



KROGER MARKETPLACE

SWC - LAKE FOREST DR. & U.S. 380
MCKINNEY, TX | PAD SITES/SHOP SPACE AVAILABLE



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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024



PAD SITES AVAILABLE

ANAMIA'S
TEX-MEX

SUPERCUTS

PET SUPPLIES PLUS

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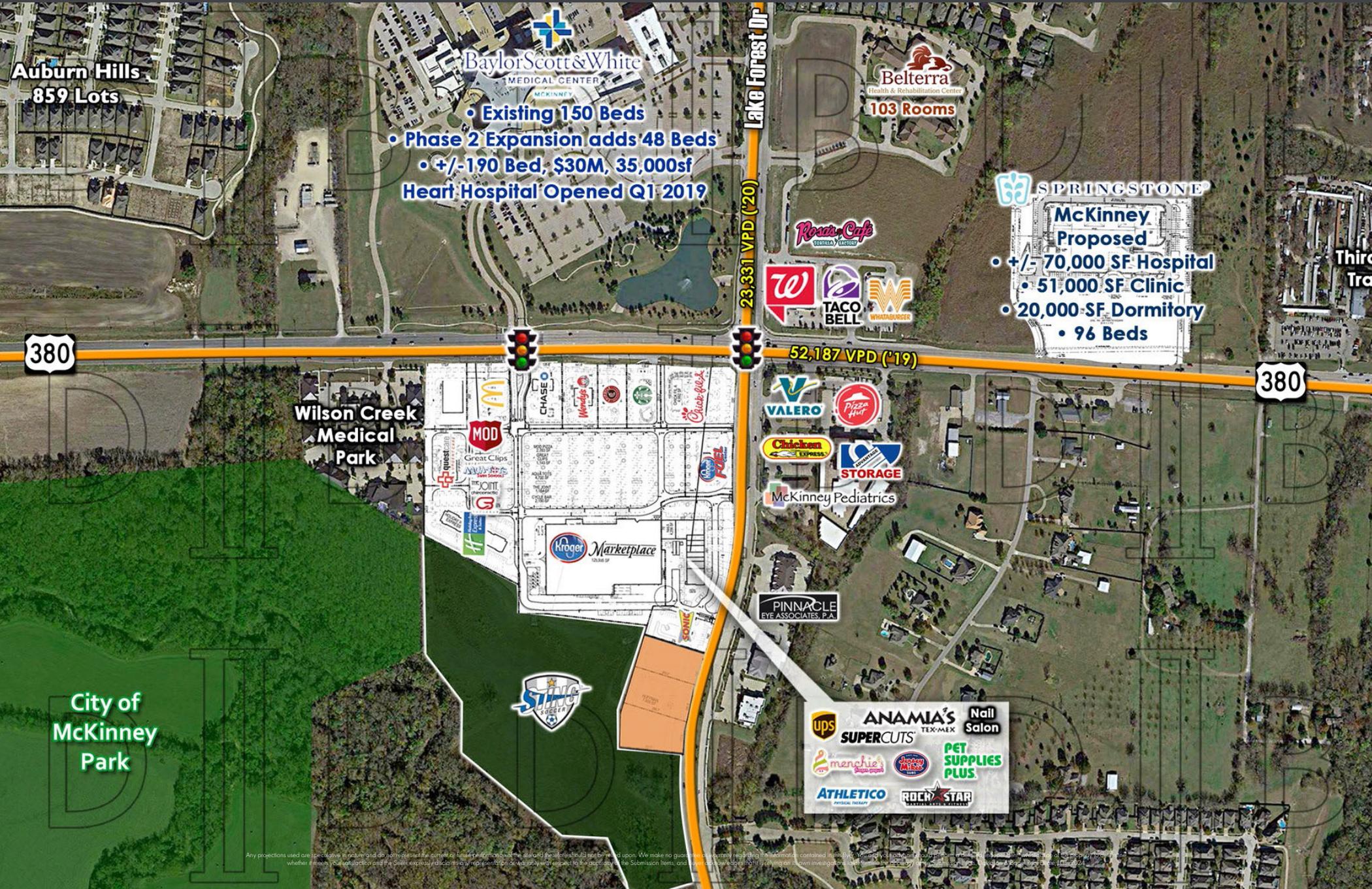


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LAKE FOREST DR. & U.S. 380

CLOSE AERIAL



Auburn Hills
859 Lots

Baylor Scott & White
MEDICAL CENTER
MCKINNEY

- Existing 150 Beds
- Phase 2 Expansion adds 48 Beds
- +/- 190 Bed, \$30M, 35,000sf
- Heart Hospital Opened Q1 2019

