

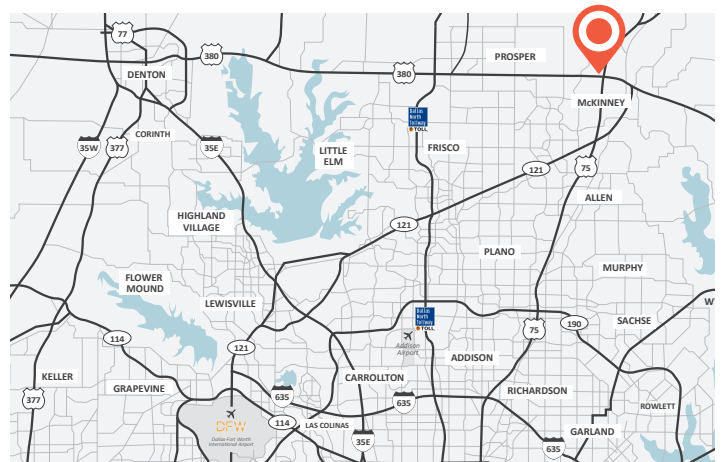
## 380 TOWNE CROSSING

US 75 & HIGHWAY 380 | MCKINNEY, TX 75071



### OVERVIEW

- 137,287 SF Super Target & Lowes anchored center
- Two retail spaces available 1,500 SF & 12,000 SF - (former Party City space)
- 380 Towne Crossing is located on the NWC of US 75 and Highway 380, with over 50,000 vehicles per day
- Excellent visibility and access from US 75 and Highway 380
- McKinney is home to over 4.2 million jobs and 21 Fortune 500 companies and continues to experience strong job and population growth



AVAILABLE - 12,000 SF (FORMER PARTY CITY)

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Tenant	Suite	Tenant	Suite	Tenant	Suite
Plato's Closet	A-206	Verizon	D-620	Nekter Juice Bar	H-340
SAS	B-100	Storming Crab	E-700	Palm Beach Tan	H-350
Sleep Experts	B-110	McKinney Shower Remodeling	E-780	Royal Day Spa	H-360
Great Clips	B-120	Floors Touch	E-790	Jimmy John's	H-370
<b>VACANT</b> 1,500 SF	<b>B-130</b>	100% Chiropractic	G-400	Anytime Fitness	H-390
America's Best	B-140	Affordable Care	G-405	Eggsellent Café	J-800
Ding Tea/Rhema TX	B-145	Guitar Center	G-410	Little Greek Fresh Grill	J-808
GNC	B-150	Little Taste of India	G-430	Desire Salon	J-814
Leslie's Pools	B-160	FedEx	G-450	Pho Bistro	J-820
Which Wich	C-500	Sports Clips	G-460	JoAnn	JA4
Elite Spa & Nails	C-510	Cotton Patch Café	G-480	<b>VACANT</b> 12,000 SF	<b>JA5</b>
Miracle Ear	C-514	Chipotle	H-300	Firestone (GL)	Pad 10
Cook Children's	C-520	Zio Al's Pizza & Pasta	H-310		
Buffalo Wild Wings	D-610	Total Men's Primary Care	H-330		

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### DEMOGRAPHICS

POPULATION	1 Mile	5 Mile	10 Mile
2024 Population	10,861	142,309	552,266
2029 Pop. Projection	12,990	173,837	678,630
Annual Growth 2024-2029	4.4%	4.5%	4.6%
Daytime Employment	7,342	50,921	130,078
HOUSEHOLDS			
2024 Households	3,404	60,698	227,020
Avg. HH Income	\$96,391	\$129,647	\$144,641
Avg. Household Size	2.7	2.8	2.9
HOUSING			
Median Home Value	\$296,716	\$389,791	\$420,952

Source: CoStar

### TRAFFIC COUNTS

STREET	VPD
N Central Expy	101,998
Taylor Burk Dr	5,118
Highway 380	50,000

Source: LandVision

### 5-Mile Radius | Housing & Employment

**1,515**  
HOTEL KEYS

**32,325**  
SINGLE FAMILY HH

**4,064**  
TOTAL BUSINESSES

### 5-Mile Radius | 12-Month Consumer Spending

**\$1.1<sup>M</sup>**  
APPAREL & SERVICES

**\$6.6<sup>M</sup>**  
FOOD & ALCOHOL

**\$3.4<sup>M</sup>**  
ENTERTAINMENT

**\$7.0<sup>M</sup>**  
HEALTHCARE

**\$16.8<sup>M</sup>**  
TRANSPORTATION

**\$57.4<sup>M</sup>**  
CONSUMER SPENDING



## 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.

**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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
Designated Broker of Firm	License No.	Email	Phone
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