

CRAIG CROSSING

McKinney, TX | SWC Central Expressway and Eldorado Parkway



Retail | Eldorado Parkway is one of the most popular and well known thoroughfares in Collin County and is a major gateway to the trade area. This highly desirable regional location offers 3 contiguous anchor spaces with great visibility from Highway 75 [Central Expressway]. The TXDOT intersection improvements have added greater capacity to the ever increasing traffic counts.

■ AVAILABLE SF:	19,941 SF	■ TRAFFIC COUNTS:	I-75: 102,146 VPD
	22,719 SF		Eldorado Parkway: 30,408 VPD
	38,025 SF		
	Future outparcel opportunity		

■ DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2016 Total Population	10,097	78,865	185,293
2016 Total Households	4,124	27,765	62,946
2016 Daytime Population	9,554	76,294	187,382
2016 Average HH Income	\$97,152	\$97,630	\$108,001
2016 Median HH Income	\$77,212	\$74,148	\$86,919

■ **AREA RETAILERS:**

TRADER JOE'S



Pier 1 imports

Wyatt Russo

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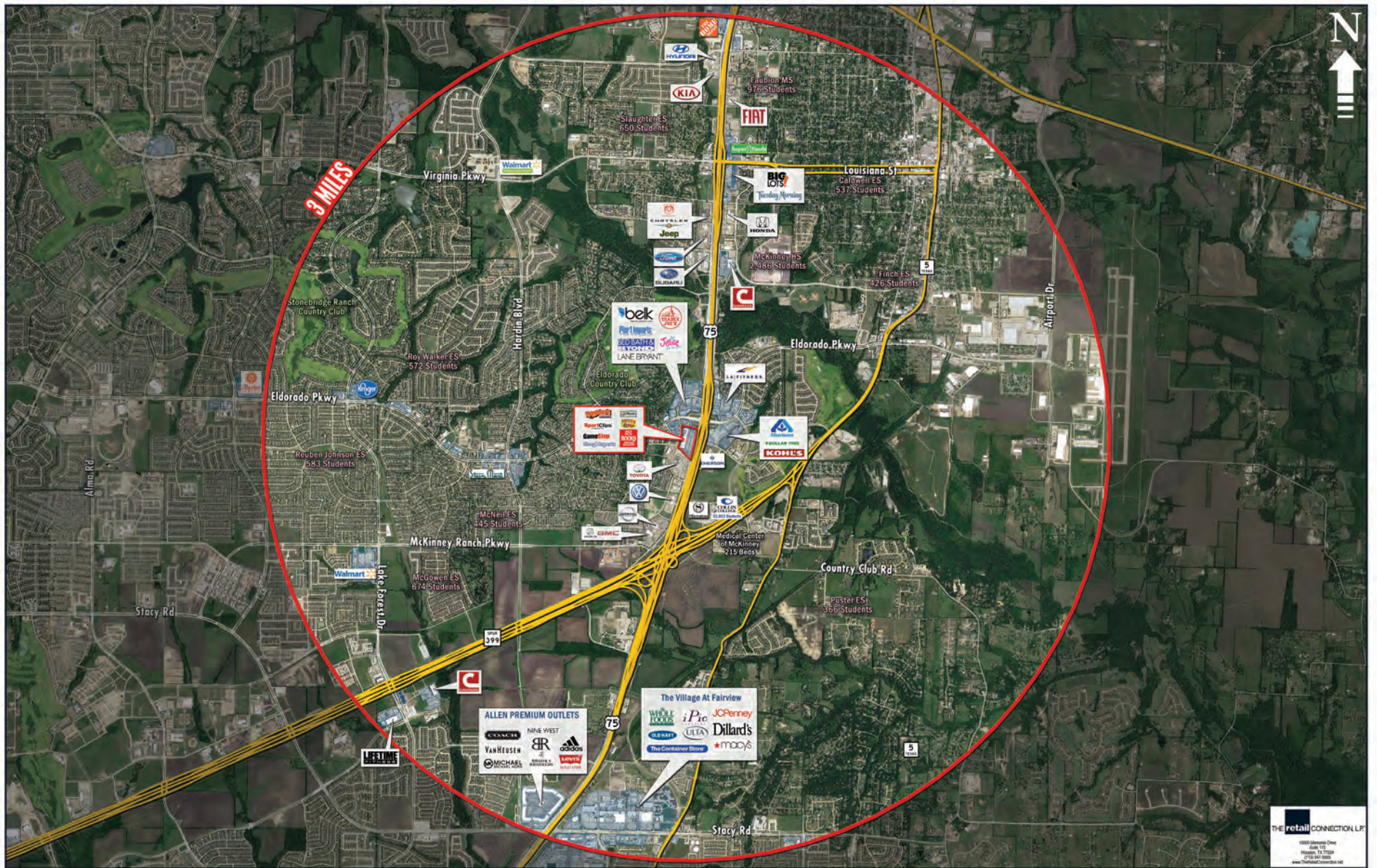
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 Holiday Inn

 TOYOTA

75

28,663 VPD 14

96,283 VPD

Eldorado Pkwy.

Laura Ln

Craig Dr

Bush Dr

CVS

BED BATH & BEYOND

Planet Fitness

Cricket

Sprint

Starbucks

HASE

PEI WEI

Office

MAJESTY'S

CVS

Independent Bank

GameStop

SoLo

BOOKS

Available 30,028 SF

Available 10,941 SF

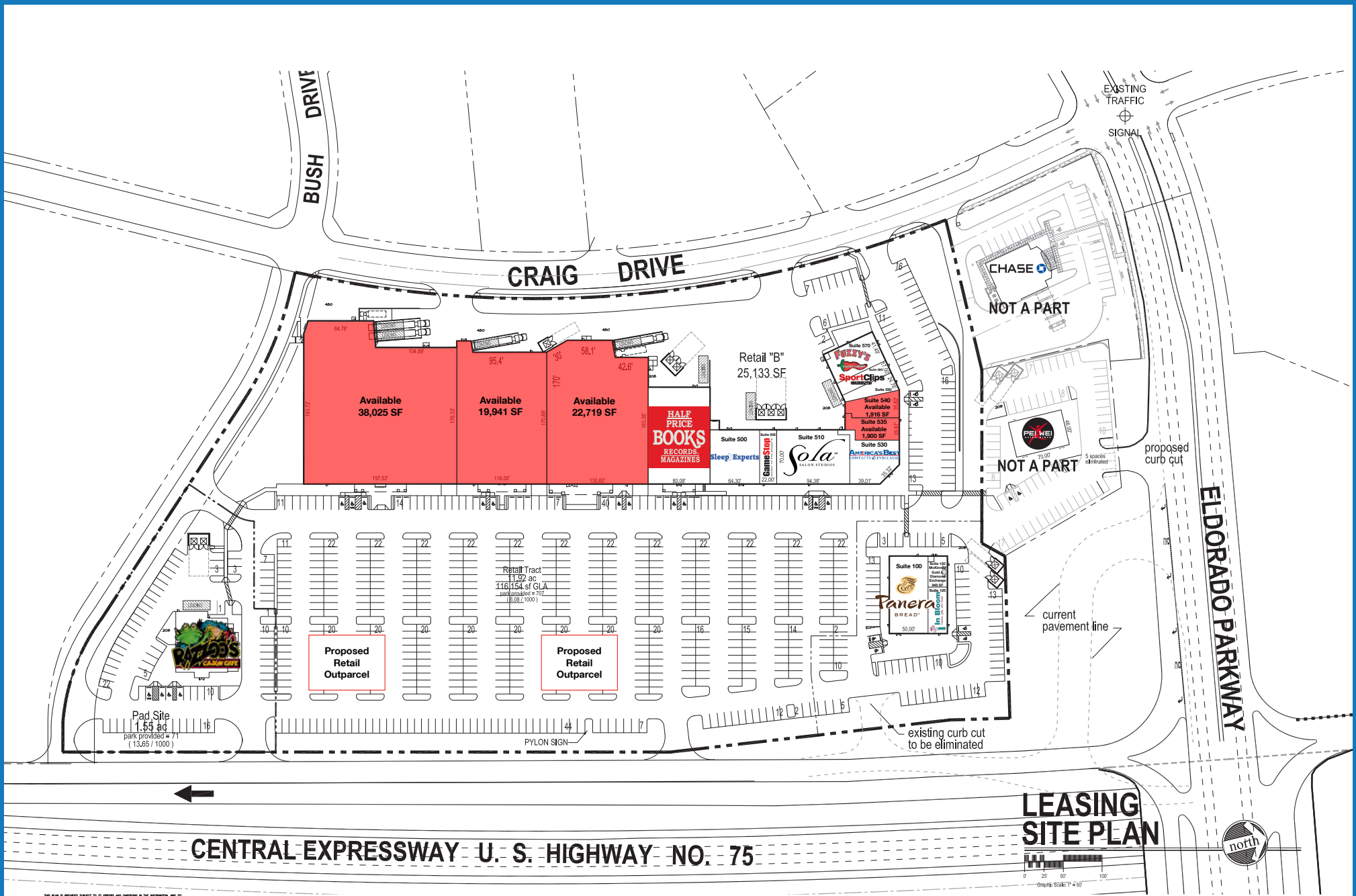
Available 22,719 SF

Proposed Retail Outparcel

Proposed Retail Outparcel

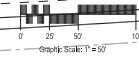
RAVENS

THE retail CONNECTION LP



CENTRAL EXPRESSWAY U. S. HIGHWAY NO. 75

**LEASING
SITE PLAN**



THIS PLAN IS PREPARED SUBJECT TO ALL ORDINANCES AND REGULATIONS IN ALL APPLICABLE JURISDICTIONS. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN.

CRAIG CROSSING US 75 @ Eldorado Parkway McKinney, TEXAS

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project no. 14039
 drawn KO
 date 5-13-14

SCHEME
LSP-20



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ 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