

Restaurant Space For Lease

7700 Hwy 121 S, McKinney, TX 75070



- ❖ Up to 6,500 sf Restaurant with Patio shell space.
- ❖ Prime Location on Hwy 121 @ Alma Rd, McKinney, TX.
- ❖ High visibility and frontage to SRT & Hwy 121.
- ❖ Next to the new Marriott Hotel (Opens in Q3/2026)
- ❖ Patio facing the creek side view
- ❖ Surrounded by lots of single family & multi-family homes
- ❖ Expected shell completion by July 2026

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General Info

- ❖ Rentable space: 6,500 (Divisible).
- ❖ Lot size: .96 Acre (41,774 sf).
- ❖ Market: Dallas/Fort Worth. Sub market: McKinney, TX.
- ❖ Parking: 44 parking spaces including 8 parking spaces for EV fast-charging stations hosted by the Landlord.
- ❖ Near to Hub 121, District 121 and The Hub.
- ❖ Lot of regular traffic from Costco Allen at 121 & Stacy.
- ❖ Canon Beach Resort & Adventure Park at 121 & Stacy, McKinney expected in 2027.
- ❖ Kalahari Resorts & Indoor Water Park at 121 & Stacy, Allen expected in 2027.
- ❖ Traffic is expected to double in next 2 to 3 years.

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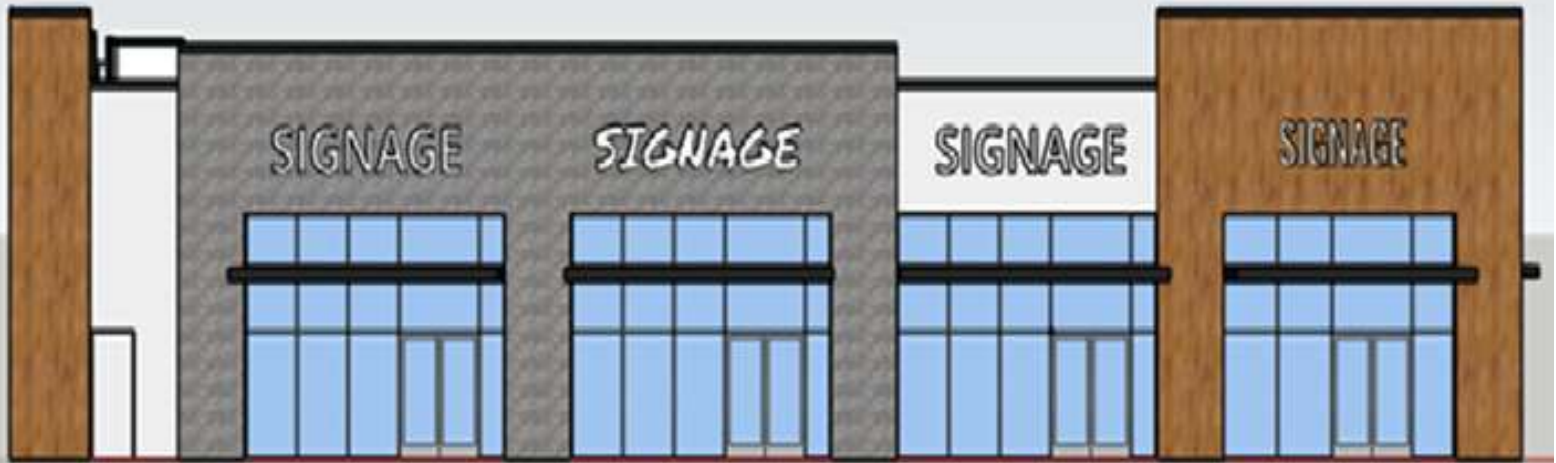
Lease Info

