

# 2ND GEN RETAIL AVAILABLE FOR SUBLEASE OR ASSIGNMENT

McKinney, TX

**\*\* TENANT OPERATING; DO NOT DISTURB \*\***



## LOCATION:

8801 Eldorado Parkway  
McKinney Texas 75070

## PROPERTY HIGHLIGHTS:

- **Space Size:** +/- 1,980 SF
- Recently built-out 2nd gen retail with great visibility to Eldorado Parkway
- Directly across the street from high performing HEB Grocery
- Trader Joe's, Crunch Fitness, and more national retailers and restaurants opening soon nearby

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	14,675	143,905	307,224
Daytime Population	14,149	113,275	244,322
Avg. HH Income	\$166,497	\$153,957	\$158,939

## TRAFFIC COUNTS:

Custer Road	40,528 VPD (2024)
Eldorado	22,158 VPD (2024)

CONTACT

**GABE AUSTEIN** | 214.415.7393 | GABE@FALCONCOMPANIES.COM  
**JACQUIE STONE** | 214.934.8340 | JSTONE@FALCONCOMPANIES.COM

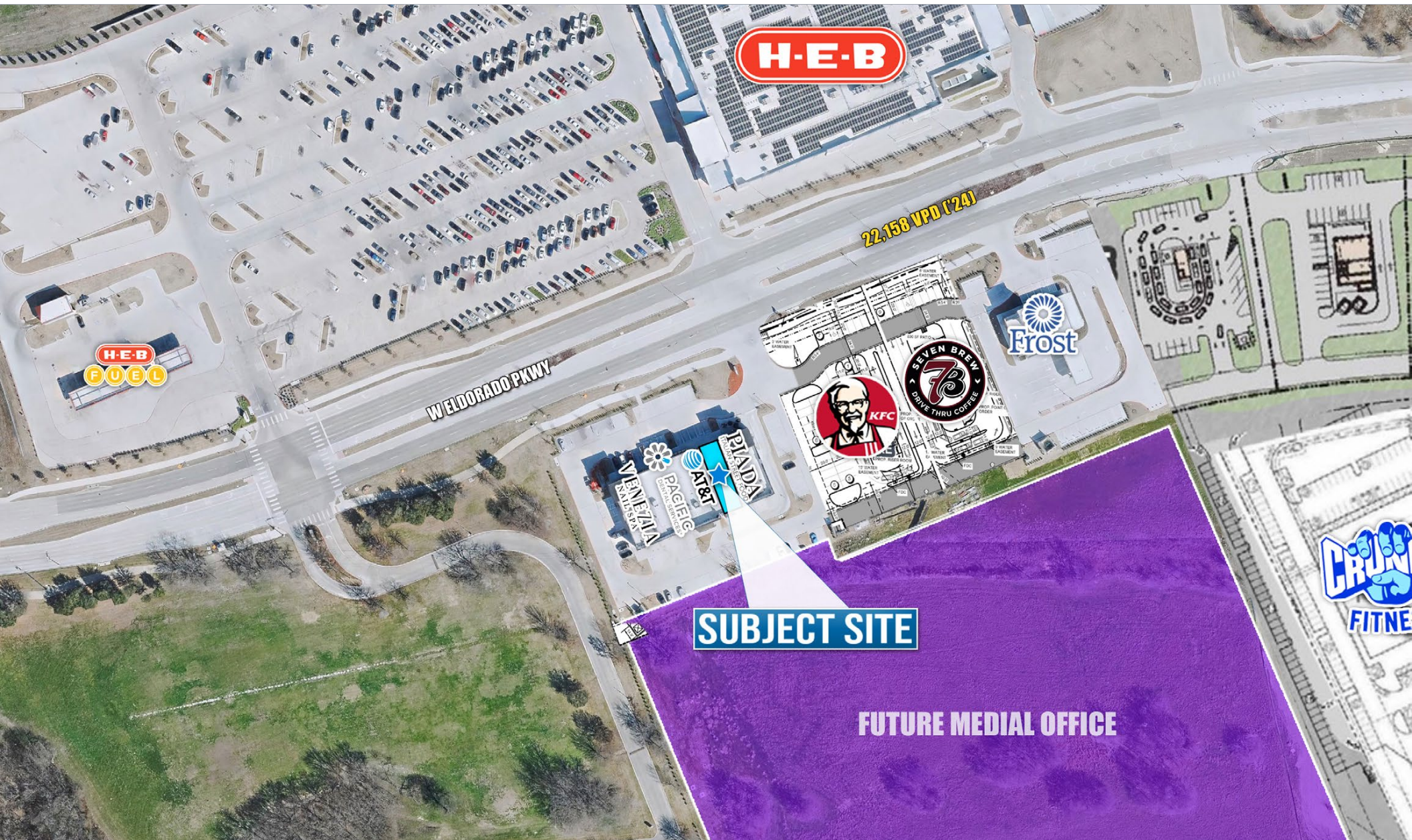


7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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.

# 2ND GEN RETAIL AVAILABLE FOR SUBLEASE OR ASSIGNMENT

8801 Eldorado McKinney, TX 75070



**SUBJECT SITE**

**FUTURE MEDIAL OFFICE**

CONTACT

**GABE AUSTEIN** | 214.415.7393 | [GABE@FALCONCOMPANIES.COM](mailto:GABE@FALCONCOMPANIES.COM)  
**JACQUIE STONE** | 214.934.8340 | [JSTONE@FALCONCOMPANIES.COM](mailto:JSTONE@FALCONCOMPANIES.COM)

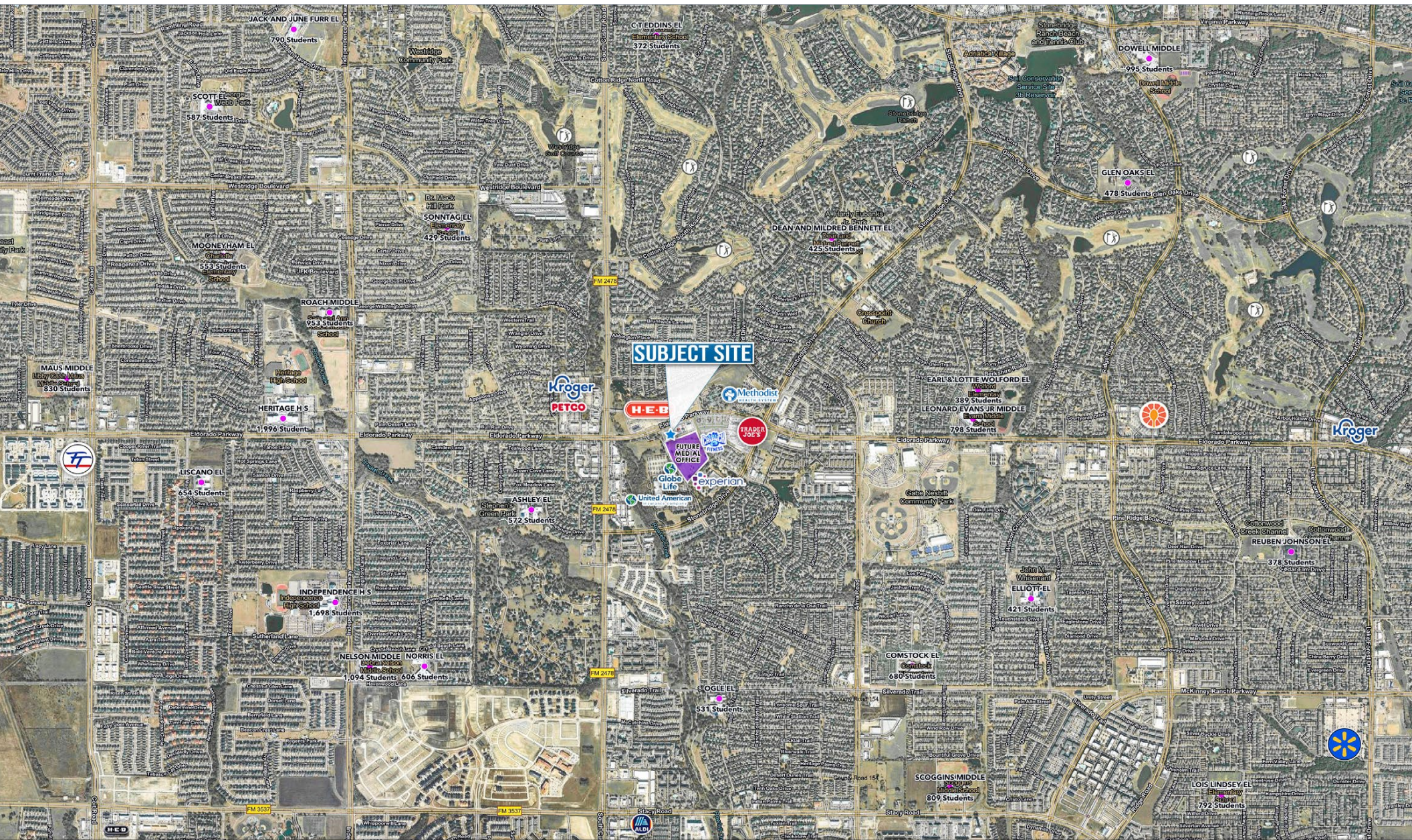
7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

