

# 380 AND HEADINGTON HEIGHTS

MCKINNEY, TX | US 380 & HARDIN BOULEVARD



CENTER SIZE:  
400,000 SF

LEASE RATES:  
PLEASE CALL FOR RATES

AREA RETAILERS:

**COSTCO**  
WHOLESALE

Stein Mart®

**HOBBY**  
**LOBBY**

24 HOUR **FITNESS**

THE HOME DEPOT

**ROSS**  
DRESS FOR LESS

**BEST**  
**BUY**

SUPER **TARGET**

**JOANN**

Michaels

**LOWE'S**  
Home Improvement Warehouse

**PETSMART**

**CINEMARK**  
The Best Seat in Town

Marshalls



Incredible growth in one of DFW's most affluent suburbs! This 4 corner, approximately 120-acre development fronts US 380/W. University Dr. with over 55,000 vehicles per day. Working deals will offer a broad mix of daily needs with destination shopping and entertainment.

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2019 Population	7,957	65,733	161,290
2019 Daytime Population	16,006	104,695	179,031
2019 Total Households	2,639	22,022	55,077
2019 Average HH Income	\$93,780	\$106,289	\$109,927
2019 Median HH Income	\$82,629	\$85,353	\$87,982

## TRAFFIC COUNTS:

US 380: 55,000 VPD  
Hardin Blvd.: 12,218 VPD

THE **retail** CONNECTION

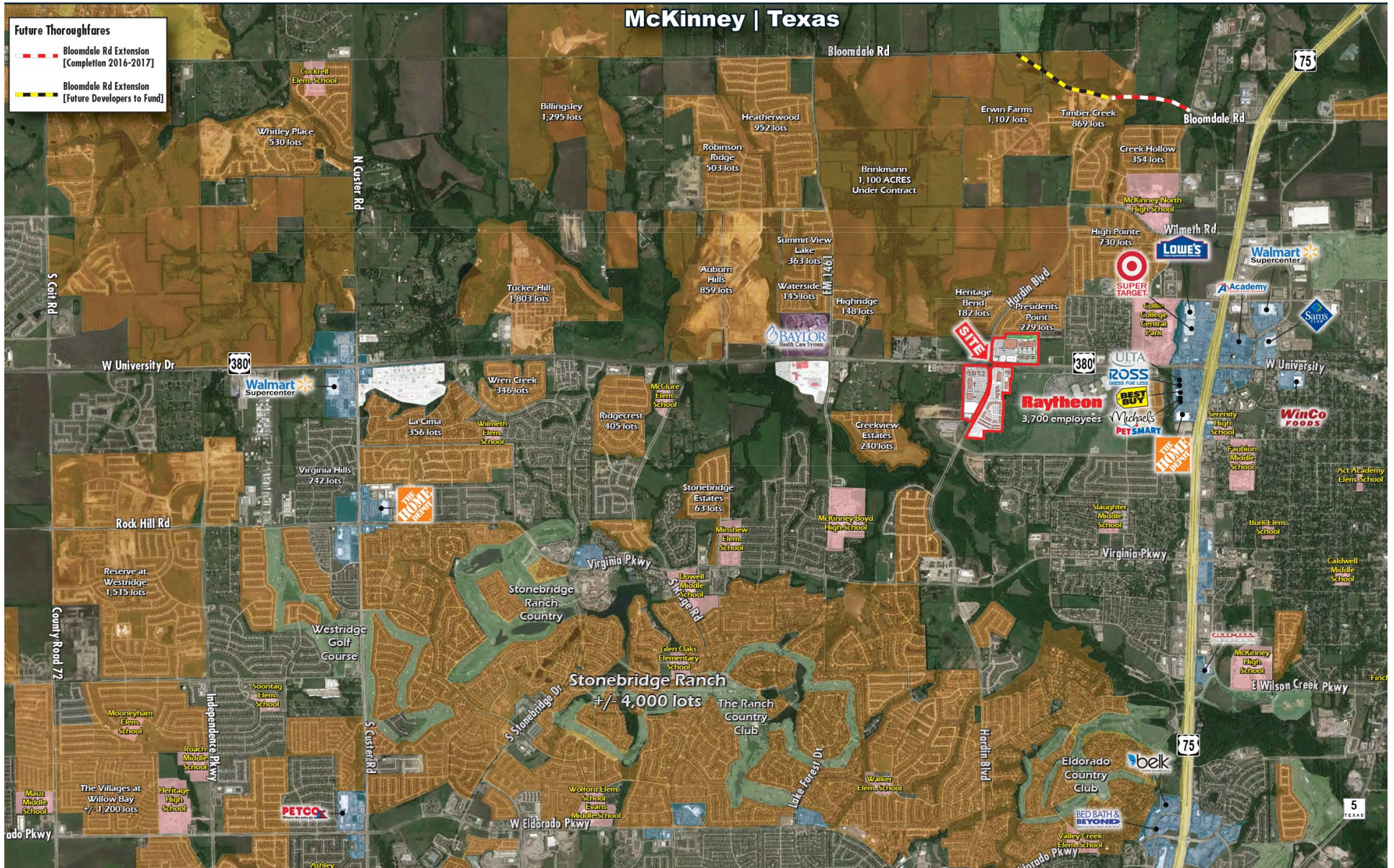
FOR MORE INFORMATION, PLEASE CONTACT:

**ANDREW SUDDERTH**  
512.485.0888  
asudderth@theretailconnection.net

**JACK WEIR**  
214.572.8460  
jmweir@theretailconnection.net

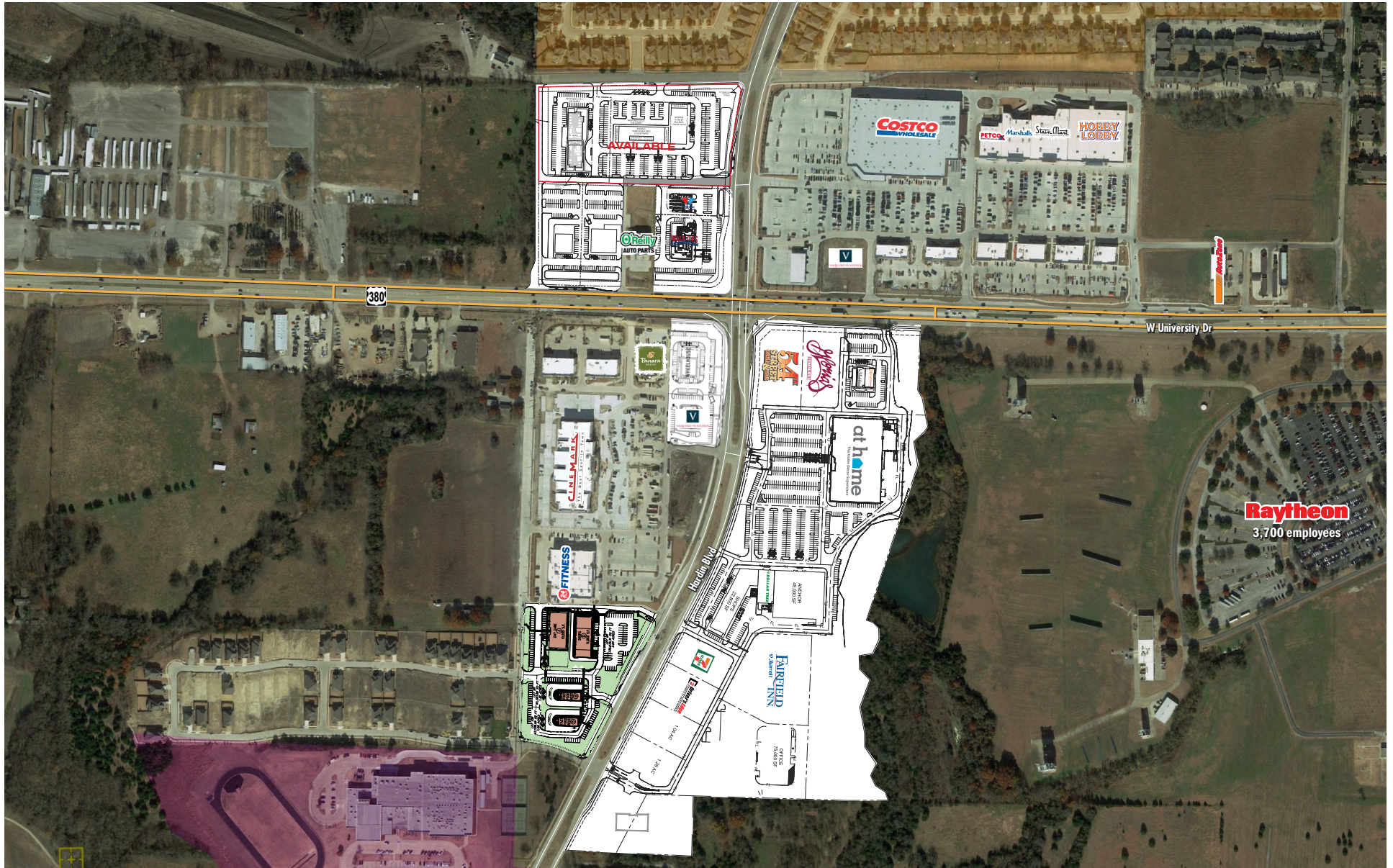
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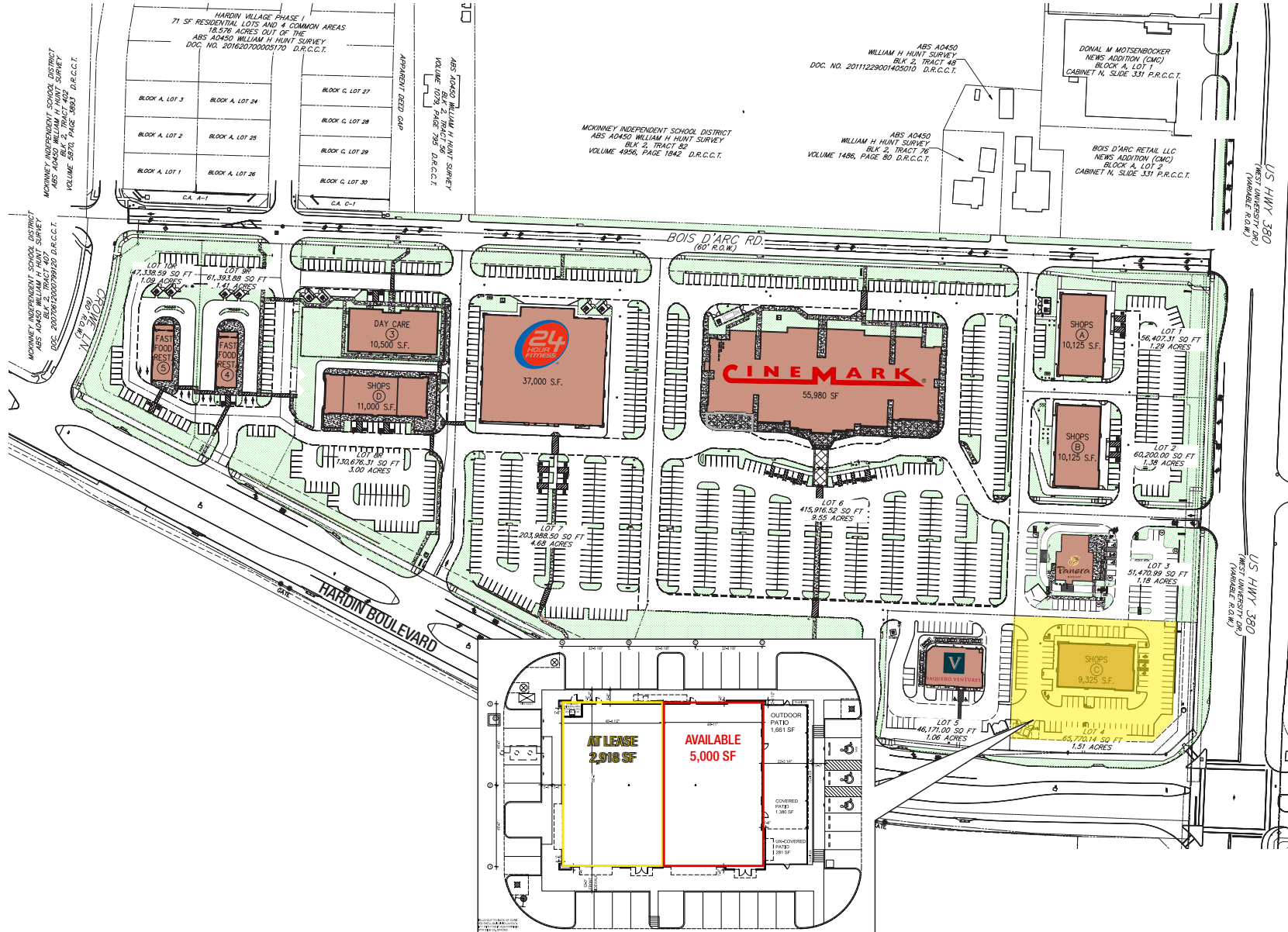
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# 380 COMMONS

MCKINNEY, TX | SWC US 380 & HARDIN BOULEVARD



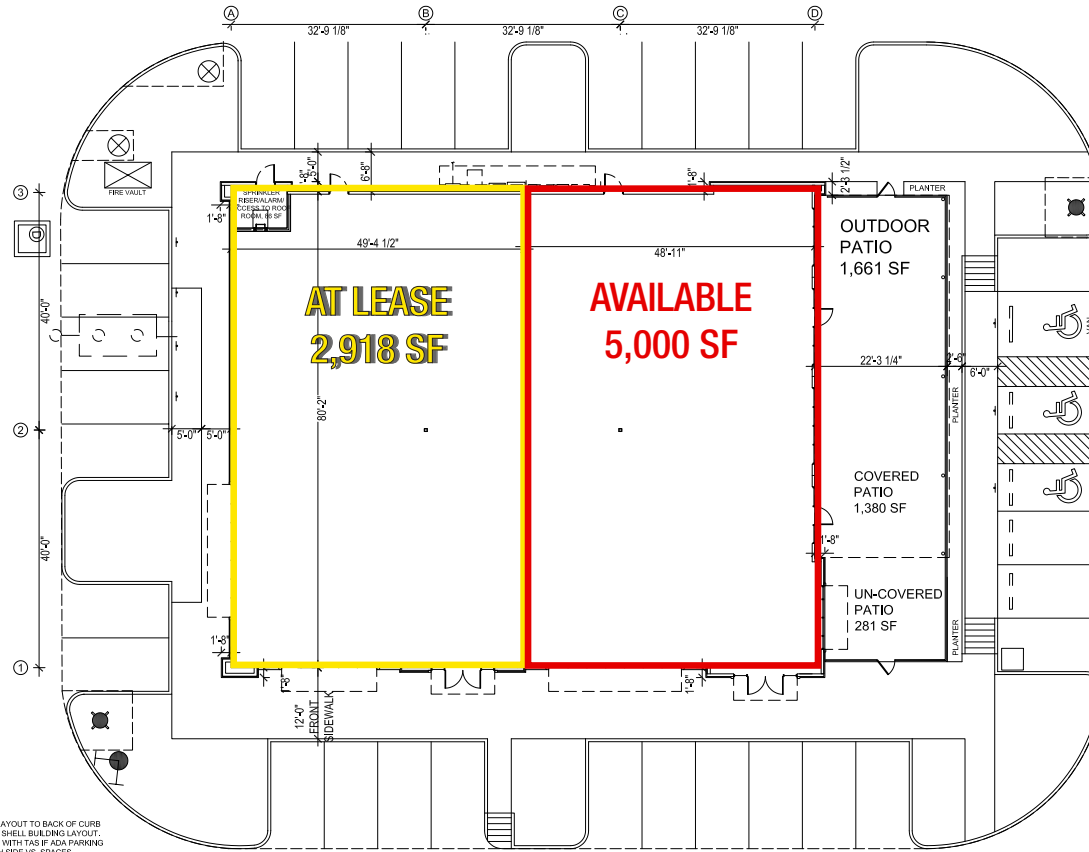
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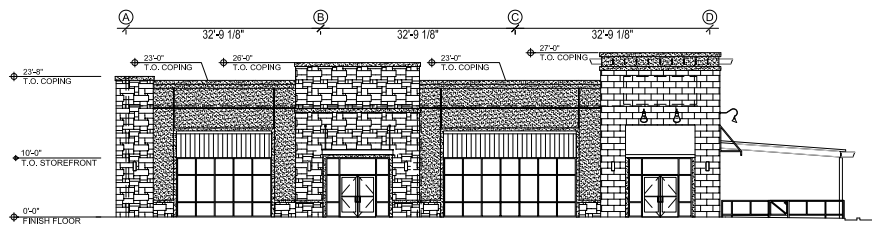
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MCKINNEY, TX | SWC US 380 & HARDIN BOULEVARD

