

STACY CROSSING

SEC STACY RD & ALMA RD | MCKINNEY, TX 75070



PROPERTY DETAILS

LOCATION	SEQ Stacy Rd & Alma Dr, McKinney, TX 75070
SIZE	1,600 - 13,000 SF
PAD SITES	Call for details
DELIVERY	Q4 2026

AREA HIGHLIGHTS

- Located at the high-traffic intersection of Stacy Road & Alma Parkway, which sees over 42,000 vehicles per day.
- Located adjacent to Craig Ranch, a \$5B, 2,200-acre master-planned community, and the five-star TPC Craig Ranch golf course (home of the PGA TOUR's CJ CUP Byron Nelson).
- McKinney is one of the fastest-growing cities in the U.S. with an estimated population over 243,000 and sits in Collin County — the #2 county in the nation for population growth.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 POPULATION	21,186	136,113	336,625
HOUSEHOLDS	8,529	46,619	116,664
DAYTIME POP	14,490	107,968	288,301
AVG HH INCOME	\$144,446	\$192,247	\$620,074

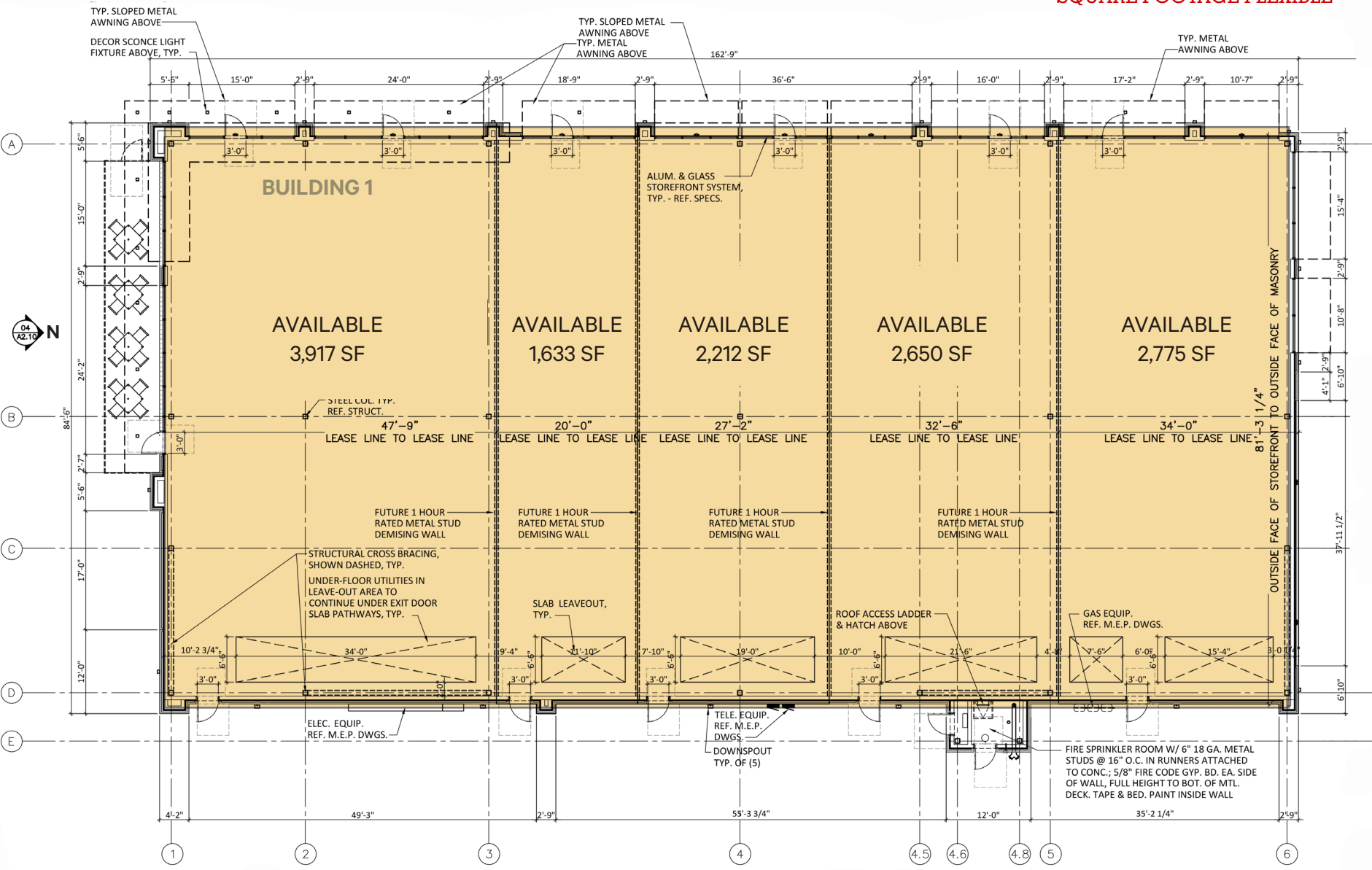






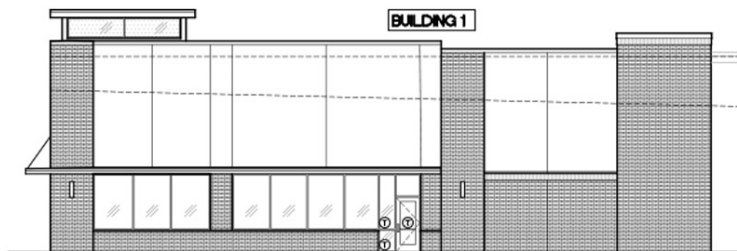
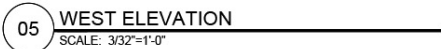
BUILDING 1 SITE PLAN

*SQUARE FOOTAGE FLEXIBLE



weitzman®

STACY CROSSING | 6

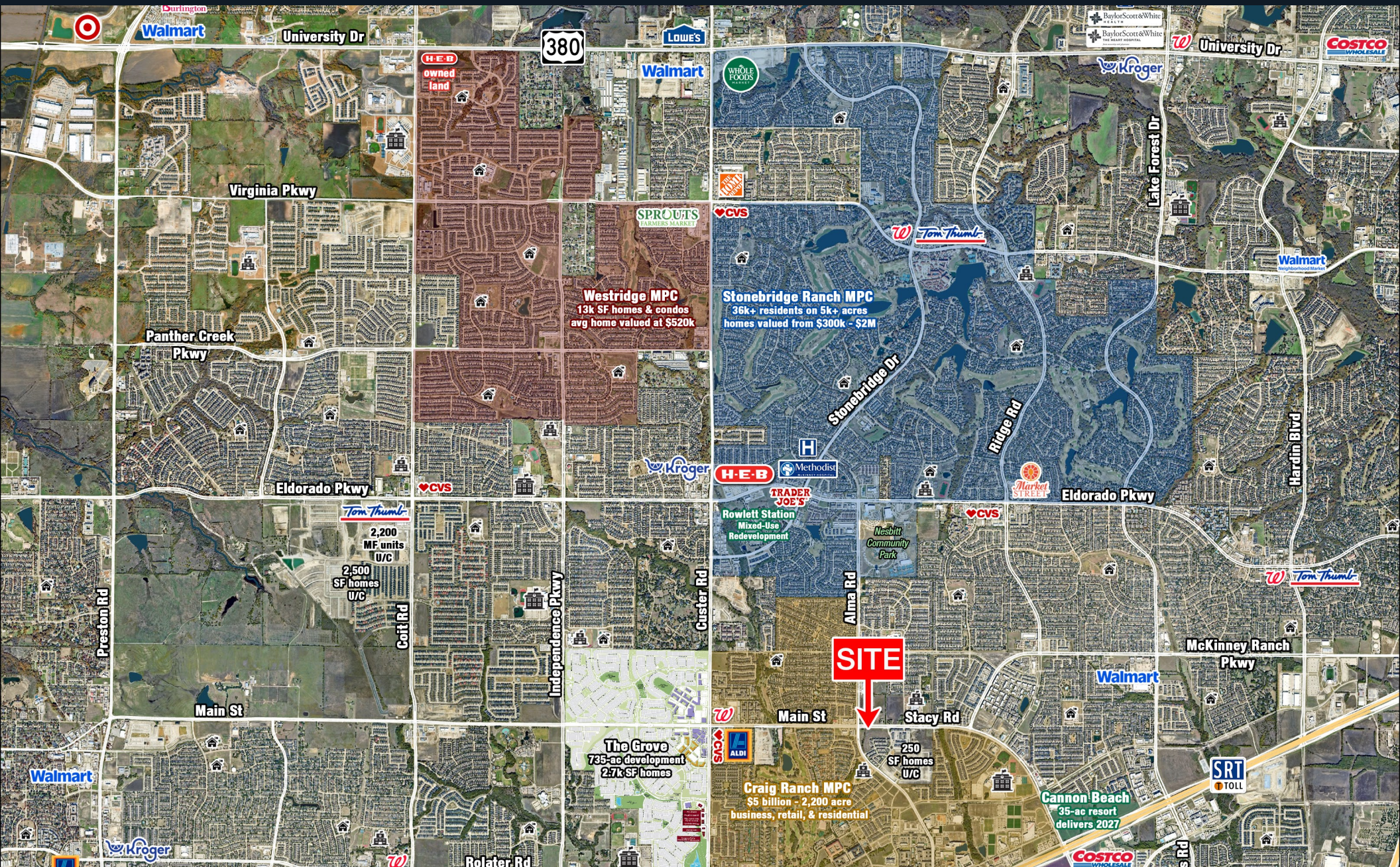


Architectural elevation drawing of Building 1. The building is a long, low structure with a flat roof. It features several large glass windows and doors, some with dark frames. The central part of the building has a prominent entrance area with a small overhang. The drawing is a black and white line art, showing the building's profile and internal structure. A label "BUILDING 1" is placed above the central part of the building.

Architectural section drawing of Building 1, showing a long, low structure with multiple bays and a central entrance.

Architectural drawing of the front elevation of the building. The structure is long and low, featuring a central entrance with a small gabled roof. Large windows are visible on the right side, and a smaller window is on the left. The drawing is a line art representation with some shading to indicate depth and structure.

PROPERTY AERIAL



DFW BY THE NUMBERS

1

TOP MARKET TO WATCH

THE URBAN LAND INSTITUTE (ULI) AND PWC'S EMERGING TRENDS IN REAL ESTATE REPORT NAMED D-FW THE NATION'S TOP MARKET TO WATCH IN 2025.

3

IN THE NATION FOR POPULATION GROWTH

D-FW ADDED 177,922 RESIDENTS IN 2024

U.S. CENSUS

1

CORPORATE HQ RELOCATIONS

100 NEW HEADQUARTERS FROM 2018 TO 2024

CBRE

2

IN THE NATION FOR HOME STARTS

53,000 NEW STARTS IN 2024

CONSUMER AFFAIRS

1

IN THE NATION FOR MULTI-FAMILY CONSTRUCTION

33,276 NEW UNITS IN 2024

MULTI-HOUSING NEWS/YARDI MATRIX



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

Margaret Patricia Hansen

Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Addison Gragson

Sales Agent/Associate's Name

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