**falcon**  
 FALCONCOMPANIES.COM

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.

# 2ND GEN RETAIL AVAILABLE FOR SUBLEASE OR ASSIGNMENT

8801 Eldorado McKinney, TX 75070



CONTACT

**GABE AUSTIN** | 214.415.7393 | [GABE@FALCONCOMPANIES.COM](mailto:GABE@FALCONCOMPANIES.COM)  
**JACQUIE STONE** | 214.934.8340 | [JSTONE@FALCONCOMPANIES.COM](mailto:JSTONE@FALCONCOMPANIES.COM)

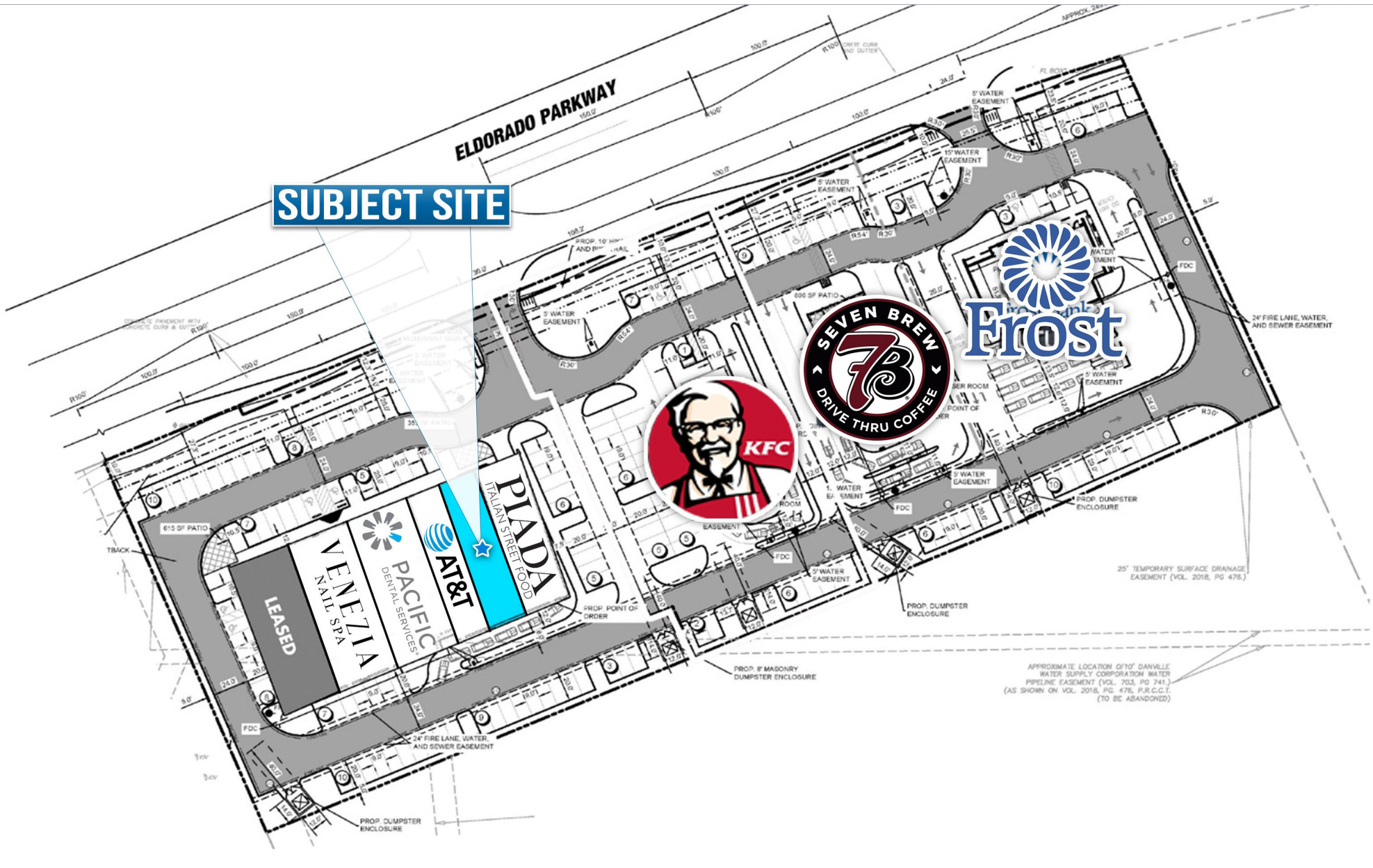
7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230



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.

# 2ND GEN RETAIL AVAILABLE FOR SUBLEASE OR ASSIGNMENT

8801 Eldorado McKinney, TX 75070



**SUBJECT SITE**



CONTACT

**GABE AUSTEIN** | 214.415.7393 | GABE@FALCONCOMPANIES.COM  
**JACQUIE STONE** | 214.934.8340 | JSTONE@FALCONCOMPANIES.COM

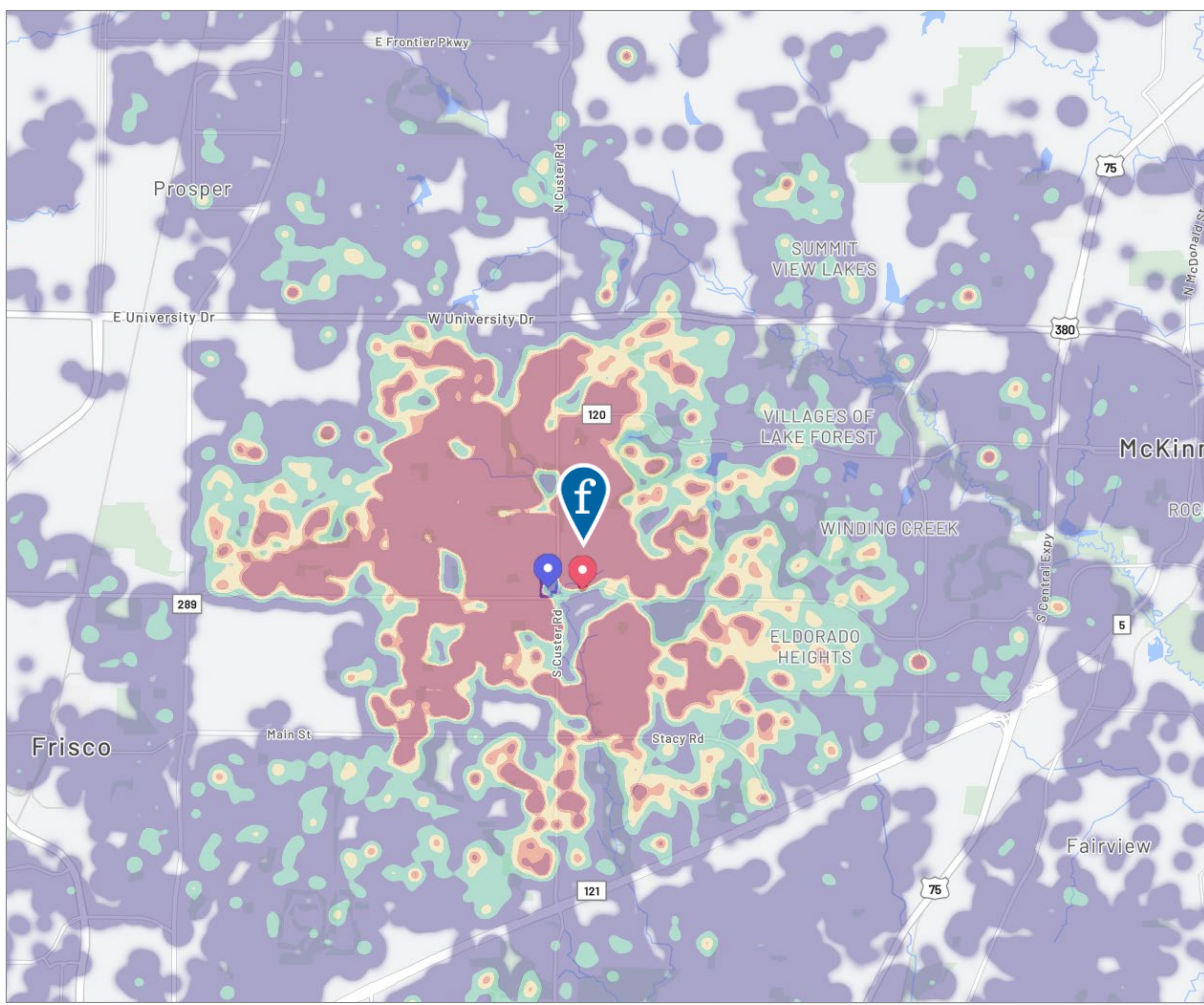
7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

