



PROPERTY HIGHLIGHTS:

- High profile intersection of Eldorado Pkwy & Stonebridge Dr
- Adjacent to new HEB & Methodist McKinney Hospital
- Opportunities for restaurants, retailers, fuel users, medical office and sports/entertainment users
- Area retailers include HEB, Kroger, Petco, McDonald's, 7/11, Cava, and Orange Theory Fitness

AVAILABILITY:

- ±13.87 Acres
- Pad Sites
- Retail Space



DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2023 Population	14,648	140,809	299,303
2028 Proj. Pop.	15,401	150,002	323,711
Avg. HH Income	\$175,320	\$163,591	\$172,943

TRAFFIC COUNTS:

Eldorado Pkwy: 17,595 VPD (TXDOT, 2022)
Stonebridge Dr: 7,413 VPD (TXDOT, 2019)

Evan English
214-257-0219
evan@dbarealestate.com

Tim McNutt
214-257-0227
tim@dbarealestate.com

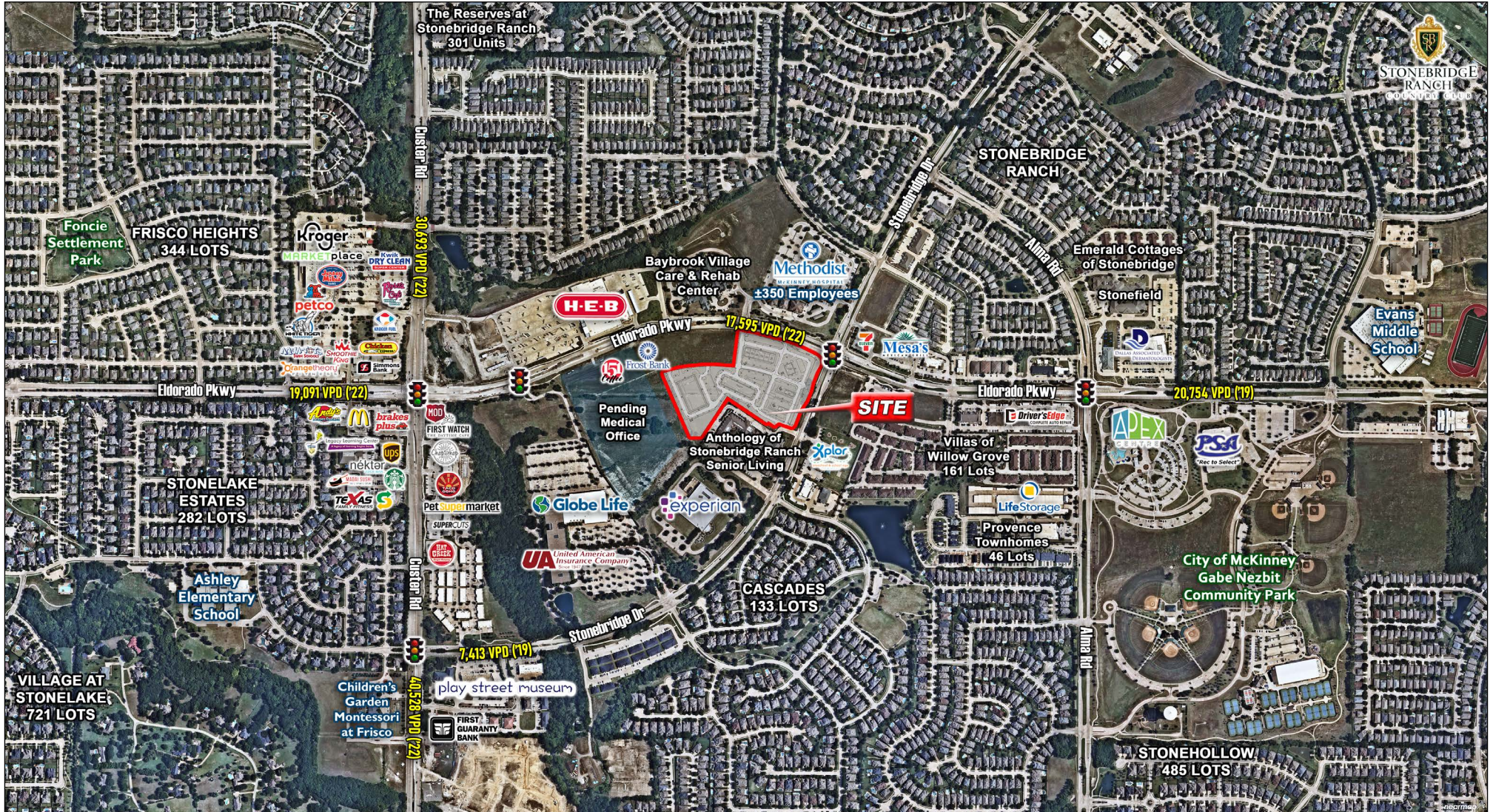
4645 N Central Expy.
Suite 200
Dallas, Texas 75205



