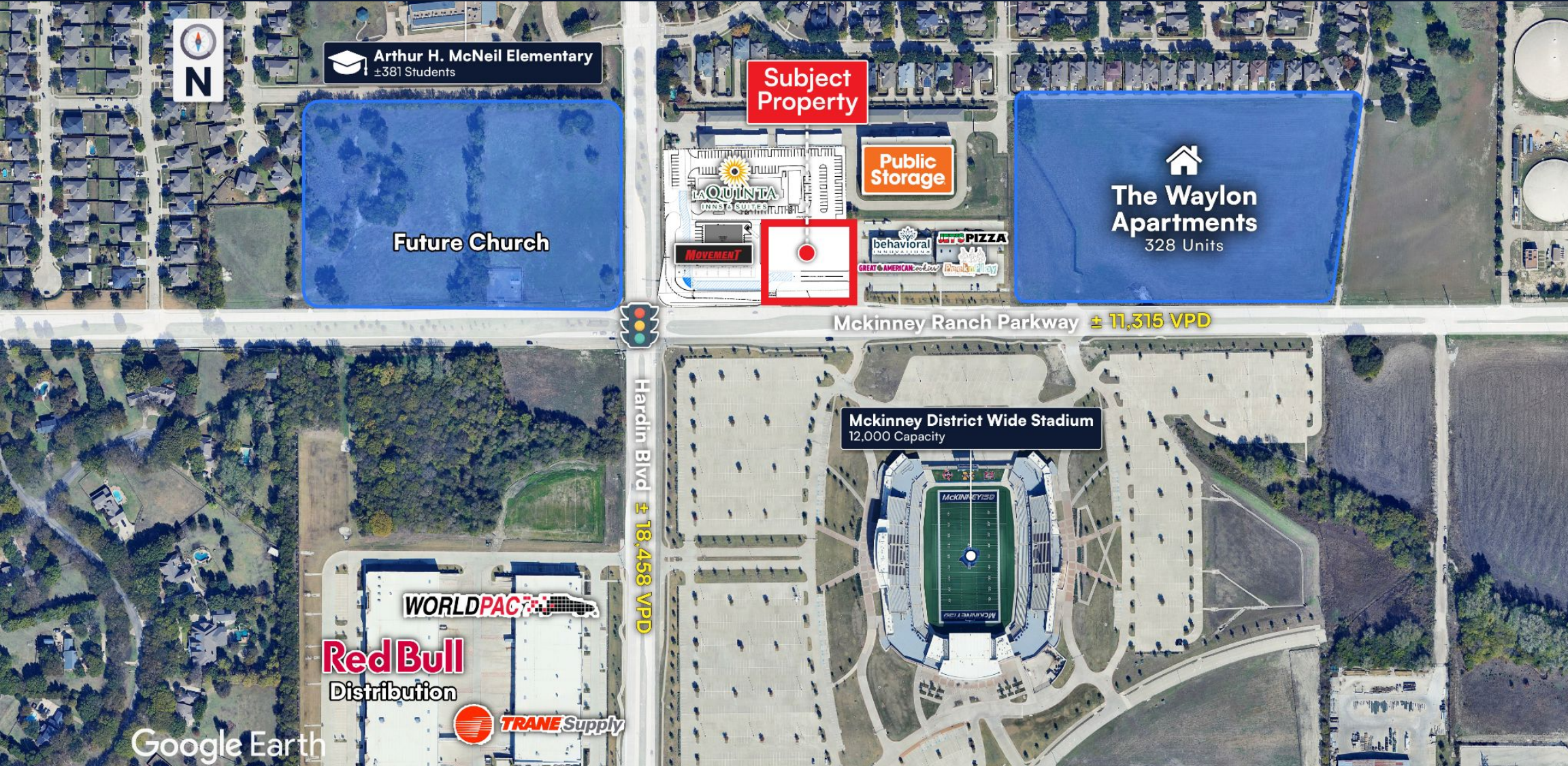


Pad Site For Sale

3994 McKinney Ranch Pkwy | McKinney, TX 75070

Investment Opportunity

Offering Memorandum



MATTHEWSTM

Grayson Duyck

FVP & Associate Director

(214) 295-4247

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License No. 725363 (TX)

Baylor Worman

Vice President

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License No. 784561 (TX)

Project Scope

±57,499 SF or ±1.39 AC
Available

±11,315 VPD
McKinney Ranch Pkwy

±18,458 VPD
Hardin Blvd

Nearby Retailers



Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	11,889	117,043	289,207
Current Year Estimate	11,767	107,847	270,851
2020 Census	11,749	95,202	249,861
Growth Current Year-Five-Year	1.04%	8.53%	6.78%
Growth 2020-Current Year	0.15%	13.28%	8.40%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,799	47,075	112,811
Current Year Estimate	4,589	41,739	101,486
2020 Census	4,299	34,914	87,678
Growth Current Year-Five-Year	4.57%	12.79%	11.16%
Growth 2020-Current Year	6.77%	19.55%	15.75%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$139,272	\$171,367	\$173,035

Property Scope:

- 57,499 SF or 1.39 AC
- Five minute drive from Allen Premium Outlets and 10 minute drive from McKinney National Airport
- Adjacent to The Waylon Apartments, a 320+ unit MF development
- Join La Quinta, Movement, Public Storage, & More.

