



214.378.1212

SWC CUSTER RD & VIRGINIA PKWY McKINNEY, TX

SWC CUSTER RD & VIRGINIA PKWY | McKINNEY, TX

PROPERTY FOR LEASE

LOCATION



SIZE

 LAND
 BUILDING

 39,945 SF
 8,394 SF

AVAILABLE SPACES

APPROX 4,400 SF (DIVISIBLE)

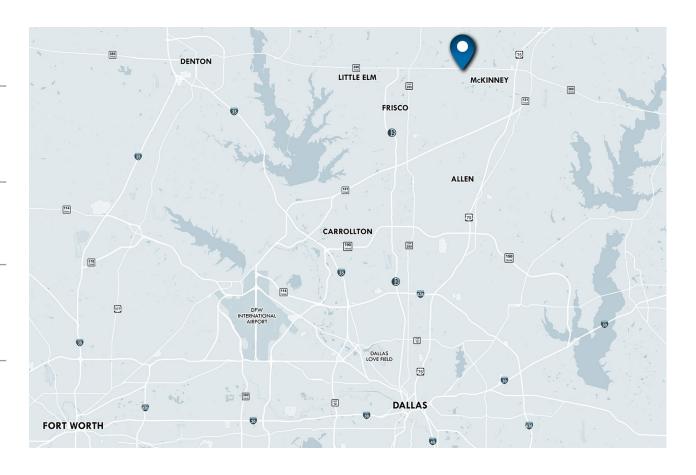
TRAFFIC COUNTS

 CUSTER RD
 VIRGINIA PKWY

 28,206 VPD
 16,201 VPD

PROPERTY HIGHLIGHTS

- ★ SPROUTS AND LA FITNESS ANCHORED RETAIL CENTER
- ★ +/-4,000 SF FACING CUSTER
- ★ GREAT VISIBILITY
- ★ MEDIAN CUT ON CUSTER ALLOWS EASY ACCESS
- ★ McKINNEY IS ONE OF THE FASTEST GROWING CITIES IN THE NATION
- ★ STRONG INTERSECTION WITH AVG HH INCOME OVER \$146,000 IN 3-MILE RADIUS



2020 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	16,798	99,237	225,114
EST. DAYTIME POPULATION	2,827	20,059	39,431
EST. AVG. HH INCOME	\$137,972	\$135,758	\$132,058

AREA ATTRACTIONS







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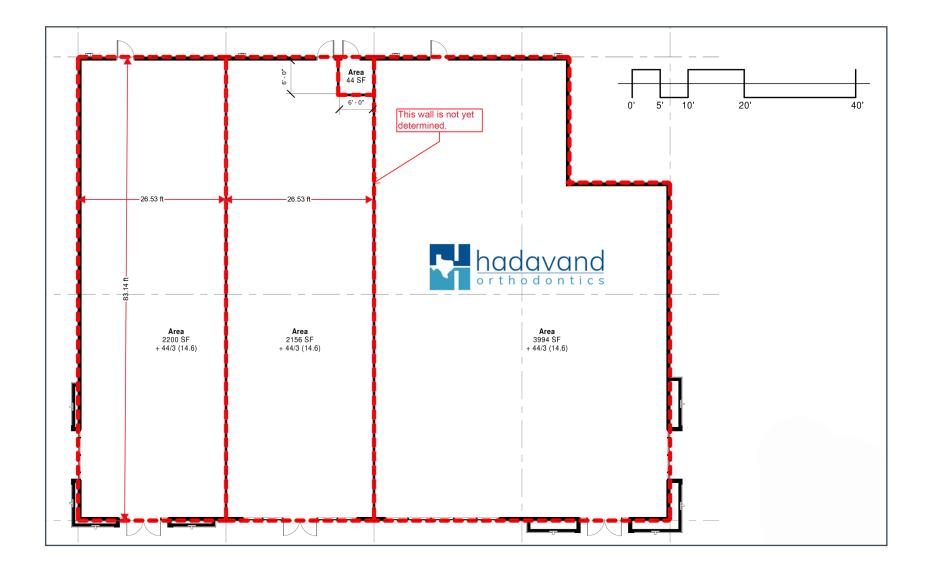
WAY VENTURE

SWC CUSTER RD & VIRGINIA PKWY | McKINNEY, TX

VIRGINIA PKW WATER TOWER ADDITION VOL. 2014, PG. 351 O.P.R.C.C.T. LOT 2R, BLOCK A -0 EXIST. USE: RETAIL/SERVICE PROJECT WATER TOWER ADDITION VOL. 2014, PG. 351 O.P.R.C.C.T. LOT 4, BLOCK A LOCATION ∿D≧ PROP. USE: RETAIL/SERVICE VICINITY MAP 1" = 1000' 15' MUTUAL ACCESS, F LANE ACCESS & UTILITY VOL. 2014, PG. 182 0.P.R.G.C.T. FUTURE ADJACENT SITE FOR REFERENCE ONLY FUTURE ADJACENT SITE FOR REFERENCE ONLY . 15' MUTUAL ACCESS, FIRE LANE ACCESS & UTILITY ESM VOL. 2014, PG. 182 0.P.R.C.G.T. E WIDTH UTILITY EASEME VOL. 2014, PG. 182 FUTURE SIGN F ADJACENT SITE OP REMOTE FDC FIRE HYDRANT P 6" CONCRE 12'x14 W/7 6 WATER TOWER ADDITION VOL. 2014, PG. 189 O.P.R.C.C.T. LOT JR, BLOCK A (7) RAMP PER C.O.M. DETAILS (TYP.) (7) 18.0' EXIST. USE: RETAIL/SERVICE 9.0' (TYP.) 9.0' (TYP.) 10' x 10' WATER ESM VOL. 2014, PG. 182 O.P.R.C.C.T. 4" PAINTED WH PARKING STR ŝ END 6" CONC. C CUSTER 13.5 ۵ RAMP PER C.O.M. DETAILS POSED BUII 8,394 SF ROAD 3 WATER TOWER ADDITION VOL. 2014, PG. 351 O.P.R.C.C.T. WAY) LOT 5, BLOCK A EXIST STOP SIGN CURB (TYP.) (9) TABLE WIDTH D. PROP 100 LF~ RETAINING WAL EXIST EXIST CONCRETE FIRE LANE 15' UTILITY ESMT. VOL. 5185, PG. 42 0.P.R.G.C.T. 6 26 EXIST . STOP SIGN EXIST BRICK -•-EXIST CONC CURB (TYP.) No. WATER TOWER ADDITION VOL. 2020, PG. 213 0.P.R.C.C.T. LOT 10R, BLOCK A PROP. USE: RETAIL/SERVICE WATER TOWER ADDITION VOL. 2014, PG. 182 0.P.R.C.C.T. LOT 6, BLOCK A EXIST. USE: RETAIL/SERVICE ARIAULE IRE LANE X. 2014, 0.P.R.C VARIABLE WIDTH DRAINAGE & UTILITY ESM VOL. 2014, PG. 182 O.P.R.C.C.T. E WIDTH E ACCESS & UTILITI I, PG, 182 I.C.C.T. -15' SAN. SEWER ESMT. VOL. 2014, PG. 182 O.P.R.C.C.T. 20' DRAINAGE ESMT. VOL. 2014, PG. 182 0.P.R.C.C.T.

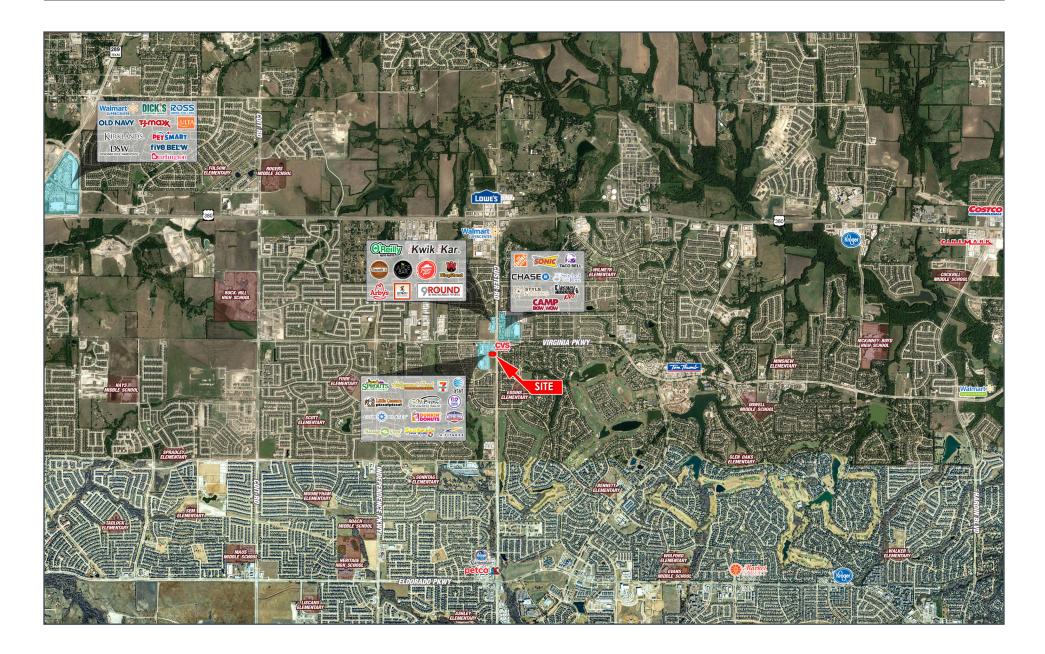
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VIRGINIA PKW SPROUTS THE SEAT 10 BUA

NATALIA SINO

VENTURE

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NATALIA SINGER

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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:

- AS AGENT OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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
 - o 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.

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.

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Date

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