Evan English
214-257-0219
evan@dbarealestate.com

Tim McNutt
214-257-0227
tim@dbarealestate.com

4645 N Central Expy.
Suite 200
Dallas, Texas 75205



Evan English
214-257-0219
evan@dbarealestate.com

Tim McNutt
214-257-0227
tim@dbarealestate.com

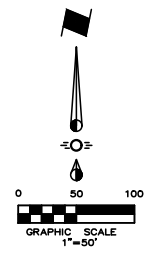
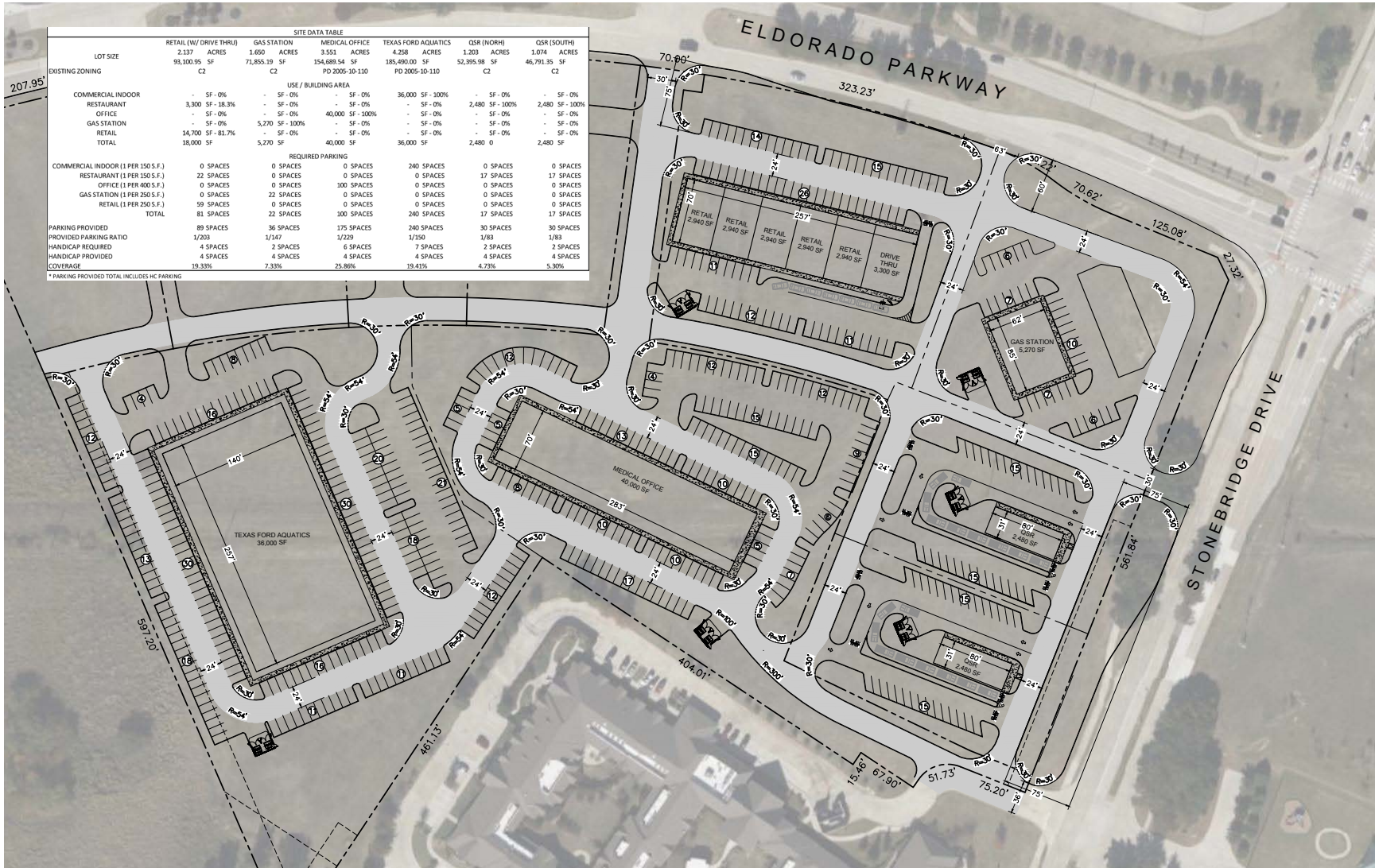
4645 N Central Expy.
Suite 200
Dallas, Texas 75205



