

PAD/FUTURE RETAIL SPACE

McKinney, TX



LOCATION

NEC of Alma & Henneman Way
McKinney, TX 75070

PROPERTY HIGHLIGHTS:

- **Total Available:**
+/- 4.5 AC available for Ground Lease, Build-to-Suit, or Shop Space
- Brand new strip retail opportunities located immediately north of the rapidly growing intersection of SH-121 & Alma Rd. Surrounded by multiple new retail destinations including HUB 121 (386,600 visits), District 121 (613,200 visits), The Farm (under construction), and The Avenue (coming soon)
- Contact broker for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	11,695	129,360	350,663
Daytime Population	9,905	108,918	292,941
Average HH Income	\$137,962	\$179,086	\$174,296

TRAFFIC COUNTS:

SH 121:	67,522 VPD (2019)
N Alma Dr:	14,124 VPD (2019)

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7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

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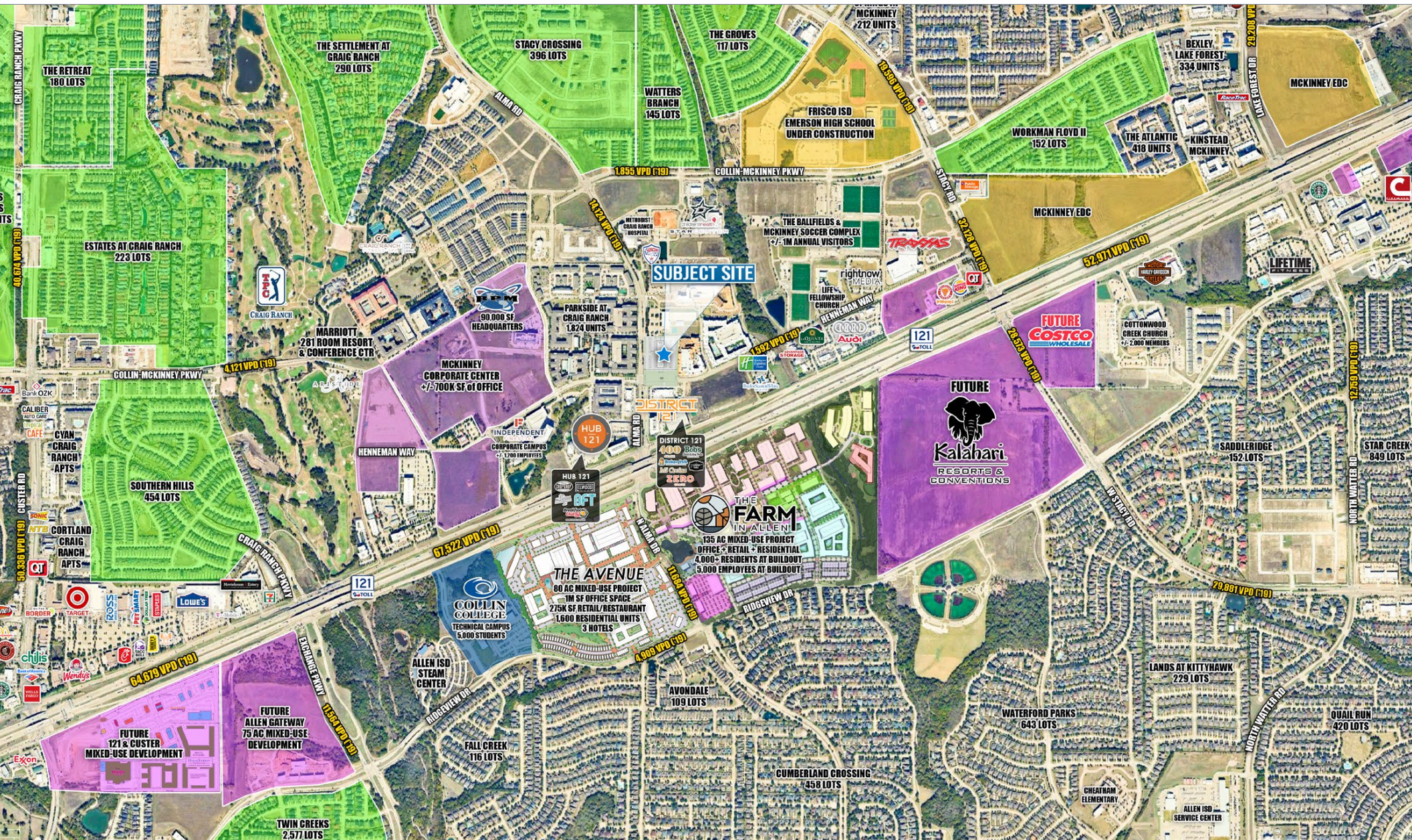


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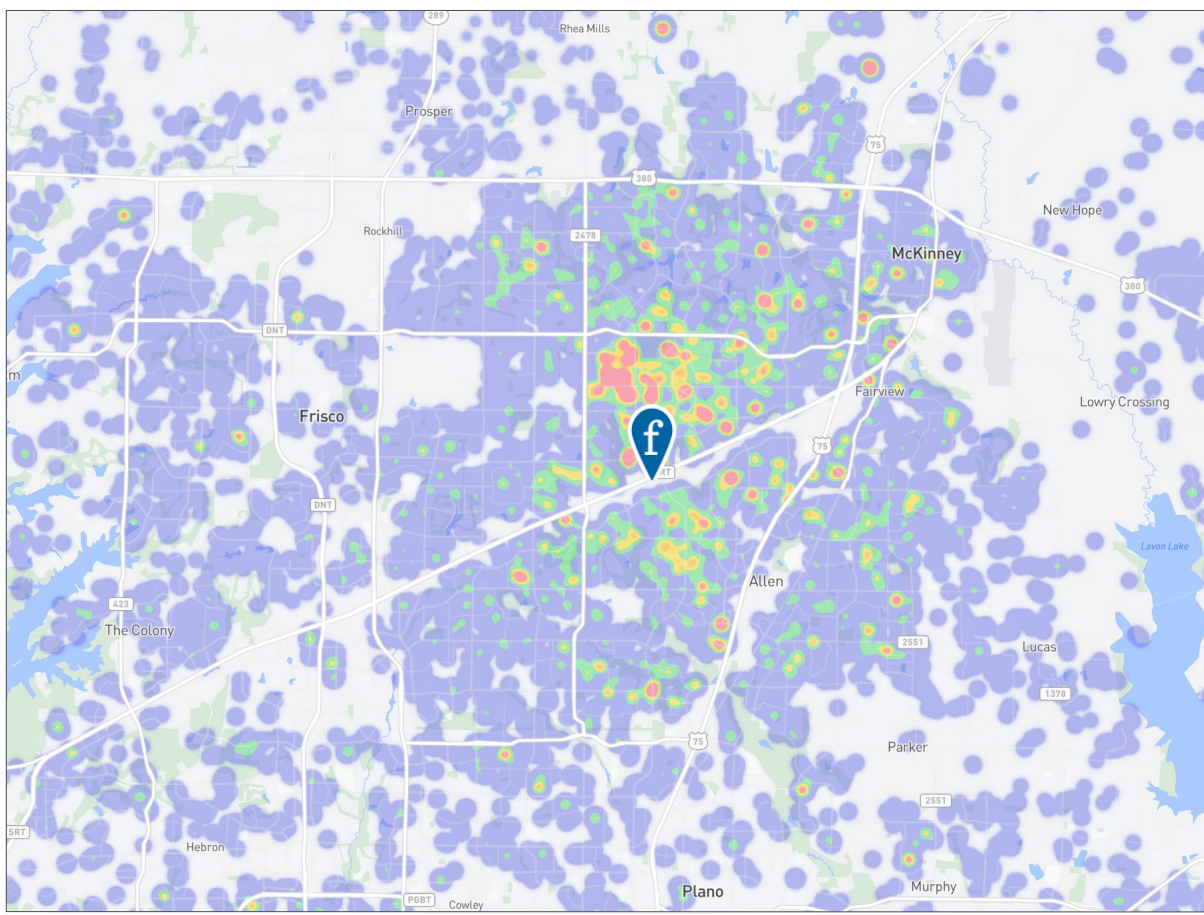
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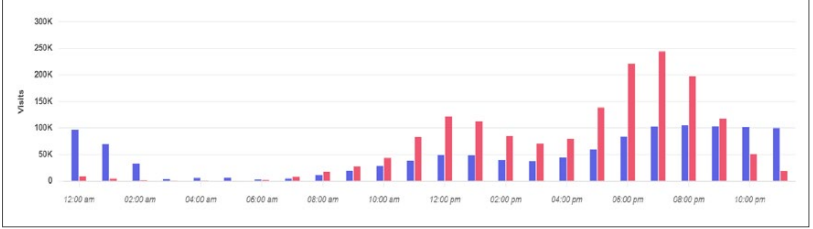
IMMEDIATE AREA FOOT TRAFFIC (12 mos: Jan 2023 to Jan 2024)

