FOR LEASE





380 TOWNE CROSSING MCKINNEY, TEXAS

Join These Tenants:



























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380 TOWNE CROSSING | NWC of W University (Hwy 380) & US 75 | McKinney, Texas

OVERVIEW

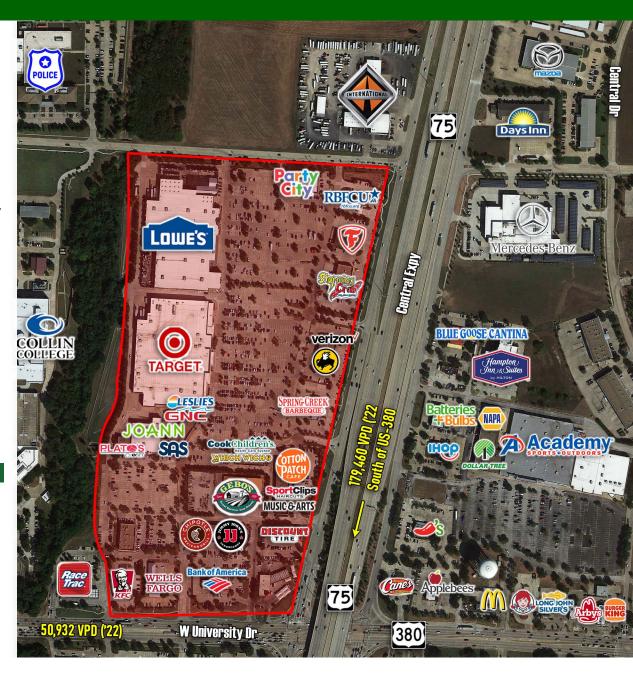
- 100% Leased
- Excellent Visibility & Easy Access
- Super Target, Lowe's & Jo Ann's anchored center; perfect location for any retailer
- Surrounding retailers include Walmart Supercenter, Sam's Club, Home Depot, Best Buy, Ross, Ulta, Michael's, PetSmart, Office Depot and numerous other national retailers
- Call for Pricing

TRAFFIC COUNTS

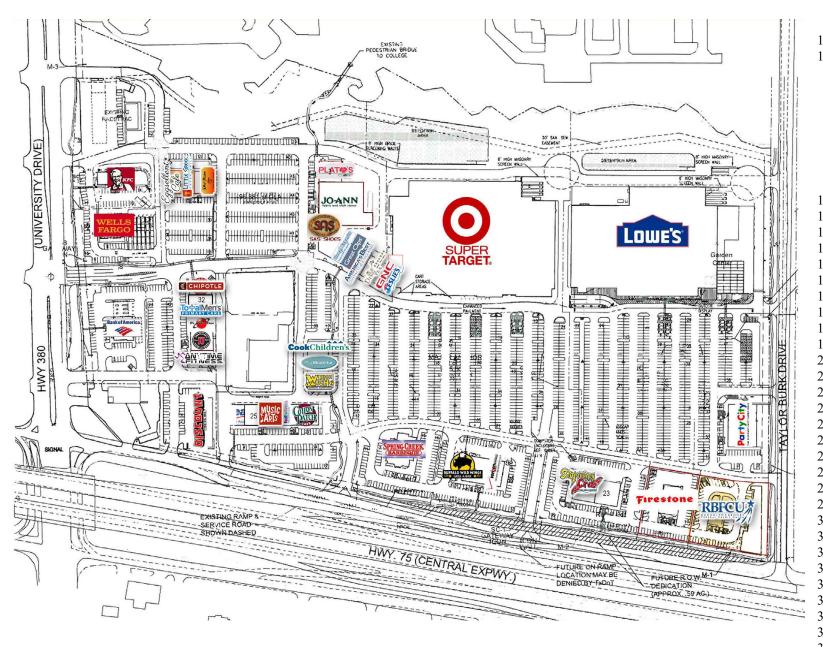
US 380 / University Dr: 50,932 VPD US 75: 179,460 VPD (TXDOT 2022)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	8,173	49,972	113,903
Avg HH Income	\$79,017	\$85,469	\$110,312
Daytime Pop.	15,369	61,265	115,584







