

VENTURE WILSON CROSSING FOR LEASE/GROUND LEASE/BTS

214.378.1212

NWC US 75 & LAUD HOWELL PKWY
MCKINNEY, TX

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DEVELOPED BY:
UCD
UNITED COMMERCIAL
DEVELOPMENT

LOCATION

NWC US 75 & LAUD HOWELL PKWY
MCKINNEY, TX 75071

SIZE

40 AC COMMERCIAL LAND

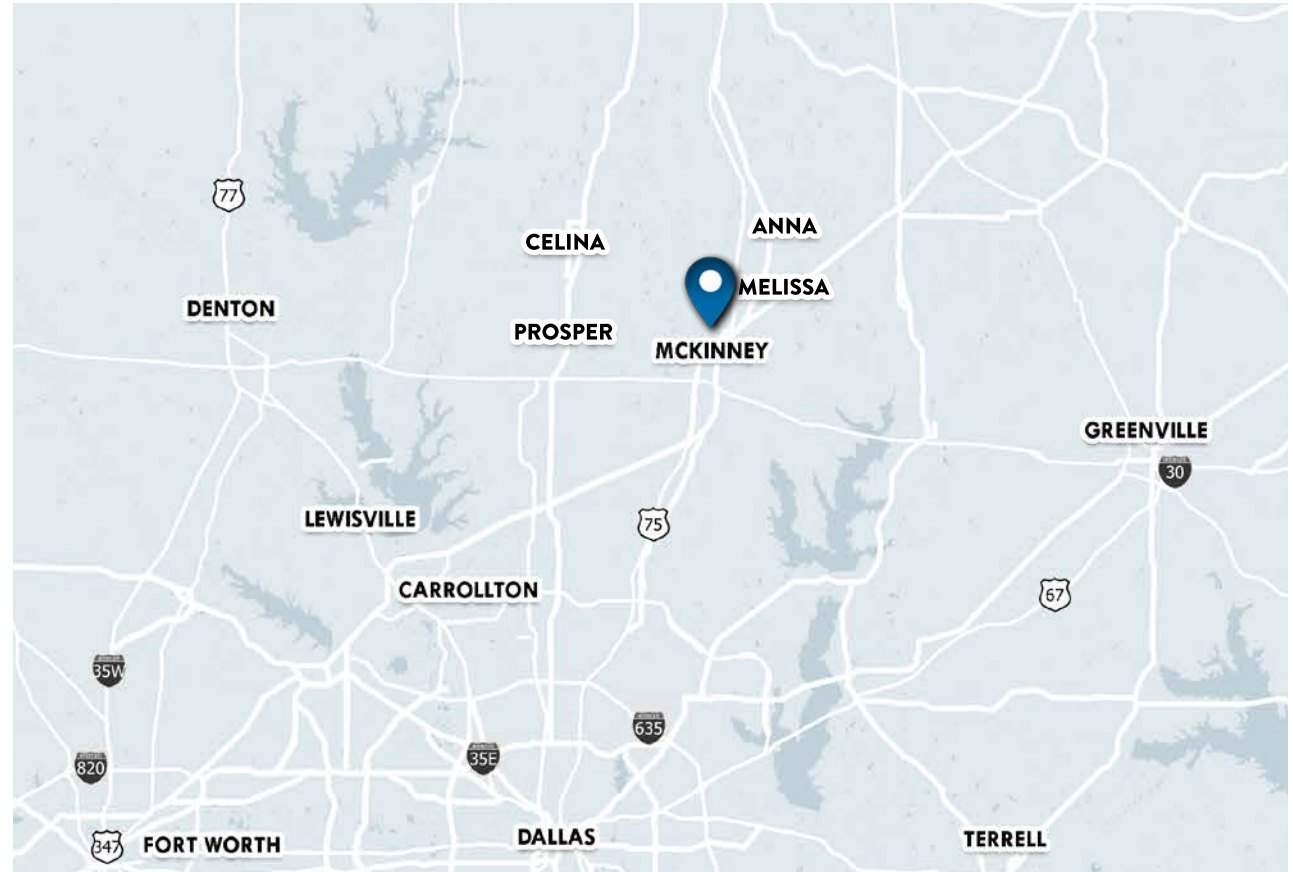
PADS AVAILABLE FOR GL, BTS
ANCHOR LAND AVAILABLE

TRAFFIC COUNTS

US 75	LAUD HOWELL PKWY
117,627 VPD 2022	11,051 VPD 2022

PROPERTY HIGHLIGHTS

- ★ **LARGEST UNDEVELOPED RETAIL TRACT ON US 75 IN MCKINNEY, TEXAS**
- ★ **HARD CORNER INTERSECTION WITH EXCELLENT EXPOSURE TO US 75**
- ★ **SITE IS ADJACENT TO TRINITY FALLS, A 2000 ACRE MASTER PLANNED COMMUNITY WITH HOMES IN THE MID \$300S TO THE \$900S. THE COMMUNITY WILL INCLUDE 4 MCKINNEY INDEPENDENT SCHOOL DISTRICT SCHOOLS.**
- ★ **TRINITY FALLS IS ESTIMATED TO HAVE 5,000 HOMES UPON COMPLETION AND OVER 11,00 RESIDENTS. ESTIMATED COMPLETION IS PROJECTED BY 2028. CURRENT POPULATION IS 6,333 WITH MEDIAN INCOME OF \$170,000**
- ★ **ONE OF THE HIGHEST RESIDENTIAL GROWTH MARKETS IN DFW**
- ★ **LAUD HOWELL RD IS PLANNED TO BE EXTENDED AND WILL CONNECT TO FRONTIER PKWY (FM 1461)**



2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES	7 MILES
EST. POPULATION	2,085	26,368	82,755	176,414
EST. DAYTIME POPULATION	900	13,744	30,611	49,913
EST. AVG. HH INCOME	\$114,663	\$118,871	\$129,766	\$135,978

AREA ATTRACTIONS



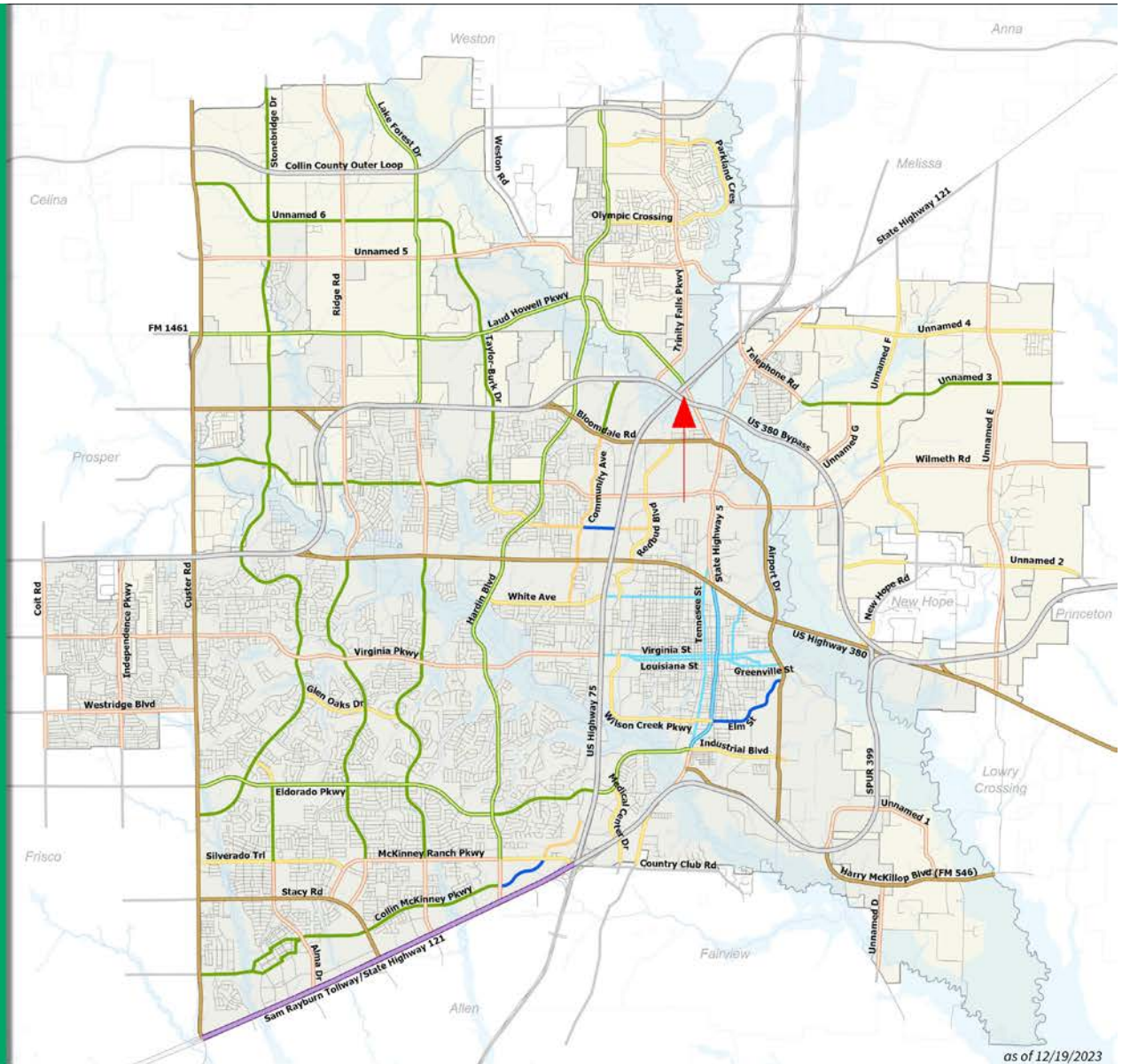


MASTER THOROUGHFARE PLAN

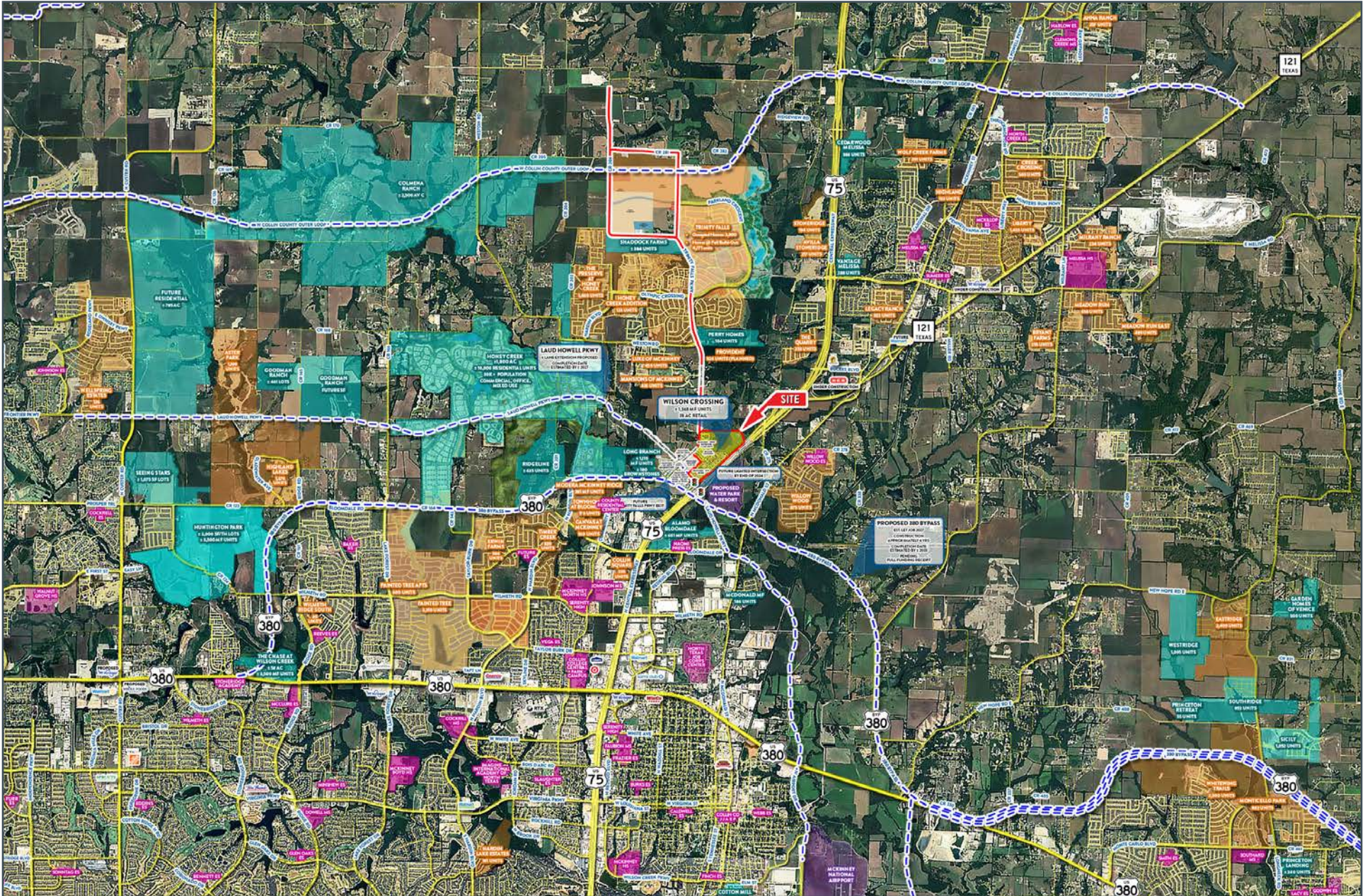
LEGEND

-  Major Regional Highway/Multi-Modal
-  Tollway
-  Principal Arterial (130' - 6 lanes)
-  Major Arterial (124' - 6 lanes)
-  Greenway Arterial (140' - 6 lanes)
-  Greenway Arterial (120' - 4 lanes)
-  Minor Arterial (100' - 4 lanes divided)
-  Minor Arterial (80' - 4 lanes undivided)
-  Minor Arterial (70' - 3 lanes)
-  Town Thoroughfare (4 lanes)
-  Town Thoroughfare (2-3 lanes)
-  McKinney City Limits
-  McKinney ETJ
-  Other Cities

Disclaimer: The Master Thoroughfare Plan provides generalized locations for future thoroughfares. Alignments may shift as roads are