Belterra
Health & Rehabilitation Center
103 Rooms

SPRINGSTONE
McKinney Proposed

- +/- 70,000 SF Hospital
- 51,000 SF Clinic
- 20,000-SF Dormitory
- 96 Beds

380

Lake Forest Dr
23,331 VPD (~20)

52,187 VPD (~19)

380

Wilson Creek Medical Park

City of McKinney Park

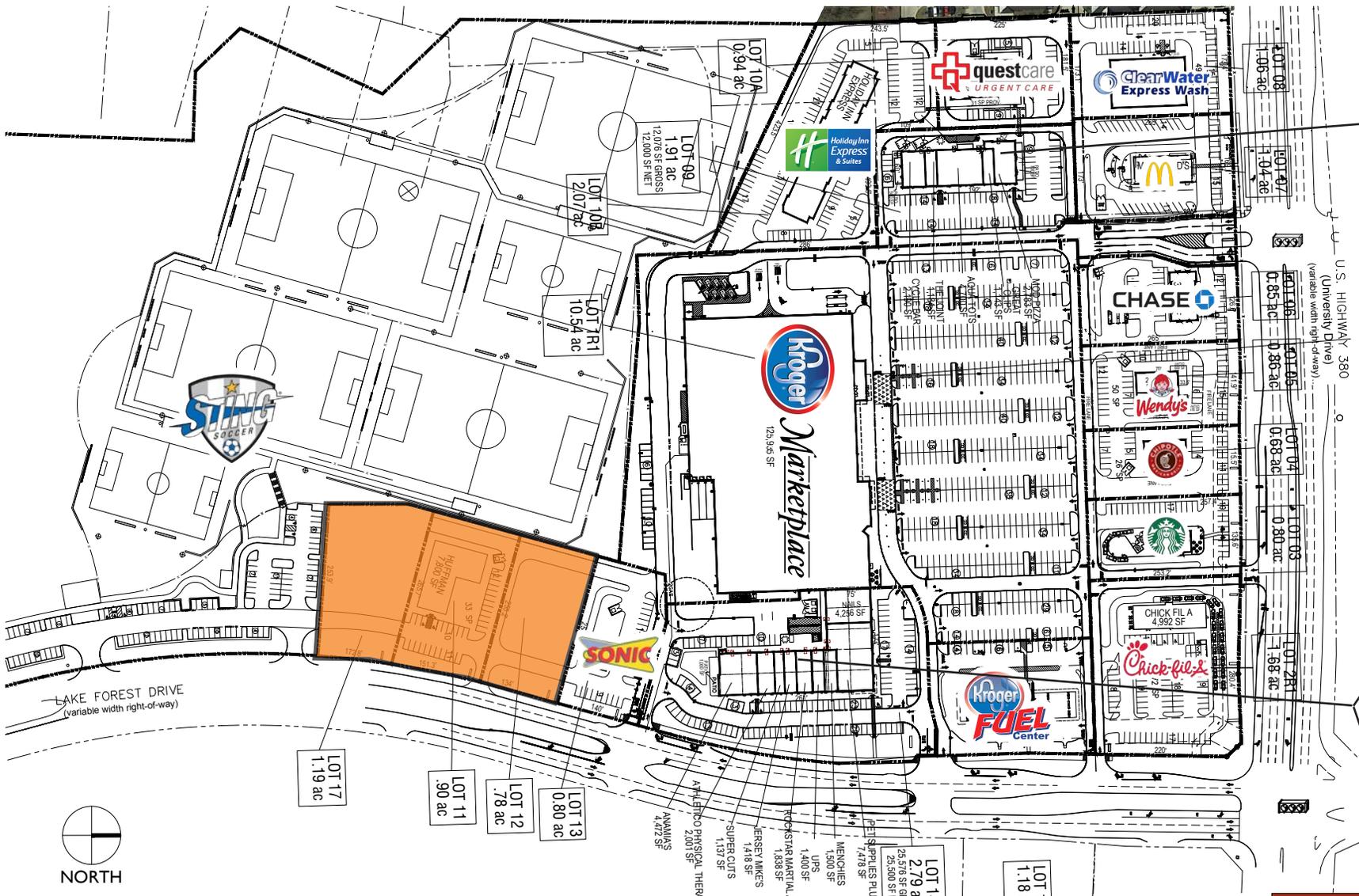
Commercial and Medical Facility Log:

- Walmart
- Taco Bell
- Wendy's
- Chick-fil-A
- Chase
- Wendy's
- Starbucks
- Chick-fil-A
- Valero
- Pizza Hut
- Chick-fil-A Express
- Storage
- McKinney Pediatrics
- Pinnacle Eye Associates, P.A.
- Kroger Marketplace
- MOD
- Great Clips
- Walmart
- Chick-fil-A
- UPS
- ANAMIA'S TEX-MEX
- Nail Salon
- menchie's
- PET SUPPLIES PLUS
- ATHLETICO
- ROCK STAR

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Pad Site Available

Retail Space Available



US 380 & Lake Forest Dr.
UCD

McKinney, TX

SP-135



Date: 02.27.19

Scale: 1"=90'

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PROPERTY INFORMATION



SIZE:

Pad Sites/Shop Space Available



TRAFFIC COUNTS:

U.S. 380 (W of Lake Forest): 32,696 VPD

U.S. 380 (E of Lake Forest): 41,118 VPD

Lake Forest Dr. (N of 380): 15,902 VPD

Lake Forest Dr. (S of 380): 10,567 VPD



ZONING:

"BG" - General Business - Designed to provide for a wide range of retail and service establishments



UTILITIES:

Available On Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	7,237	76,096	203,930
% Proj Growth 2023-2028	1.62%	1.88%	1.33%
2023 Average HH Income	\$155,134	\$162,040	\$146,852
2023 Median HH Income	\$127,123	\$123,832	\$109,511

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Davidson & Bogel Real Estate, LLC © 2024

DFW SURPASSES 8M RESIDENTS, ADDS MORE PEOPLE THAN ANY OTHER US METRO, CENSUS BUREAU REPORTS

DALLAS
BUSINESS JOURNAL



ESTIMATED 150,000-PLUS PEOPLE ADDED TO METROPLEX POPULATION

The Dallas-Fort Worth Metroplex experienced the largest metropolitan population growth in the nation last year, adding approximately 418 residents a day, according to recent U.S. Census Bureau data.

With an increase of 152,598 people, DFW surpassed 8 million total residents as of July 1, 2023. The Houston-Pasadena-Woodlands metro area experienced the second largest increase in the country and added 139,789 residents, bringing its total population to 7.5 million. The Austin metro area was seventh and added 50,105 people.

Roughly 60% of U.S. counties experienced population growth in the mid-2022 to mid-2023 time frame, and counties in the South had the fastest

growth, the Census Bureau reported. Roughly 67% of counties in the southern region saw population growth, up from 59% in 2022.

Six out of the 10 fastest growing counties in the nation were in Texas. Kaufman and Rockwall counties grew the fastest and saw 7.6% and 6.5% growth, respectively.

Eight out of the 10 counties with the largest population gains were also in the state.

Collin County experienced the second largest population increase in the country and added 36,364 people to reach 1.19 million total residents. Houston's Harris County was No. 1 with the addition of 53,788 residents — making it the third most populous county in the U.S. at 4.83 million residents.

Half of the counties with the highest levels of domestic migration were also in Texas. Collin County saw the fourth-largest domestic inflow with 20,749 residents relocating into the area. Denton County was fifth and saw 19,262 people move into the area.

Dallas County, however, placed eighth for outflow and saw 34,330 people leave the county, up from the 18,985 who left in 2022.

BIG COMMUNITY ON THE WAY IN MCKINNEY WILL BRING MUCH-NEEDED HOMES

DALLAS MORNING NEWS

Two big builders are teaming up to develop a new residential community in McKinney with almost 1,400 homes.

Taylor Morrison and PulteGroup are building the first phase of their 450-acre Highland Lakes community in Collin County. The major housing development is north of U.S. Highway 380 on Bloomdale Road near FM 1461.

Houses in the community will start in price in the low \$300,000s.

“Highland Lakes will be a flagship development for Taylor Morrison on the east side of D-FW,” Keith Hurand, president of Taylor Morrison’s Dallas Division, said in a statement. “It is an ideal location in northern McKinney that has extensive open space, including a beautiful lake and scenic views.”

Taylor Morrison plans to build 688 houses in Highland Lakes ranging from 1,650 to 3,450 square feet.

Pulte Homes will have another 688 houses that are from 1,690 to 3,600 square feet in size.

Highland Lakes will also have a community center with a pool and fitness center plus a park. A trail system will link homes with the existing lake on the property.

The first model houses will be ready in the second half of 2022.

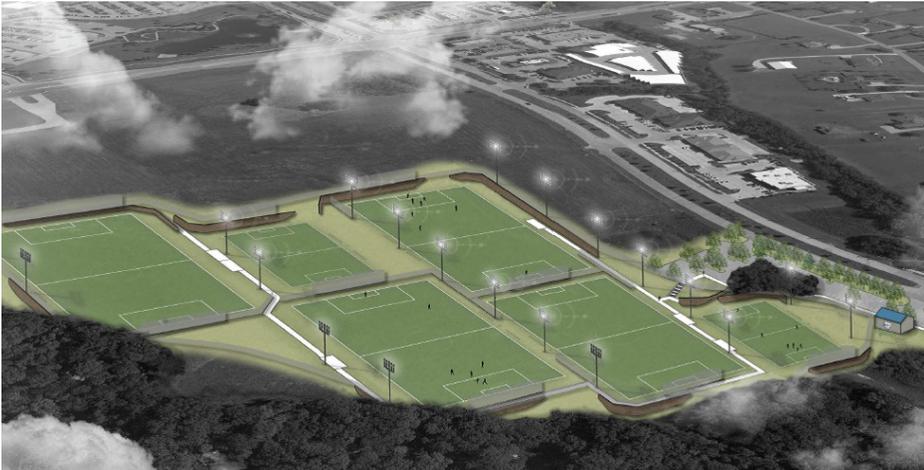
Highland Lakes is one of the largest of several recent new residential communities to kick off in Collin County.

“It has everything a new homebuyer is looking for — the right location, amazing amenities and great schools,” Bryan Swindell, division president for PulteGroup in the Dallas-Fort Worth area, said in a statement.

With record demand for new homes, builders are scrambling to acquire home building sites for new construction.

Home starts in the D-FW area rose by about a third in 2020, putting the pinch on builders hunting land.

STING SOCCER ANNOUNCES THEIR NEW MCKINNEY SOCCER COMPLEX



The Sting Soccer Organization is pleased to announce the addition of yet another facility that has begun development in McKinney, Texas.

The new McKinney complex location becomes the ninth training facility for the Sting Soccer Organization in the DFW metroplex and marks the organization's commitment to continually expand its footprint and provide a convenient local facility for its expanding membership.

The facility will feature four full size fields, two 7v7 fields, a goalkeeping training area, a fitness training area, and a pavilion with concession stand, and will serve not only as a primary training facility for the Sting Soccer Organization. Located right across from the Baylor Scott & White Hospital at the intersection of Lake Forest and 380, the facility is nestled in a growing development and will be surrounded by restaurants, hotels, a Kroger, and other local businesses.

With heavy commercial and residential growth in the northern part of the DFW area the owner of the Sting Soccer Organization, Brent Coralli, shares excitement about the project – “The McKinney area along with the northern part of DFW area is rapidly expanding. It also represents an area of the Metroplex where we do not currently have a training and game facility. With our continued growth over the past several years we felt it important to secure and develop a facility in this area to accommodate and promote further expansion of our Organization.”

With landscape architect plans drawn, and civil engineering in process, the McKinney Soccer Complex project is well underway after a significant amount of time and effort over the past two years. It promises to provide yet another state of the art training location for the Sting Organization as it continues to provide an unparalleled soccer solution for the DFW community.

BAYLOR TO OPEN A NEW \$30 MILLION HEART HOSPITAL IN MCKINNEY IN 2019

THE DALLAS MORNING NEWS



Construction may begin this month on a new 35,000-square-foot heart hospital slated to open in first quarter of 2019 on the Baylor Scott and White Medical Center McKinney campus.

The new Heart Hospital Baylor McKinney will serve patients in need of cardiovascular care in Collin and Grayson counties, as well as in parts of Oklahoma, according to Baylor Scott and White Health executives. The facility will sit on the northwest corner of the existing campus.

Baylor initially approached McKinney about the possibility of a building expansion in September, said Brian Lockley, the city's director of planning.

A site plan for the facility was approved by the city's planning department in November. Approval for construction is still pending, but the site has met certain planning and engineering requirements, Lockley said.

The facility will include an outpatient nursing unit and four procedure rooms. It will have 22 ambulatory surgery beds and offer more complex heart procedures, such as electrophysiological services and catheterization, said Baylor's chief strategy officer, LaVone Arthur, in a phone call.

It's the latest expansion to the nearly 57-acre Baylor McKinney campus that opened in 2012 with a \$195 million, 95-bed hospital on the northwest corner of U.S. 380 and Lake Forest Drive.