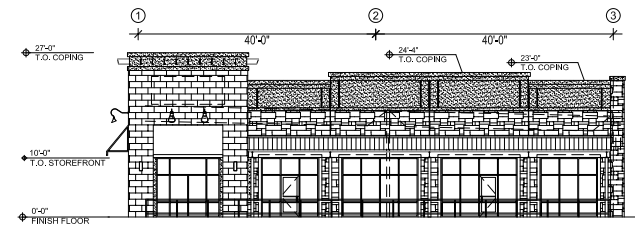


NOTES:  
 1. EXISTING PARKING LAYOUT TO BACK OF CURB WITH NEW PROPOSED SHELL BUILDING LAYOUT.  
 2. PENDING TO VERIFY WITH TAS IF ADA PARKING CAN REMAIN AT NORTH SIDE VS. SPACES ENTRANCES AT EAST SIDE

1 EXISTING PARTIAL SITE PLAN WITH PROPOSED SHELL BUILDING FLOOR PLAN  
SCALE: 1/8"=1'-0"



3 FRONT-EAST ELEVATION-HARDIN BLVD.  
SCALE: 1/8"=1'-0"



2 FRONT-NORTH ELEVATION-W. UNIVERSITY DR.  
SCALE: 1/8"=1'-0"



FOR MORE INFORMATION, PLEASE CONTACT:

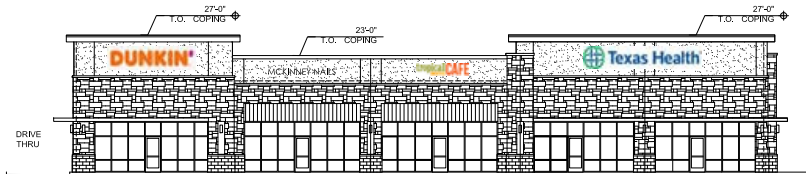
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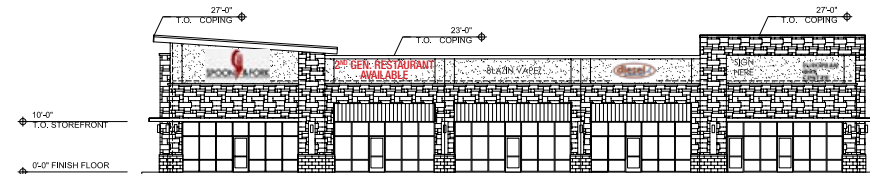
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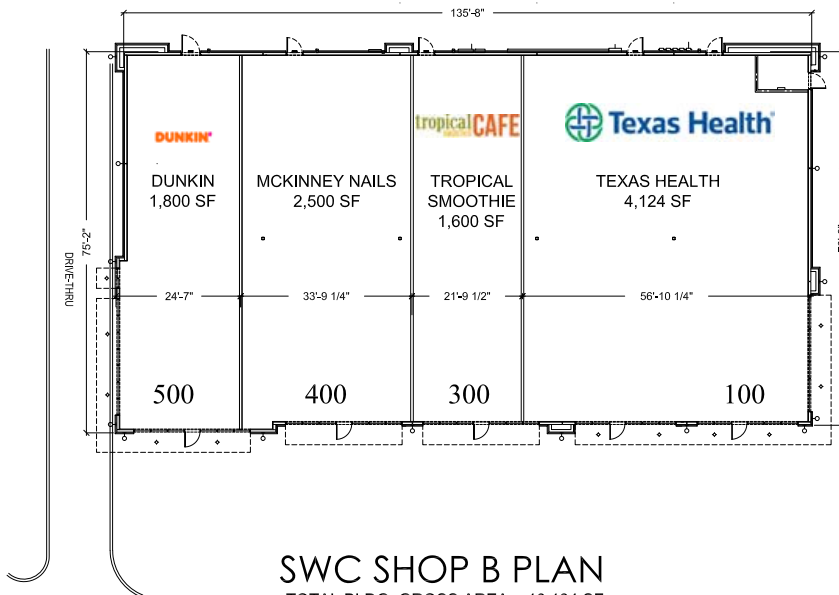
## CONCEPT SHOPS A & B FRONT ELEVATIONS & PLANS



