

FOR LEASE

THE AVENUE AT MCKINNEY

SEQ US HWY 380 & CUSTER RD, MCKINNEY, TX 75071



PROPERTY INFO

- + Planned luxury and mixed-use development
- + Centrally located between Frisco, Prosper, and McKinney
- + Traffic signal on Custer Rd approved. Traffic signal on Hwy 380 preapproved.
- + Anchor tracts available
- + Ample frontage will offer both visibility and convenience
- + Proven big box intersection validated by existing Super Walmart, new Lowe's & future Kroger



MARKET INFO

- + Custer Rd is the most heavily trafficked North/South road in Northwest McKinney/Prosper
- + Ideally located to conveniently capture a combination of the highest income & most dense population along the 380 corridor
- + Approximate 25% 5-year growth rate in the trade area
- + Immediate trade area growing at 1,500 – 2,000 homes per year

2018 Demographic Summary

Variable	3 Miles	5 Miles	10-Minute
Total Population	70,012	168,921	154,927
2021 Projected Population	83,744	201,526	185,923
% Pop Growth 2016-2021	6.45%	5.78%	6.00%
% Bachelor's Degree or >	56.3%	55.6%	56.0%
Average HH Income	\$126,020	\$128,470	\$129,496
Median HH Income	\$105,662	\$106,830	\$107,335
Median Age	34.7	34.1	34.1
Median Home Value	\$270,821	\$276,816	\$280,149

