



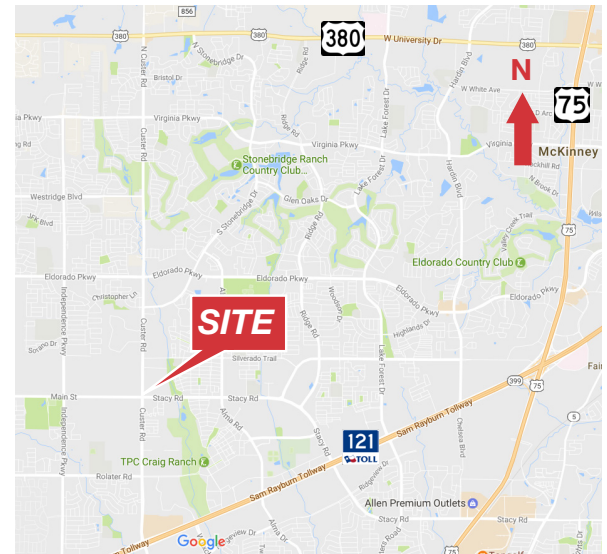
Marketplace at Craig Ranch 4701 S. Custer Road McKinney, Texas 75013

Property Features

- Available:
 - Proposed Retail: 1,000-9,100 SF
 - Proposed Office/Medical: 5,000-20,500 SF
- Build-To-Suit Available
- Fast Growing Area
- \$135,390 Household Income in 3-Mile Radius - Wealthy Area
- Monument Signage Available
- Lease Rate: Contact Broker
- Same Intersection as:

Walgreens

CVS



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4851 LBJ Freeway 10th Floor
Dallas TX 75244
214 256 7100

nairl.com

For Lease

1,000-20,500 SF

Marketplace at Craig Ranch

4701 S. Custer Road

McKinney, Texas 75013



Anchor Opportunity

NAI Robert Lynn

RETAIL division

4851 LBJ Freeway 10th Floor

Dallas TX 75244

214 256 7100

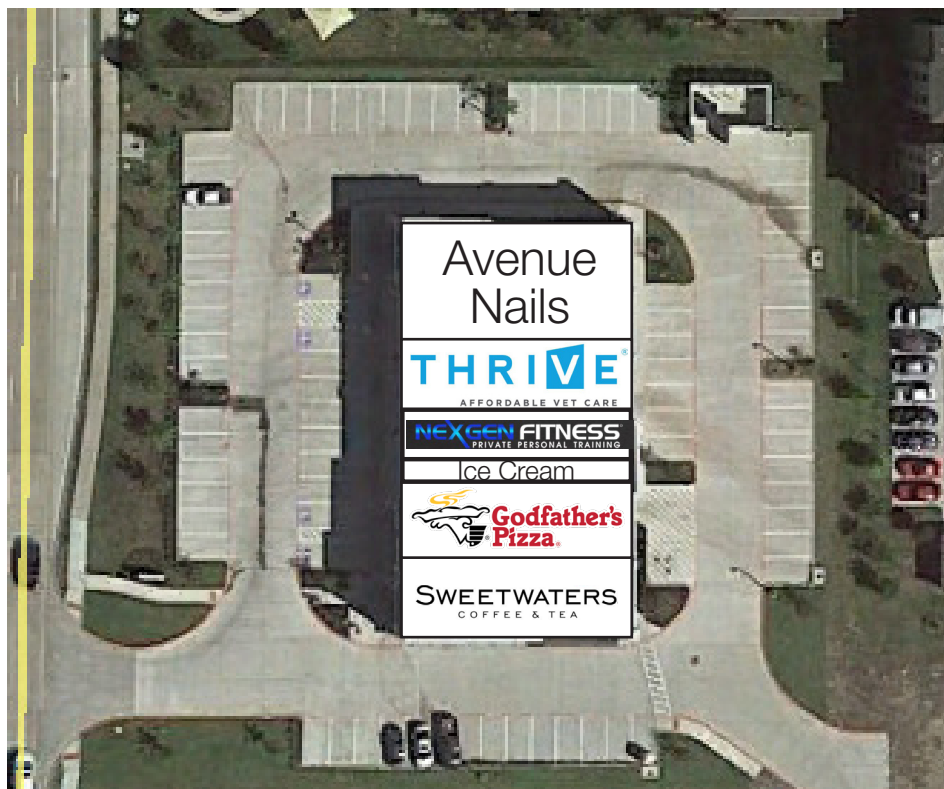
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Marketplace at Craig Ranch will be a 20-acre Class A retail development consisting of a 42,300 square foot grocery tract, 19,100 square feet of inline retail space, 10,000 square feet of office/fitness, and one remaining outparcel pad site for sale or ground lease. Current tenants include Walgreens, Kwik Kar, City Speed Car Wash, Freddy's Frozen Custard & Steakburgers, Storage Center at Craig Ranch, Avenue Nails, Thrive Veterinarian, and Sweetwaters Coffee & Tea. Over 2,400 existing single family homes lie within a 5-mile radius of the site, which is also adjacent to two multifamily communities.

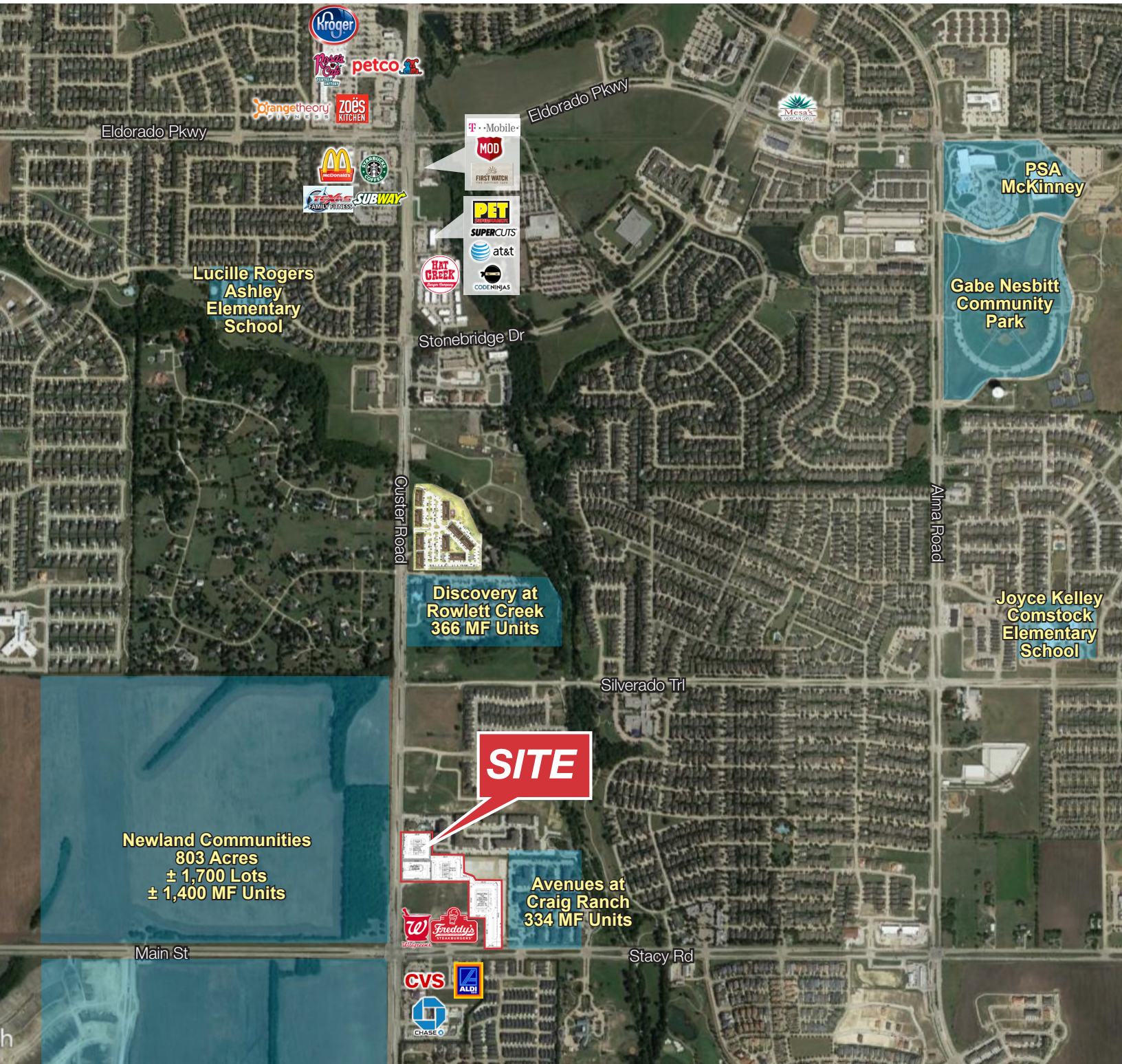


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McKinney, Texas 75013

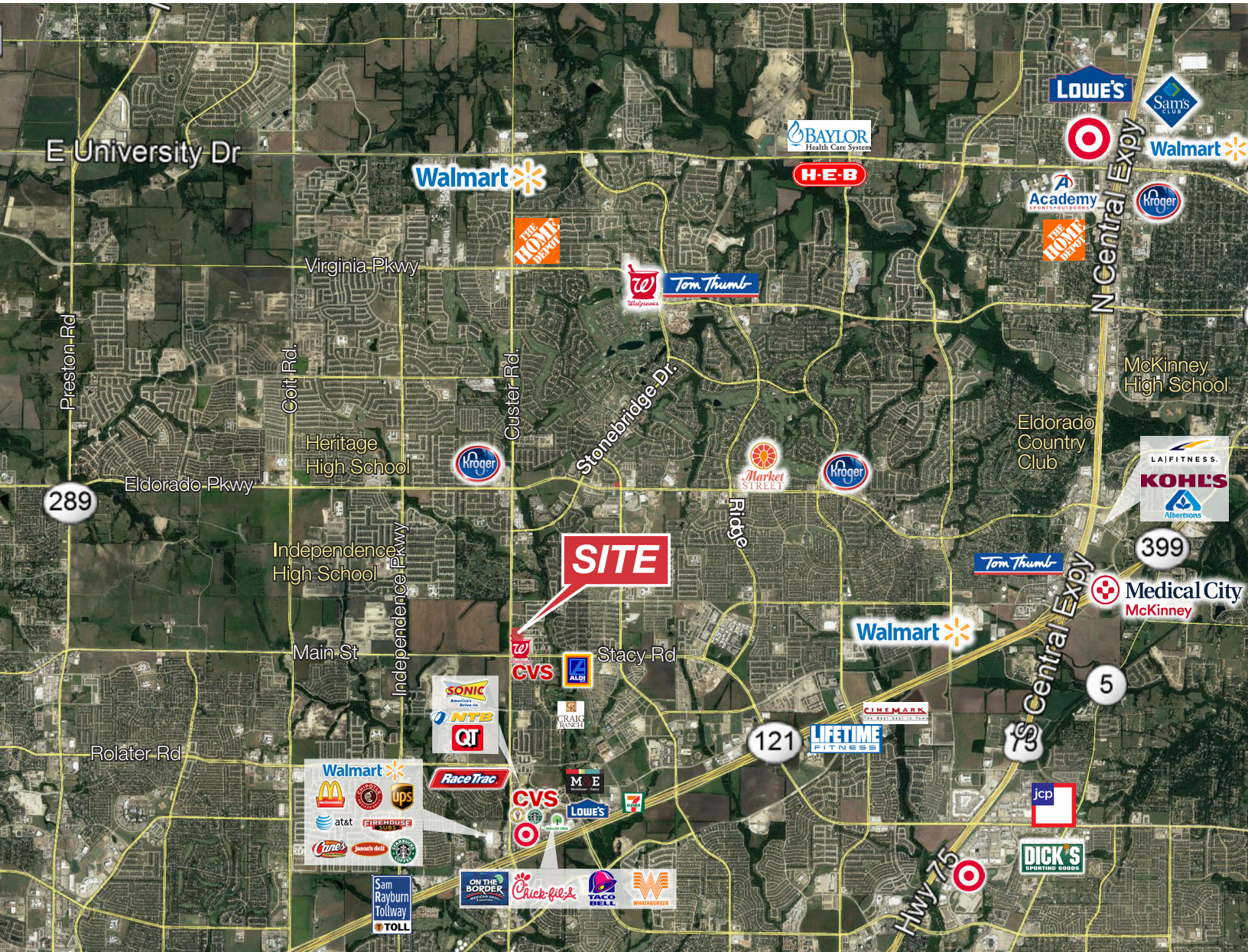


For Lease
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Demographics

	1 MILE	3 MILES	5 MILES
Total Population	13,518	120,193	312,825
Total Households	4,584	41,013	106,156
Average Household Size	2.90	2.90	2.90
Average Household Income	\$141,561	\$142,177	\$141,759

Source: CoStar 2021

Traffic Counts

- Custer Rd. 44,822 VPD
- Stacy Rd. 20,654 VPD

Source: City of McKinney 2018



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date