	<i>est. # of Customers</i>	<i>est. # of visits</i>
HUB 121	154,400	386,600
District 121	225,600	613,200

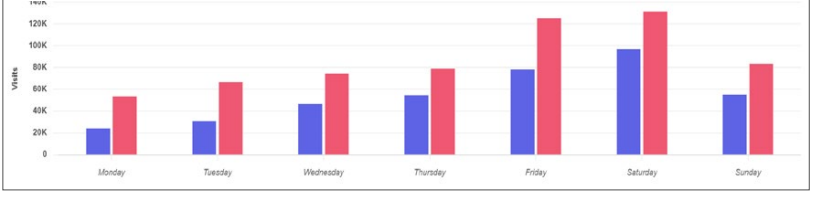
IMMEDIATE AREA FOOT TRAFFIC:

Hub 121
District 121

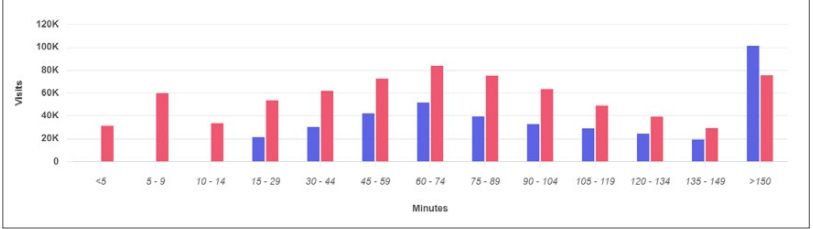
HOURLY VISITS:



DAILY VISITS:



LENGTH OF STAY:



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DEMOGRAPHIC SUMMARY

Alma Rd, McKinney, Texas, 75070

Ring of 3 miles

KEY FACTS



129,360

Population



108,918

Daytime Population



1.60%

'23-'28 Compound Annual Growth Rate



45,557

Households



\$566,682

Median Home Value



36.4

Median Age

EDUCATION



9%

High School Diploma



13%

Some College



67.44%

Bachelor's Degree or Graduate Degree

INCOME



\$139,897

Median Household Income



\$179,086

Average Household Income



\$63,049

Per Capita Income



\$473,987

Median Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$154,100

Total Annual Expenditures



\$6,156

2023 Meals at Restaurants



\$11,000

2023 Meals at Home



\$49,918

Retail Goods



\$6,422

Entertainment



\$1,563

Personal Care



\$11,261

Health Care

BUSINESS



3,661

Total Businesses



33,689

Total Employees



18.07%

Blue Collar Occupation



81.95%

White Collar Occupation

Tapestry segments



1C

Boomburbs

23,449 households

51.5% of Households



7A

Up and Coming Families

8,171 households

17.9% of Households



2D

Enterprising Professionals

5,313 households

11.7% of Households

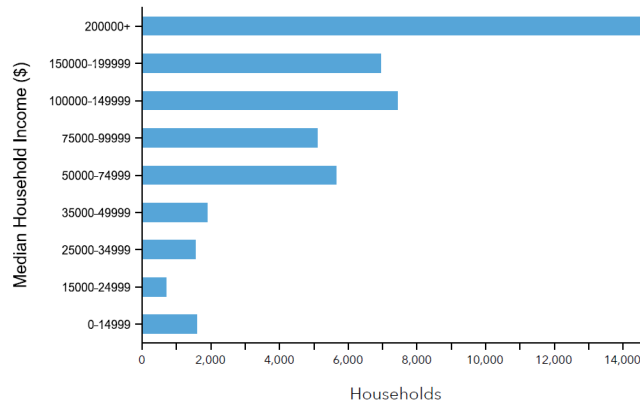
2024 Race and ethnicity (Esri)

The largest group: White Alone

The smallest group: Pacific Islander Alone (0.07)

Indicator ▲	Value	Diff	
White Alone	44.06	-5.01	█
Black Alone	11.47	-4.03	█
American Indian/Alaska Native Alone	0.43	-0.56	
Asian Alone	31.28	+23.20	█
Pacific Islander Alone	0.07	-0.06	
Other Race	2.70	-9.41	█
Two or More Races	9.98	-4.14	█
Hispanic Origin (Any Race)	10.64	-18.62	█

Bars show deviation from Dallas-Ft. Worth, TX



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.

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