



SHOPS AT RIDGE ROAD

SEC RIDGE RD & MCKINNEY RANCH PKWY | MCKINNEY, TX 75070

PROPERTY HIGHLIGHTS

ADDRESS SEC Ridge Rd & McKinney Ranch Pkwy
McKinney, TX 75070

BUILDING 1 9,659 SF

BUILDING 2 12,398 SF

The trade area for the site at S. Ridge Road and McKinney Ranch Parkway in McKinney is a key development tract that benefits from a location at two major thoroughfares in a trade area of growing residential, retail and commercial activity. The location gives the site both visibility and access to McKinney's strong and affluent demographics.

Within a three-mile radius of the site, the population totals 123,064 residents in 43,924 households with an average household income of \$160,943.

Due to the site's position along a commercial, retail and residential corridor, the location serves a daytime population of 95,966. Daytime population helps drive traffic throughout the day.

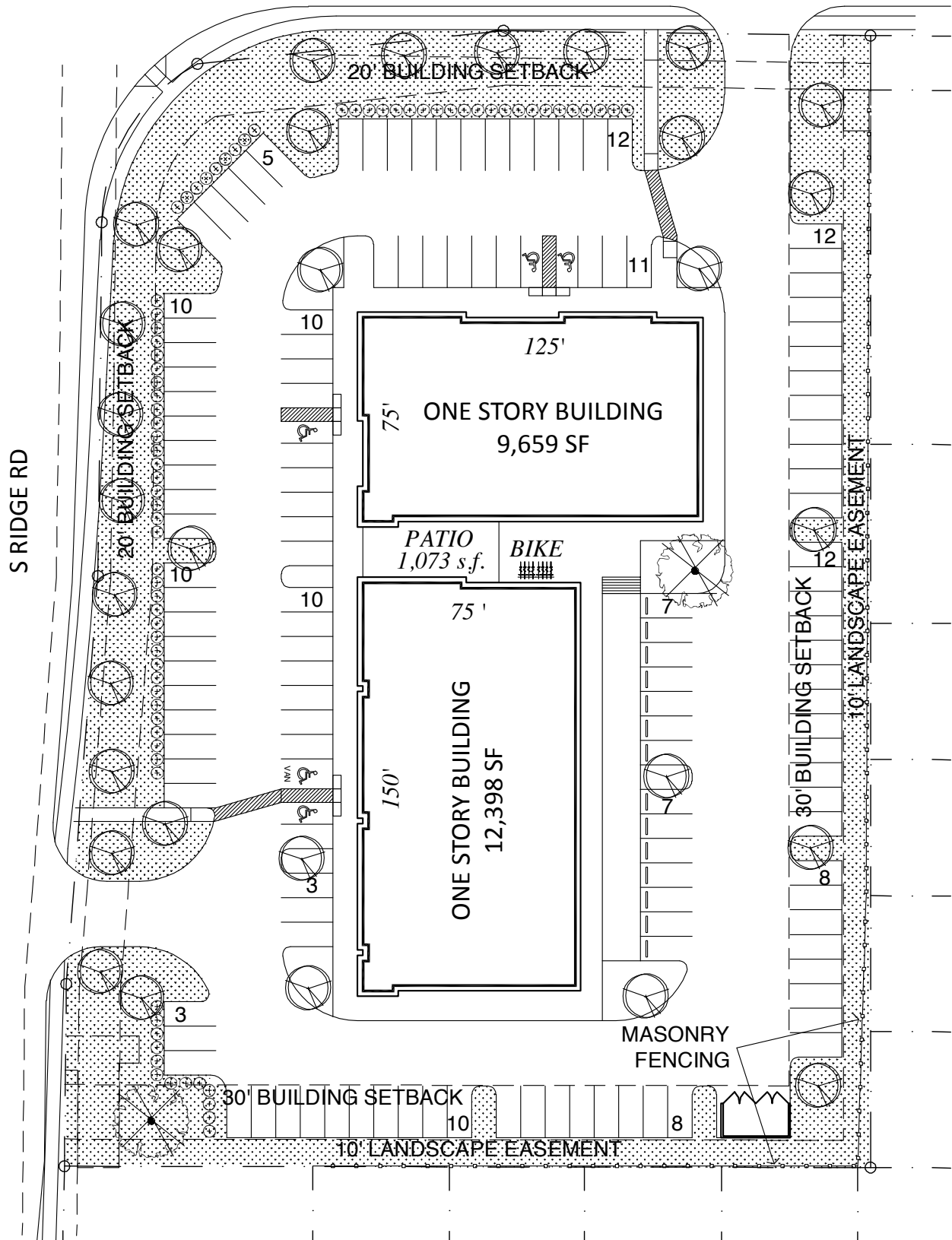
Within a five-mile radius of the site, the population totals 313,601 in 108,726 households with an average household income of \$160,421.

The location also serves a daytime population of 259,646.

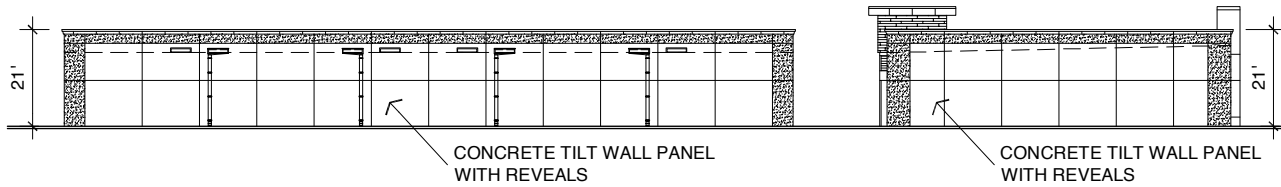


PROPOSED SITE PLAN

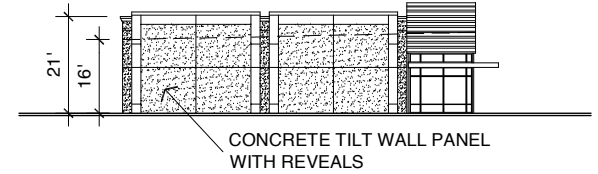
MCKINNEY RANCH PKWY



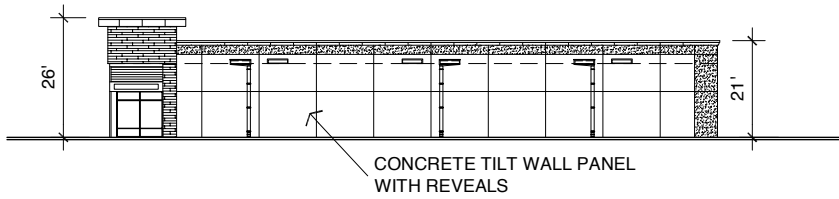
ELEVATIONS



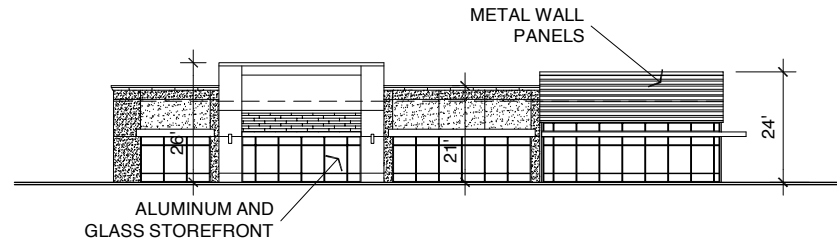
EAST ELEVATION



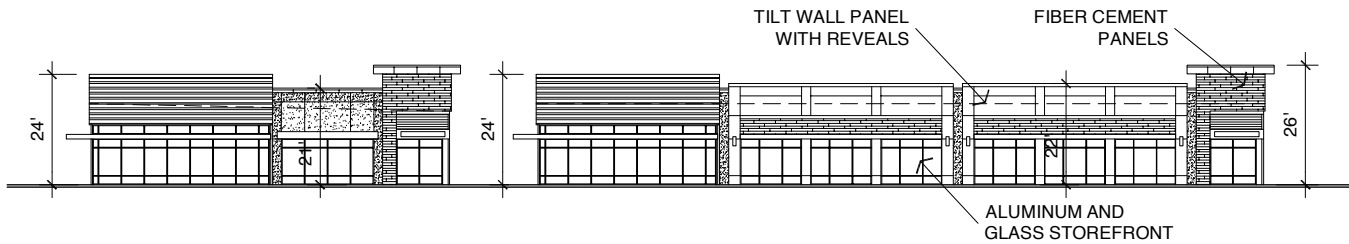
NORTH ELEVATION - PATIO SIDE
BUILDING '2'



SOUTH ELEVATION - PATIO SIDE
BUILDING '1'

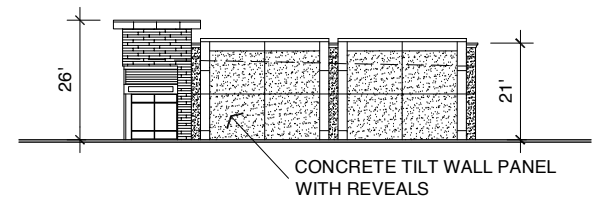
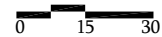


NORTH ELEVATION
BUILDING '1'



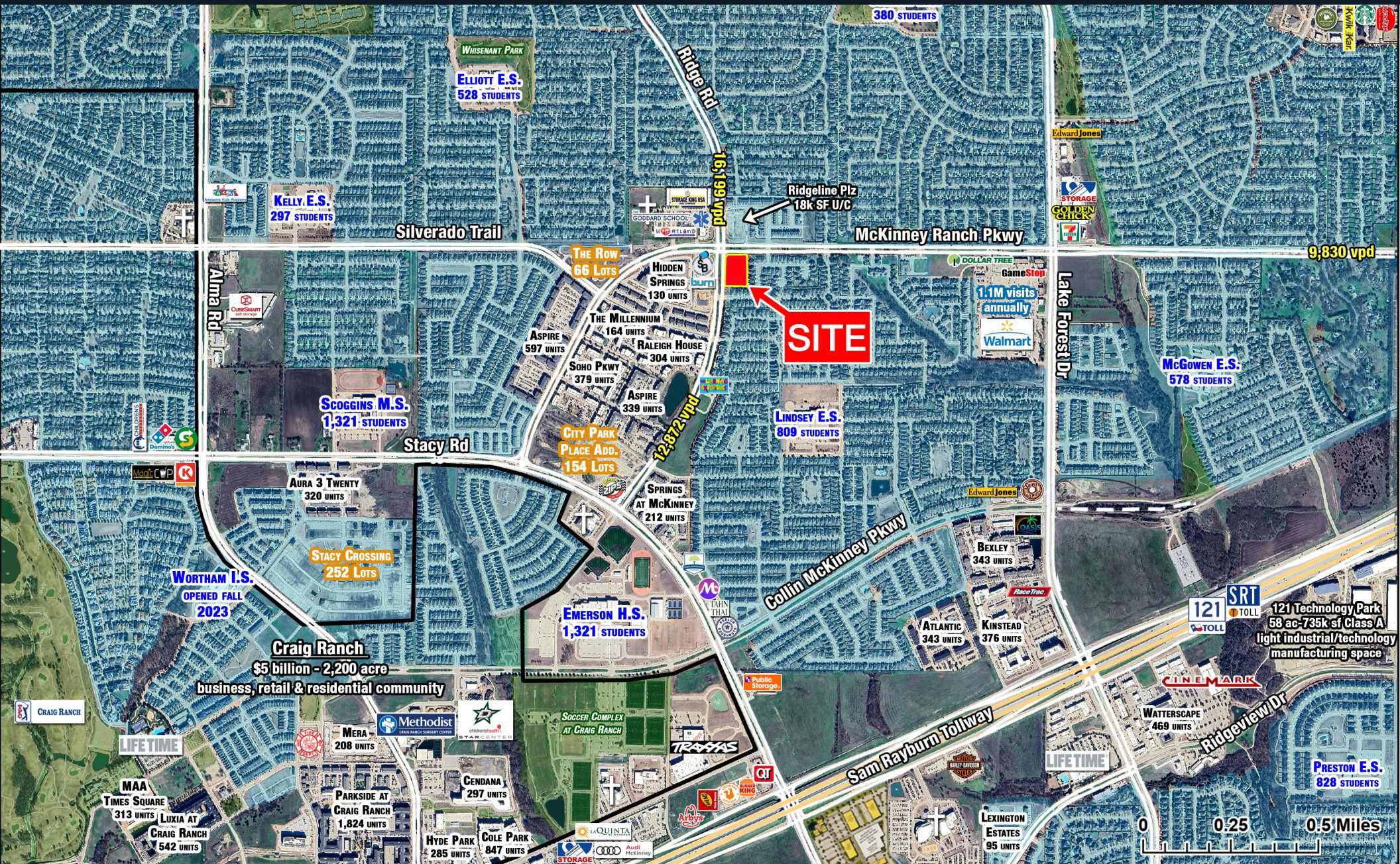
WEST ELEVATION

SCALE: 1" = 30'