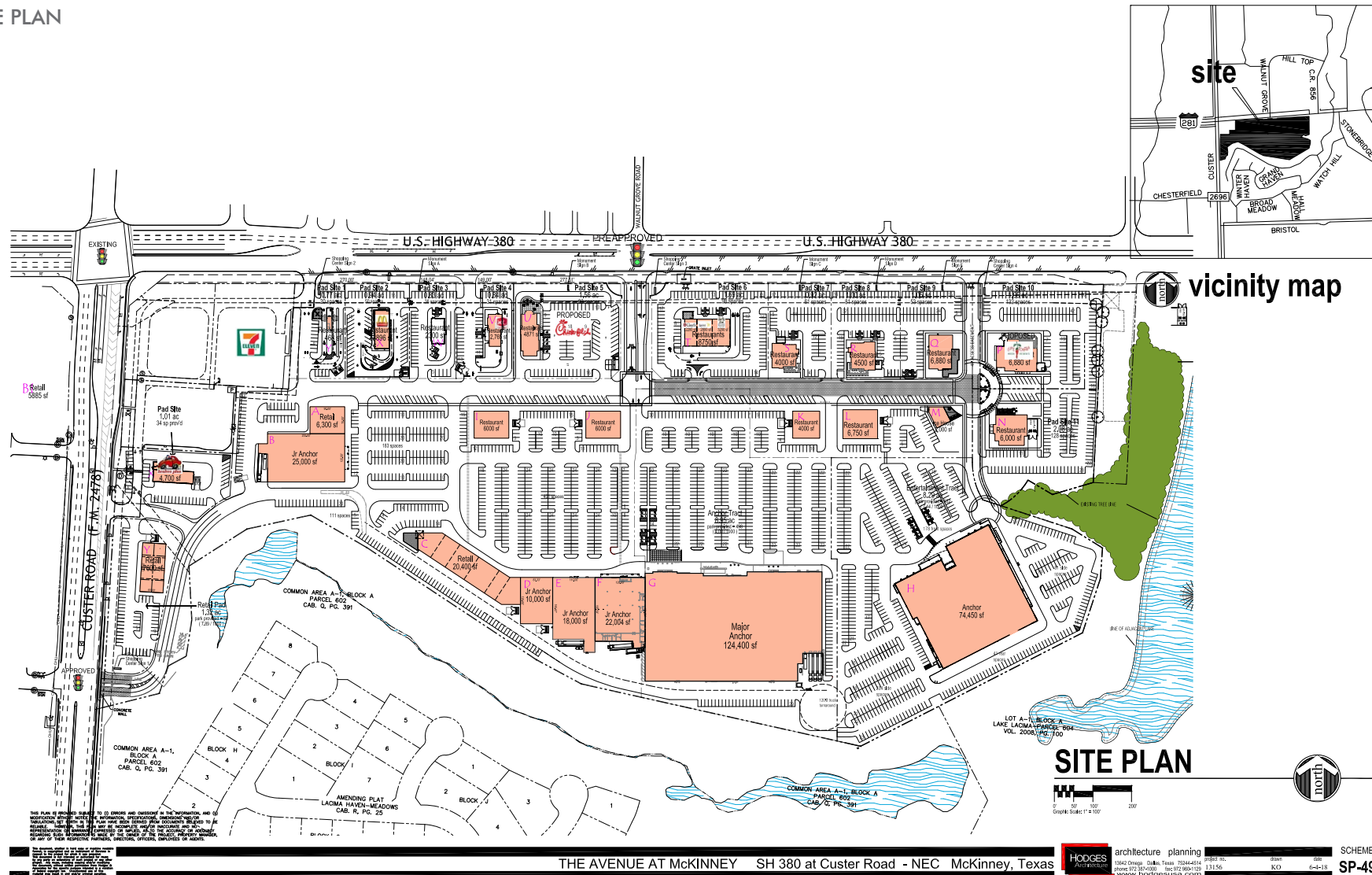
Retail Science from CBRE

www.cbre.com/TXretail

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SITE PLAN



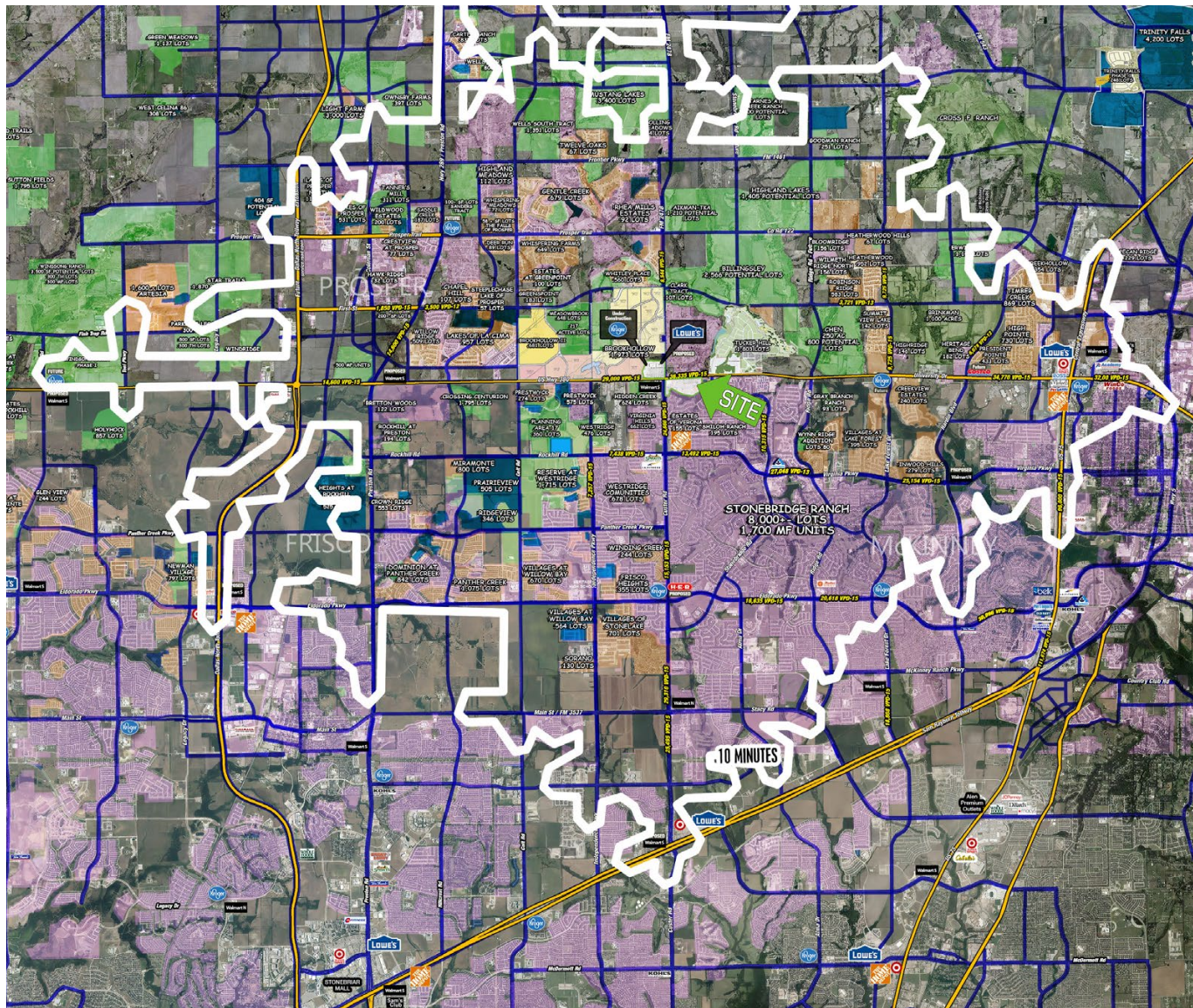
No representation, warranty, or covenant is to be implied by any information shown on this conceptual plan. Therefore, all details and information as to buildings, parking, tenants, and the like, are subject to change at any time by Landlord.

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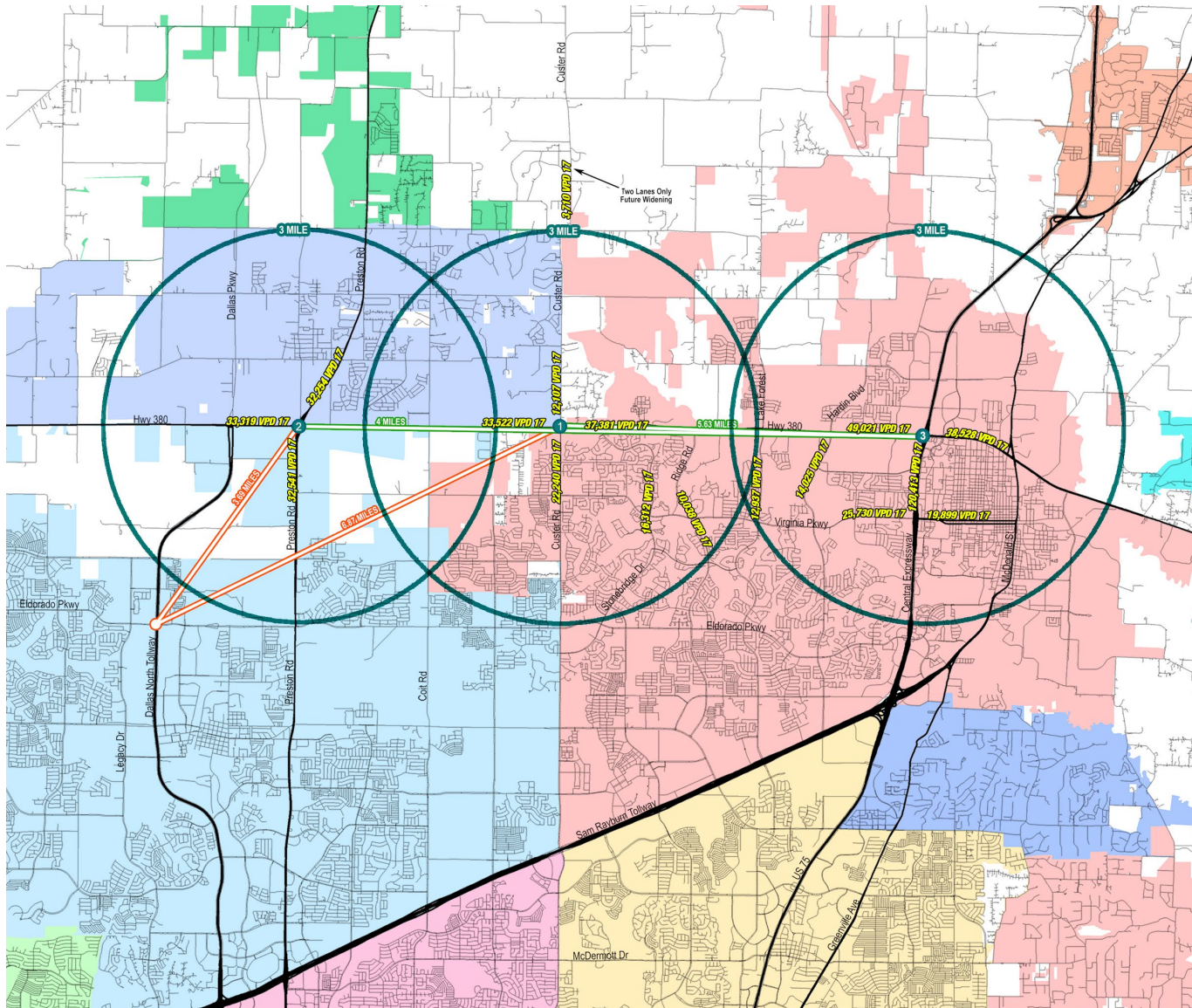
2018 Demographic Summary

10-Minute Drive

Total Population	154,927
2021 Projected Pop	185,923
5-Year Growth	6.00%
Average HH Income	\$129,496
Median HH Income	\$107,335
Total Households	50,325
Median Home Value	\$280,149
% Bachelor's Degree or >	56.0%
Median Age	34.1



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3-Mile Radius Demographics

#1 – US 380 & Custer Rd

2018 Total Population	70,012
2023 Projected Pop	83,744
% Pop Growth 2018-2023	6.45%
2018 Median HH Income	\$105,662
2018 Median Home Value	\$270,821

#2 – US 380 & SH 289

2018 Total Population	32,560
2023 Projected Pop	40,128
% Pop Growth 2018-2023	4.27%
2018 Median HH Income	\$106,981
2018 Median Home Value	\$340,595

#3 – US 380 & US 75

2018 Total Population	57,225
2023 Projected Pop	64,207
% Pop Growth 2018-2023	2.33%
2018 Median HH Income	\$87,541
2018 Median Home Value	\$204,644

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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.

_____ 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	