Since then, the campus has undergone other expansions. Those include doubling the size of the emergency room; adding 48 new beds (to a total of 143) and a second physician office building; providing extra parking; and creating a physical rehabilitation gym and an orthopedic unit.

The heart hospital will cost an estimated \$30 million to construct, according to Baylor Scott and White Health, and add 60 staff members to the medical campus that already employs over 600.

HUGE MCKINNEY LAND SALE IS LARGEST IN THE AREA THIS YEAR

THE DALLAS MORNING NEWS



New York-based developer JEN Partners has bought more than 1,100 acres for a new residential community.

A New York-based community builder and investor has purchased a huge McKinney development site.

JEN Partners has acquired more than 1,100 acres north of U.S. Highway 380 near Lake Forest Boulevard.

The property is one of the largest undeveloped tracts of land in that area of Collin County and is one of the biggest suburban land sales in North Texas this year.

JEN Partners purchased the big residential site from Brinkmann Ranches of Collin County, the longtime owner of the land.

Previous development plans for the property called for more than 3,000 homes.

JEN Partners officials confirmed the sale. The new owners plan a formal announcement of their plans for the property in the next week to 10 days, operating partner Michael Brady said in an email.

JEN Partners has already been active in North Texas.

“They’ve been here for a long time, mainly doing finance work for a lot of the builders,” said Ted Wilson, principal with Dallas-based housing analyst Residential Strategies.

Wilson said the McKinney property the company just purchased has long been sought by builders because of its location just west of U.S. Highway 75.

“It’s a big deal — there will be a lot of builder interest in the property,” he said.

JEN Partners has already sold a 126-acre portion of the property to a top local builder. Greenbrick Partners, whose builders include CB Jeni Homes, Normandy Homes and Centre Living Homes, purchased the land, according to Collin County deed records.

JEN Partners is still working through entitlements for the property with the city of McKinney.

The New York-based residential community firm has invested more than \$4 million in residential land and funded homebuilders around the country.

JEN Partners has done developments in markets in Maryland, Virginia, North Carolina, Georgia, Florida, Texas, Colorado, Arizona and California.

The McKinney purchase comes at a time when demand is surging for residential building sites in North Texas.

During the most recent quarter, builders increased Dallas-Fort Worth starts by almost 18% from a year ago as record low home mortgage rates have increased demand for new houses.

The McKinney sale is the second big residential transaction this year by Brinkmann Ranches.

In June, the Collin County land owner sold 637 acres in Frisco to Landon Development for a planned \$1 billion residential community.

3,400-HOME PAINTED TREE DEVELOPMENT IN MCKINNEY CALLED 'PERFECT STORM OF OPPORTUNITY'

DALLAS BUSINESS JOURNAL



A large, new residential community in McKinney is gearing up to get under construction next year, ultimately bringing about 3,400 homes with 25 miles of hiking and walking trails and a 200-acre greenbelt around a 20-acre lake.

Located north of U.S. Highway 380 near Lake Forest Boulevard, the new community of Painted Tree will include homesites ranging from detached townhomes and cottages to larger family homes and some custom homesites. It will also include multifamily and commercial.

Oxland Group, a Dallas-based development and consulting firm, presented plans for the 1,100-acre development to the city of McKinney last week.

"What made this deal appealing to us and others is the lack of supply, particularly in the McKinney market," Tom Woliver, president and partner of Oxland Group, said Tuesday in an interview with the Dallas Business Journal.

"It's kind of a greenfield infill project with a lot of development wrapped around this deal," Woliver said. "You add that to it being a great place to live in McKinney and the demand here and the supply being so low and it's the perfect storm of opportunity."

JEN Partners, an investor in residential land and homebuilding companies, bought the development site earlier this month. Plano-based Green Brick Partners is the first builder to close on lots at Painted Tree, and a "long list" of homebuilders are in active discussions to be part of the development, Woliver said.

The focus of Painted Tree will be on walkability and the outdoors, he said.

"What we're offering as amenities will be a little bit different than a pre-COVID world," Woliver said. "We're looking at embracing an open, outdoor lifestyle. You're home, we're envisioning, is your trailhead. People are going to be living at home, working from home, schooling from home, working out at home. We're trying to design a community in a way where your home is your castle, but it's really your community."

LAKE FOREST DR. & U.S. 380

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

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; buyer: and
- (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 instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions 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.

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SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Buyer/Tenant/Seller/Landlord Initials

Date

