

CRAIG CROSSING

MCKINNEY, TX | 3050, 3190, AND 3270 S. CENTRAL EXPRESSWAY



FOR MORE INFORMATION,
PLEASE CONTACT:

JAKE BURNS
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ALTO
Real Estate Funds

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CENTER SIZE: 128,394 SF

AVAILABILITY:

1,900 SF [FORMER NAIL SALON]
7,700 SF MULTI-TENANT
BUILDING

FOR LEASE:

PLEASE CALL FOR INFO.

AREA RETAILERS

TRADER JOE'S

**CLUB 4
FITNESS**

CVS
pharmacy



**BOOT
BARN**



DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2025 Population	12,306	84,534	221,758
2025 Total Households	5,401	31,892	81,012
2025 Daytime Population	14,303	82,090	210,830
2025 Average HH Income	\$116,715	\$147,928	\$160,283

TRAFFIC COUNTS:

Central Expwy: 153,016 VPD
Eldorado Pkwy: 30,996 VPD

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THE **retail** CONNECTION

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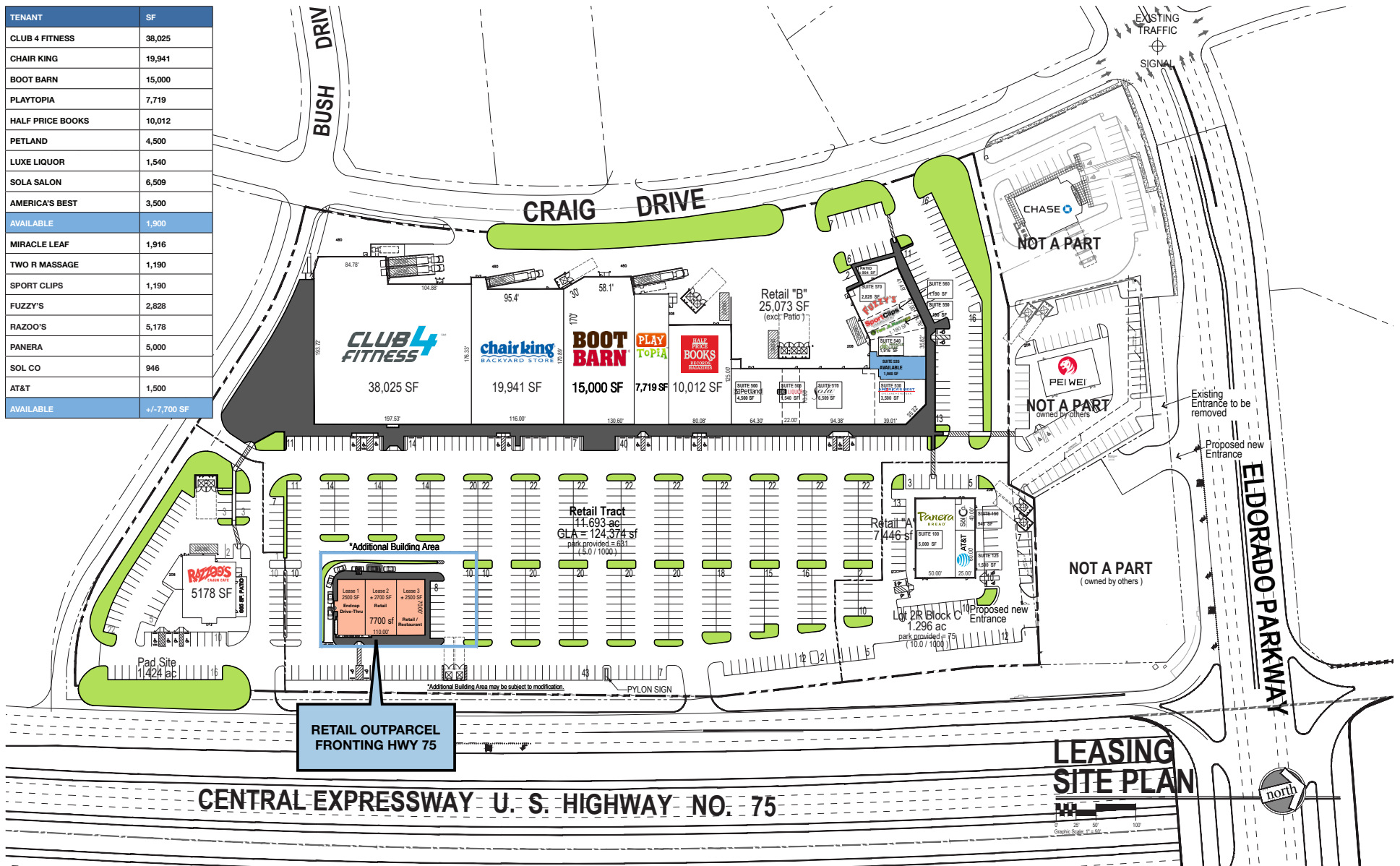
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TENANT	SF
CLUB 4 FITNESS	38,025
CHAIR KING	19,941
BOOT BARN	15,000
PLAYTOPIA	7,719
HALF PRICE BOOKS	10,012
PETLAND	4,500
LUXE LIQUOR	1,540
SOLA SALON	6,509
AMERICA'S BEST	3,500
AVAILABLE	1,900
MIRACLE LEAF	1,916
TWO R MASSAGE	1,190
SPORT CLIPS	1,190
FUZZY'S	2,828
RAZOO'S	5,178
PANERA	5,000
SOL CO	946
AT&T	1,500
AVAILABLE	+/-7,700 SF



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AUTO
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Sunset Amphitheater – coming 2026

- 46 AC site at the northeast corner of U.S. 75 and S.H. 121
- **\$300 million entertainment destination** breaking ground in 2025, designed to host over 250,000 visitors annually
- The venue will seat up to 20,000 at full capacity and accommodate roughly 5,000 in a multi-season configuration
- Expected to generate over \$3 billion in impact within the first decade

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:

1. that the owner will accept a price less than the written asking price;
2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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