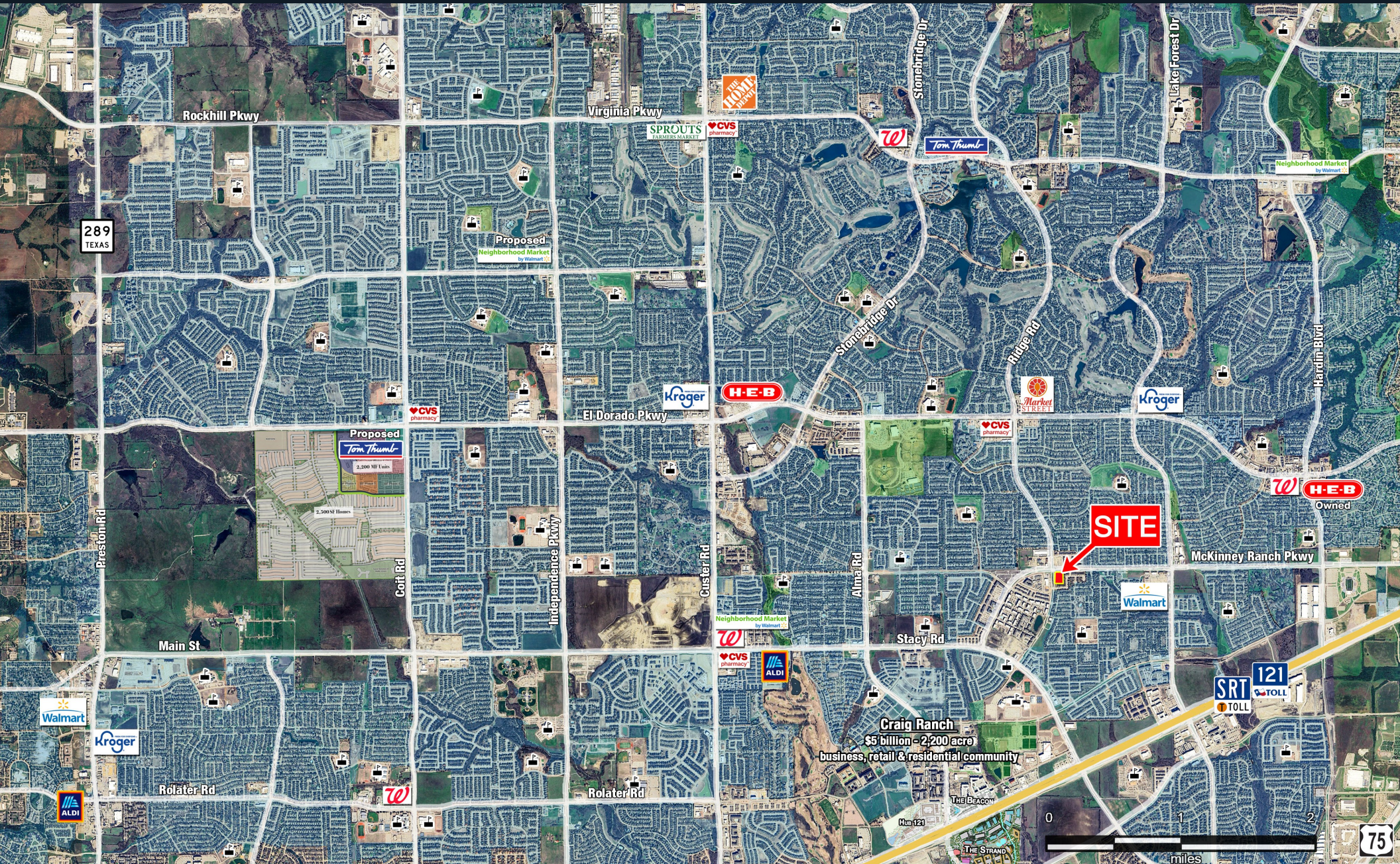


SOUTH ELEVATION
BUILDING '2'

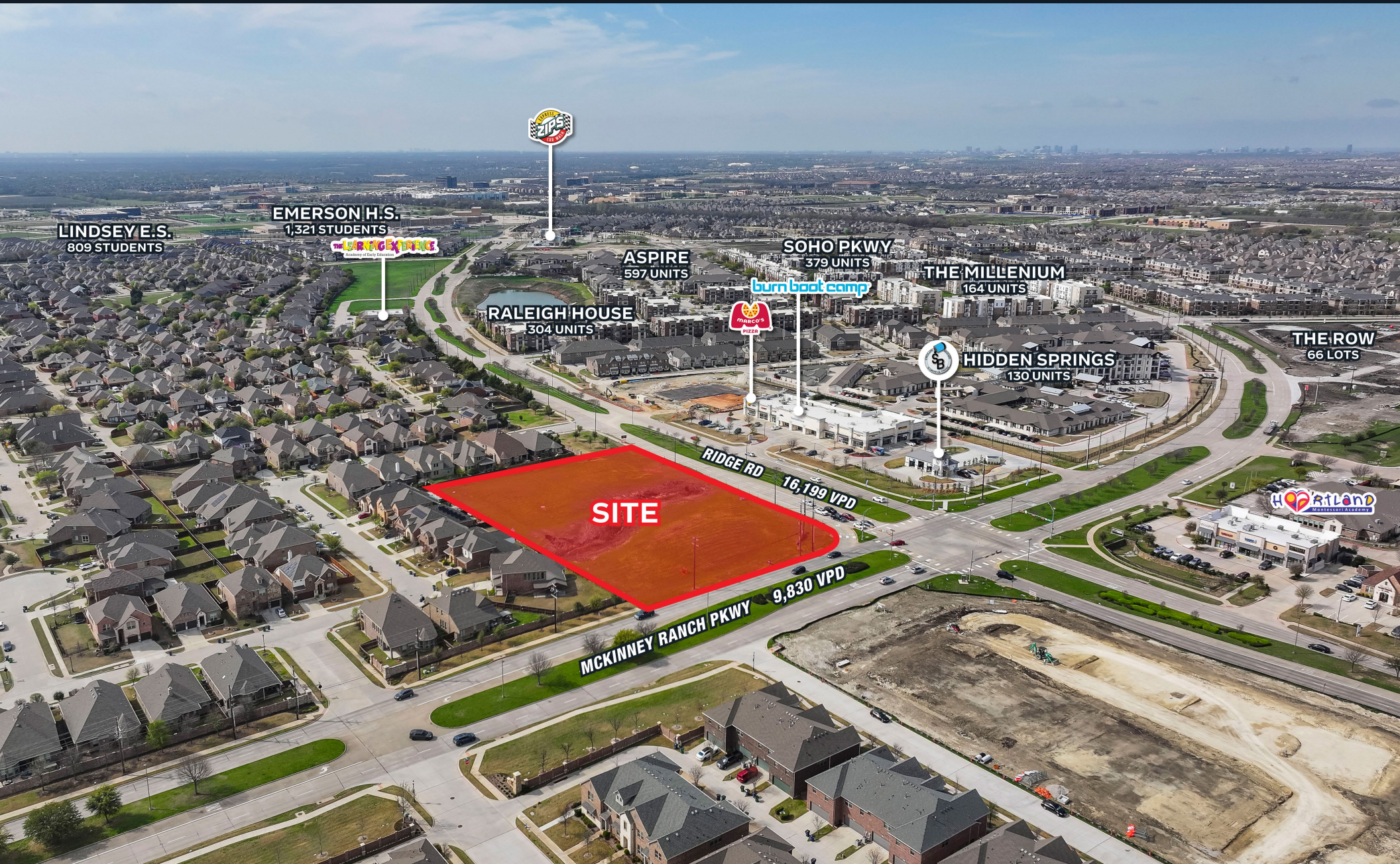
PROPERTY AERIAL



PROPERTY AERIAL

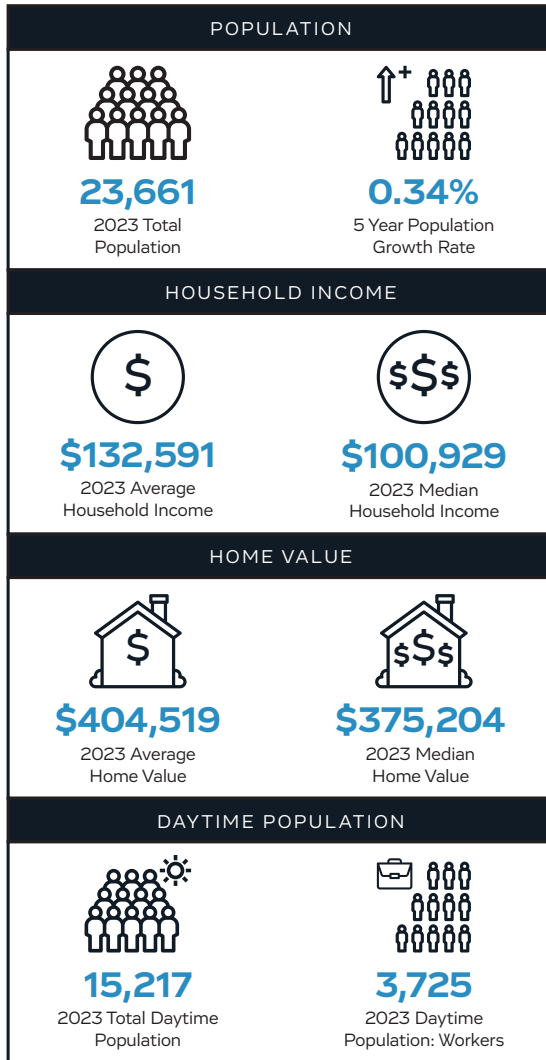


OBLIQUE AERIAL

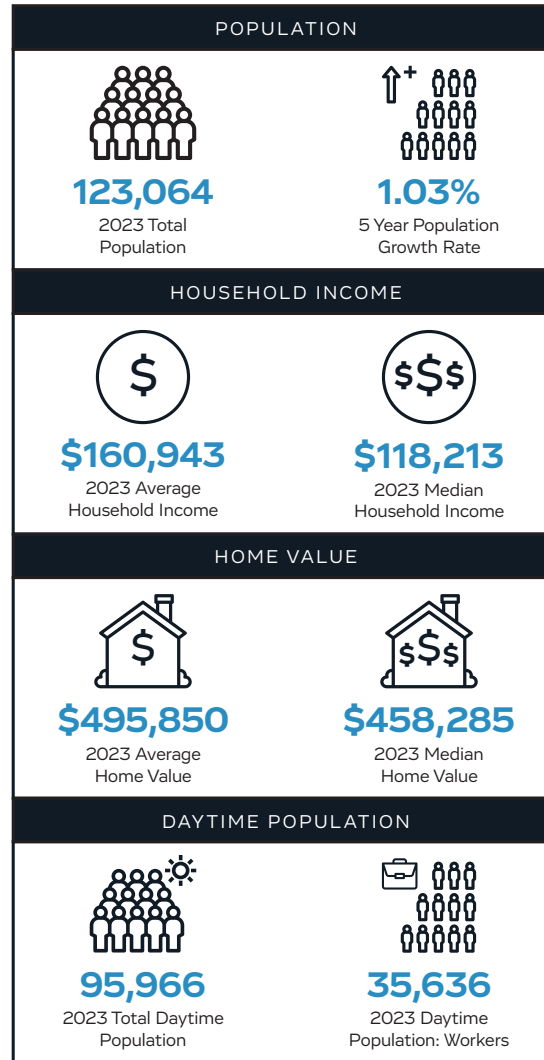


DEMOGRAPHICS

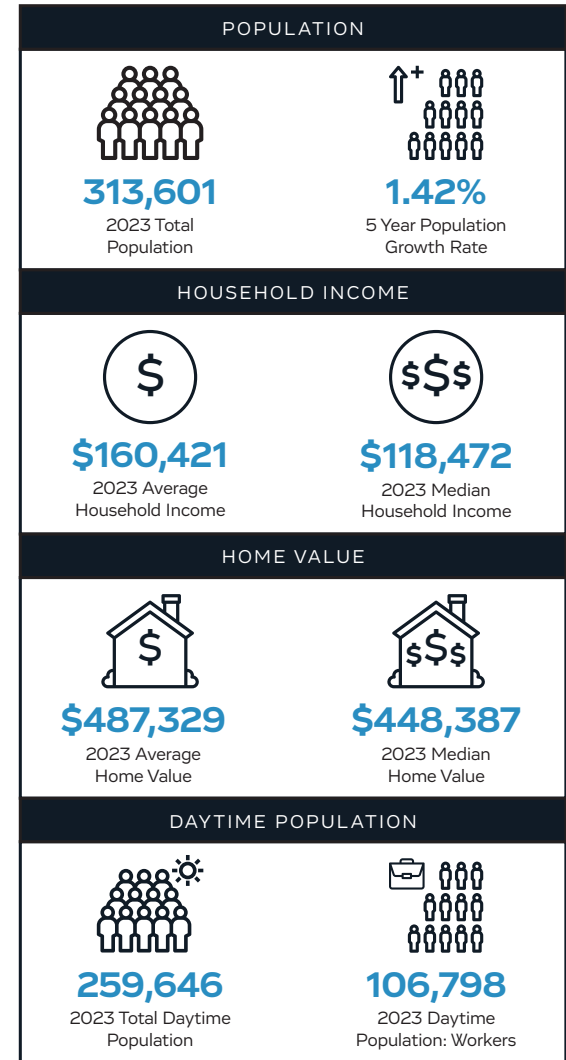
1 MILE



3 MILE



5 MILE



MCKINNEY OVERVIEW

McKinney, Texas, ranks as one of the fastest-growing municipalities in Texas. The City of McKinney currently reports a population of 209,070. That number should reach 221,177 by 2028. During the most recent decade, McKinney's population increased by an astonishing 379 percent, according to the City's demographic report.

A recent Census report named McKinney one of the fastest-growing cities in the nation, based on annual population growth during the one-year Census period of approximately 10,000.

McKinney currently is home to 73,780 households, a total on track to increase to 78,581 by 2028.

McKinney's average household income is an affluent \$140,030, and the median home value is \$404,258.

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 has been ranked N°1 Best Place to Move to in America by Money Magazine and continues to grow and expand every year.

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, Encore Wire, Medical City McKinney, Torchmark, Emerson Process Management and Winstron GreenTech.

McKinney has led in sustainable developments, and its historic business district is one of the largest and most successful in the state.



weitzman[®]

MAGGIE HANSEN

VICE PRESIDENT

mhansen@weitzmangroup.com

214.442.7513

ADDISON GRAGSON

ASSOCIATE

agragson@weitzmangroup.com

214.720.6625

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Margaret Patricia Hansen

Sales Agent/Associate's Name

675598

License No.

mhansen@weitzmangroup.com

Email

214-442-7513

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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 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 listening 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Addison Gragson

Sales Agent/Associate's Name

777480

License No.

agragson@weitzmangroup.com

Email

214-954-0600

Phone

Buyer/Tenant/Seller/Landlord Initials

Date