Evan English
214-257-0219
evan@dbarealestate.com

Tim McNutt
214-257-0227
tim@dbarealestate.com

4645 N Central Expy.
Suite 200
Dallas, Texas 75205



EXISTING ZONING	SITE DATA TABLE					
	RETAIL (W/ DRIVE THRU)	GAS STATION	MEDICAL OFFICE	TEXAS FORD AQUATICS	QSR (NORH)	QSR (SOUTH)
LOT SIZE	2,137 ACRES	1,650 ACRES	3,551 ACRES	4,258 ACRES	1,203 ACRES	1,074 ACRES
	93,100.95 SF	71,855.19 SF	154,689.54 SF	185,490.00 SF	52,395.98 SF	46,791.35 SF
	C2	C2	PD 2005-10-110	PD 2005-10-110	C2	C2
		USE / BUILDING AREA				
COMMERCIAL INDOOR	- SF-0%	- SF-0%	- SF-0%	36,000 SF-100%	- SF-0%	- SF-0%
RESTAURANT	3,300 SF-18.3%	- SF-0%	- SF-0%	- SF-0%	2,480 SF-100%	2,480 SF-100%
OFFICE	- SF-0%	- SF-0%	40,000 SF-100%	- SF-0%	- SF-0%	- SF-0%
GAS STATION	- SF-0%	5,270 SF-100%	- SF-0%	- SF-0%	- SF-0%	- SF-0%
RETAIL	18,700 SF-88.7%	- SF-0%	- SF-0%	- SF-0%	- SF-0%	- SF-0%
TOTAL	18,000 SF	5,270 SF	40,000 SF	36,000 SF	2,480 SF	2,480 SF
	REQUIRED PARKING					
COMMERCIAL INDOOR (1 PER 150 S.F.)	0 SPACES	0 SPACES	0 SPACES	240 SPACES	0 SPACES	0 SPACES
RESTAURANT (1 PER 150 S.F.)	22 SPACES	0 SPACES	0 SPACES	0 SPACES	17 SPACES	17 SPACES
OFFICE (1 PER 400 S.F.)	0 SPACES	0 SPACES	100 SPACES	0 SPACES	0 SPACES	0 SPACES
GAS STATION (1 PER 250 S.F.)	0 SPACES	22 SPACES	0 SPACES	0 SPACES	0 SPACES	0 SPACES
RETAIL (1 PER 250 S.F.)	59 SPACES	0 SPACES	0 SPACES	0 SPACES	0 SPACES	0 SPACES
TOTAL	81 SPACES	22 SPACES	100 SPACES	240 SPACES	17 SPACES	17 SPACES
PARKING PROVIDED	89 SPACES	36 SPACES	175 SPACES	240 SPACES	30 SPACES	30 SPACES
PROVIDED PARKING RATIO	1/203	1/147	1/229	1/730	1/83	1/88
HANDICAP REQUIRED	4 SPACES	2 SPACES	6 SPACES	7 SPACES	2 SPACES	2 SPACES
HANDICAP PROVIDED	4 SPACES	4 SPACES	4 SPACES	4 SPACES	4 SPACES	4 SPACES
COVERAGE	19.33%	7.33%	25.86%	19.41%	4.73%	5.30%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

<p>Evan English 214-257-0219 evan@dbarealestate.com</p>	<p>Tim McNutt 214-257-0227 tim@dbarealestate.com</p>	<p>4645 N Central Expy. Suite 200 Dallas, Texas 75205</p>
--	---	---



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

DBA Commercial Real Estate LLC	9004954	info@dbarealestate.com	214-257-0200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Perren Gasc	560836	perren@dbarealestate.com	214-257-0207
Designated Broker of Firm	License No.	Email	Phone
Tim McNutt	623659	tim@dbarealestate.com	214-257-0227
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Evan English	691630	evan@dbarealestate.com	214-257-0219
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date