

# SHOPS AT CRAIG RANCH

NWC OF STACY RD & ALMA RD

McKinney, Collin County, TX 75070



PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2

## OVERVIEW

- 23,424 SF of New Retail/Restaurant Space
- Tenants Signed: Subway, Domino's Pizza, Donut Shop, Dentist Office
- Fall 2016 Estimated Delivery Date
- Tenant Improvement Allowance Available
- High Income, High Growth Area
- Area Retailers: CVS, Walgreens
- Variety of Space Sizes Available

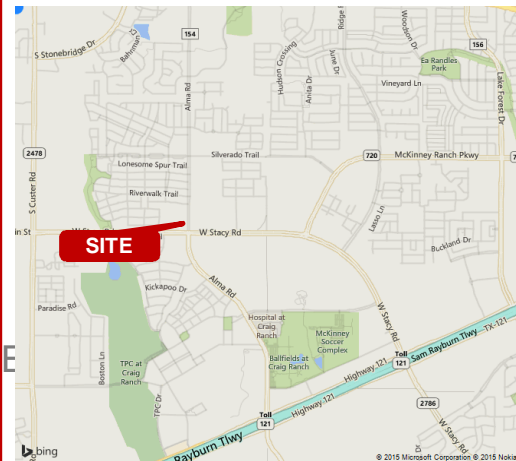
## TRAFFIC COUNT

- 13,544 cpd on Stacy Rd
- 12,210 cpd on Alma Road

## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:	8,547	78,389	226,829
HH Income:	\$99,278	\$121,093	\$116,746

## MAP



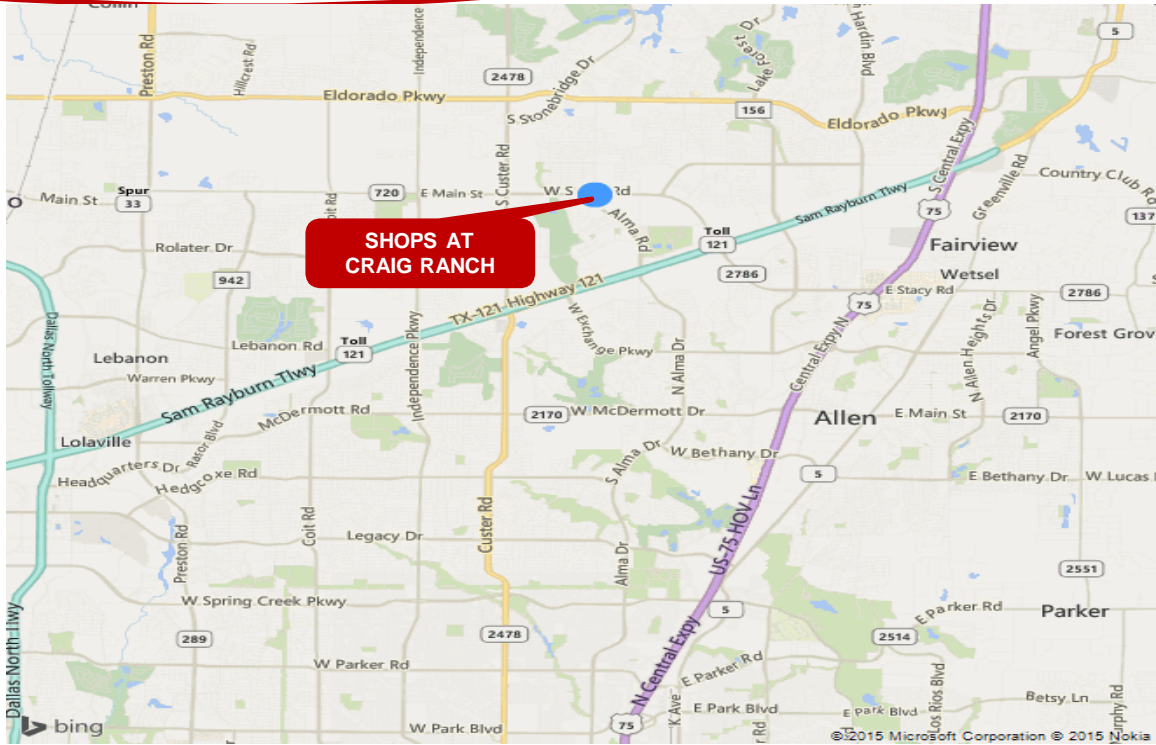
## CONTACT

Doug Wilder  
 doug@kmrealty.net  
 (214) 682-0502

# SHOPS AT CRAIG RANCH

NWC OF STACY RD & ALMA RD

McKinney, Collin County, TX 75070



**KM Realty Advisors, LLC**

**KM Realty Management, LLC**

# SHOPS AT CRAIG RANCH

NWC OF STACY RD & ALMA RD

McKinney, Collin County, TX 75070



## CONTACT

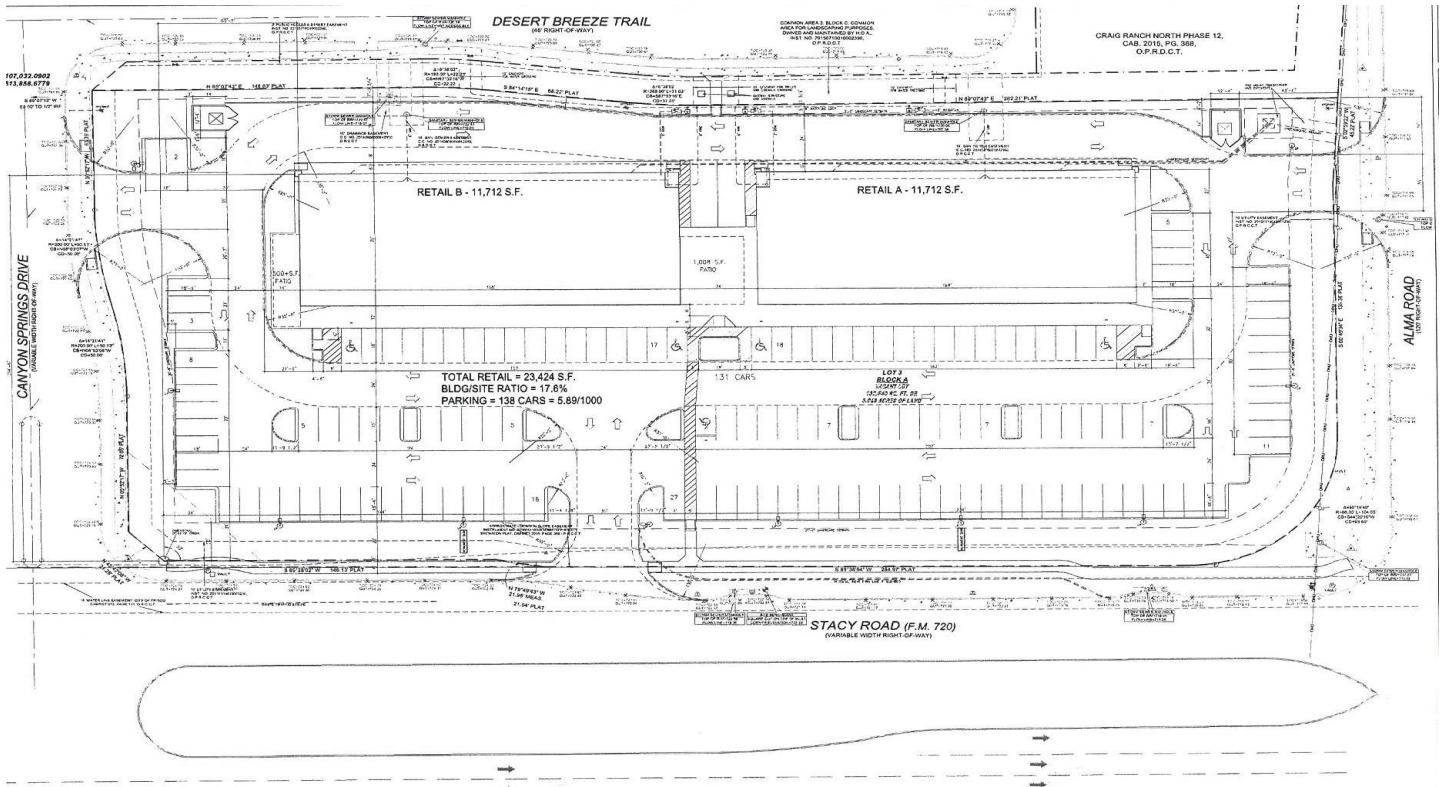
Doug Wilder  
doug@kmrealty.net  
(214) 682-0502

# SHOPS AT CRAIG RANCH

NWC OF STACY RD & ALMA RD  
McKinney, Collin County, TX 75070

## PROPOSED SITE PLAN

Subject to change.



**KM Realty Advisors, LLC**  
**KM Realty Management, LLC**

**CONTACT**  
**Doug Wilder (214)682-0502**

# SHOPS AT CRAIG RANCH

NWC OF STACY RD & ALMA RD

McKinney, Collin County, TX 75070

The homes at Craig Ranch, the nationally acclaimed master-planned community in North Texas that provides beautiful green vistas and a healthy appreciation of a luxurious comfortable lifestyle. More than 400 acres of sprawling green spaces connect via running and biking trails to the five-star TPC Craig Ranch golf course, where you can head out to watch national pros tee up for the club's numerous tournaments.

Squeeze in a round of golf (or two), break a sweat at Cooper Fitness Center, enjoy a tree-lined walk with friends or simply grab a quick bite at the Tenley's Cafe. Welcome to healthy living.

Your options for a rewarding workout expand as you head down the trail to the Cooper Fitness Center and Spa, where you'll find a full staff of sports pros and personal trainers to help you make the most of your exercise routine. Cooper Fitness Center is affiliated with the Dallas-based Cooper Institute, a leading research facility focused on the study of exercise and health, so you're family will reap the benefits of fitness expertise you won't find at a local gym. In fact, Craig Ranch offers cutting-edge recreational amenities for just about any interest you and your children might have – The Ballfields, which attract tournament play from around the country; the McKinney Soccer Fields, which host league matches and clinics; the Metroplex's top hockey facility; and the region's best training program for high school athletes.

Craig Ranch's active Community Association plans events throughout the year for adults, children and the whole family – including the Kite Festival, holiday celebrations, and the Relay for Life to raise money for cancer research. Located in the vibrant city of [McKinney](#) – named one of the Best Places to Live in America – Craig Ranch put you minutes from dozens of corporate headquarters attracted to the area's bustling economy, and is just a short drive to DFW International Airport, shopping, dining, and arts and cultural events in Dallas.

Living at Craig Ranch offers you more than a quality home. In these neighborhoods, you'll find everything you need to enjoy your health conscious lifestyle.

**2014 Master-Planned Community of the Year**  
Awarded by the Dallas Builders Association



Information provided from [www.craigranchtexas.com](http://www.craigranchtexas.com)

 **KM Realty Advisors, LLC**  
**KM Realty Management, LLC**

[www.kmrealty.net](http://www.kmrealty.net)  
(972) 232-2242

# SHOPS AT CRAIG RANCH

NWC OF STACY RD & ALMA RD

McKinney, Collin County, TX 75070

10-10-11



Approved by the Texas Real Estate Commission for Voluntary Use  
Texas law requires all real estate licensees to give the following information about  
brokerage services to prospective buyers, tenants, sellers and landlords.

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K



**KM Realty Advisors, LLC**  
**KM Realty Management, LLC**

[www.kmrealty.net](http://www.kmrealty.net)  
(972) 232-2242