



**FOR SALE**

**±5.5 AC - ALMA & COLLIN MCKINNEY PKWY, MCKINNEY, TX**

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**DUWEST**  
 CREATING, ENHANCING & PROTECTING VALUE

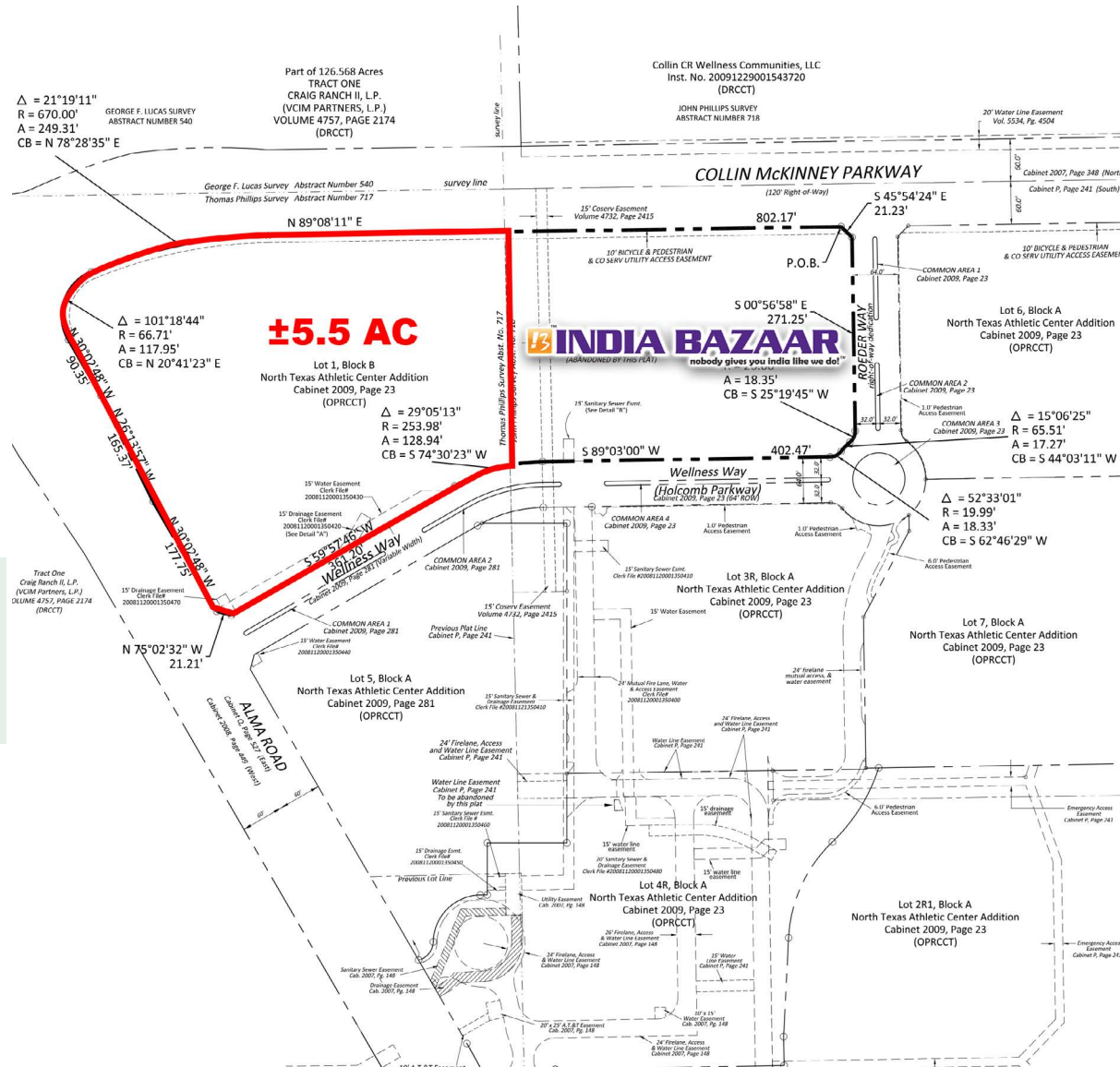
4403 North Central Expressway #200 Dallas Texas 75205  
**duwestrealty.com**

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# ±5.5 ACRES FOR SALE | SEC of Alma & Collin McKinney Pkwy, McKinney, Texas

## OVERVIEW

- ±5.5 Acres Available
- Adjacent to future India Bazaar
- Hard Corner, Signalized Intersection
- Easy access to Hwy 121 & US-75/Central Expy
- In the heart of Craig Ranch, the nationally acclaimed master-planned community with more than 400 acres of sprawling green spaces, running and bike trails, the five-star TPC Craig Ranch golf course - home of the AT&T Byron Nelson tournament
- Call for Info & Price



## TRAFFIC COUNTS

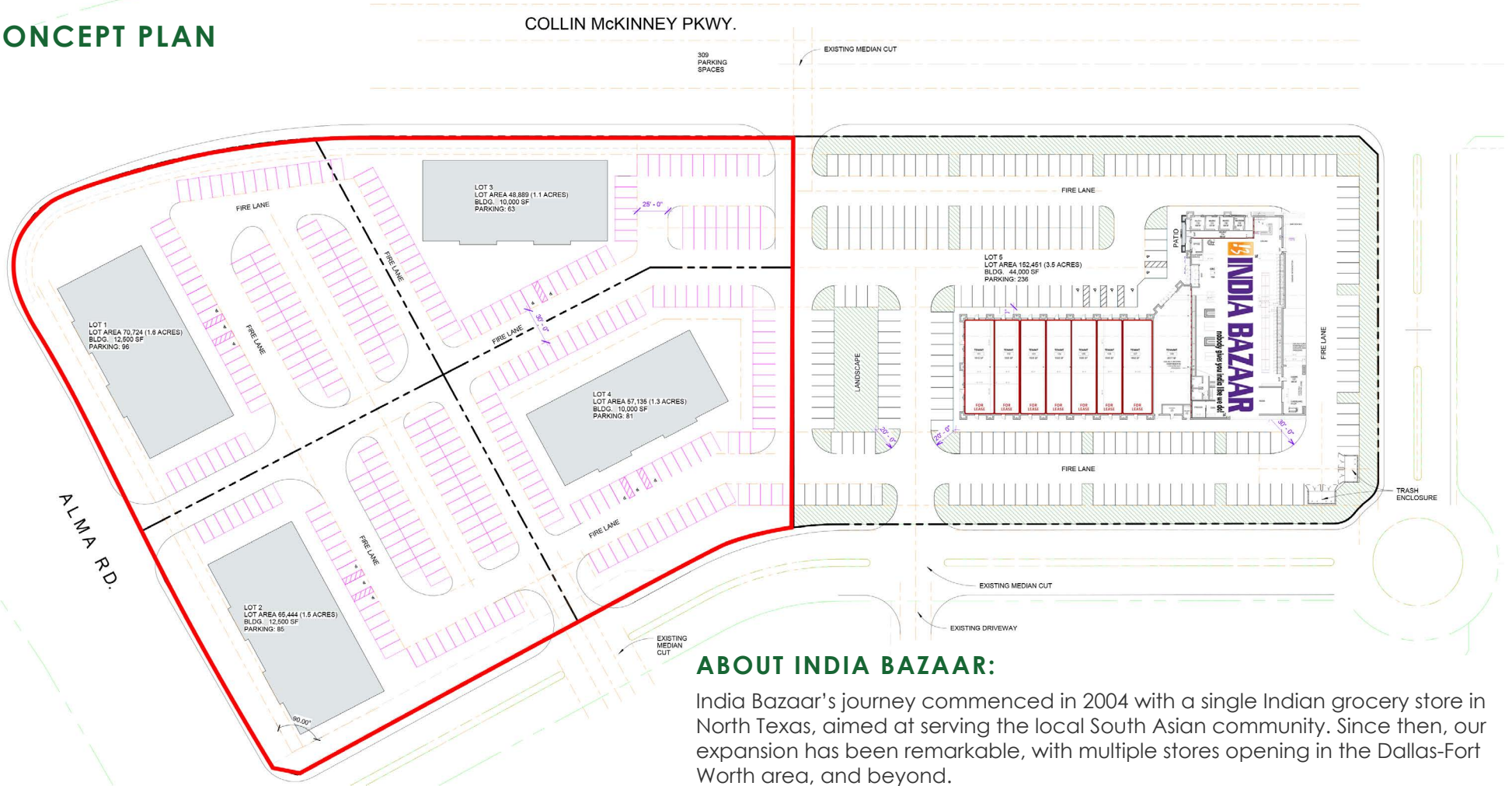
Alma Rd: 12,743 VPD (TXDOT 2022)  
 Hwy 121 Toll Rd: 96,170 VPD VPD (TXDOT 2023)  
 Stacy Rd: 36,588 VPD (TXDOT 2023)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	14,409	135,419	349,005
2029 Projected Pop.	17,409	146,530	367,440
Daytime Pop.	11,617	109,093	291,975
Avg HH Income	\$130,249	\$181,171	\$176,119

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## CONCEPT PLAN



① Site Plan  
1" = 40'-0"



### ABOUT INDIA BAZAAR:

India Bazaar's journey commenced in 2004 with a single Indian grocery store in North Texas, aimed at serving the local South Asian community. Since then, our expansion has been remarkable, with multiple stores opening in the Dallas-Fort Worth area, and beyond.

India Bazaar roots in the grocery business run deep, spanning seven generations, with a legacy dating back to a spice shop opened in 1904 in Satapar, Gujarat. India Bazaar's transition to modern, convenient grocery stores in the U.S. has upheld their legacy of high standards and exceptional service, which they extend to all their current as well as upcoming locations. Their vision is to provide the Indian and South Asian community across the U.S. with a comprehensive range of groceries and fresh produce at affordable prices.

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RENDERING - ADJACENT RETAIL



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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.



**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.

<u>DuWest Management Inc.</u>	<u>605046</u>	<u></u>	<u>214-720-0004</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>

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

\_\_\_\_\_  
Date