

VENTURE WILSON CROSSING FOR LEASE/GROUND LEASE/BTS

214.378.1212

NWC US 75 & LAUD HOWELL PKWY
MCKINNEY, TX

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DEVELOPED BY:
UCD
UNITED COMMERCIAL
DEVELOPMENT

LOCATION

NWC US 75 & LAUD HOWELL PKWY
MCKINNEY, TX 75071

SIZE

40 AC COMMERCIAL LAND

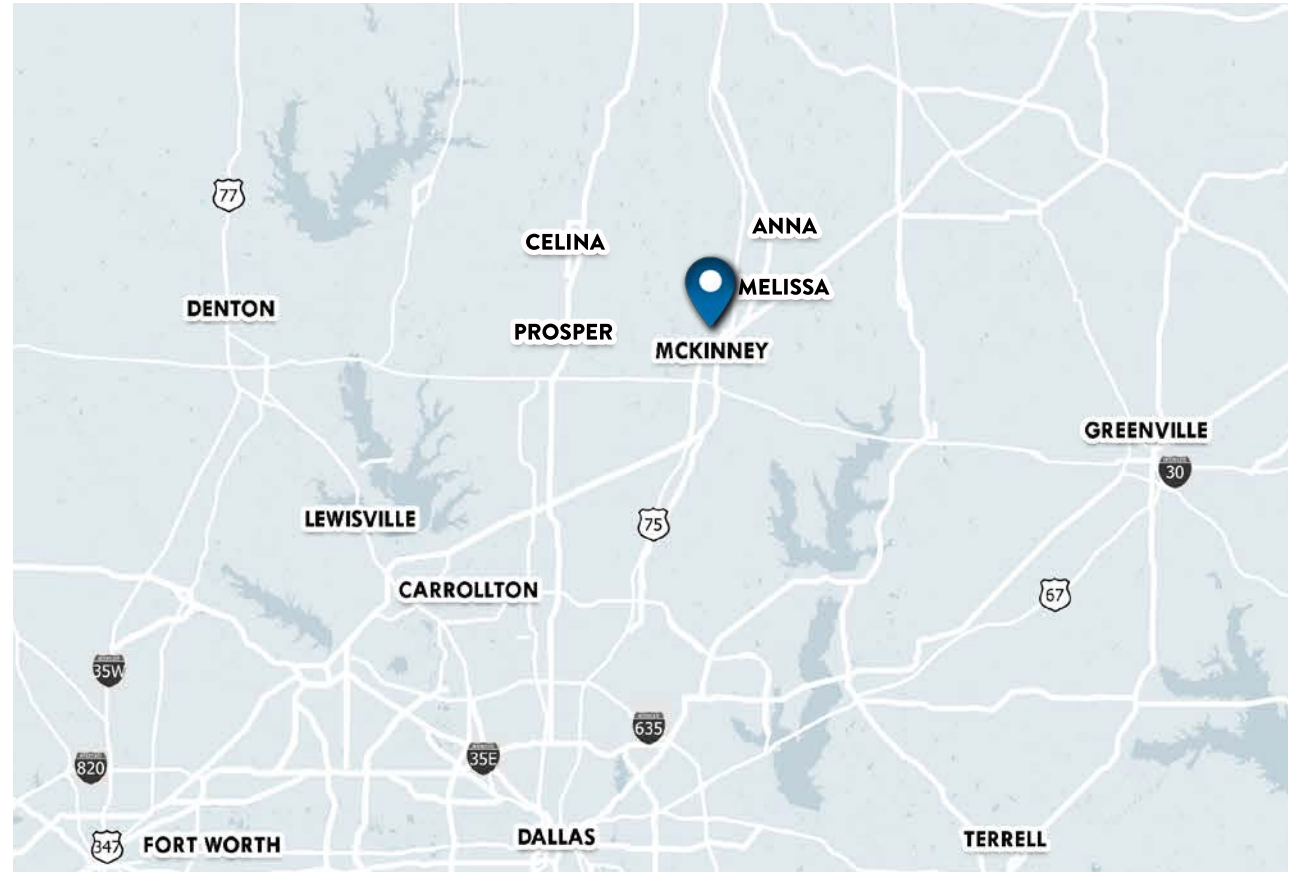
PADS AVAILABLE FOR GL, BTS
ANCHOR LAND AVAILABLE

TRAFFIC COUNTS

| | |
|------------------|-------------------------|
| US 75 | LAUD HOWELL PKWY |
| 117,627 VPD 2022 | 11,051 VPD 2022 |

PROPERTY HIGHLIGHTS

- ★ **LARGEST UNDEVELOPED RETAIL TRACT ON US 75 IN MCKINNEY, TEXAS**
- ★ **HARD CORNER INTERSECTION WITH EXCELLENT EXPOSURE TO US 75**
- ★ **SITE IS ADJACENT TO TRINITY FALLS, A 2000 ACRE MASTER PLANNED COMMUNITY WITH HOMES IN THE MID \$300S TO THE \$900S. THE COMMUNITY WILL INCLUDE 4 MCKINNEY INDEPENDENT SCHOOL DISTRICT SCHOOLS.**
- ★ **TRINITY FALLS IS ESTIMATED TO HAVE 5,000 HOMES UPON COMPLETION AND OVER 11,00 RESIDENTS. ESTIMATED COMPLETION IS PROJECTED BY 2028. CURRENT POPULATION IS 6,333 WITH MEDIAN INCOME OF \$170,000**
- ★ **ONE OF THE HIGHEST RESIDENTIAL GROWTH MARKETS IN DFW**
- ★ **LAUD HOWELL RD IS PLANNED TO BE EXTENDED AND WILL CONNECT TO FRONTIER PKWY (FM 1461)**



