

# ELDORADO PLAZA

McKinney, Texas



## SHOPPING CENTER TENANTS

COMING SOON



*la Madeleine*  
FRENCH BAKERY & CAFE

Pier 1 imports

COST PLUS  
WORLD MARKET

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belk  
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Jenco Realty

## HIGHLIGHTS

- Community center located in the heart of affluent, established McKinney neighborhoods
- Excellent access and visibility from US-75 and Eldorado Pkwy.
- New interchange and entrance ramp completed in 2013
- Proven trade area for national restaurants and retailers
- Future area for development

## PROPERTY INFORMATION

### LOCATION

NWC of Hwy 75 at Eldorado Parkway  
McKinney, Texas

### SIZE

28,016 SF

14,803 SF

### NNN:

\$6.45 PSF

### TRAFFIC COUNTS

Highway 75: 124,000 VPD

Eldorado Pkwy: 32,803 VPD

### DEMOGRAPHICS

2014 Est. Population

2014 Est. Avg. HH Income

1 Mile

9,007

\$85,115

3 Mile

70,641

\$97,898

5 Mile

172,128

\$108,235

The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate makes no guarantee, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price, prior to sale or lease, or withdrawal without notice.

VENTURE

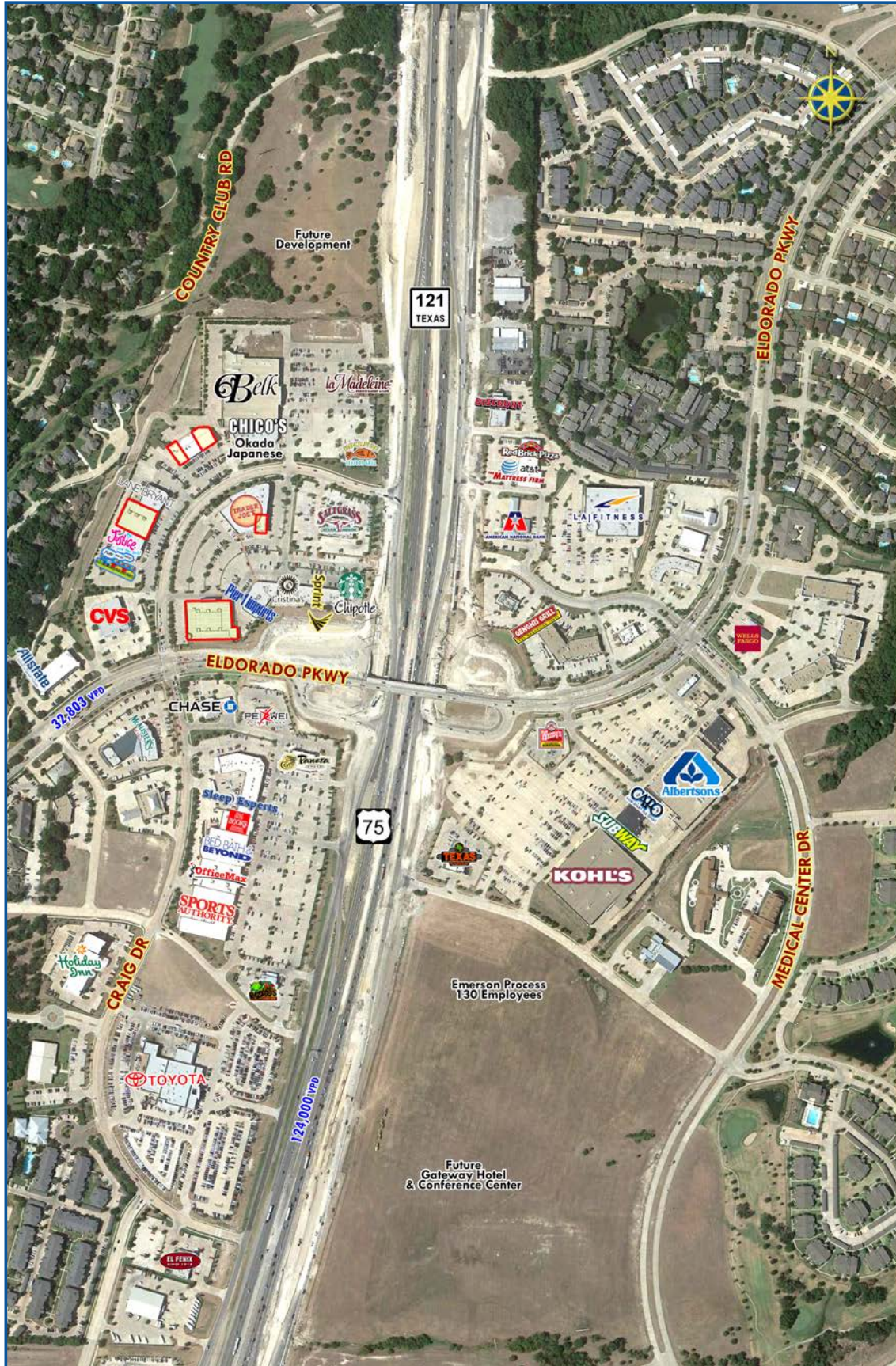
COMMERCIAL WWW.VENTUREDFW.COM

ANCHOR, SHOP SPACE AND PAD SITES AVAILABLE



# ELDORADO PLAZA

McKINNEY, TEXAS







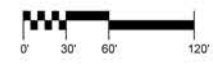
Suite #	TENANT	SF	Suite #	TENANT	SF
100C	Chipotle	2609 sf	100E	Play & Go	7321 sf
102C	Starbuck's	1416 sf	102E	Justice	4,000 sf
104C	Sprint	3000 sf	2950	Vacant Retail	14,800 sf
108C	Cigars & More	900 sf	300F	Lane Bryant	4420 sf
109C	Griffin Jewelers	2153 sf	302F	Sport Clips	1103 sf
110C	Christina's	4067 sf	304F	Scotty P's	3045 sf
101AB	Patio's Pizza & Cafe	3245 sf	100K	Vacant Retail	2025 sf
100AB	Pier 1 Imports	10,105 sf	105K	Hollywood Nails	1839 sf
2975	Vacant Retail	28,016 sf	120K	Massage Envy	3000 sf
2851	Trader Joe's	18,100 sf	125K	Clothing Mentor	3144 sf
200D	Vacant Retail	5000 sf	130K	Vacant Retail	1830 sf
202D	Ben & Jerry's	1177 sf	140K	Vacant Retail	1982 sf
104D	Sports Nutrition	1206 sf	100G	Okada	3500 sf
206D	Yankee Candle	1679 sf	102G	Shelby Salon	1932 sf
			104G	Chico's	3002 sf
			106G	Subtly Southwest	3144 sf
			2750	Belk's	65,000 sf
			Outparcel	La Madeleine	5355 sf

Suite #	TENANT	SF
300DB	Selerex	9,854 sf

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# MASTER LEASING PLAN



Updated 4-5-13

ELDORADO PLAZA MCKINNEY, TEXAS

**HODGES & ASSOCIATES** architecture planning  
13642 Omega Dallas, Texas 75244-4514  
phone: 972.387.1000 fax: 972.960.1129  
www.hodgesusa.com

project no.	drawn	date	SCHEME
01138-31	KO	4-5-13	LP-71





Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

## Information on Brokerage Services

*What to Know Before Working with a Real Estate Broker*

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*(Form 5/98)*

Eldorado Plaza, McKinney, Texas

**Property:** \_\_\_\_\_  
**In this transaction, Venture Commercial Real Estate, LLC, is:**

☒ **agent for Owner/Landlord only;** ☐ **agent for Buyer/Tenant only;** or ☐ **an intermediary.**

*Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.*

Owner or Landlord

Date

Buyer or Tenant

Date