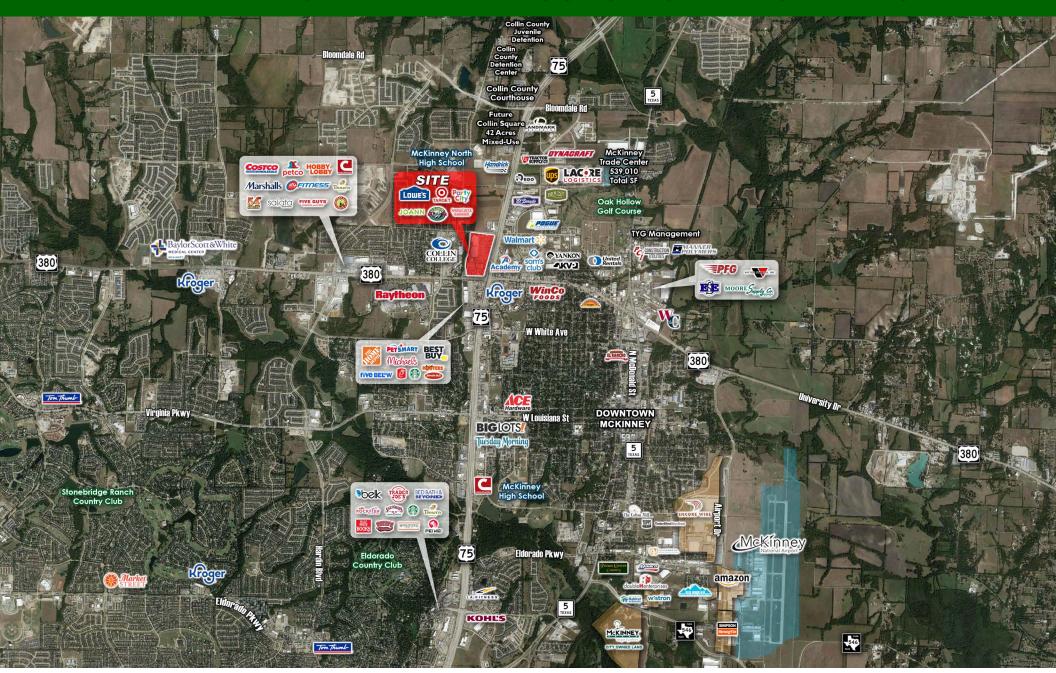
1 - Eggsellent Café	3,565 SF
1a - Little Greek Grill	1,580 SF
1b - Desire Salon	1,200 SF
2 - Pho Bistro	2,500 SF
3 - Plato's Closet	4,488 SF
4 - JoAnn's	20,304 SF
5 - SAS Comfort Shoes	2,304 SF
6 - Sleep Experts	4,000 SF
7 - Great Clips	1,050 SF
8 - The Cash Store	1,500 SF
9 - America's Best	4,200 SF
10 - Ding Tea	1,600 SF
11 - GNC	1,400 SF
12 - Leslie's Pool Supply	
	74,660 SF
	71,000 SF
15 - Which Wich	1,800 SF
16 - Elite Spa & Nails	2,000 SF
17 - Miracle Ear	1,000 SF
18 - Cooks Children	4,238 SF
19 - Buffalo Wild Wings	5,850 SF
20 - Verizon Wireless	4,000 SF
21 - Storming Crab	6,000 SF
23 - Floor Touch	5,285 SF
24 - Party City	12,000 SF
25 - Affordable Care	2,924 SF
25a - 100% Chiro	2,075 SF
26 - Music & Arts	2,449 SF
27 - Indian Restaurant	2,000 SF
28 - FedEx Kinko's	1,690 SF
29 - Sports Clips	1,200 SF
30 - Cotton Patch	4,500 SF
31 - Chipotle	2,200 SF
32 - Zio Al's Pizza	1,897 SF
33 - TotalMen's PC	1,600 SF
34 - Planet Smoothie	1,000 SF
35 - Planet Tan	3,290 SF
36 - Royal Day Spa	1,251 SF
37 - Jimmy John's	1,500 SF
38 - Anytime Fitness	4,000 SF
.92 AC PAD - Firestone	40 075 SF
1.37 AC PAD - Randolph	
F. J. J.C. 171D - Kandolph	50 (55 CE

Federal Credit Union

59,677 SF



380 TOWNE CROSSING | NWC of W University (Hwy 380) & US 75 | McKinney, Texas







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;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

DuWest Management Inc.	605046		214-720-0004
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/Tena	ant/Seller/Landlord Initials	Date	<u> </u>