**falcon**  
 FALCONCOMPANIES.COM

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.

# 2ND GEN RETAIL AVAILABLE FOR SUBLEASE OR ASSIGNMENT

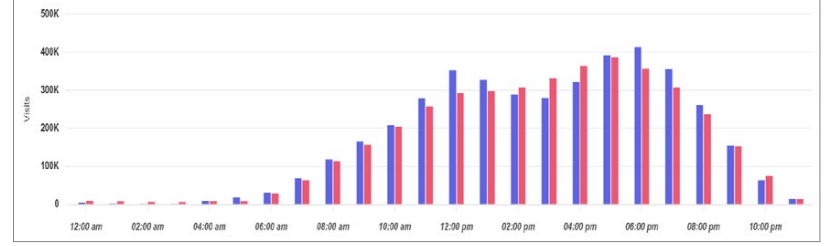
8801 Eldorado McKinney, TX 75070



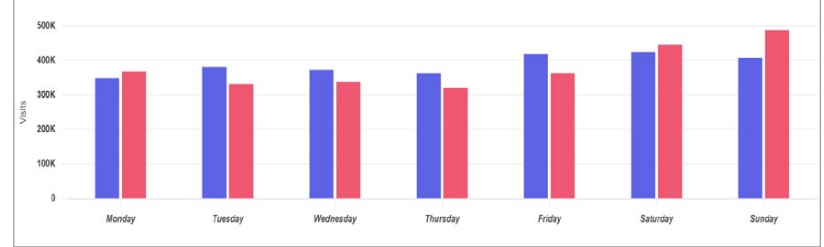
## SHOPPING CENTER FOOT TRAFFIC:

- Custer Star Center
- H-E-B

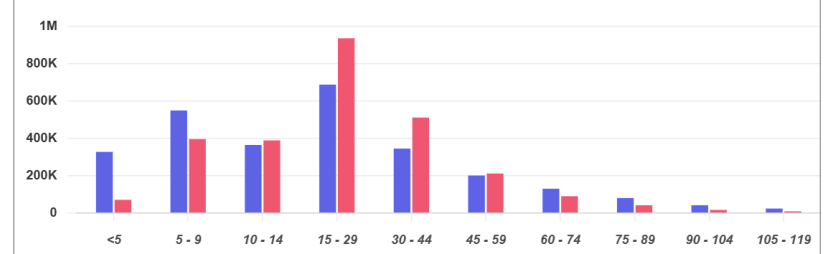
## HOURLY VISITS:



## DAILY VISITS:



## LENGTH OF STAY:



## NEARBY RETAILER FOOT TRAFFIC

	est. # of Customers	est. # of visits
• Custer Star Center	401,200	2,700,000
• H-E-B	372,600	2,700,000

**CONTACT**  
**GABE AUSTEIN** | 214.415.7393 | GABE@FALCONCOMPANIES.COM  
**JACQUIE STONE** | 214.934.8340 | JSTONE@FALCONCOMPANIES.COM



# DEMOGRAPHIC SUMMARY

8801 Eldorado Pkwy, Mckinney, Texas, 75070

Ring of 3 miles

## KEY FACTS



143,905

Population



113,275

Daytime Population



1.39%

'23-'28 Compound Annual Growth Rate



48,335

Households



\$582,787

Median Home Value



36.6

Median Age

## EDUCATION



9%

High School Diploma



13%

Some College



66.69%

Bachelor's Degree or Graduate Degree

## INCOME



\$153,957

Median Household Income



\$189,521

Average Household Income



\$63,999

Per Capita Income



\$635,445

Median Net Worth

## AVERAGE ANNUAL HOUSEHOLD SPENDING



\$160,023

Total Annual Expenditures



\$6,702

2025 Meals at Restaurants



\$11,296

2025 Meals at Home



\$51,027

Retail Goods



\$6,555

Entertainment



\$1,698

Personal Care



\$11,632

Health Care

## BUSINESS



3,111

Total Businesses



24,542

Total Employees



16.72%

Blue Collar Occupation



83.30%

White Collar Occupation

## Tapestry

Top 3 segments by household count



L2 Professional Pride >

18.0K | 37.2%

H2 Boomburbs >

16.2K | 33.6%

D3 Modern Minds >

4,448 | 9.2%

Other

9,649 | 20.0%

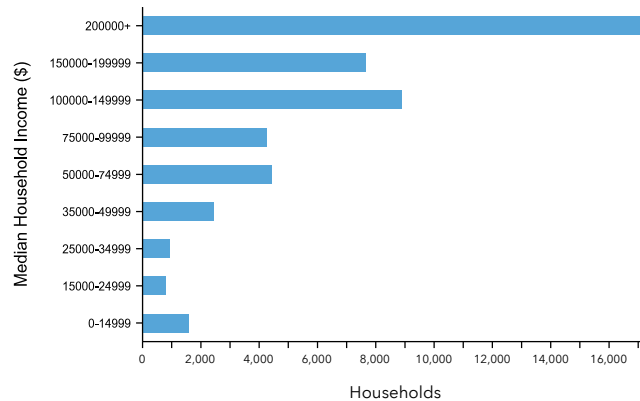
[View comparison table](#)

## 2025 Race and ethnicity (Esri)

The largest group: White Alone (42.95)

The smallest group: Pacific Islander Alone (0.07)

Indicator	Value	Diff
White Alone	42.95	-5.60
Black Alone	11.58	-4.14
American Indian/Alaska Native Alone	0.41	-0.56
Asian Alone	32.74	+24.34
Pacific Islander Alone	0.07	-0.06
Other Race	2.56	-9.51
Two or More Races	9.70	-4.46
Hispanic Origin (Any Race)	9.95	-19.23



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 **SUBAGENT** is 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.

Falcon Realty Advisors  
Licensed Broker / Broker Firm Name or Primary Assumed Business Name

497539  
License No.

thughes@falconcompanies.com  
E-Mail

972-404-8383  
Phone

Timothy Hughes  
Designated Broker of Firm

335775  
License No.

thughes@falconcompanies.com  
E-Mail

972-404-8383  
Phone

\_\_\_\_\_  
Sales Agent / Associate's Name

\_\_\_\_\_  
License No.

\_\_\_\_\_  
E-Mail

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date