SWC SHOP B FRONT ELEVATION

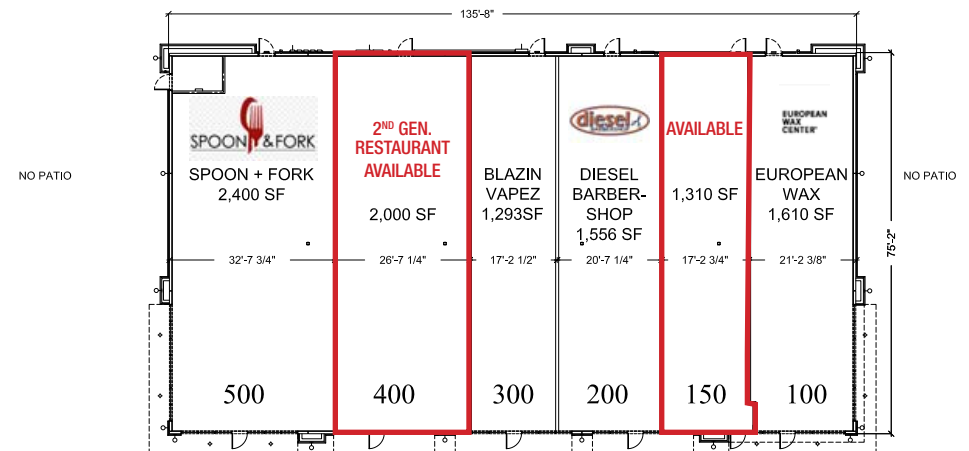


SWC SHOP A FRONT ELEVATION



SWC SHOP B PLAN

TOTAL BLDG. GROSS AREA = 10,134 SF  
TOTAL GROSS LEASE AREA = 10,024 SF



SWC SHOP A PLAN

TOTAL BLDG. GROSS AREA = 10,275 SF  
TOTAL GROSS LEASE AREA = 10,169 SF

# 380 TOWN CENTER

MCKINNEY, TX | SEC US 380 & HARDIN BOULEVARD

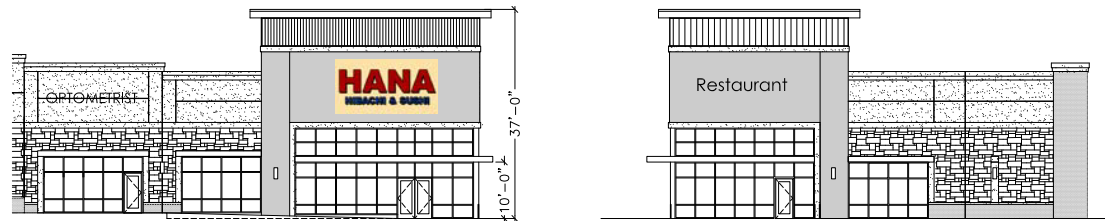


# 380 VILLAGE

MCKINNEY, TX | US 380 & HARDIN BOULEVARD