- Rent: **\$48/SF/yr** + NNN Estimate (**\$8/SF/yr**) for 2027.
- NNN expenses include Property taxes, Insurance, Water, Trash, Common area maintenance (CAM).
- Lease period: 5 years + Extensions.
- Annual rent escalation: 2.5%
- Tenant Improvements: Negotiable.
- Rent abatement: 3 months Free from the lease commencement.
- A one-month rent as a non-refundable deposit due at signing the lease. It will be adjusted towards the security deposit at lease commencement.
- Two months rent as Security deposit will be due before lease commencement. Lease commences on delivery of the shell space.
- One month rent will be due at the end of Rent abatement period.
- Due diligence: Applicant's credit reports, 2 years business returns, and revenue projections.
- Landlord's responsibilities: Maintenance of common areas including the roof, structure, foundation, exterior walls & doors, driveways, Parking lot, water, sewer, trash, landscaping, riser room & fire monitoring and exterior pest control.
- Tenant's responsibilities: All improvements including utilities, grease trap, oil disposal, HVAC, city permits, door locks and hardware, Door/Window glass, janitorial, interior repairs and maintenance.

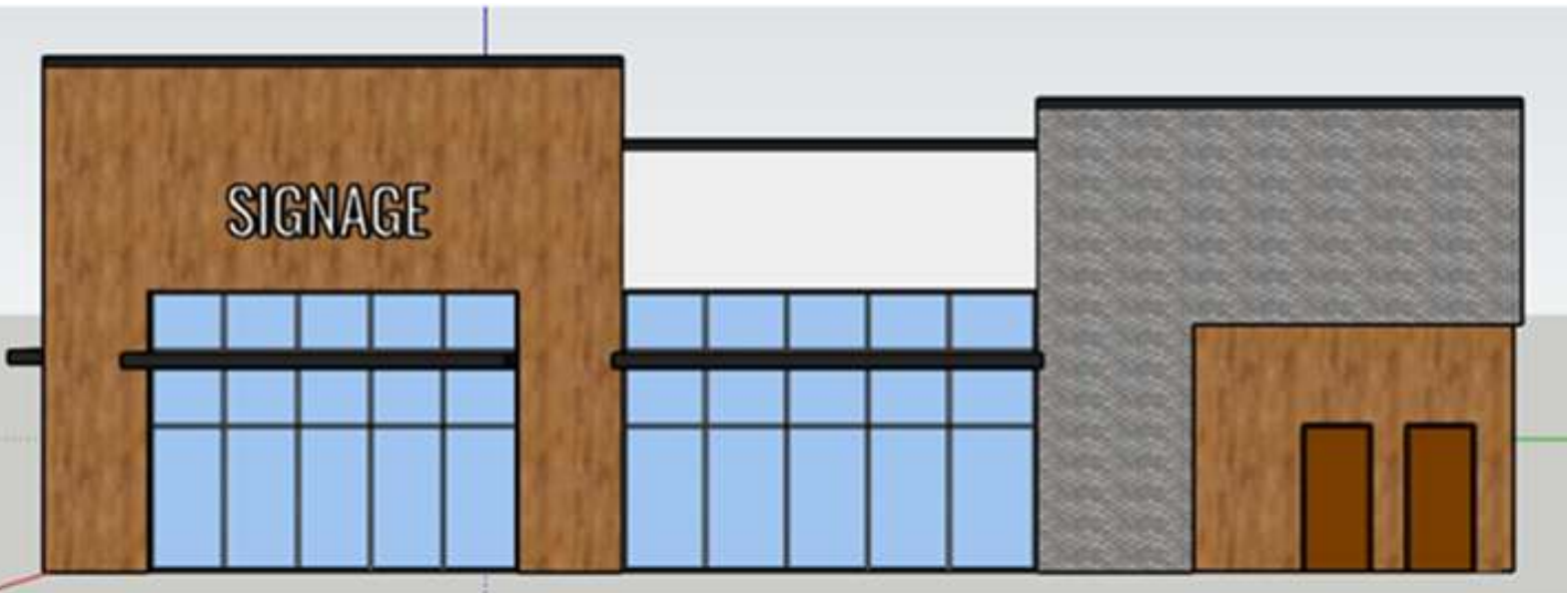
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FRONT ELEVATION