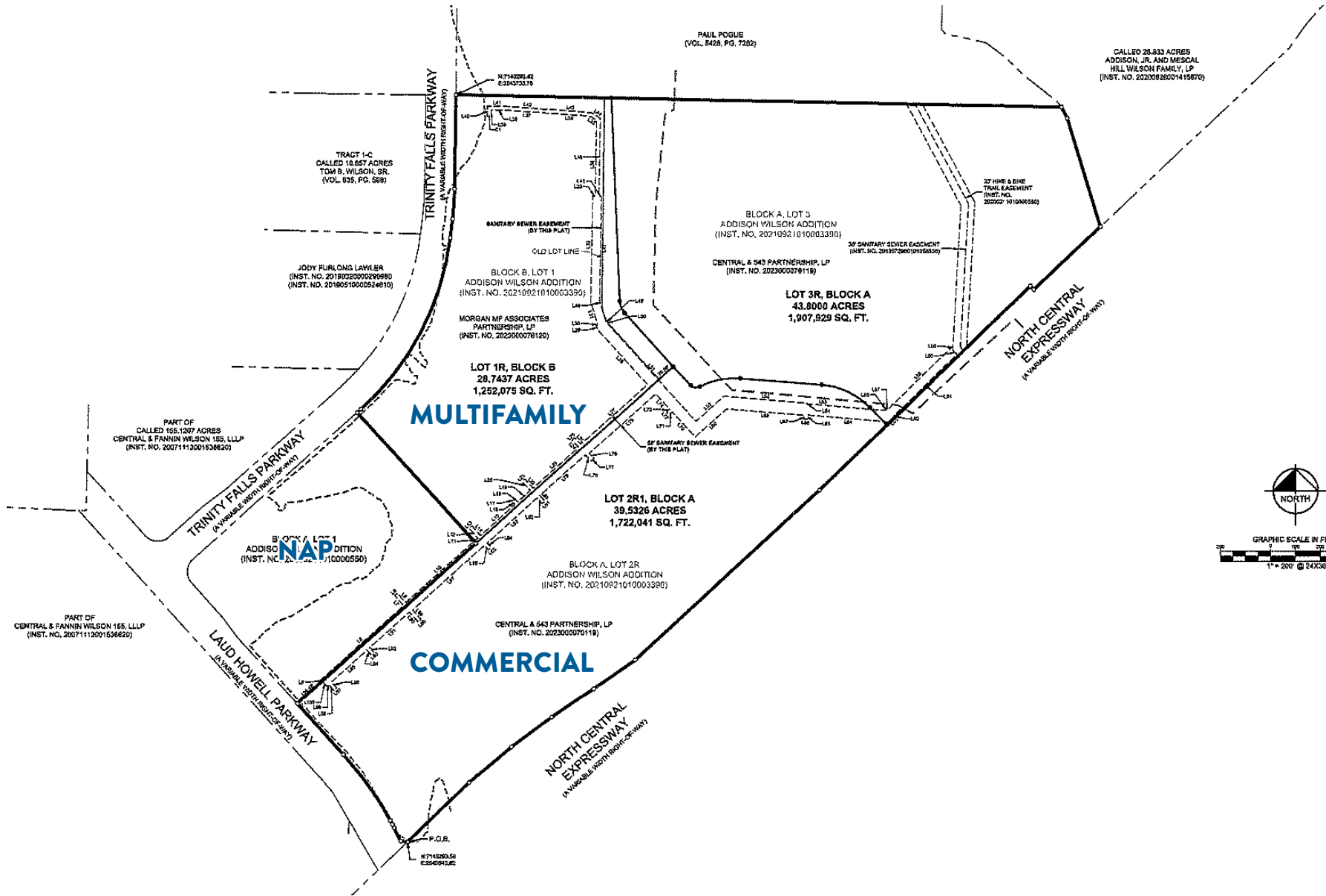
2023 DEMOGRAPHIC SUMMARY

| | 1 MILE | 3 MILES | 5 MILES | 7 MILES |
|-------------------------|-----------|-----------|-----------|-----------|
| EST. POPULATION | 887 | 26,363 | 84,709 | 175,477 |
| EST. DAYTIME POPULATION | 135 | 15,303 | 30,739 | 49,591 |
| EST. AVG. HH INCOME | \$119,350 | \$120,239 | \$127,394 | \$141,365 |

AREA ATTRACTIONS





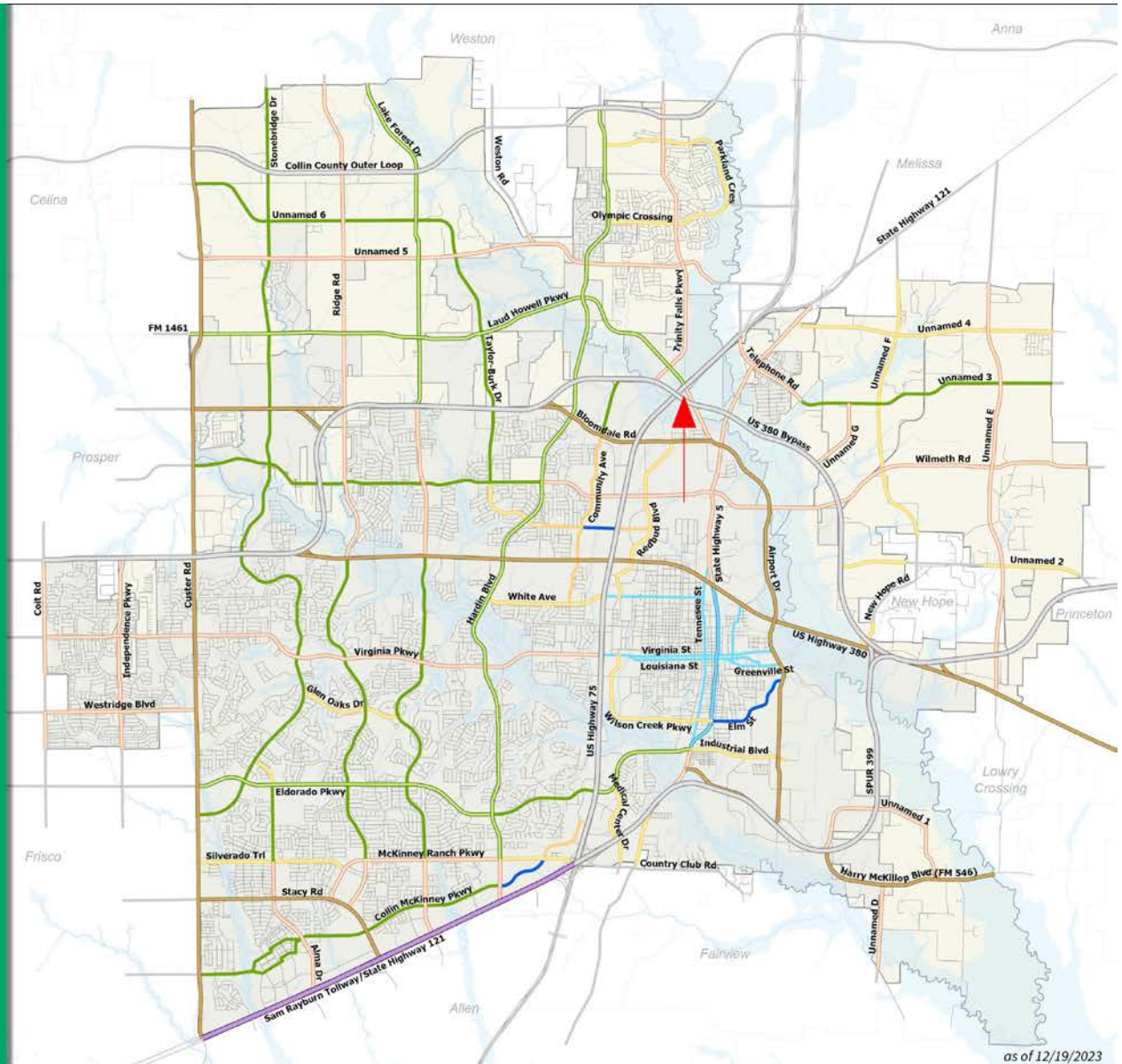


MASTER THOROUGHFARE PLAN

LEGEND

-  Major Regional Highway/Multi-Modal
-  Tollway
-  Principal Arterial (130' - 6 lanes)
-  Major Arterial (124' - 6 lanes)
-  Greenway Arterial (140' - 6 lanes)
-  Greenway Arterial (120' - 4 lanes)
-  Minor Arterial (100' - 4 lanes divided)
-  Minor Arterial (80' - 4 lanes undivided)
-  Minor Arterial (70' - 3 lanes)
-  Town Thoroughfare (4 lanes)
-  Town Thoroughfare (2-3 lanes)
-  McKinney City Limits
-  McKinney ETJ
-  Other Cities

Disclaimer: The Master Thoroughfare Plan provides generalized locations for future thoroughfares. Alignments may shift as roads are engineered and designed to accommodate floodplain areas and to meet sound engineering and urban planning principles. The Roadway lines shown on the plan are not precise (site specific) locations of future thoroughfares.



as of 12/19/2023





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SUITE 720
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DEVELOPED BY:



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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 supervised by a broker to perform any services 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:

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| | | | |
|---|---------------------|-------------------------------------|---------------------|
| Venture Commercial Real Estate, LLC | 476641 | info@venturedfw.com | 214-378-1212 |
| Broker’s Licensed Name or Primary Assumed Business Name | License No. | Email | Phone |
| Michael E. Geisler | 350982 | mgeisler@venturedfw.com | 214-378-1212 |
| Designated Broker’s Name | License No. | Email | Phone |
| XXXXXXXXXXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXX | XXXXXXXXXXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXX |
| Agent’s Supervisor’s Name | License No. | Email | Phone |
| Amy Pjetrovic | 550374 | apjetrovic@venturedfw.com | 214-378-1212 |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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| Easley B. Waggoner, Jr. | 433572 | ewaggoner@venturedfw.com | 214-378-1212 |
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