



A DEVELOPMENT BY
COMPOUND CAPITAL GROUP

SHOPS ON WILMETH

SWC OF WILMETH RD & LAKE FOREST DR
MCKINNEY, TX 75071



FOR LEASE

AVAILABLE SPACE
1,000 - 3,500 SF

RATE
Call for pricing

MANI RAVEENDRAN
972.200.5610
maniraveendran@dallasandbeyond.com

EVA HINES
214.683.1834
eva@dallasandbeyond.com



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SPACE FOR LEASE

1000 - 3500 SF Restaurant and Retail
Call for Additional Space Requirements

TRAFFIC COUNTS

Wilmeth Rd | 3,820 VPD ('24)
Lake Forest Dr | 27,905 VPD ('24)

EXPECTED DELIVERY DATE

Aug 2027 - March 2028

COMMUNITY TRAFFIC GENERATORS

PAINTED TREE

3,100 Rooftops

HEATHERWOOD

916 Rooftops

ROBINSON RIDGE

600 Rooftops

ERWIN FARMS

1,200 Rooftops

TUCKER HILL

625 Rooftops

SUMIT VIEW LAKES

300 Rooftops



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RETAIL MARKET AT A GLANCE

5024 Diamond Peak Ct, Mckinney, Texas, 75071

Ring: 5 mile radius

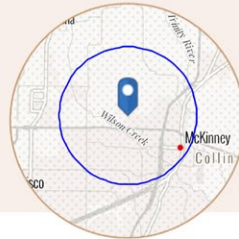
Property Retail Score is a site-level indicator aggregating influence of population, income, spending potential, growth, and age factors to determine retail opportunities in the area.

Property Retail Score



208

108% ↑ National Average



Total Population

177,811

National total is 339,887,819

Daytime Population

159,031

National total is 338,218,372

Median HH Income

\$142,860

43% ↑ than National average (\$81,624)

Retail SPI

149

33% ↑ than National average (100)

Projected 5-Year Population Growth

2.3%

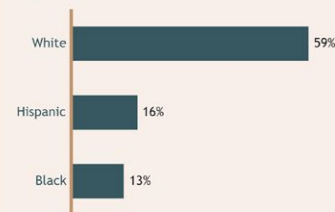
82% ↑ than National average (0.4%)

Median Age

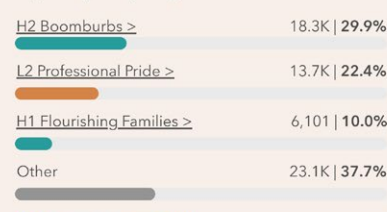
37.7

5% ↓ than National average (39.6)

Top 3 Ethnicities



Top 3 Tapestry Segments [more info.](#)



[View comparison table](#)

MED-TAIL MARKET AT A GLANCE

5024 Diamond Peak Ct, Mckinney, Texas, 75071

Ring: 5 mile radius

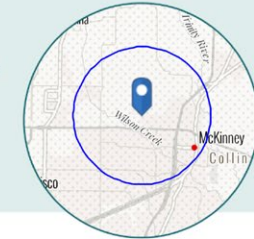
The Med-Tail Retail Score is a site-level indicator aggregating influence of population, income, spending potential, growth, and age factors to determine medtail opportunities in the area.

Med-Tail Retail Score



135

35% ↑ National Average



Total Population

177,811

National total is 339,887,819

Daytime Population

159,031

National total is 338,218,372

Median HH Income

\$142,860

43% ↑ than National average (\$81,624)

Average Health Services Expenditures

\$7,949

42% ↑ than National Average (\$5,579)

Household Visiting Physicians (MPI)

97

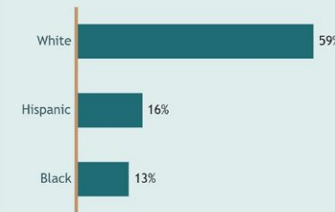
3% ↑ than National average (100)

Median Age

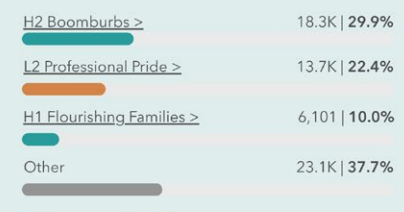
37.7

5% ↓ than National average (39.6)

