

FOR LEASE

Lake Forest Plaza

5160 Collin McKinney Pkwy | McKinney, TX 75070



SPACE AVAILABLE

1,250 sf

PRICING INFORMATION

\$28 psf + NNN

LOCATION

NWQ Lake Forest Dr &
Collin McKinney Pkwy

TRAFFIC GENERATORS



👁️ 2nd Generation Retail Space Available—Ste 300, Last Unit in Retail Center—Open Space

👁️ More than 5k High Value Rooftops within 1 mile

Space Available for Restaurant, Personal Fitness/Yoga, Nail/Beauty Bar, Medical/Dental Office, Specialty Retail

Less than One Mile from Sam Rayburn Tollway, minutes from McKinney's Craig Ranch Master Planned Development

👁️ Retail Center Serving New Grand Homes, Lake Forest Development, Village Park, Villas at Stacy, Avalon, Century Lake Forest Apartments & Many More Developments

Very Solid Tenant Mix. Just minutes from incoming Costco. Reduced price to support highly qualified Tenant.

👁️ Minutes from Allen Premium Outlets & Fairview Town Center

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
Population	6,085	41,173	102,977	277,067
Employees	1,632	9,146	26,431	77,256
Average HH Income	\$127,760	\$121,125	\$130,870	\$123,987
2019-'24 Pop. Growth	11.82%	13.88%	14.66%	13.71%
Traffic Count	28,580 VPD @ Lake Forest Dr 3,067 VPD @ Collin McKinney Pkwy			

*CoStar 2019



Kedreon Cole

972.636.8730

VISIONCOMMERCIAL.COM

KED@VISIONCOMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

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VISION
COMMERCIAL REAL ESTATE



Roger Smeltzer

817.803.3287

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM

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El Dorado Heights
Median Sale Price: \$280,000

*Neighborhoods.com

SITE



Lake Forest Dr

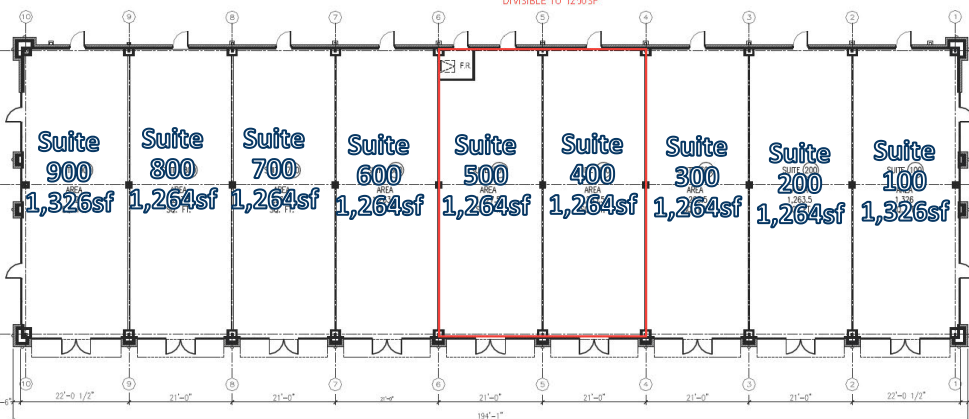
Collin McKinney Pkwy

EXHIBIT "A"

LAKE FOREST PLAZA

Subject Property

2491 SF AVAILABLE
DIVISIBLE TO 1290SF



FLOOR PLAN SUITE NUMBERS AND AREAS



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Information On 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.

Vision Commercial RE DFW LLC
Broker Firm Name

9006752
License No.

info@visioncommercial.com
Email

817-803-3287
Phone

Trenton Price
Designated Broker of Firm

0652029
License No.

info@visioncommercial.com
Email

817-803-3287
Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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