

MCKINNEY RETAIL CENTER

2775 S Central Expy, McKinney, TX, 75070



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

BAYLOR WORMAN

DIR: (214) 600-5525 | MOB: (214) 227-2729
baylor.worman@matthews.com
License No. 784561 (TX)

GRAYSON DUYCK

DIR: (214) 295-4247 | MOB: (214) 796-0289
grayson.duyck@matthews.com
License No. 725363 (TX)


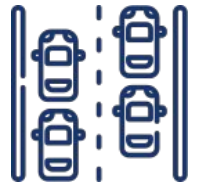


PROJECT SCOPE

- Available: ±3,000 SF for Lease (2nd Gen Fitness)
- Located within the cities most dense retail corridor with tenants such as Trader Joe’s, Albertsons, Kohl’s, & more
- Two direct access points & excellent visibility along US-75 (±135,000 VPD)
- Join Mattress Firm, Thai Noodle Wave, Charles Schwab, & more

DEMOGRAPHICS

POPULATION	2-MILE	3-MILE	5-MILE
Five-Year Projection	92,671	240,804	45,033
Current Year Estimate	82,035	209,850	39,299
2020 Census	79,739	194,569	37,599
Growth Current Year-Five-Year	12.97%	14.75%	14.59%
Growth 2020-Current Year	2.88%	7.85%	4.52%
HOUSEHOLDS	2-MILE	3-MILE	5-MILE
Five-Year Projection	36,295	90,658	18,831
Current Year Estimate	31,222	76,968	15,951
2020 Census	28,388	67,934	14,265
Growth Current Year-Five-Year	16.25%	17.79%	18.06%
Growth 2020-Current Year	9.98%	13.30%	11.82%
INCOME	2-MILE	3-MILE	5-MILE
Average Household Income	\$136,303	\$154,035	\$123,387


±3,000 SF AVAILABLE

±135,000 VPD (US-75)
±25,598 VPD (Eldorado Pkwy)

AREA RETAILERS



2nd Gen Fitness Space For Lease

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

2775 S CENTRAL EXPY

McKinney, TX, 75070



CENTRAL EXPRESSWAY
± 135,000 VPD

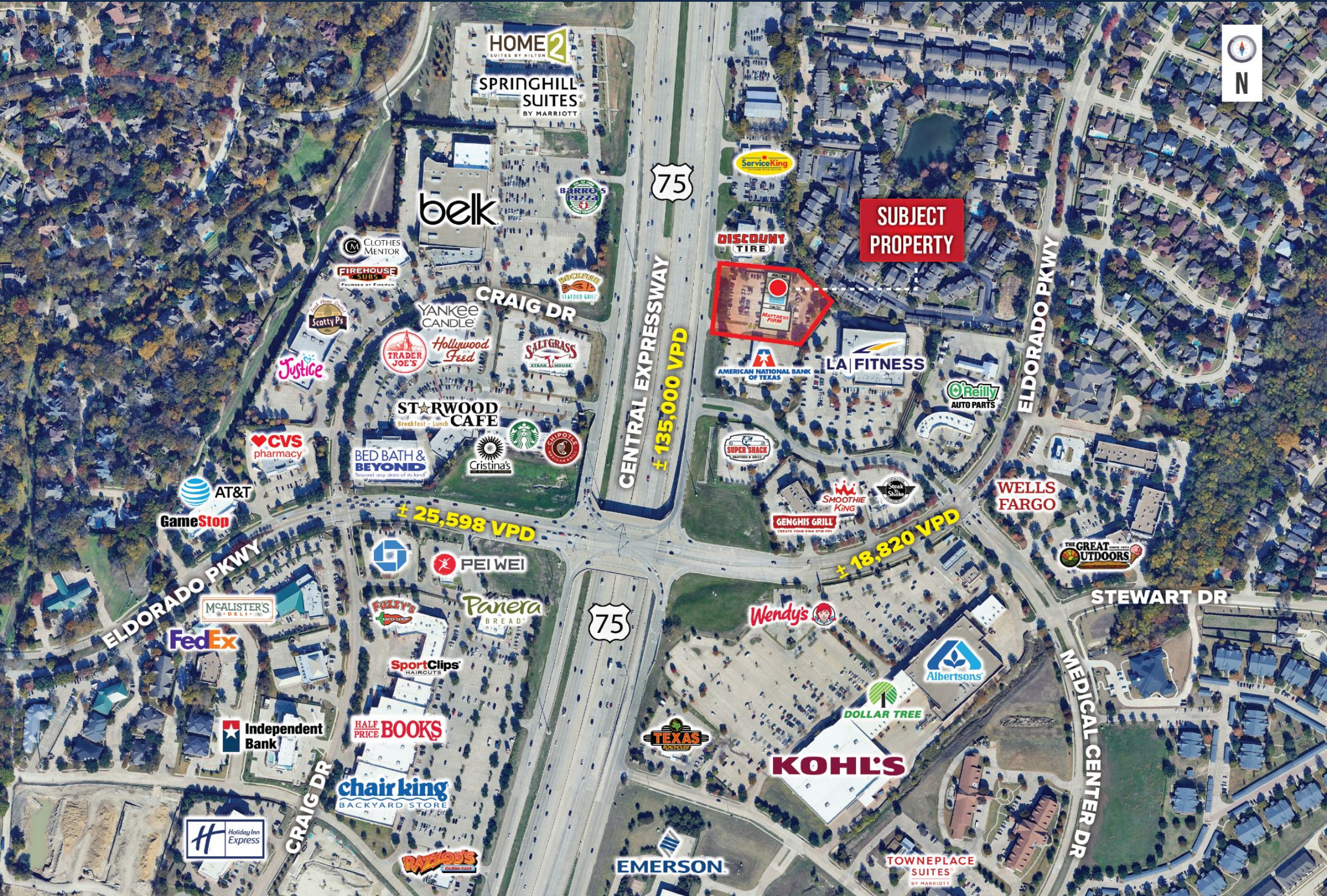


2nd Gen Fitness Space For Lease

MATTHEWS
REAL ESTATE INVESTMENT SERVICES

2775 S CENTRAL EXPY

McKinney, TX, 75070



**SUBJECT
PROPERTY**

75

**CENTRAL EXPRESSWAY
± 135,000 VPD**

75

± 25,598 VPD

± 18,820 VPD

**HOME 2
SUITES BY HILTON**
**SPRINGHILL
SUITES
BY MARRIOTT**

belk

ServiceKing

**DISCOUNT
TIRE**

**CLOTHES
MENTOR**

**FIREHOUSE
SUBS**

**BARRO'S
PIZZA**

Scotto's

**YANKEE
CANDLE**

CRAIG DR

**TRADER
JOE'S**

**Hollywood
Feed**

SALTGRASS

Justice

**STARWOOD
CAFE**

Starbucks

Cristina's

**BED BATH &
BEYOND**

**CVS
pharmacy**

AT&T

GameStop

**AMERICAN NATIONAL BANK
OF TEXAS**

LA FITNESS

**O'Reilly
AUTO PARTS**

**WELLS
FARGO**

**THE GREAT
OUTDOORS**

STEWART DR

FedEx

**McALISTER'S
DELICIOUS**

Bank of America

PEI WEI

**Panera
BREAD**

**Fuzzy's
STEAKHOUSE**

**Sport Clips
HAIRCUTS**

**HALF PRICE
BOOKS**

**chair king
BACKYARD STORE**

**Independent
Bank**

**Holiday Inn
Express**

**Razzoo's
RESTAURANT**

Wendy's

GENGHIS GRILL

**SMOOTHIE
KING**

Steak 'n Shake

MEDICAL CENTER DR

DOLLAR TREE

Albertsons

KOHL'S

EMERSON

**TOWNEPLACE
SUITES
BY MARRIOTT**

2nd Gen Fitness Space For Lease

MATTHEWS
REAL ESTATE INVESTMENT SERVICES

2775 S CENTRAL EXPY

McKinney, TX, 75070



N

ELDORADO PLAZA
SHOPPING PLAZA

belk CVS pharmacy BED BATH & BEYOND
 TRADER JOE'S Starbucks Cristobal's
 GameStop MINT dentistry
 LANE BRYANT HOME SWEET HOME Srip-its
 FIREHOUSE SUBS chico's SALTGRASS
 CLOTHES MENTOR

Culver's Auto Zone
 WING-STOP Kroger
 Little Caesars SUBWAY

SUBJECT PROPERTY

LA FITNESS DISCOUNT TIRE
 Mr Jim's Pizza MATTRESS FIRM
 Noodle Wave TRAI & Noodle Wave KITCHEN
 GENGHIS GRILL SUPER SHACK

McKINNEY MARKETPLACE
SHOPPING MALL

Wendy's K Albertsons Valero
KOHL'S SUPER CUTS TEXAS ROADHOUSE
 DOLLAR TREE AQUA LIVING

Medical City McKinney
 The Heartbeat Clinic
 Family Health Center on Virginia
 Premier FOOT & ANKLE

Walmart Neighborhood Market
 FedEx Ship Center ROSATI'S
 WOODFOREST NATIONAL BANK MURPHY USA

Walgreens TomThumb
 Papa Murphy's TAKE 'N BAKE PIZZA
 SONIC MOOYAH
 BANK OF AMERICA McDonald's CALLOWAY'S NURSERY

ALLEN PREMIUM OUTLETS
OUTLET MALL

VANS NikeFactoryStore Columbia FACTORY STORE
 "OFF THE WALL" COACH adidas THE CHILDREN'S PLACE H&M
 THE NORTH FACE EXPRESS TORY BURCH
 GAP PUMA PAC SUN FOREVER 21

SAM RAYBURN TOLLWAY

+ 44,770 VPD

75

+ 135,000 VPD

WHOLE FOODS MARKET IN-N-OUT BURGER JCPenney
 OLD NAVY macy's Chick-fil&
 Dillard's 24 HOUR FITNESS
 The Container Store SEPHORA IPIC



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.

11-2-2015



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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **2775 S Central Expy, McKinney, TX, 75070** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.