Top 3 Ethnicities



Top 3 Tapestry Segments [more info.](#)



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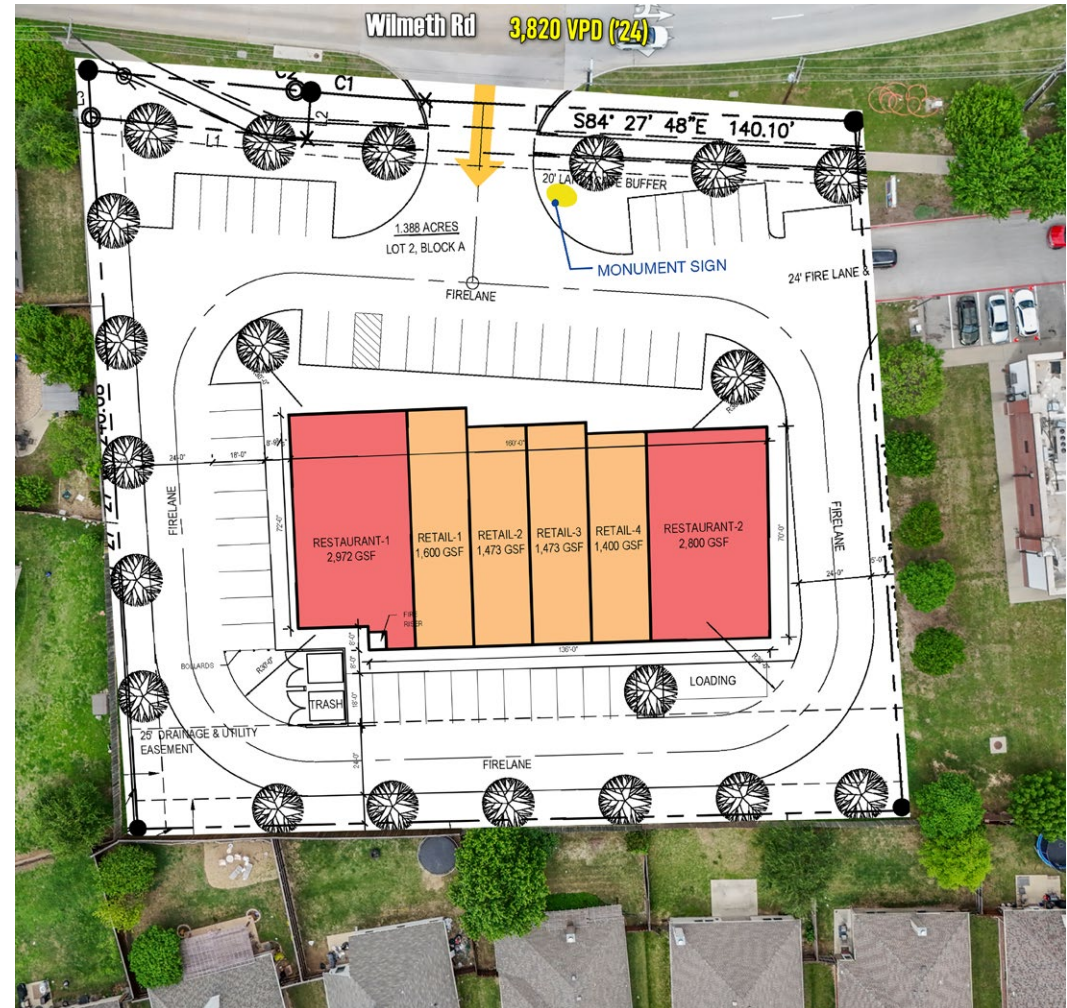
TENANT CATEGORY

TYPICAL TENANTS

- Medical/Dental /Urgent Care
- Restaurant - Fast casual / Casual Dining / Take Out
- Boutique - Fitness, Yoga, Med Spas, Stretch Labs / Recovery studios
- Service retail - Nail/Hair Salon / Laundry
- Kid / Education / Local Community Barber
- Beverage-led (boba, coffee, donuts)
- Boutique retail (pet, local shops)
- Bakery / dessert concepts

