

# FOR LEASE

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## 380 TOWNE CROSSING

US 75 & US 380 | MCKINNEY, TX 75071



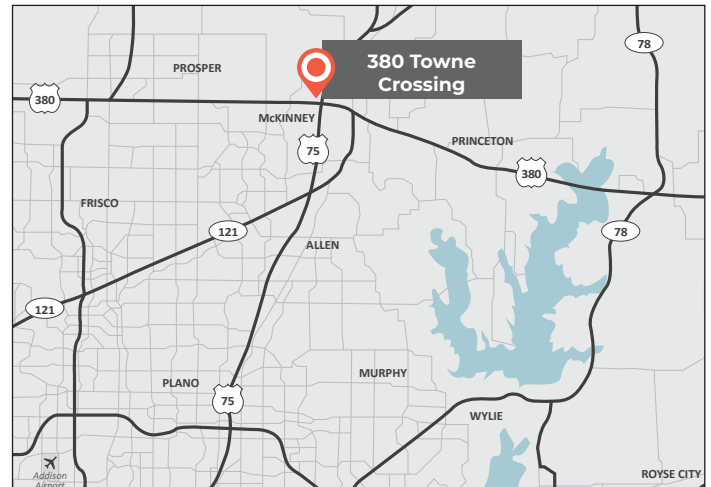
### AVAILABLE SPACE

Suite G-390: 4,000 SF

Suite G-400: 2,075 SF

### OVERVIEW

- 137,287 SF Super Target & Lowe's anchored center
- 380 Towne Crossing is located on the NWC of US 75 and US 380
- Excellent visibility and access from US 75 and US 380 (University Drive)



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,377	63,593	143,454
Total Households	3,607	21,471	49,873
5 Year Pop. Growth	3.9%	4.4%	4.4%
Avg. HH Income	\$97,132	\$111,698	\$129,987

### TRAFFIC COUNTS

N Central Expressway (US 75)	124,340 VPD
W University Drive (US 380)	48,646 VPD
Taylor Burk Drive	5,265 VPD

14643 DALLAS PARKWAY, SUITE 950, LB#58 | DALLAS, TX 75254  
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Suite	Building A	SF
206	Plato's Closet McKinney	4,488
A4	Burlington Coat Factory	20,331

Suite	Building D	SF
610	Buffalo Wild Wings	5,850
620	Verizon Wireless	4,000

Suite	Building G	SF
300	Chipotle	2,200
310	Zio Al's Pizza & Pasta	1,897
330	Total Men's Primary Care	1,600
340	Nekter Juice Bar	1,000
350	Palm Beach Tan	3,290
360	Royal Day Spa	1,251
370	Jimmy John's	1,500
390	Available	4,000

Suite	Building B	SF
100	SAS Shoes	2,304
110	Mattress Firm	4,000
120	Great Clips	1,050
130	Yogurtland	1,500
140	America's Best Eyecare	4,200
145	Ding Tea	1,600
150	GNC	1,400
160	Leslie's Pool	3,615

Suite	Building E	SF
500	Which Wich	1,800
510	Signature Spa & Nails	2,000
514	Miracle Ear	1,000
520	Cook Children's Pediatrics	4,238

Suite	Building C	SF
700	Yohe Sushi & Seafood	6,000
780	McKinney Shower Remod.	2,385
790	Floors Touch	2,901

Suite	Building F	SF
400	Available	2,075
405	Affordable Care	2,924
410	Music & Arts	2,449
430	Taste of India	2,000
450	FedEx Kinko's	1,690
460	Sport Clips	1,200
480	Cotton Patch Cafe	4,500

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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.

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

YOUNGER PARTNERS DALLAS, LLC	9001486	moody.younger@youngerpartners.com	214-294-4400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
MOODY YOUNGER	420379	moody.younger@youngerpartners.com	214-294-4412
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

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

\_\_\_\_\_  
Date