



# MCKINNEY MARKETPLACE

9241 VIRGINIA PARKWAY, MCKINNEY, TX



# PROJECT OVERVIEW

McKinney Marketplace, located at 9241 Virginia Parkway at Custer Road in McKinney, Texas, benefits from its highly visible and trafficked location at a strong community retailer intersection.

McKinney Marketplace features the strong traffic draw of its shadow anchors, Sprouts Farmers Market grocery and LA Fitness. As a result of the draw of its anchors and its prime location, McKinney Marketplace is fully leased to a neighborhood-friendly mix of national, regional and local concepts including retail, restaurant, health, beauty, fitness and service uses.

## STRONG INTERNET-RESISTANT TENANT MIX

The center is fully leased to an internet-resistant tenant mix that includes:

- Hollywood Feed, specialty pet-food store
- McKinney Emergency Veterinary Clinic, pet services
- Club Pilates, boutique fitness
- Little Caesars, quick-serve pizza
- Legacy Chiropractic, medical
- SOI Brow, beauty
- Waterview Dental, dental
- Peace Love Wax, beauty
- Royal Cleaners, service



\$426M

Annual 5 Mile Spent on Dining Out

\$354M

Annual 5 Mile Spent on Entertainment

\$659M

Annual 5 Mile Spent on Health Care

## SUMMARY

Weitzman feels that the combination of two strong shadow retailers, Sprouts and LA Fitness, along with its fully leased lineup of national, regional and local small-shop concepts, positions McKinney Marketplace for continued viability as a retail destination serving a dynamic growth market. Additionally, we believe the center's location in a dense and affluent trade area, combined with its high-profile location within a strong residential area, positions McKinney Marketplace as an attractive long-term investment opportunity.

# PROPERTY DETAILS

CONTACT BROKER FOR  
LIST PRICE

ADDRESS

9241 Virginia Pkwy  
McKinney, TX

LOCATION

SWC E Virginia Pkwy  
& Custer Rd

ACREAGE

2.89 Acres

GLA

16,897 SF

YEAR BUILT

2013

BUILDING TYPE

Retail center with brick  
construction



# LOCATION STRENGTHS

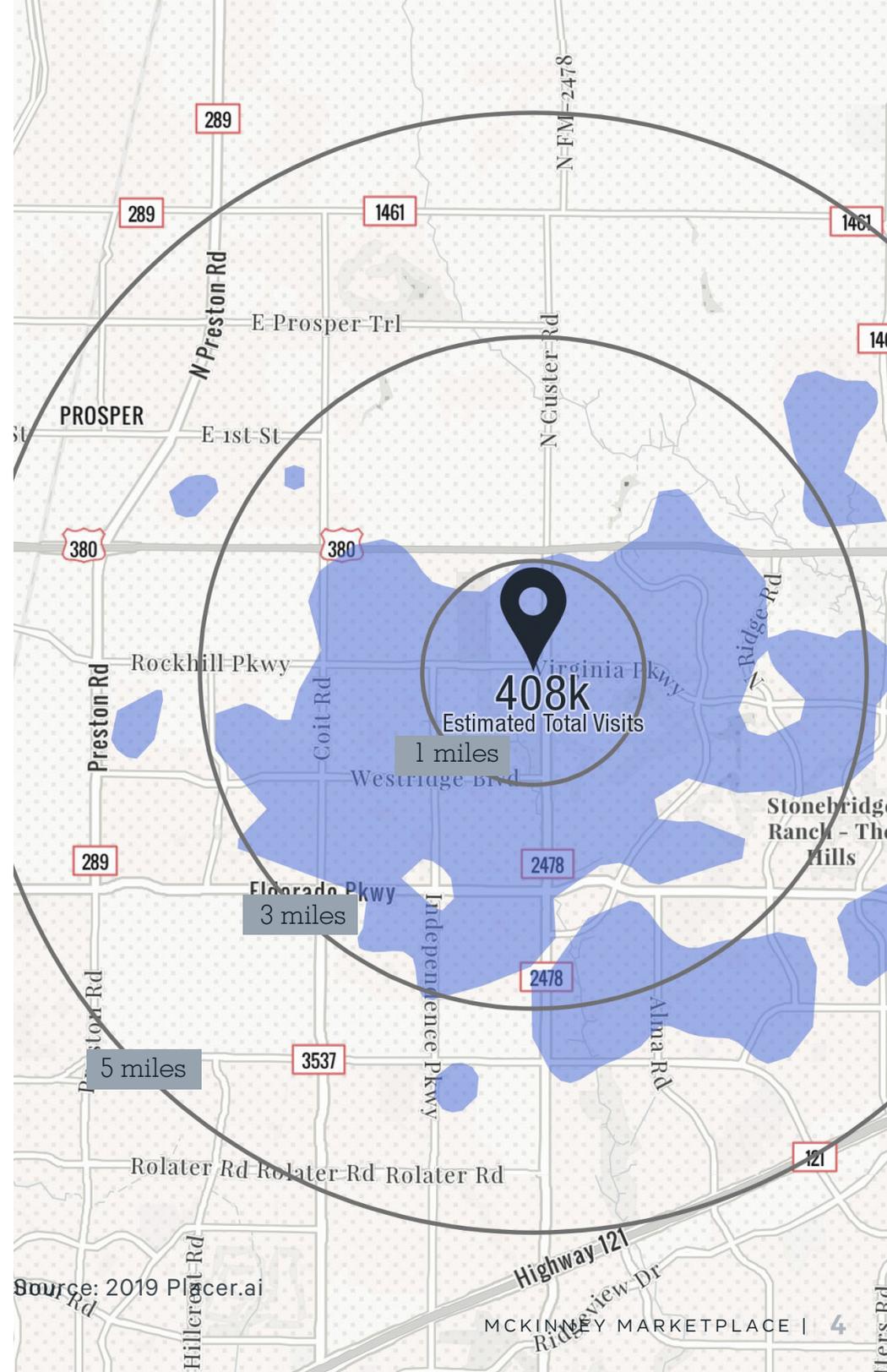
## LOCATION STRENGTHS

McKinney Marketplace benefits from its key location at the heavily trafficked intersection of Virginia Parkway and Custer Road in the fast-growing Dallas suburb of McKinney. The intersection provides McKinney Marketplace access, visibility and cross-shopping from a key retail district that features power and regional retail uses, as well smaller retailers and restaurants. In addition to Sprouts and LA Fitness, other traffic draws at the intersection include The Home Depot, CVS, Chase Bank, Dunkin' and more.

## DENSE, AFFLUENT TRADE AREA

McKinney Marketplace trade area features a dense and affluent population that gives retailers the opportunity for strong sales. Within a three-mile radius, the population totals 101,901 residents in 32,365 households with an affluent average household income in excess of \$144,931.

Additionally, due to its position in a strong retail and commercial district, the daytime population within the trade area totals 90,646. Daytime population helps generate continued traffic and exposure and is a key factor considered by retailers when choosing locations.



# PROPERTY HIGHLIGHTS

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- PROPERTY** | Nine tenant community shopping center built in 2013 totaling 16,918-square-feet
- CASH FLOW** | Durable in place cash flow with a weighted average lease term of 5 years. Hollywood Feed, which makes up 27% of the base rent, does not expire until 2030
- OCCUPANCY** | 100% occupied with a healthy mix of internet resistance concepts
- TENANT MIX** | No tenant totals more than 30% of either total square footage or total base rent
- VISIBILITY** | Great visibility and access along Custer Rd, McKinney's main retail note



# OBLIQUE



Future  
Texas Health  
Resources

LA FITNESS.  
BIKE MART

Massage Green SPA  
DUNKIN'

7  
ELEVEN

SPROUTS  
FARMERS MARKET

**SITE**  
Hollywood Feed  
waterloo CENTRICS  
Little Caesars  
CLUB PILATES

Future  
Auto Spa

Future Retail

CVS  
pharmacy

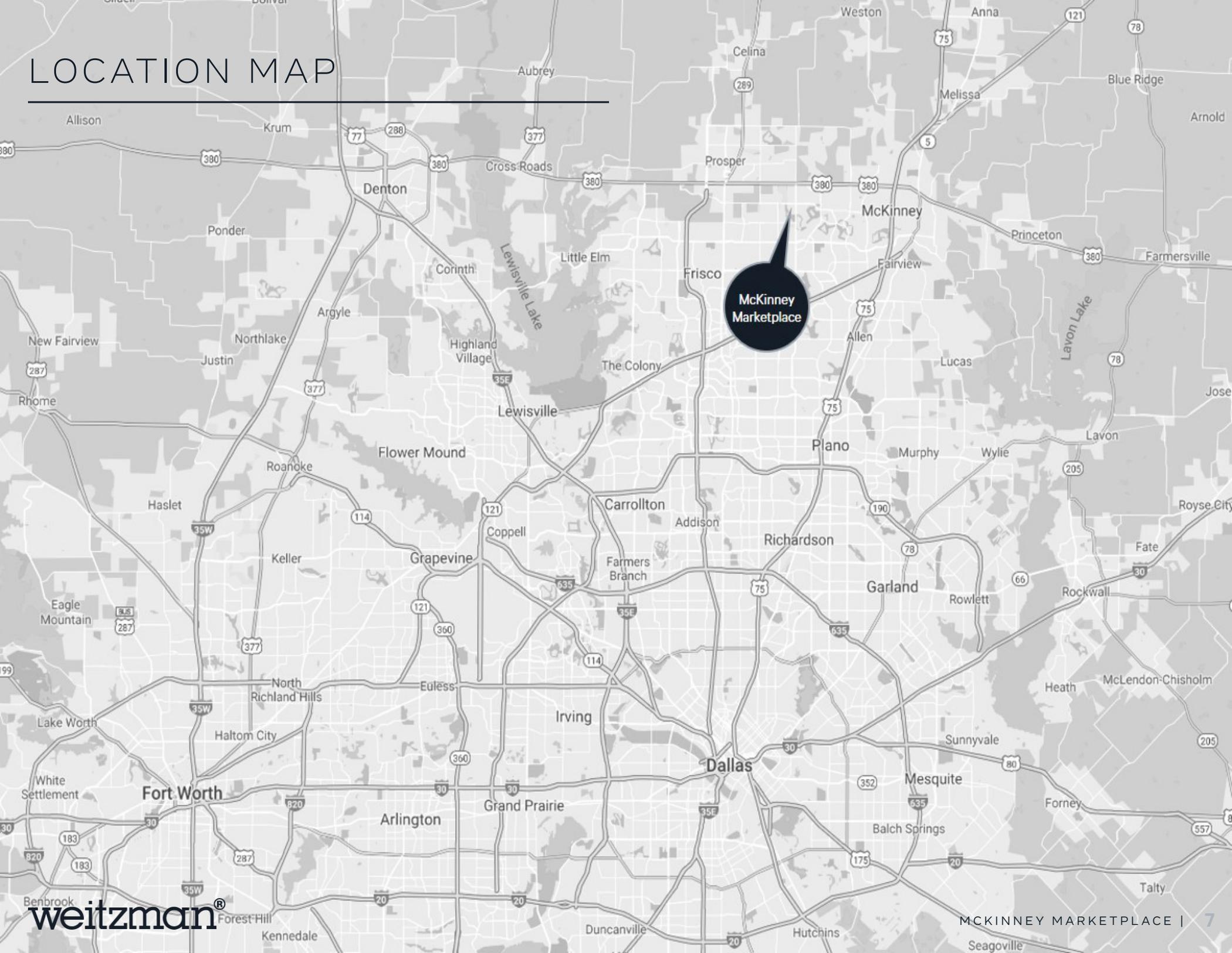
Virginia Pkwy

Custer Rd

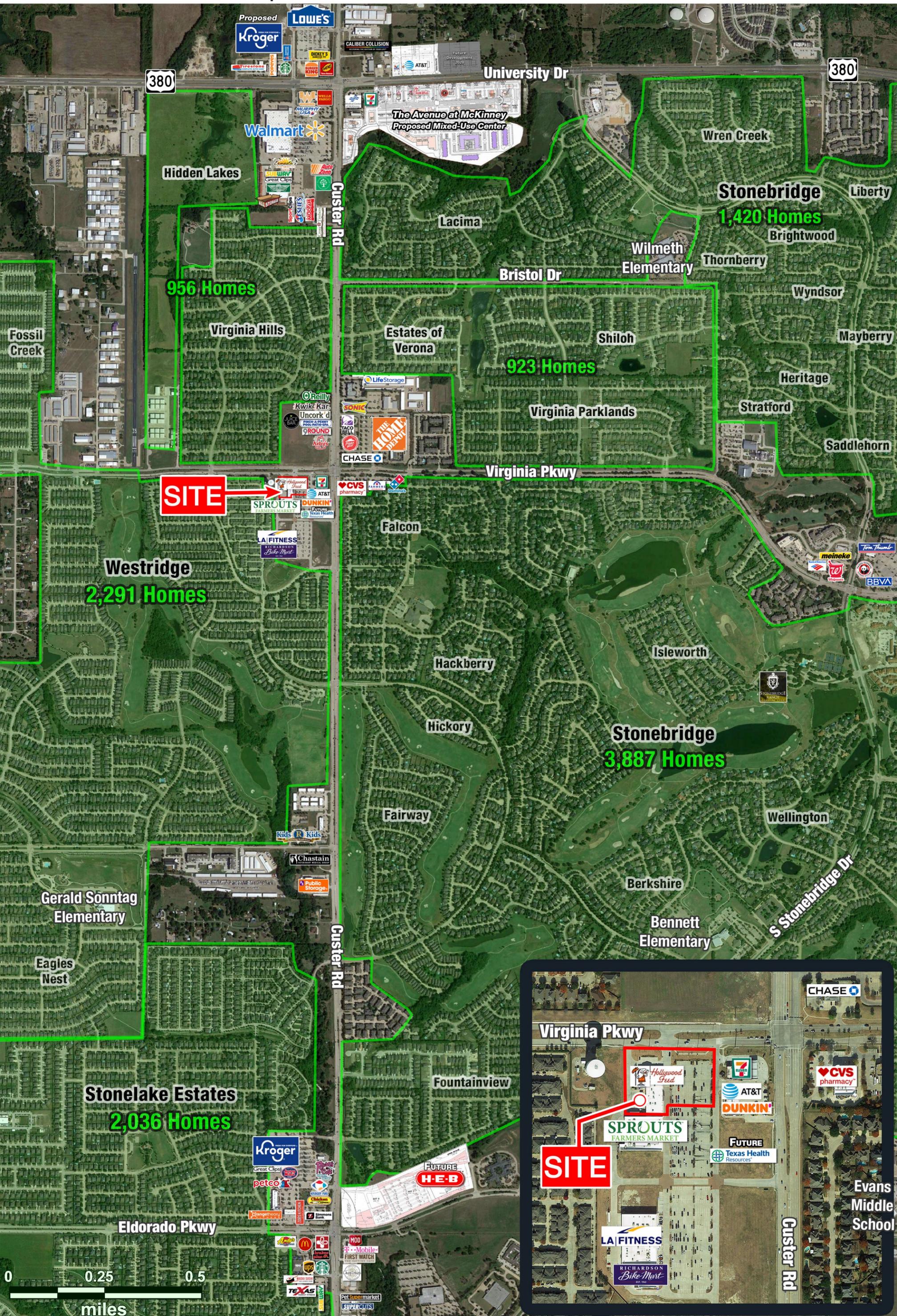
19,198 VPD

29,126 VPD

# LOCATION MAP

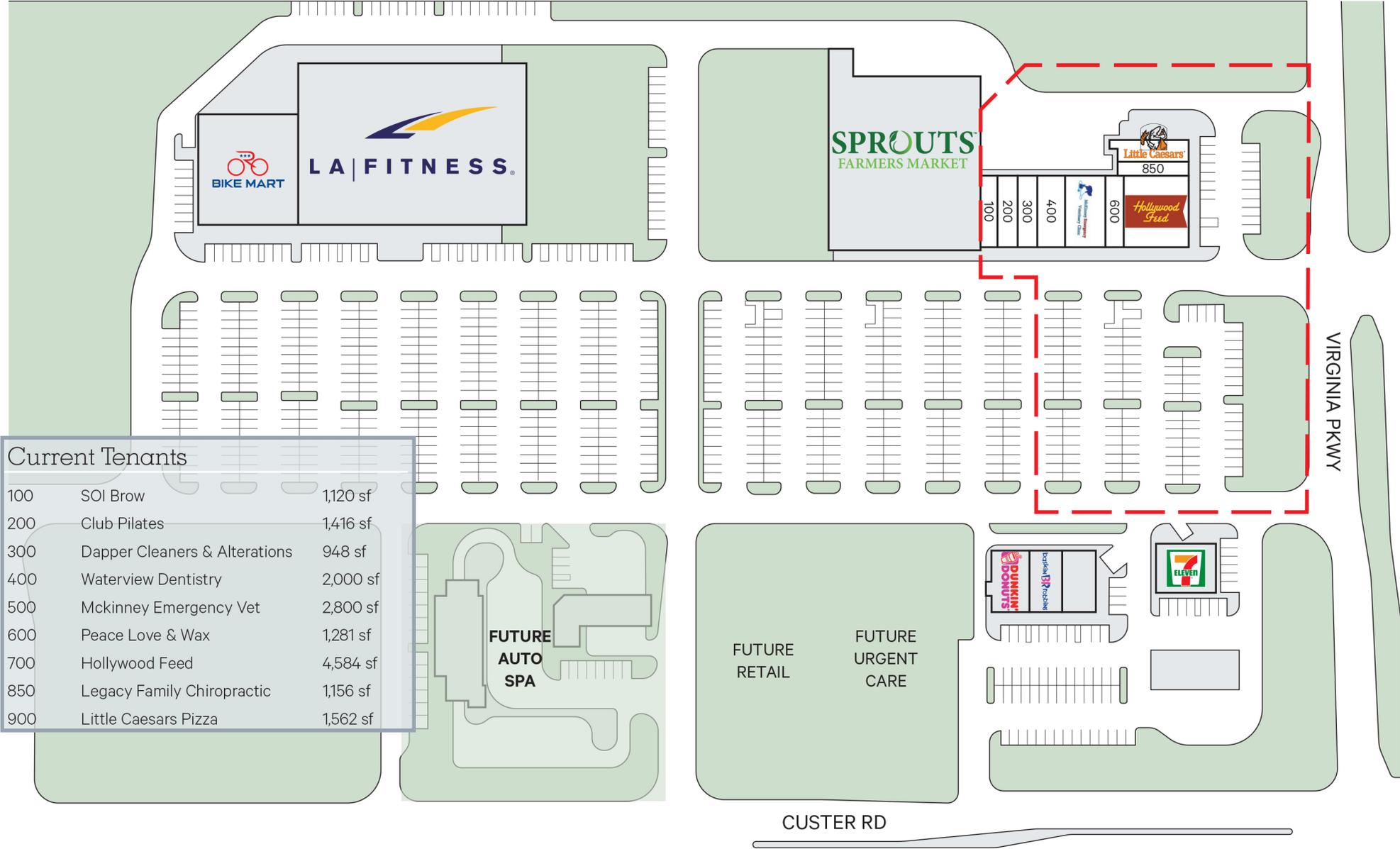


McKinney Marketplace



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# SITE PLAN



**Current Tenants**

100	SOI Brow	1,120 sf
200	Club Pilates	1,416 sf
300	Dapper Cleaners & Alterations	948 sf
400	Waterview Dentistry	2,000 sf
500	Mckinney Emergency Vet	2,800 sf
600	Peace Love & Wax	1,281 sf
700	Hollywood Feed	4,584 sf
850	Legacy Family Chiropractic	1,156 sf
900	Little Caesars Pizza	1,562 sf

# PHOTOS



# PHOTOS



# TENANT SUMMARIES

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Tenant SF: 4,584 SF  
Lease Expires: 8/31/2030

In the 1950s, Hollywood Feed opened their first pet supply store on the corner of Hollywood Street and Chelsea Avenue in Memphis, Tennessee. Hollywood Feed is known for friendly and knowledgeable service more than half a century later. They've grown from a single store in Memphis to a retail presence spanning the country, with new locations opening each year. Hollywood Feed currently has 106 locations across the United States.



Tenant SF: 1,562 SF  
Lease Expires: 5/31/2026

Headquartered in Detroit, Michigan, Little Caesars was founded in 1959 as a single, family-owned restaurant. Since then it has become the third largest pizza chain in the world\* with stores in more than 25 countries and territories worldwide, including in each of the 50 U.S. states. The company is famous for its advertising catchphrase "Pizza! Pizza!", which was introduced in 1979. The phrase refers to two pizzas being offered for the comparable price of a single pizza from competitors. Little Caesars now has over 5,000 locations worldwide.



Tenant SF: 1,416 SF  
Lease Expires: 6/30/2022

Born in San Diego in 2007, Club Pilates has expanded around the globe, bringing Pilates to hundreds of thousands of people. They serve up over eight million workouts each year to their dedicated member and are just getting started. Club Pilates is the largest Pilates brand, with more than 600 studios open. Ranked #69 in Entrepreneur Magazine's 2020 Franchise 500 list and on Inc. Magazine's Inc. 5000 list 4 years running, they provide an established executive model and completely scalable business to make the possibilities endless!



Tenant SF: 2,000 SF  
Lease Expires: 12/31/2023

Waterview Dentistry is a family-oriented practice that uses the latest technology and techniques to maximize patient convenience, comfort and satisfaction. This commitment means they are equipped to deliver every service you and your family may need from restorative to reconstructive, periodontal and cosmetic dentistry. This comprehensive approach is also supported by their strong investment in the latest pain management and equipment sterilization technology.

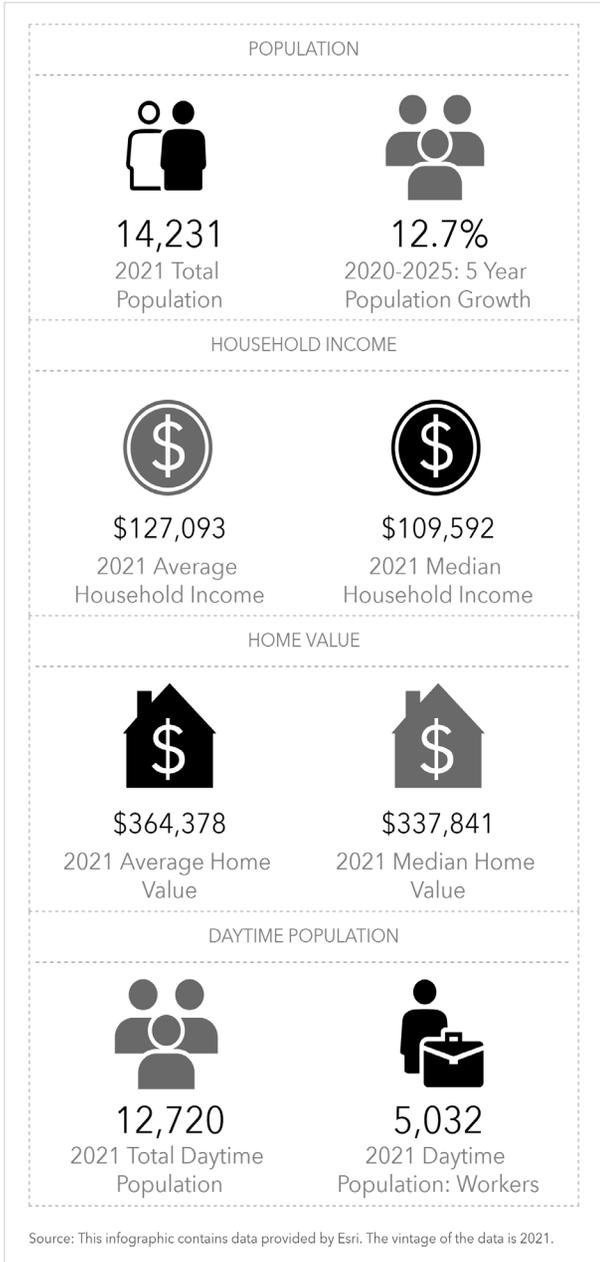


Tenant SF: 2,800 SF  
Lease Expires: 12/31/2026

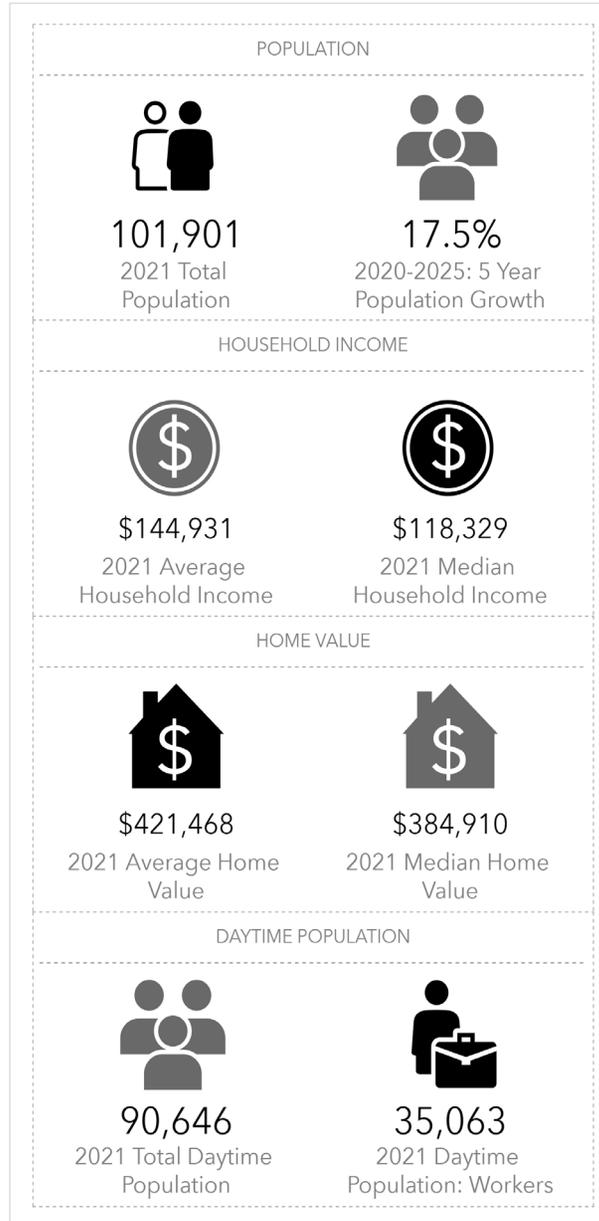
McKinney Emergency Veterinary Clinic seeks to provide positive patient outcomes in emergency, after-hours, and critical care situations for our clients and referral partners, while simultaneously fostering an emotionally supportive and educational atmosphere during these emotional moments. The bond between humans and their companion animals is something we understand, and we strive to strengthen this bond by delivering the highest quality medicine with empathy, understanding, and a human touch.

# DEMOGRAPHICS

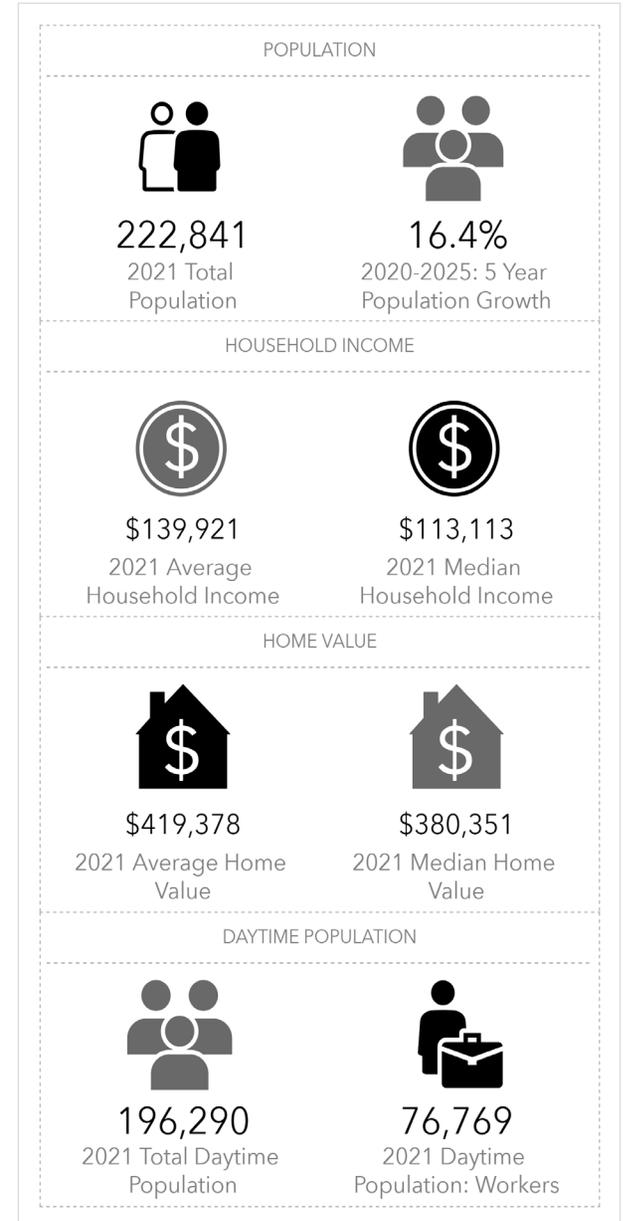
## 1 MILE



## 3 MILE



## 5 MILE



Source: This infographic contains data provided by Esri. The vintage of the data is 2021.

# MCKINNEY OVERVIEW

McKinney, Texas, ranks as one of the fastest-growing municipalities in Texas. The City of McKinney currently reports a population of 280,278, a total on track to jump by almost 13 percent by 2026. Currently it is home to 71,586 households, a total on track to increase to 81,318 by 2026. McKinney's average household income is an affluent \$114,110, and the median home value is \$343,194, making it an ideal residential community for those working in the Dallas metro area.

	PRIMARY
POPULATION	208,278
AVERAGE HOUSEHOLD INCOME	\$114,110
DAYTIME POPULATION	193,969
TOTAL HOUSEHOLDS	69,861
AVERAGE HOUSEHOLD SIZE	2.88
POPULATION GROWTH (2021-2026)	13.64%

McKinney has a young, highly educated workforce, attracted by one of the fastest-growing communities and regions in America. McKinney is also home to Collin College, which offers excellent academic and occupationally-related training programs. McKinney is the largest city in Collin County and is one of the top 10 fastest-growing in economic growth in the nation (Wallethub 2018). McKinney has been ranked No.1 Best Place to Move to in America by Money Magazine and continues to grow and expand every year. The city's population has increased a staggering 365% in the last 20 years alone. McKinney is surrounded by major arterial highways, making the city a prime development site in the North Texas Market.

McKinney's top employers include companies like Raytheon, Wistron GreenTech, Torchmark, Emerson Process Management, Tong Yang, Simpson Strong-Tie, Tenant Tracker, Manner Plastics and Traxxas. Home-grown companies like Encore Wire, Newtoy (now Zynga), RMCN and Brandon Industries are also located in the city. McKinney has led in sustainable developments, and its historic business district is one of the largest and most successful in the state.



# TEXAS BY THE NUMBERS

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# **1**

IN POPULATION  
GROWTH

U.S. CENSUS BUREAU 2020

# **1**

IN JOB GROWTH

U.S. BUREAU OF LABOR STATISTICS 2020

# **2**

BEST PLACE FOR  
BUSINESS & CAREERS

FORBES 2019

The combined Dallas-Fort Worth market ranks as Texas' largest metropolitan area with a population of 7.5 million people. By 2023, that total is expected to increase to 8.2 million. The DFW metro area reports an average household income of \$91,815, a median household income of \$64,460 and an average home value of \$265,435.

DFW currently ranks first nationally in terms of job growth, based on a total of 126,000 new jobs added between February 2019-2020, according to the U.S. Bureau of Labor Statistics. During the 12 month period, job growth totaled 3.4%, double the national average of 1.6%. The area's unemployment rate is 3.1% while future job growth over the next ten years is predicted to be an astonishing 41%.

DFW is home to 24 Fortune 500 companies and more than 10,000 corporate headquarters, giving the area the largest concentration of corporate headquarters in the United States. The DFW region is a key U.S. financial center, home to the corporate headquarters for Comerica Bank and MoneyGram, as well as major centers for JPMorgan Chase, Citigroup, Wells Fargo, Bank of America, Capital One and Fidelity Investments. Dallas is also home to one of twelve regional Federal Reserve Banks.

DFW ranks among the top four US metropolitan areas for business expansions, relocations and employment growth. DFW is home to DFW International Airport, the nation's fourth busiest airport, Dallas Love Field Airport, home to Southwest Airlines, the largest domestic airline in the country and Fort Worth Alliance Airport, the world's first major industrial airport.

# TEXAS BY THE NUMBERS

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# **1**

IN JOB GAINS

U.S. BUREAU OF LABOR STATISTICS 2019

# **1**

STATE IN GROWTH  
PROSPECTS

FORBES 2019

# **2**

BEST STATE  
FOR BUSINESS

FORBES 2019

# **2**

GDP GROWTH

BUSINESS INSIDER 2019

**\$1,889 BILLION**  
GROSS DOMESTIC PRODUCT

FORBES 2019

# **3**

POPULATION  
GROWTH  
IN THE US 2019

**385,225**  
NEW RESIDENTS 2019

WORLD POPULATION REVIEW

**97**

FORTUNE 500  
COMPANIES  
HEADQUARTERED IN TEXAS  
OVER **\$1.8 TRILLION**  
IN COMBINED REVENUE

FORTUNE 2019

# EXCLUSIVELY OFFERED BY

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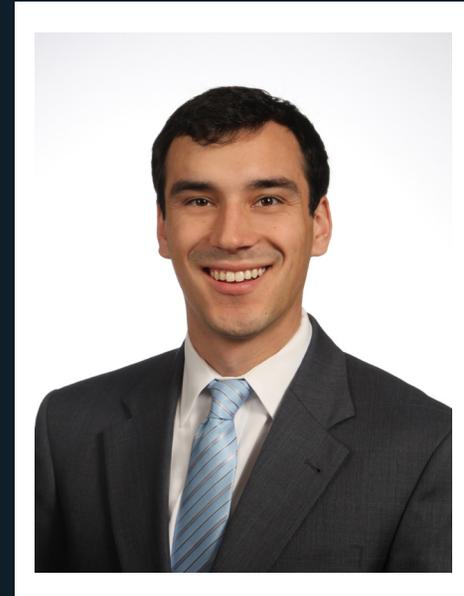


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Weitzman is the trade name of Weitzman Management Corporation, a regional realty corporation.

EARNING OUR  
REPUTATION FOR  
EXCELLENCE EVERY  
DAY.

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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 on 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.

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Date

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