WHY IT WORKS

- Family-heavy demographics
- Morning + evening traffic
- Insurance-backed stable tenants
- Repeat visits = Consistency
- Population Growth supports demand
- Strong cross-traffic



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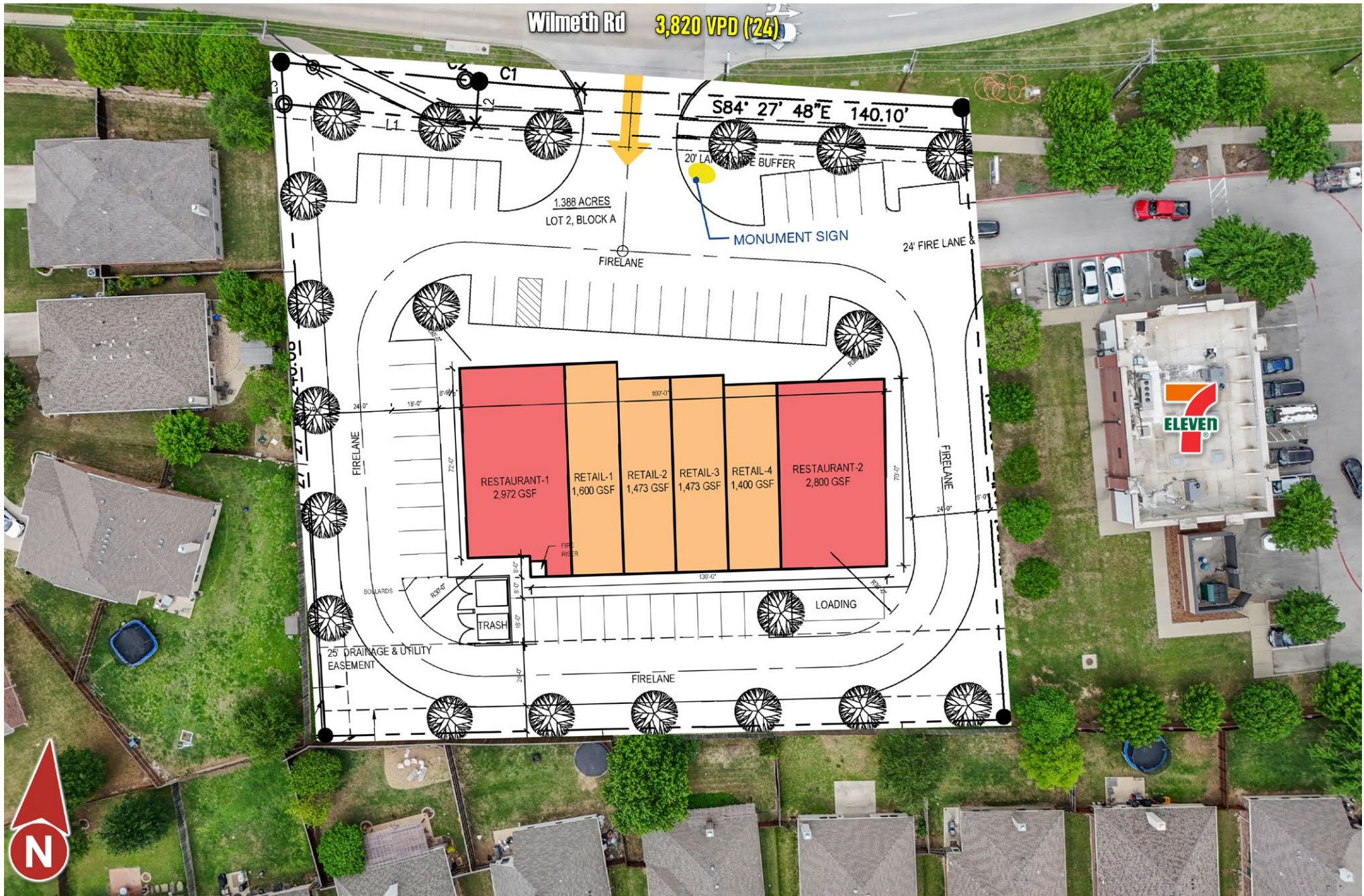
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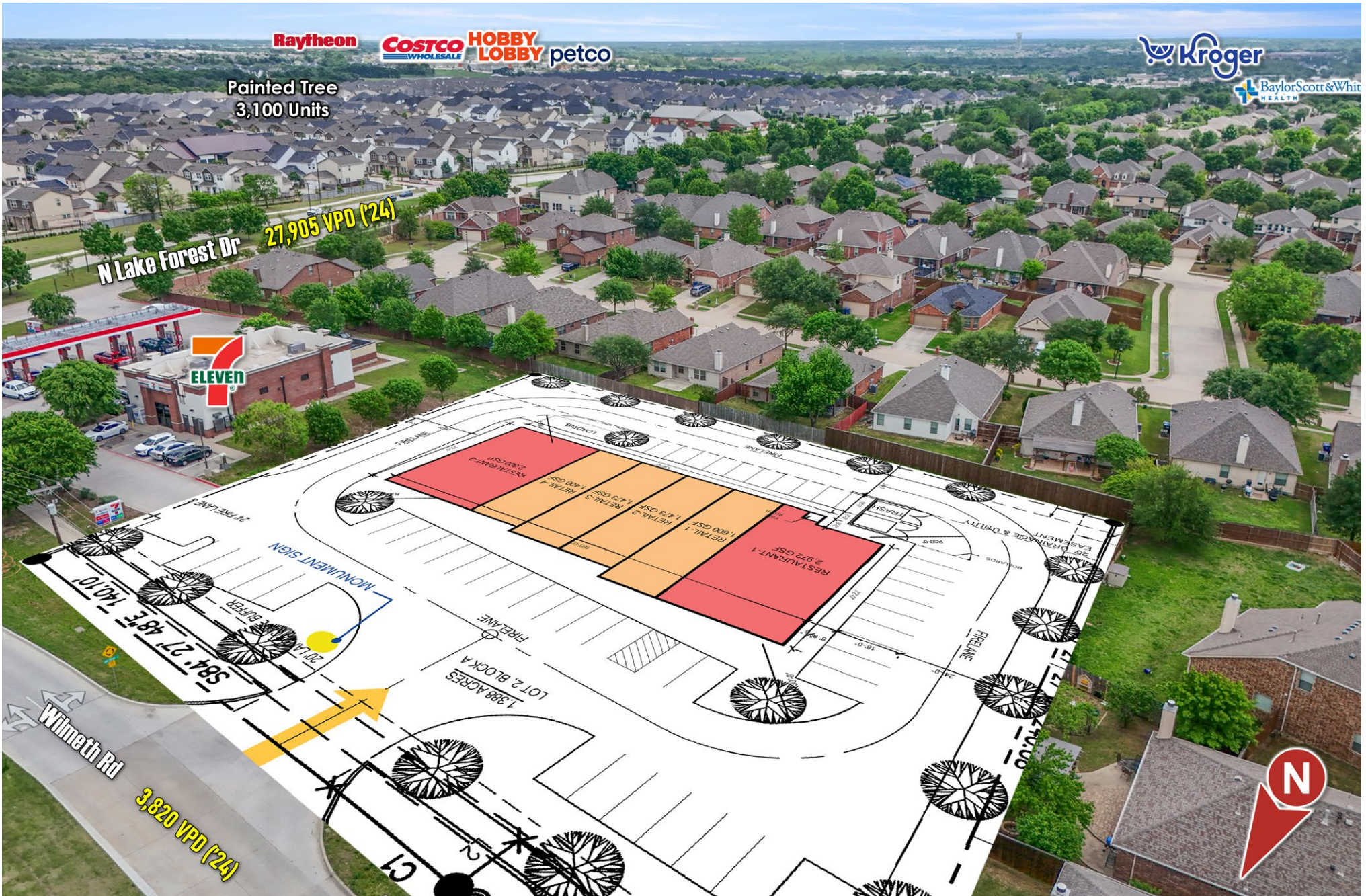




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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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:
 - 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eva Hines	0700357	eva@dallasandbeyond.com	214-683-1834
Sales Agent/Associate's Name	License No.	Email	Phone
<input type="text"/>	<input type="text"/>	03/05/2025	
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov