

Westgrove

MCKINNEY TEXAS





WEST GROVE is a 500,000 square-foot retail, restaurant and entertainment destination located at the southeast corner of US Hwy 380 and Custer Road in McKinney, TX. West Grove is ideally located to conveniently capture a combination of the highest income and most dense population along the 380 corridor, including the Stonebridge Ranch. The intersection has demonstrated retail power by including Super Walmart, Lowe's and a planned Kroger.

LOCATION: SEC Highway 380 & Custer Rd
McKinney, TX 75071

SIZE: 52 Acre Mixed-Use
+/- 500,000 SF GLA

DEMOGRAPHICS (10 minute drivetime):

- Total Population: 182,257
- Daytime Population: 144,779
- Average HH Income: \$163,132
- Median HH Income: \$128,625

TRAFFIC COUNTS (2024 bi-directional):

- Highway 380: 51,485
- Custer Rd: 33,181



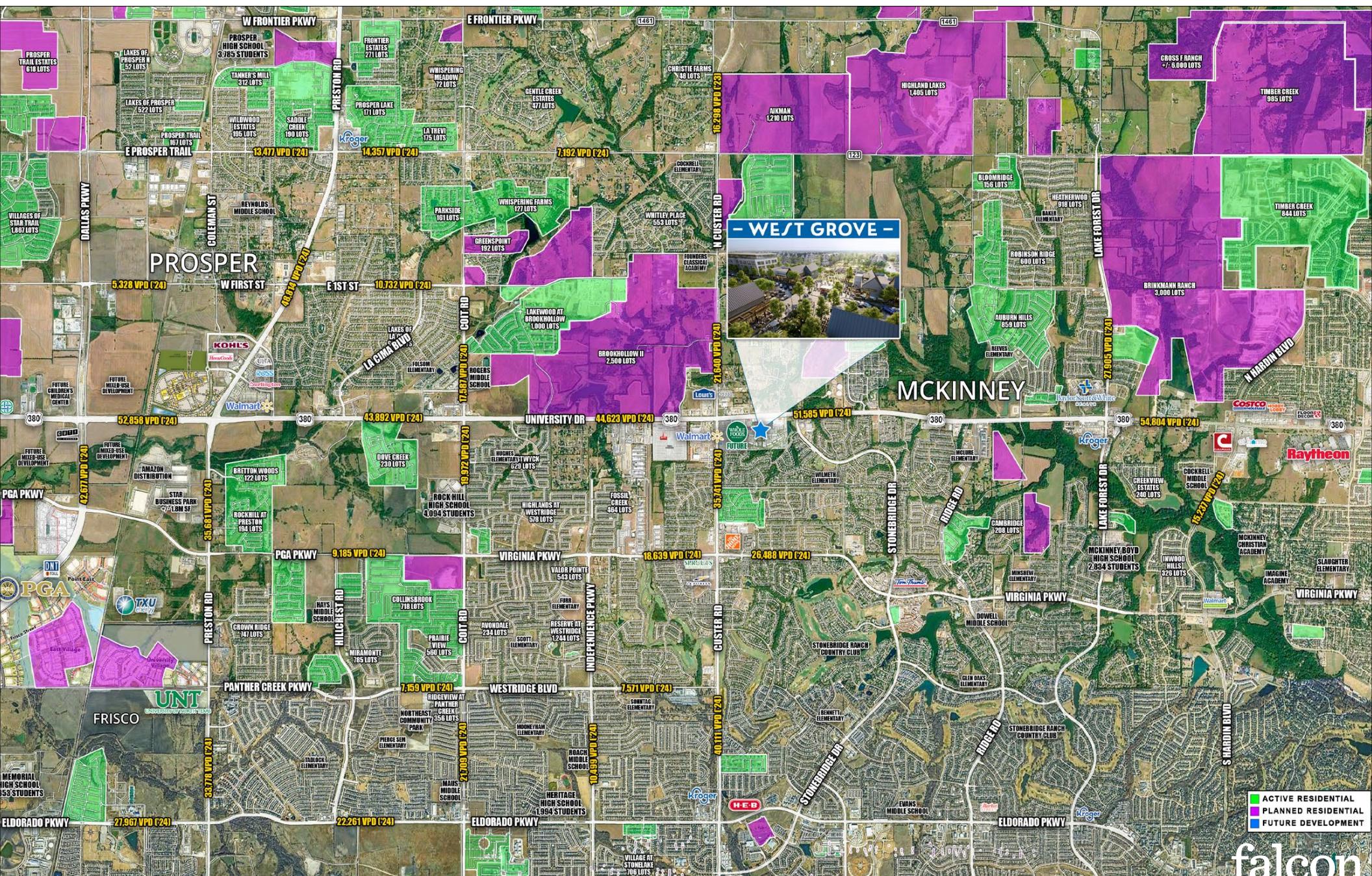
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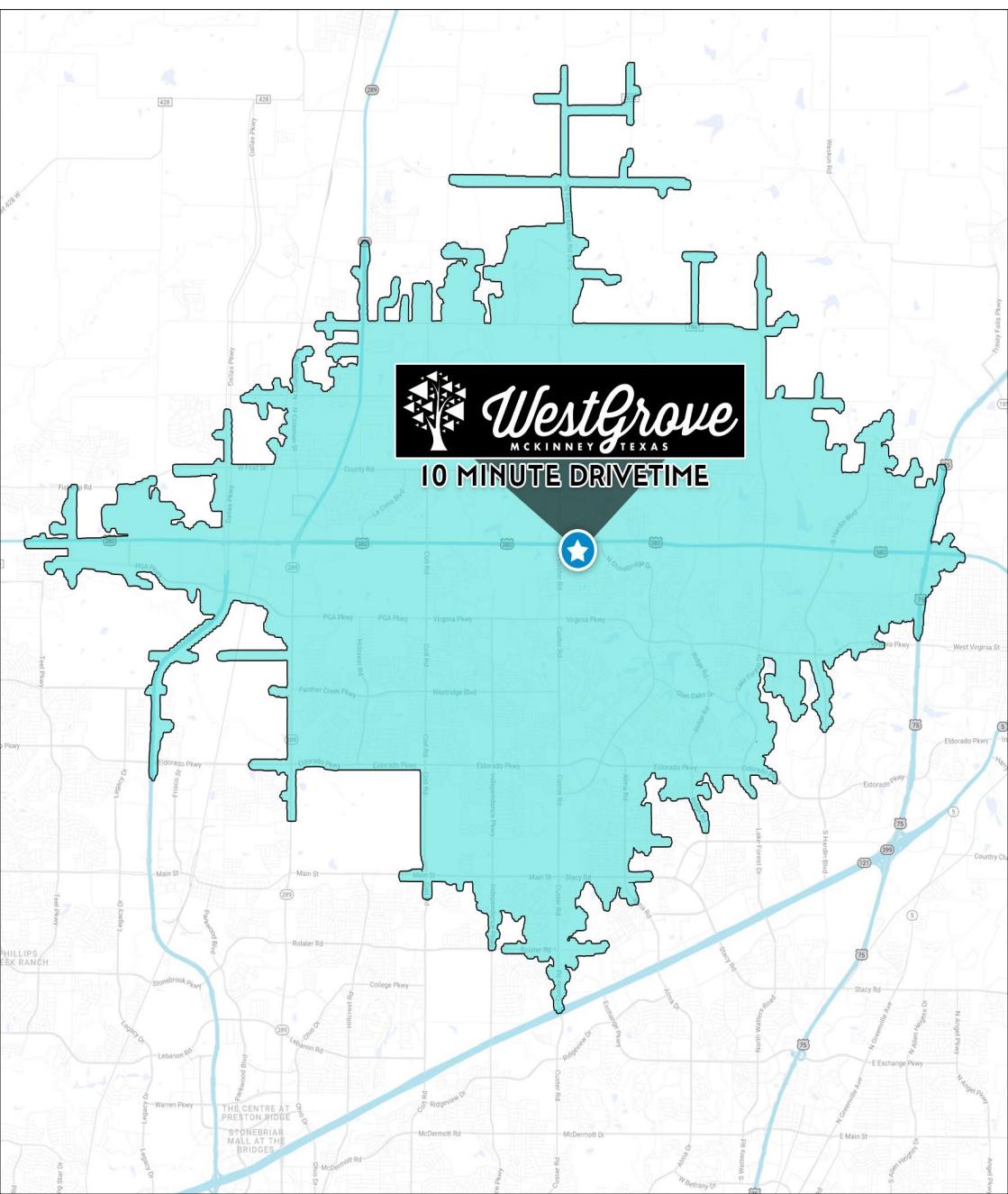