RIGHT ELEVATION



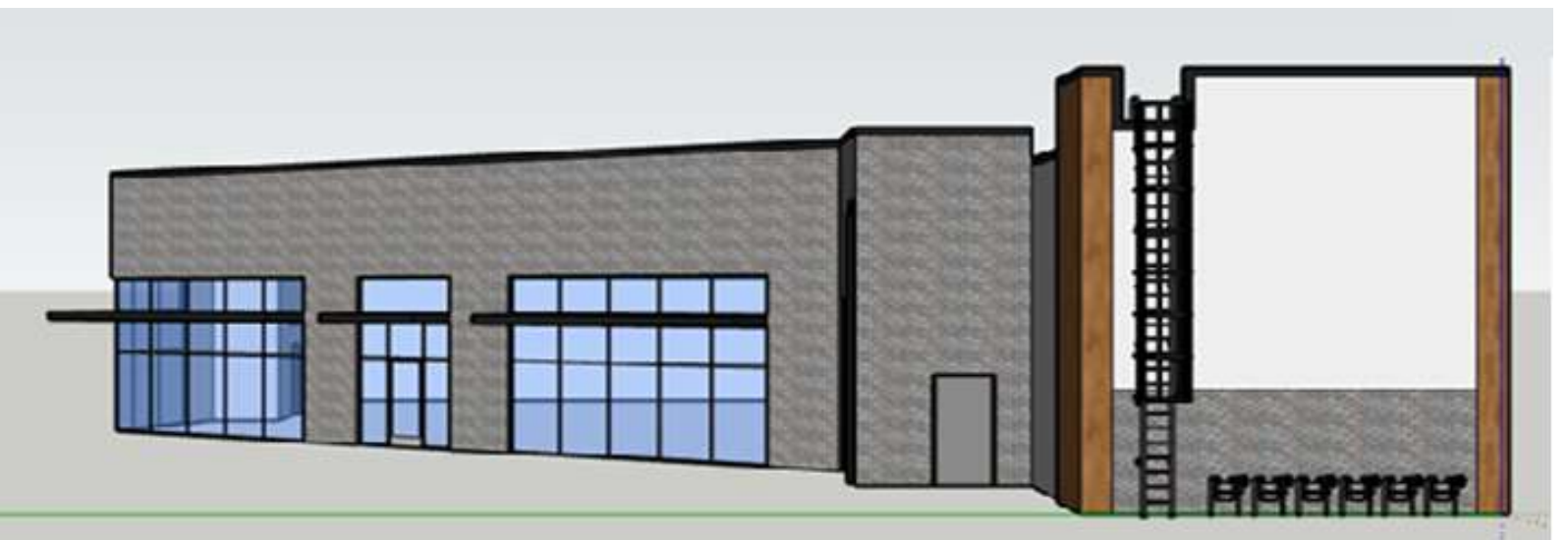
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REAR ELEVATION



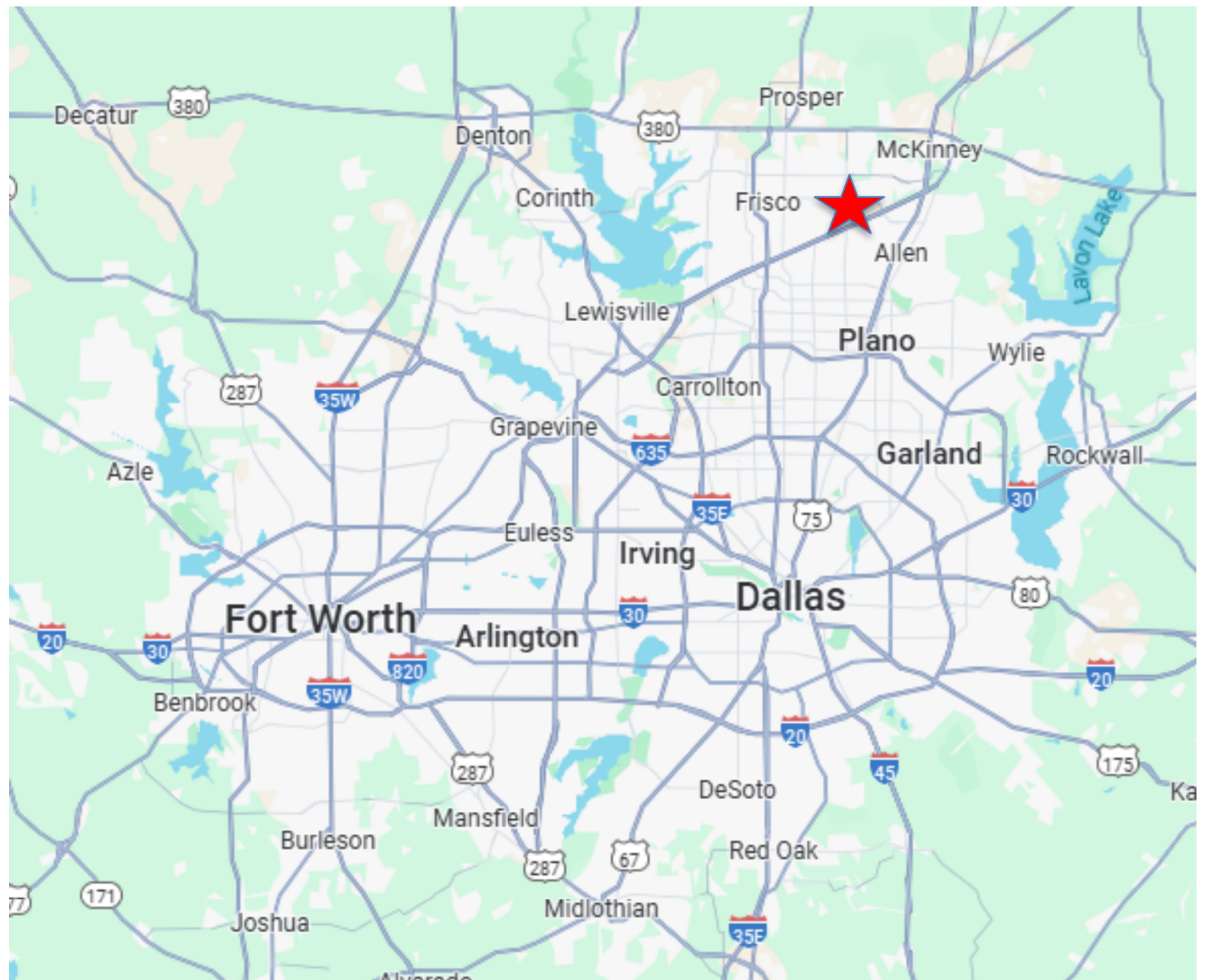
LEFT ELEVATION



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LOCATION



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Traffic & Demographics

❖ Traffic counts at this location:

- VPD on SRT: About 90,000
- VPD on Hwy 121 S: About 20,000

The City of McKinney, TX as of Jan 1st, 2024

❖ Demographics

- Population: 214,810
- Median Household Income: \$113,286
- Workplace Population: 66,851

- Gender: 50.2% Male | 49.8% Female
- Median Age: 36.5 Male | 37 Female
- Education: 94.8% High School
52.2% Bachelor's
17.7% Graduate

- Race & Ethnicity: 57.9% White
14.5% Black
14.2% Asian
4.3% Hispanic
9.1% Others

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DISCLAIMER

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