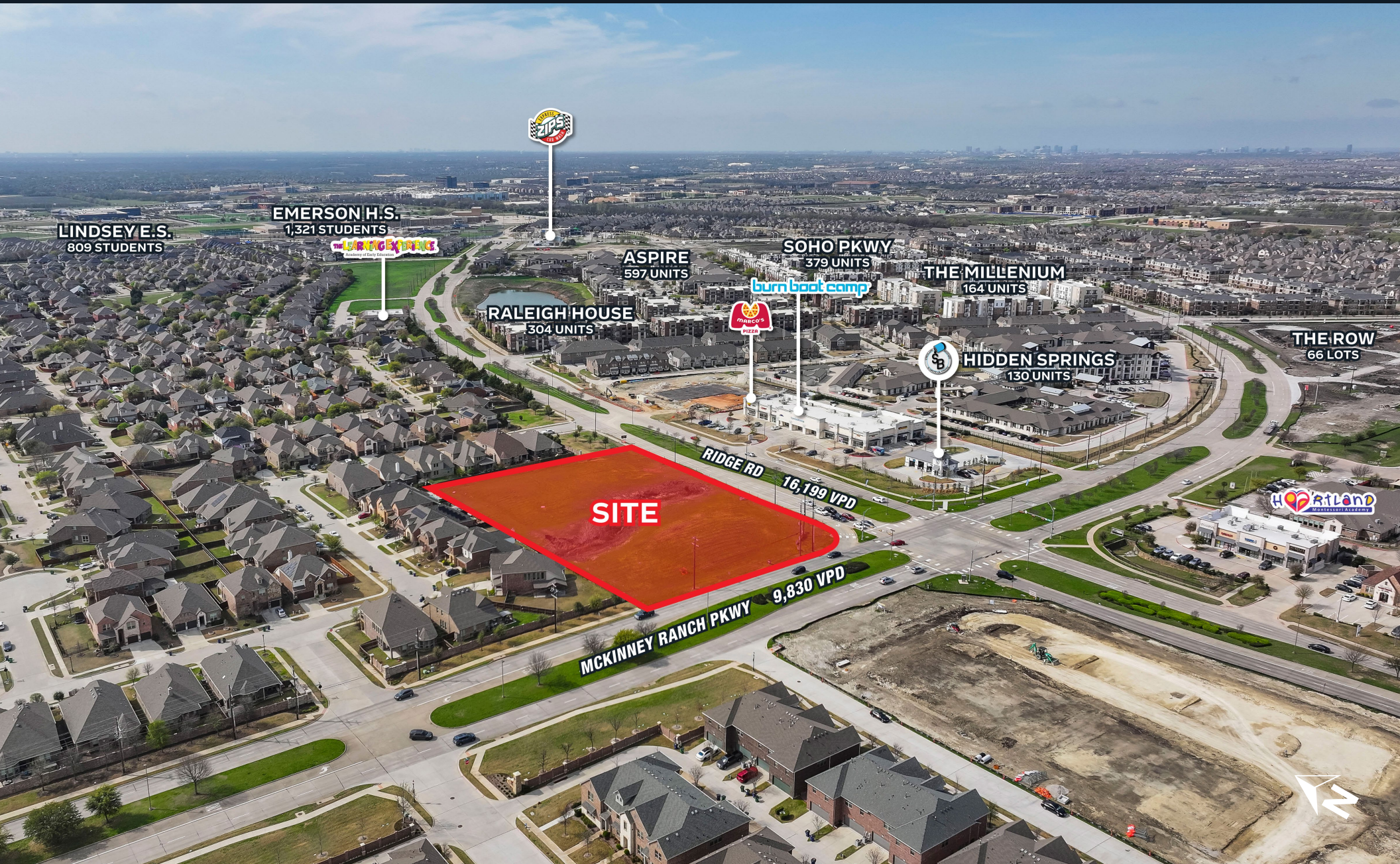


# PROPERTY AERIAL





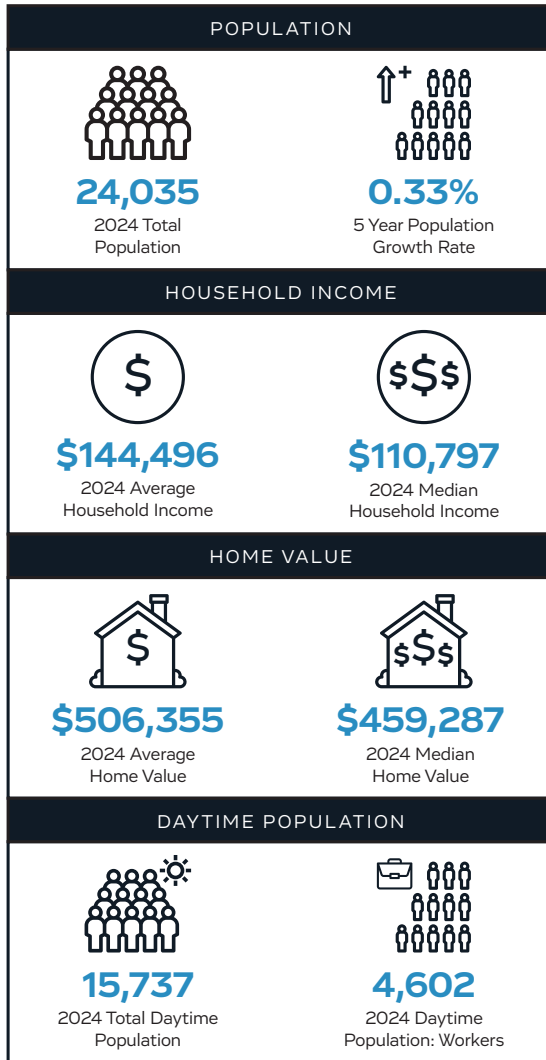
# OBLIQUE AERIAL



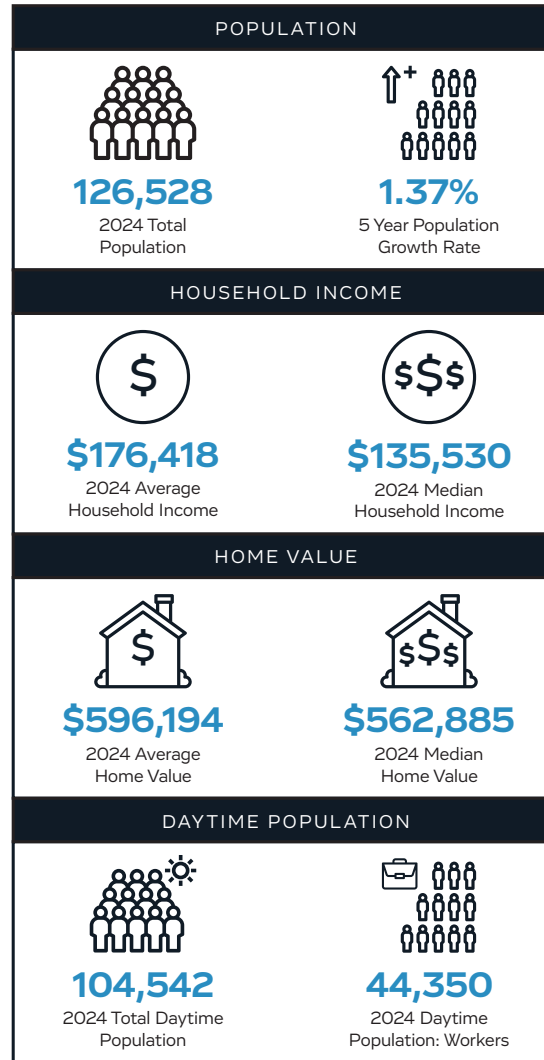


# DEMOGRAPHICS

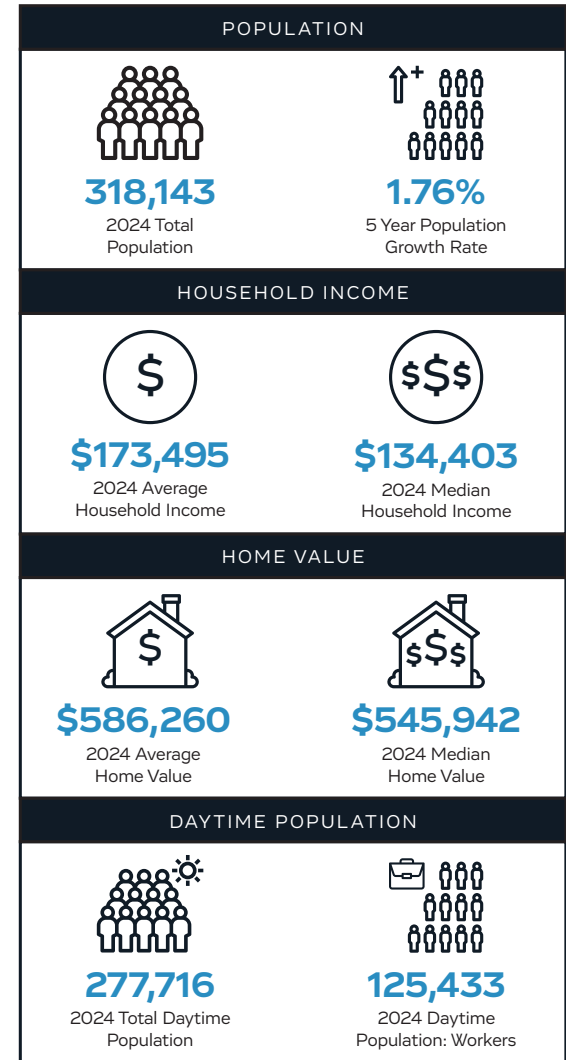
## 1 MILE



## 3 MILE



## 5 MILE





# MCKINNEY OVERVIEW

McKinney, Texas, ranks as one of the fastest-growing municipalities in Texas. The City of McKinney currently reports a population of 209,070. That number should reach 221,177 by 2028. During the most recent decade, McKinney's population increased by an astonishing 379 percent, according to the City's demographic report.

A recent Census report named McKinney one of the fastest-growing cities in the nation, based on annual population growth during the one-year Census period of approximately 10,000.

McKinney currently is home to 73,780 households, a total on track to increase to 78,581 by 2028.

McKinney's average household income is an affluent \$140,030, and the median home value is \$404,258.

McKinney has a young, highly educated workforce, attracted by one of the fastest-growing communities and regions in America. McKinney is also home to Collin College, which offers excellent academic and occupationally related training programs.

McKinney has been ranked N°1 Best Place to Move to in America by Money Magazine and continues to grow and expand every year.

McKinney is surrounded by major arterial highways, making the city a prime development site in the North Texas Market.

McKinney's top employers include companies like Raytheon, Encore Wire, Medical City McKinney, Torchmark, Emerson Process Management and Winstron GreenTech.

McKinney has led in sustainable developments, and its historic business district is one of the largest and most successful in the state.



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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.



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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Date