

# 7401 Stacy Rd - Lot 2

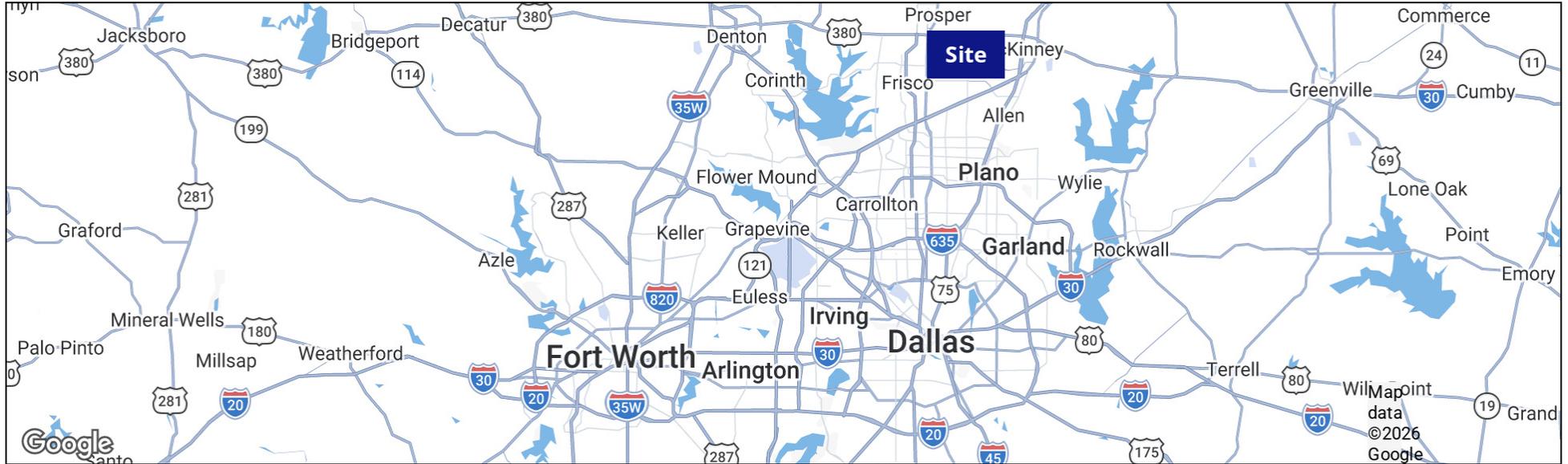
11,500 SF AVAILABLE | FOR LEASE



**7401 STACY RD - LOT 2, MCKINNEY, TX 75070 | \$40.00 - 43.00 SF/YR (NNN)**

**Kedreon Cole**   **Molly MacEwan**  
Director   Director

# For Lease – 7401 Stacy Rd - Lot 2, McKinney, TX 75070



## PROPERTY DESCRIPTION

Introducing a new retail center in a prime location, offering available space for a restaurant and specialty retail. Situated to support the Craig Ranch Community, the property boasts over 2,000 high-value rooftops within a mile, presenting an excellent customer base for businesses. With easy access to Hwy 121 and the added advantage of joining national tenant anchors, such as McDonald's, this opportunity provides an ideal setting for thriving retail ventures. Whether it's the allure of national brands or the local charm, this space is perfectly positioned to capture the attention of a diverse and engaged customer base.

## PROPERTY HIGHLIGHTS

- New Retail Center in Prime Location
- Available Space for Restaurant and Specialty Retail
- Supports the Craig Ranch Community with more than 2k High Value Rooftops within 1 Mile
- Easy Access to Hwy 121
- Join National Tenant Anchors, including McDonald's

## OFFERING SUMMARY

Lease Rate:	\$40.00 - 43.00 SF/yr (NNN)
Available SF:	1,000 - 11,500 SF
Building Size:	11,500 SF

**Kedreon Cole** Director  
**Molly MacEwan** Director



# For Lease – 7401 Stacy Rd - Lot 2, McKinney, TX 75070



**Kedreon Cole** Director  
**Molly MacEwan** Director

# For Lease – 7401 Stacy Rd - Lot 2, McKinney, TX 75070



**Kedreon Cole**   **Molly MacEwan**  
Director   Director

# For Lease – 7401 Stacy Rd - Lot 2, McKinney, TX 75070

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,445	138,087	327,854
Average Age	34	36	37
Average Age (Male)	34	35	36
Average Age (Female)	35	36	37

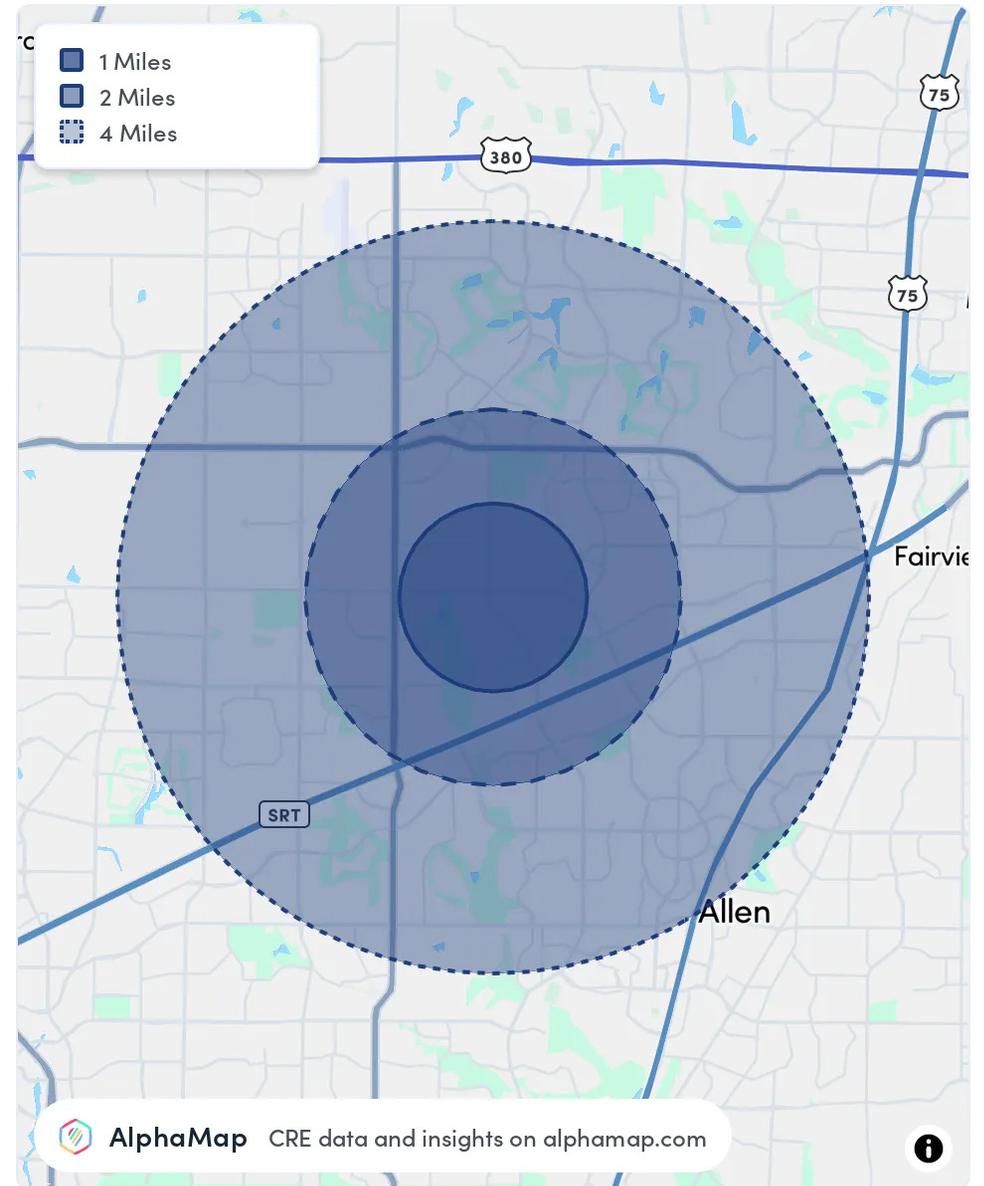
  

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,906	46,641	111,188
Persons per HH	2.5	3	2.9
Average HH Income	\$135,347	\$194,356	\$186,223
Average House Value	\$565,072	\$603,335	\$581,805
Per Capita Income	\$54,138	\$64,785	\$64,214

Map and demographics data derived from AlphaMap

## VEHICLES PER DAY (VPD)

17,205 VPD at Stacy Rd & Alma Rd



**Kedreon Cole** Director  
**Molly MacEwan** Director



# 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 on 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. 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 on 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 on 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 on 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 on 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.

Vision Commercial RE DFW LC	9006752	info@visioncommercial.com	817.803.3287
Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone