

# RETAIL/OFFICE FOR LEASE

4800 W University Dr

\$35 NNN 1,400 SF – 4,182 SF


McKinney, Texas



**APPIAN**  
COMMERCIAL REALTY

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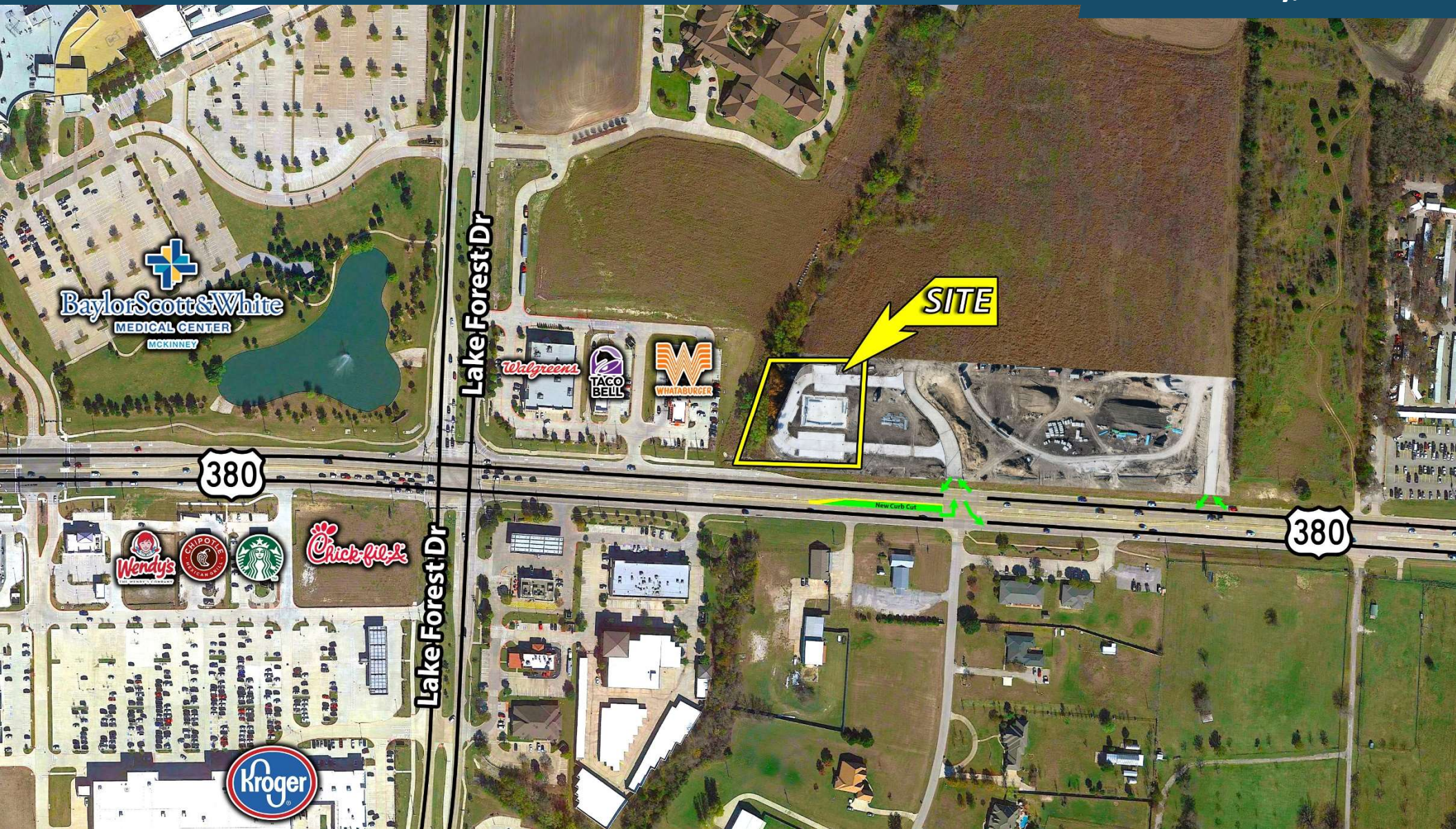
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6657 Virginia Pkwy #100  
McKinney, TX 75071



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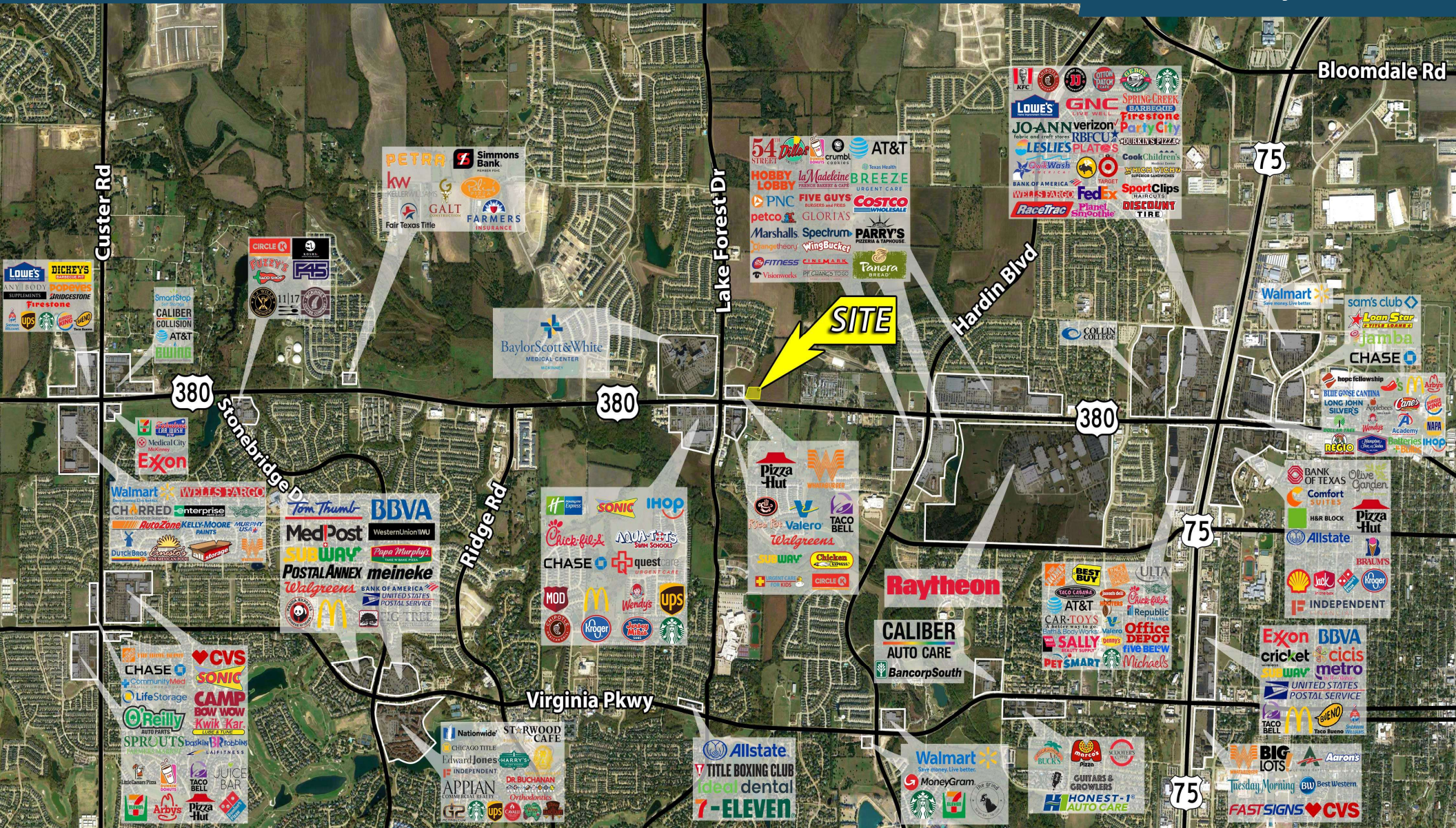
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## PROPERTY DETAILS

- |                         |                      |                           |   |
|-------------------------|----------------------|---------------------------|---|
| • <b>Price:</b>         | \$35 NNN             | • <b>Cross Street:</b>    | U.S. Highway 380 & Lake Forest Dr                                   |
| • <b>Property Type:</b> | Retail / Office      | • <b>Traffic Counts:</b>  | 66,033 CPD <small>(City of McKinney 2021 Traffic Count Map)</small> |
| • <b>Available SF:</b>  | 1,400 SF – 4,182 SF  | • <b>Property Status:</b> | Available   |
| • <b>Address:</b>       | 4800 W University Dr | • <b>Building Size:</b>   | 7,982 SF  |
| • <b>City:</b>          | McKinney             | • <b>Parking:</b>         | 1/182 SF  |
| • <b>County:</b>        | Collin               |                           |   |

## PROPERTY INFORMATION

This property is adjacent to Baylor Scott & White and the Kroger Grocery Store anchored commercial development at the intersection of U.S. Highway 380 and Lake Forest Dr. in McKinney, Texas. McKinney has been recognized as one of the fastest growing cities in the U.S. with a population of over 206,000. McKinney features several master-planned communities including Painted Tree, Tucker Hill, Stonebridge Ranch, Eldorado, and Craig Ranch which will continue to fuel McKinney's strong growth and demographics.

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



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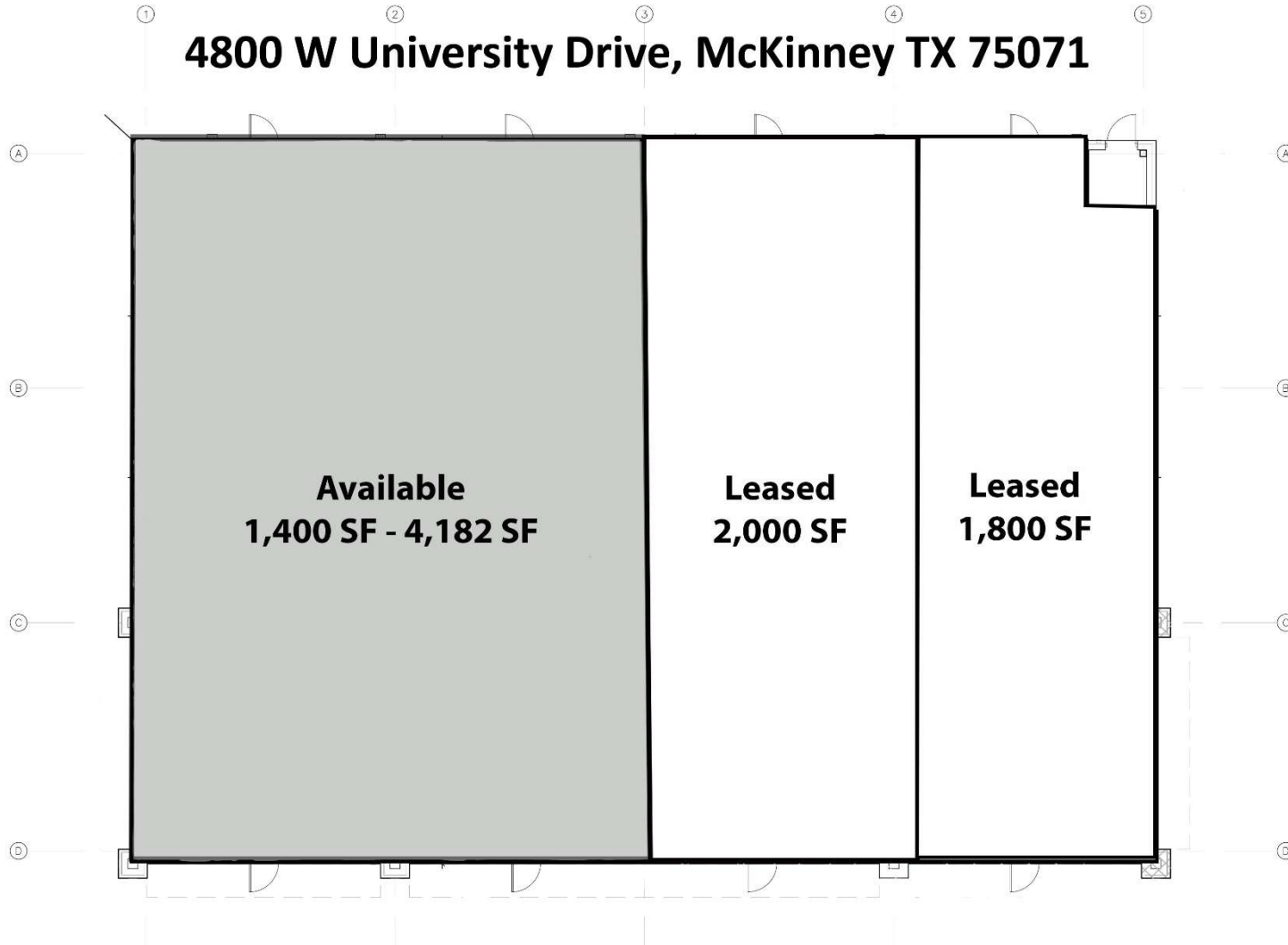
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## BUILDING PLAN



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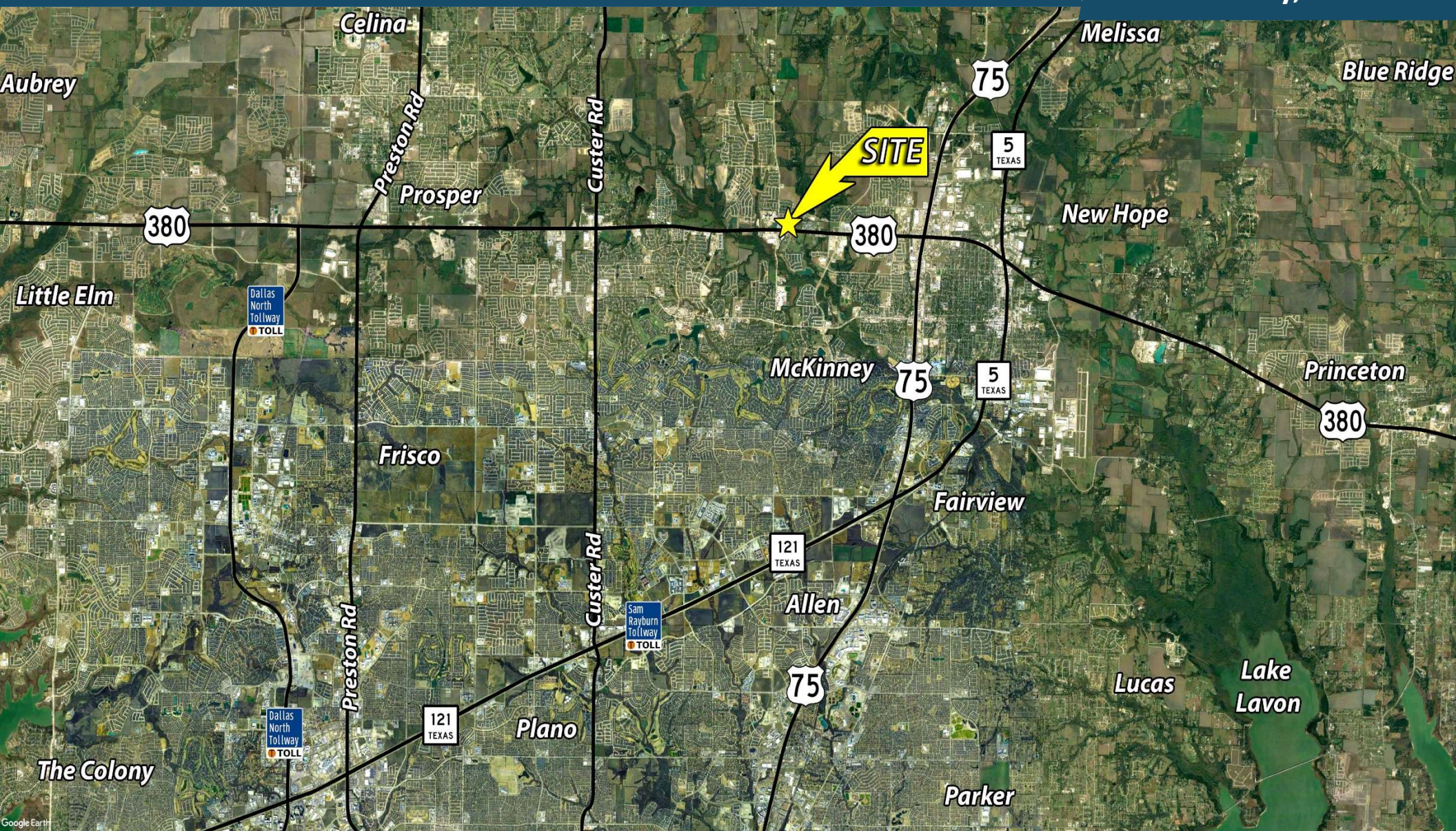
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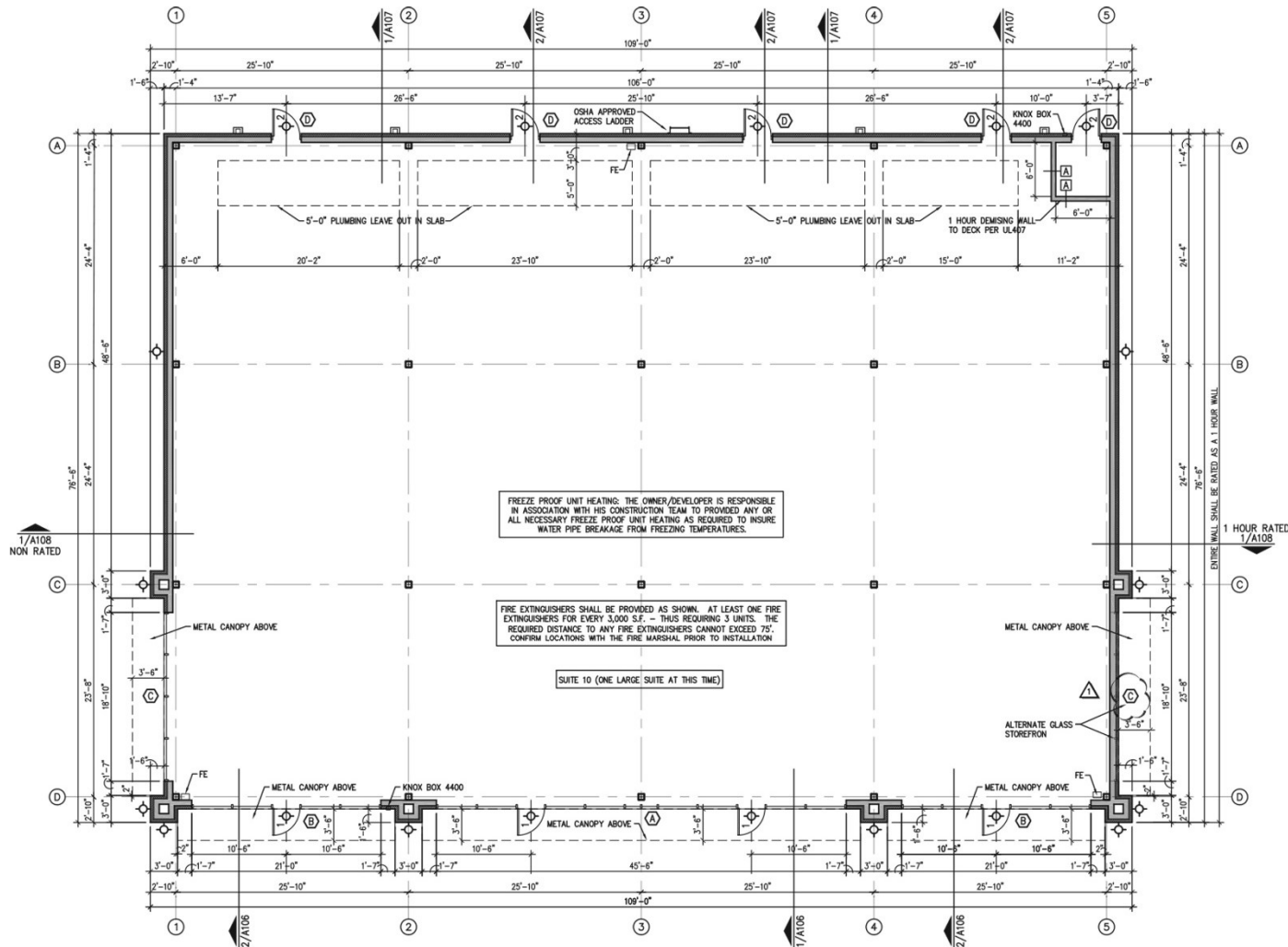
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## BUILDING PLAN





**Retail/Office**  
**4800 W University Dr**  
**McKinney, TX 75071**

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**GAHLARCHITECTURE**

**I N C O R P O R A T E D**

3175 ROBERT DRIVE DALLAS, TEXAS 75223 FAX: 214.880.4410 214.880.1906



**MAGNOLIA CENTER**  
**ROSE CITY PARTNERS, LLC**  
**MCKINNEY, TEXAS**

DATE:	ISSUED FOR:
9-28-2007	CONSTRUCTION

## SITE PLAN



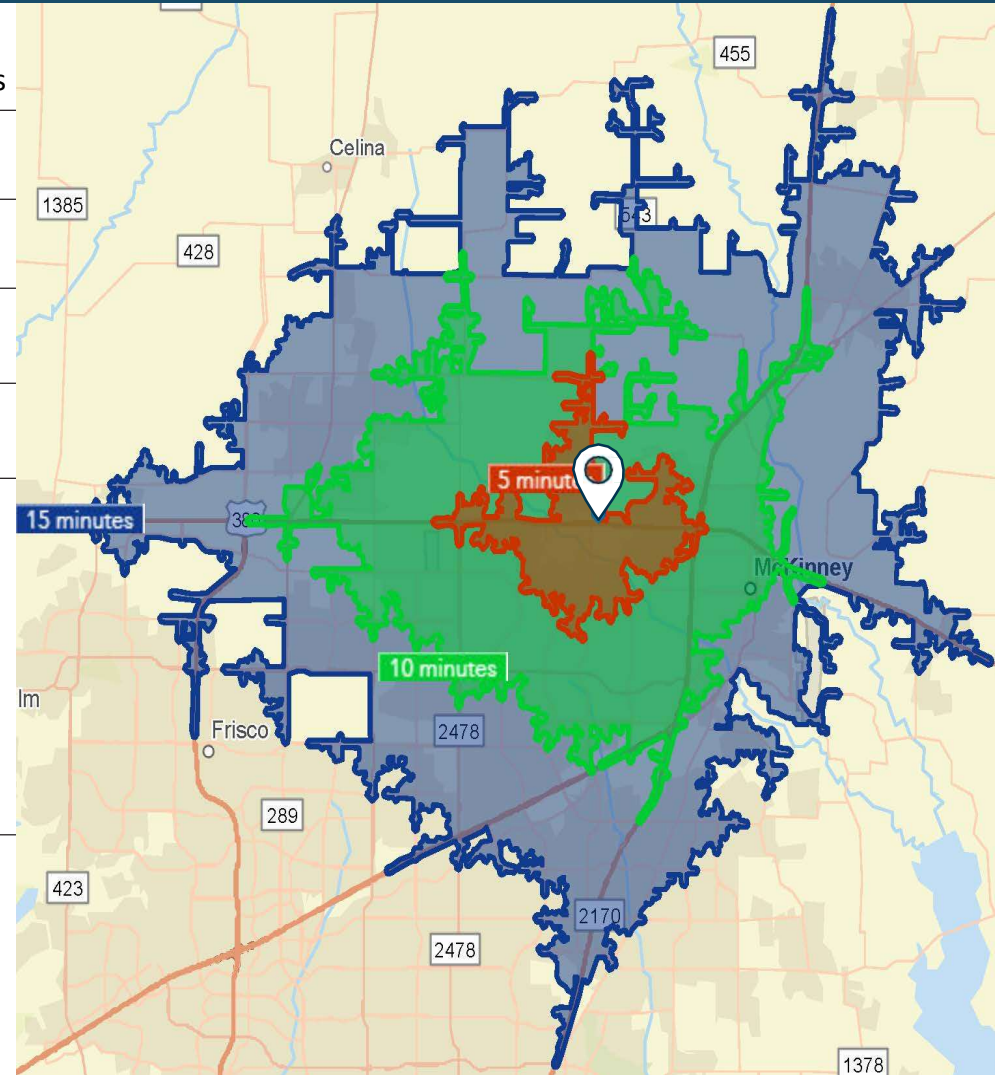


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## DEMOGRAPHICS

2022 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	33,573	162,542	362,909
Households	10,783	55,715	122,179
Families	8,456	42,538	92,608
Average Household Size	3.10	2.91	2.95
Owner Occupied Housing Units	7,625	37,819	83,367
Renter Occupied Housing Units	3,158	17,896	38,811
Median Age	34.7	35.0	34.7
Median Household Income	\$107,873	\$107,445	\$112,145
Average Household Income	\$136,485	\$139,079	\$146,672



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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 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.

### Appian Commercial Realty

Licensed Broker / Broker Firm Name or Primary Assumed  
Business Name

579746

License No.

[ray@appiancommercial.com](mailto:ray@appiancommercial.com)

Email

(972)562-9988

Phone

### Ray Eckenrode

Designated Broker of Firm

579746

License No.

[ray@appiancommercial.com](mailto:ray@appiancommercial.com)

Email

(972)562-9988

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date



# DEMOGRAPHIC SUMMARY

4800 W University Dr, McKinney, Texas, 75071

Drive time of 5 minutes

## KEY FACTS

33,573

Population



10,783

Households

34.7

Median Age

\$91,296

Median Disposable Income

## EDUCATION

3%

No High School Diploma



12%

High School Graduate



30%

Some College



54%

Bachelor's/Grad/Prof Degree

## INCOME



\$107,774

Median Household Income



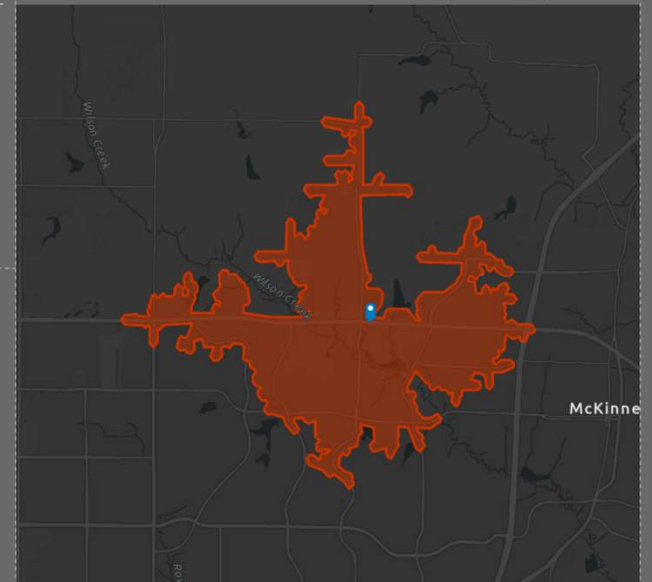
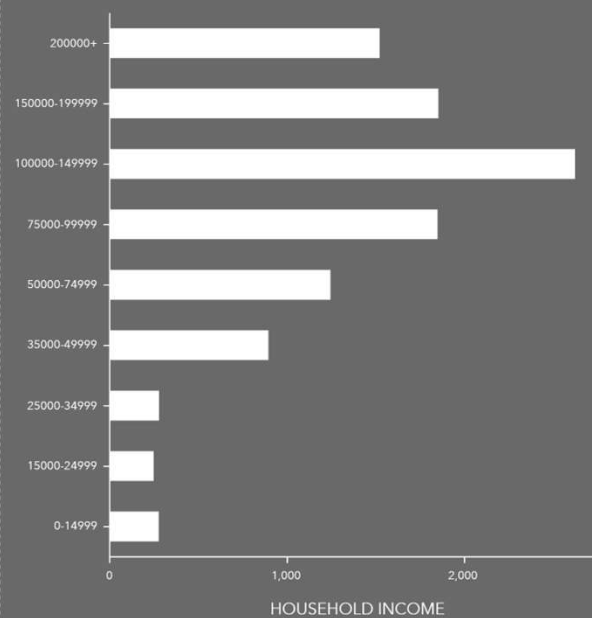
\$44,882

Per Capita Income



\$258,445

Median Net Worth



## EMPLOYMENT



White Collar

80%



Blue Collar

12%



Services

10%

2.4%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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# DEMOGRAPHIC SUMMARY

4800 W University Dr, McKinney, Texas, 75071

Drive time of 10 minutes

## KEY FACTS

162,542

Population



55,715

Households

35.0

Median Age

\$90,349

Median Disposable Income

## EDUCATION

5%

No High School Diploma



13%

High School Graduate



27%

Some College



54%

Bachelor's/Grad/Prof Degree

## INCOME



\$107,445

Median Household Income



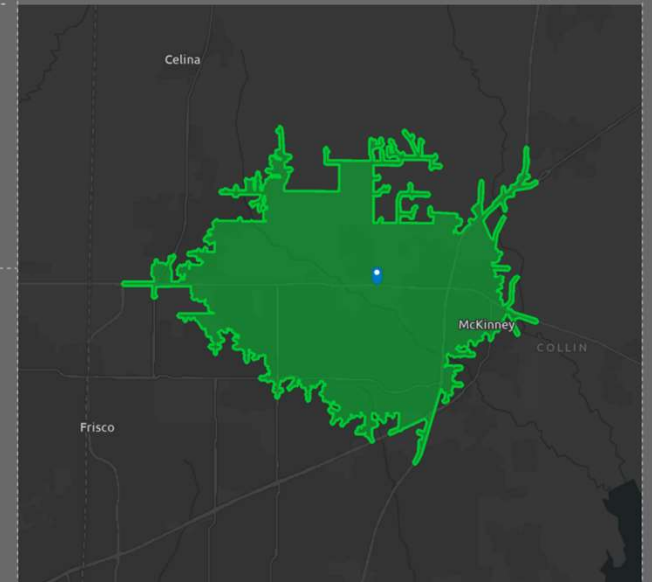
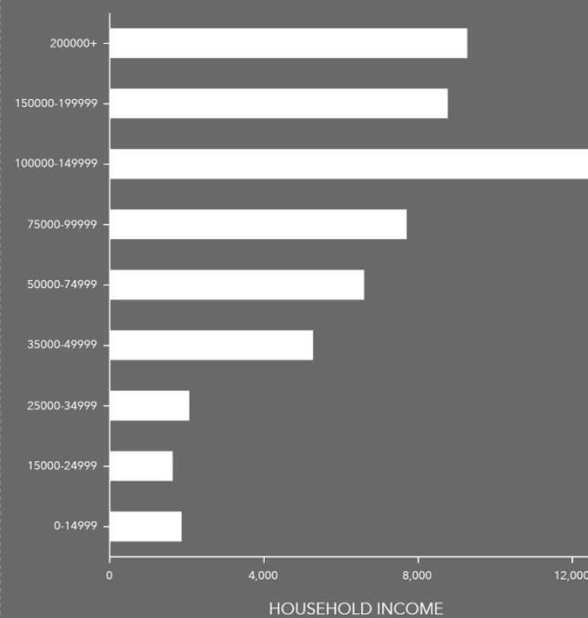
\$47,610

Per Capita Income



\$250,948

Median Net Worth



## EMPLOYMENT



White Collar

80%



Blue Collar

11%



Services

10%

2.5%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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# DEMOGRAPHIC SUMMARY

4800 W University Dr, McKinney, Texas, 75071

Drive time of 15 minutes

## KEY FACTS

362,909

Population



122,179

Households

34.7

Median Age

\$95,220

Median Disposable Income

## EDUCATION

5%

No High School Diploma



14%

High School Graduate



25%

Some College



56%

Bachelor's/Grad/Prof Degree

## INCOME



\$112,145

Median Household Income



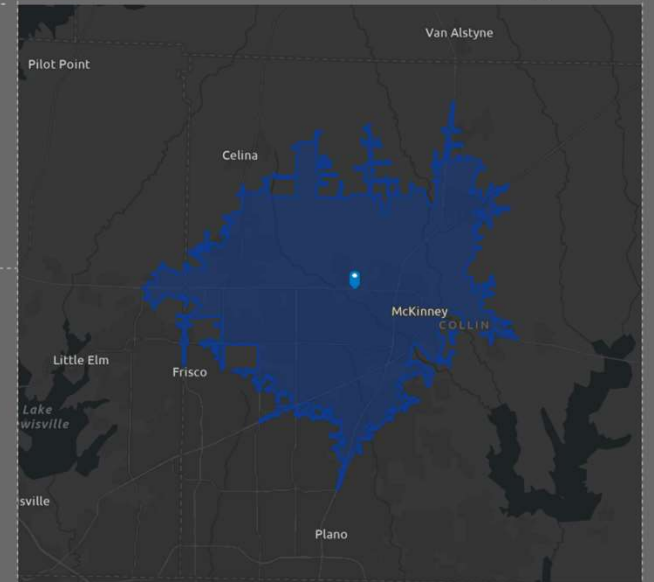
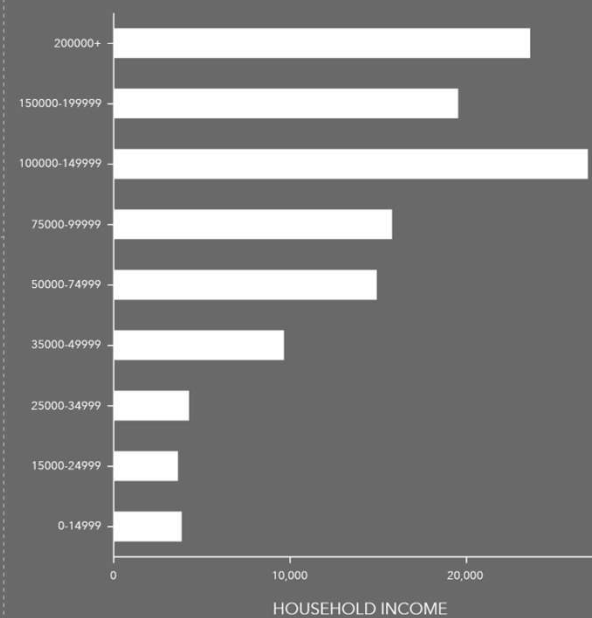
\$49,319

Per Capita Income



\$273,537

Median Net Worth



## EMPLOYMENT



White Collar

80%



Blue Collar

12%



Services

10%

2.8%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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