engineered and designed to accommodate floodplain areas and to meet sound engineering and urban planning principles. The Roadway lines shown on the plan are not precise (site specific) locations of future thoroughfares.



as of 12/19/2023



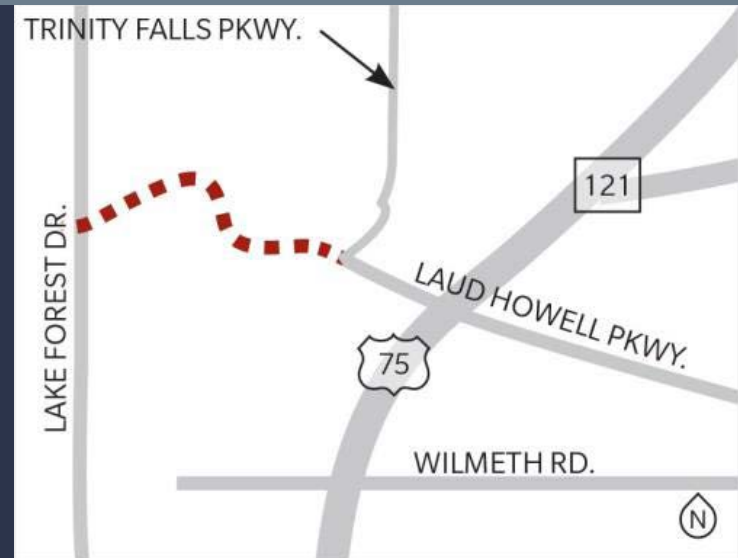


TRINITY FALLS

- 2,000 acre master planned community. Homes in mid \$300's to \$900's
- Approximately 5,000 homes upon completion and over 11,000 residents. Completion is estimated for 2028.
- Current population is 6,333 with median income of \$170,000

LAUD HOWELL EXTENSION

- Estimated completion 1st Q 2027
- 2 lane divided from Hwy 75 to Honey Creek
- 4 lane divided to Lake Forest



HONEY CREEK

- 4,000 single family homes
- 4,000-6,000 multifamily units
- Lots begin to deliver late 2026/early 2027
- +/-600 lots estimated to deliver early 2027.





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DALLAS, TEXAS 75225
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DEVELOPED BY:



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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.
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- **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:
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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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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