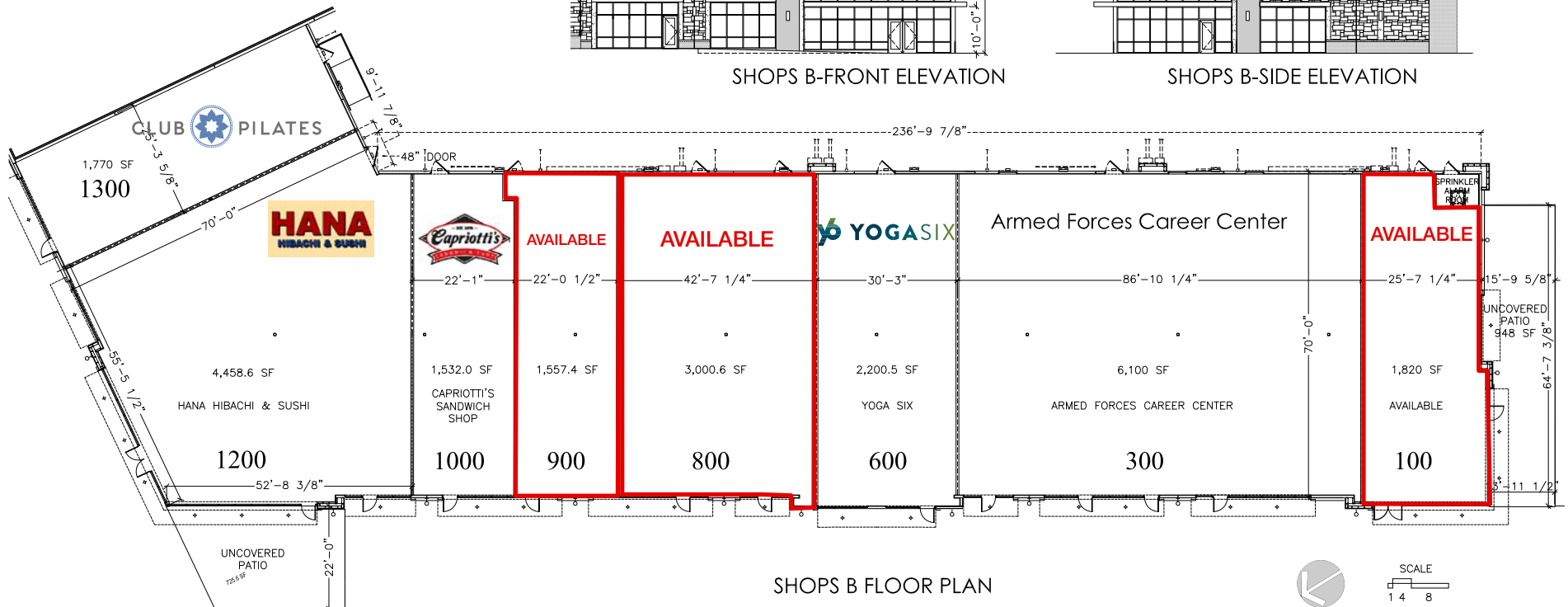


SHOPS B-FRONT ELEVATION



SHOPS B-FRONT ELEVATION

SHOPS B-SIDE ELEVATION

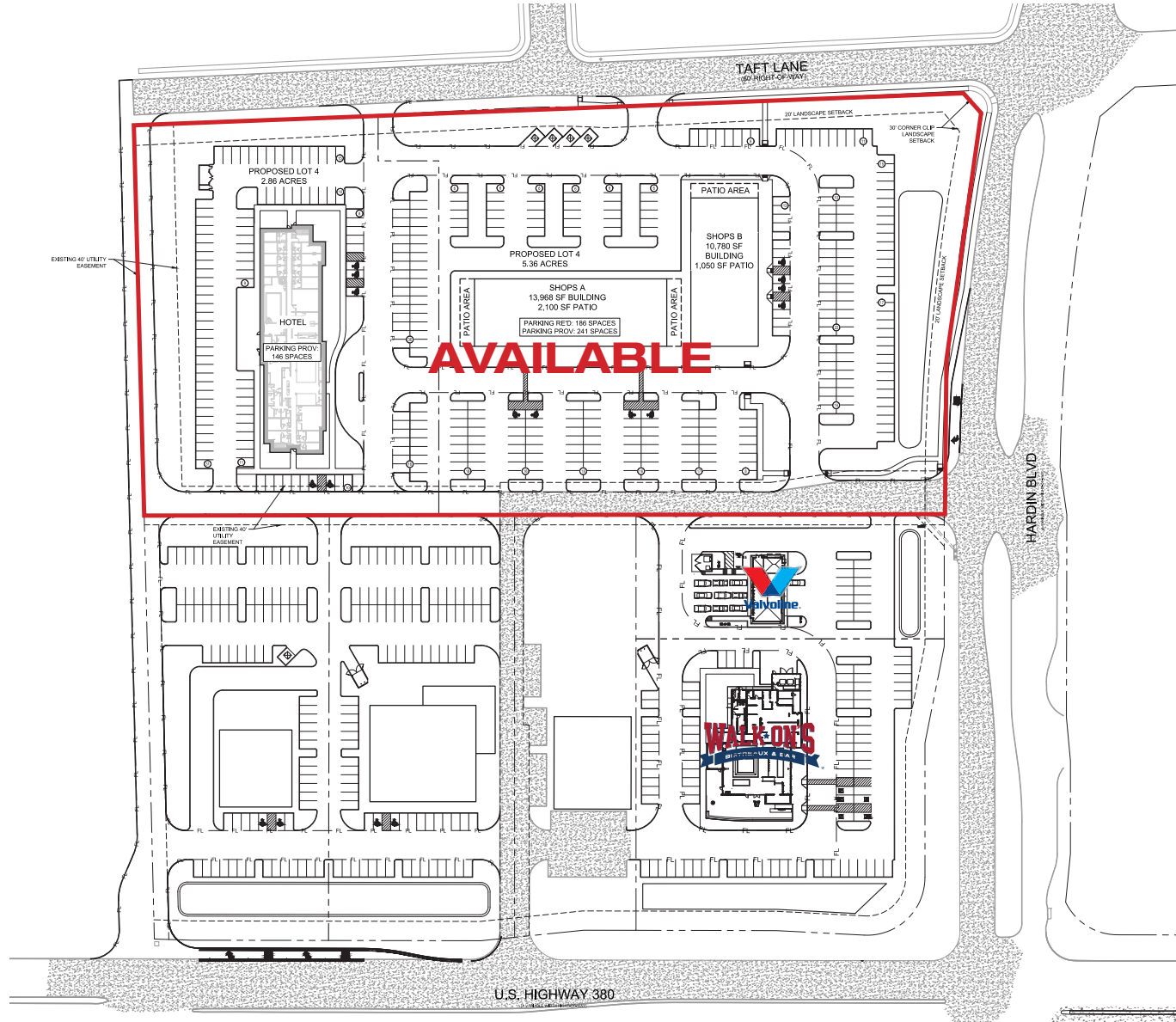


SHOPS B FLOOR PLAN



# 380 VILLAGE

MCKINNEY, TX | NWC US 380 & HARDIN BOULEVARD



# 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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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