



# VENTURE 4987 WEST UNIVERSITY DR FOR LEASE

214.378.1212

SEQ HIGHWAY 380 & LAKE FOREST DRIVE  
MCKINNEY, TX

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## LOCATION

SEQ HIGHWAY 380 & LAKE FOREST DR

## AVAILABLE SPACES

### SUITE 120

1,834 SF (TENANT  
OPERATING - DO NOT  
DISTURB)

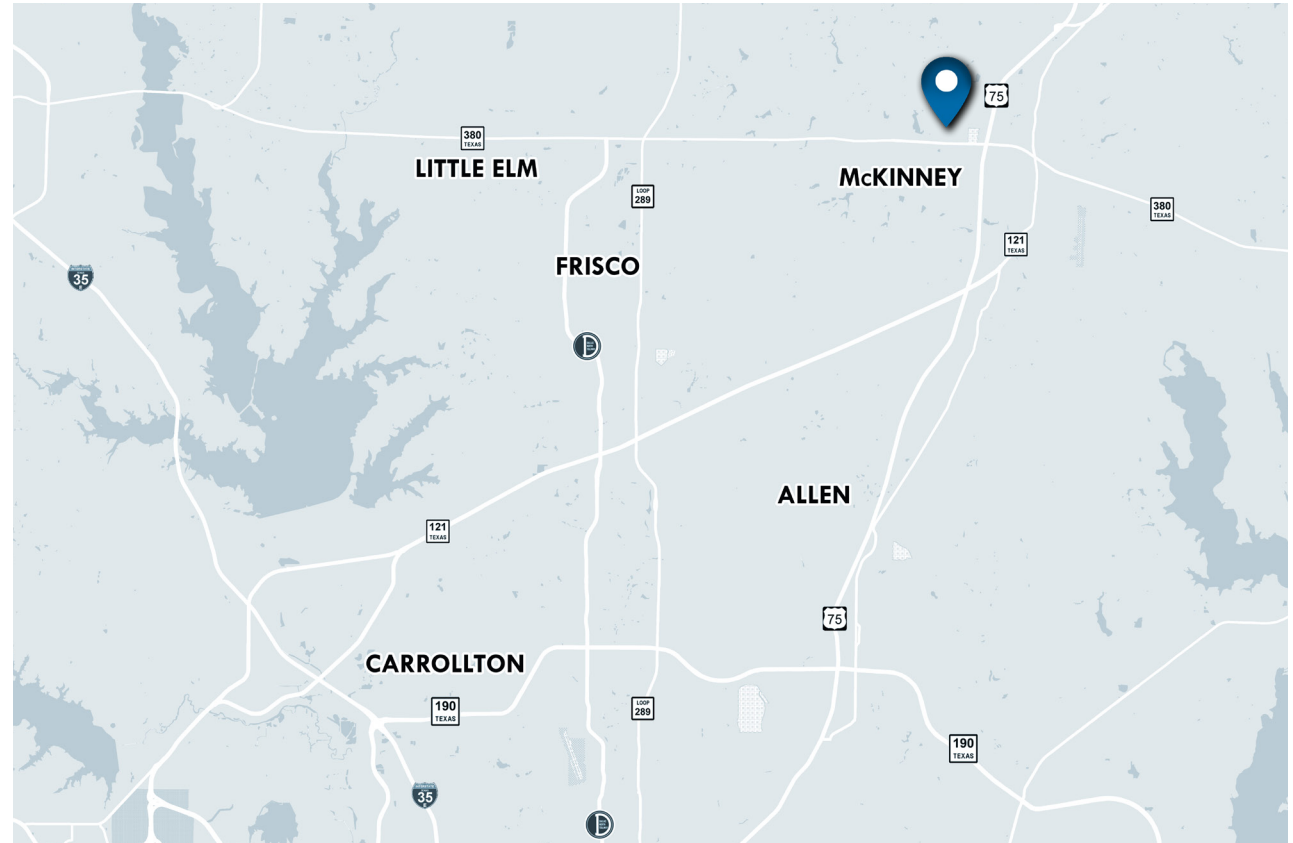
## TRAFFIC COUNTS

**HIGHWAY 380**  
53,851 VPD 2021

**LAKE FOREST DRIVE**  
27,251 VPD 2021

## PROPERTY HIGHLIGHTS

- ★ NEW KROGER MARKETPLACE OPENED AT THE INTERSECTION
- ★ HIGH GROWTH MARKET WITH NEW RESIDENTIAL UNDER CONSTRUCTION DIRECTLY NORTH OF PROPERTY
- ★ HIGHLY VISIBLE END CAP ON HIGHWAY 380



## 2025 DEMOGRAPHIC SUMMARY

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| EST. POPULATION     | 5,958     | 75,638    | 205,985   |
| EST. AVG. HH INCOME | \$171,538 | \$190,691 | \$172,024 |

## AREA ATTRACTIONS





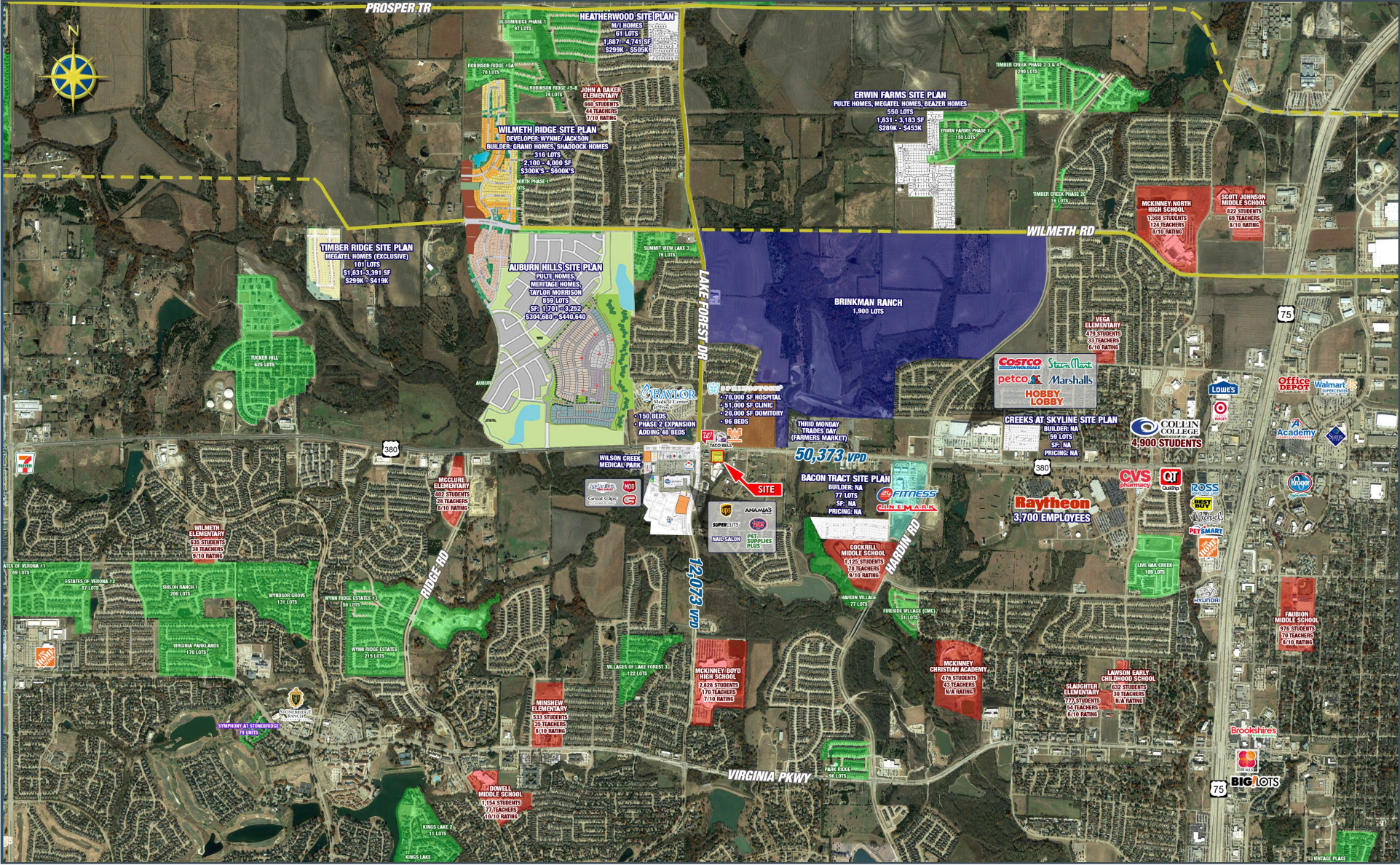
AVAILABLE SPACES

| SUITE | TENANTS                      | SF    |
|-------|------------------------------|-------|
| 100   | Lake Forest Dental           | 2,650 |
| 101   | AT LEASE                     | 1,398 |
| 102   | Pizza Hut                    | 2,041 |
| 103   | Donut Station                | 1,200 |
| 110   | Rice Pot                     | 1,520 |
| 120   | AVAILABLE (TENANT OPERATING) | 1,834 |
| 150   | Dallas Premier Ugent Care    | 3,043 |













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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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





# 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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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  - 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.

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