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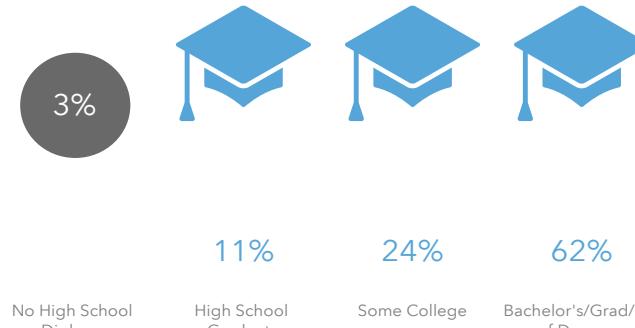
DEMOGRAPHIC SUMMARY

WEST GROVE

KEY FACTS



EDUCATION



Tapestry Segments



Boomburbs

33,464 households



Up and Coming Families

12,386 households



Professional Pride

6,382 households

58.0%
of Households

21.5%
of Households

11.1%
of Households

INCOME



\$128,625 Median Household Income \$163,132 Average Household Income \$51,639 Per Capita Income \$407,460 Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$3,670
Apparel & Services



\$307
Computers & Hardware

\$364,826,606
Dining Out



\$516,079,844
Dining at Home



\$10,290
Health Care

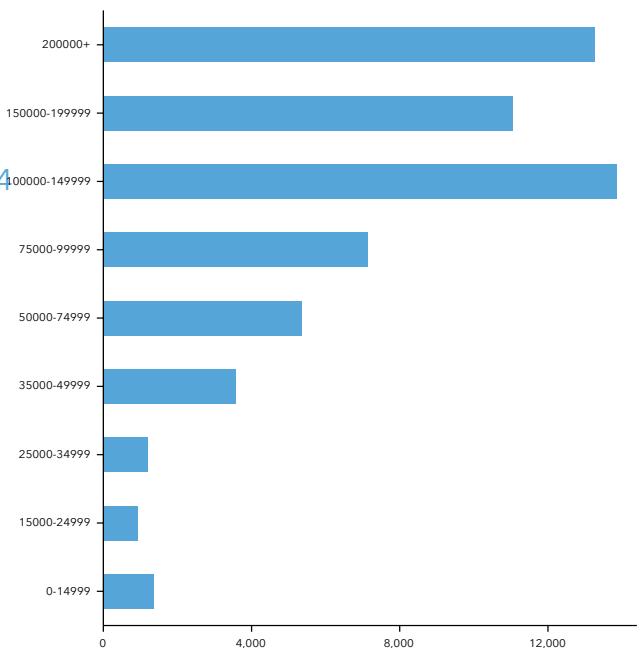
BUSINESS



3,859
Total Businesses



144,779
Daytime Population



falcon

This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

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CONTACT

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INFORMATION ABOUT BROKERAGE SERVICES

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.

Falcon Realty Advisors

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

497539

License No.

Timothy Hughes

Designated Broker of Firm

335775

License No.

Sales Agent / Associate's Name

License No.

Buyer / Tenant / Seller / Landlord Initials

Date

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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