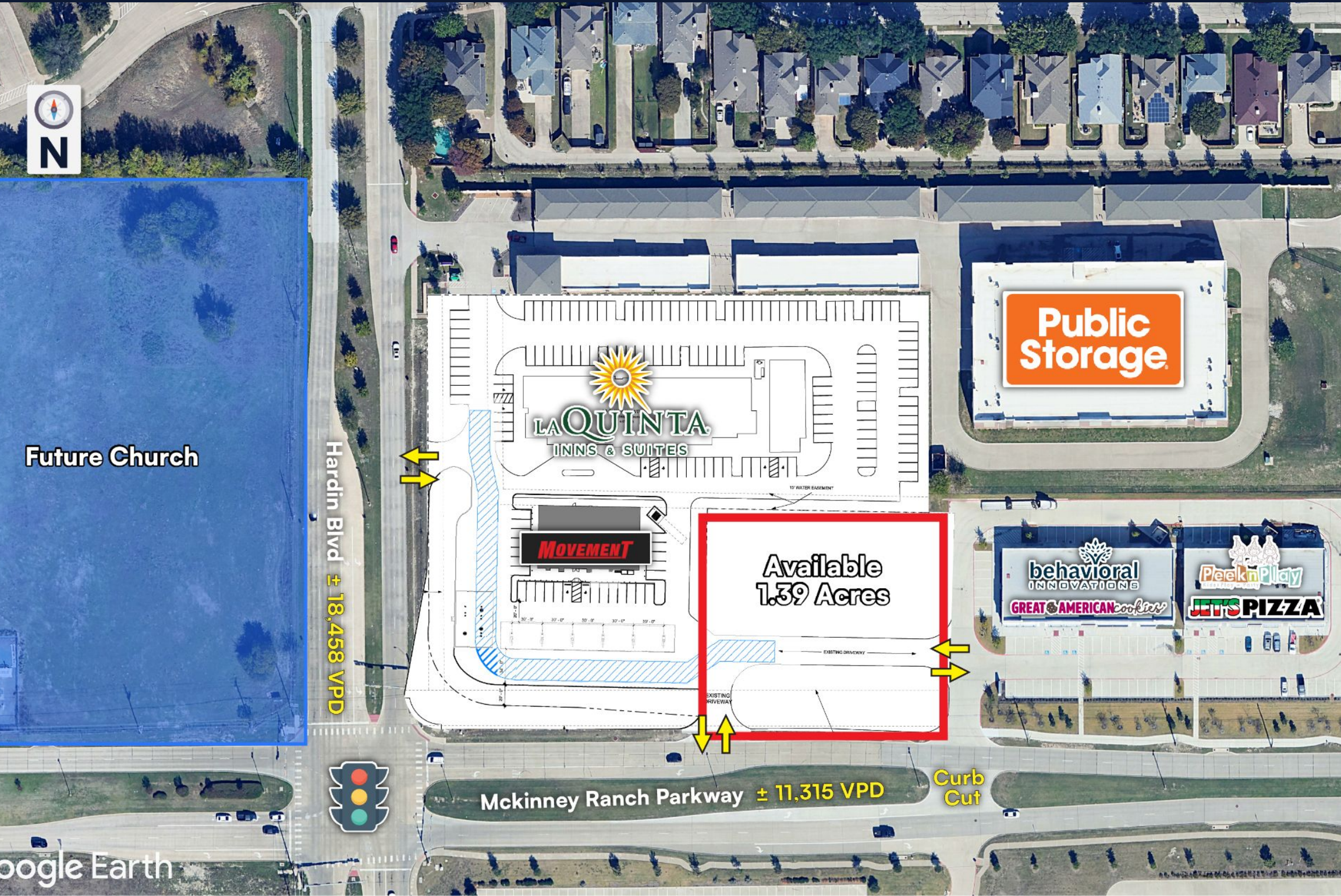


1.32 AC Pad Site for Sale

MATTHEWS™

3994 McKinney Ranch Pkwy

McKinney, TX 75070



Future Church

Hardin Blvd ± 18,458 VPD

LA QUINTA
INNS & SUITES

Public Storage

MOVEMENT

Available
1.39 Acres

behavioral
INNOVATIONS
GREAT AMERICAN cookies

Peek n Play
JETS PIZZA

McKinney Ranch Parkway ± 11,315 VPD

Curb Cut

Google Earth

1.32 AC Pad Site for Sale

MATTHEWS™

3994 McKinney Ranch Pkwy

McKinney, TX 75070



Subject Property

McKinney Ranch Parkway ±11,315 VPD

McKinney District Wide Stadium
12,000 Capacity

Lake Forest
Townhomes

Lake Forest Commons
new Development

Bexley at Lake Forest
±334 Units

The Atlantic
±418 Units



Allen Tech Park

Hub 121
Mixed-Use
Development

Hardin Blvd ±18,458 VPD

**Billingsley
Development**

Sam Rayburn Tollway ±86,363 VPD

75

±173,912 VPD

Medical City Mckinney
±285 Beds



Future Multi Family



McKinney, TX

McKinney, Texas, is a rapidly growing city located in the northeastern part of the state, approximately *30 miles north of downtown Dallas*. Known for its unique blend of historic charm and modern amenities, McKinney has earned a reputation as one of the best places to live in the United States. Its robust economy has attracted businesses and job opportunities, contributing to the city's population growth.

McKinney, Texas is the *6th fastest growing city in Texas* and boasts a diverse and thriving retail landscape that caters to the needs and preferences of its rapidly growing population. The city's retail scene offers a mix of traditional and contemporary shopping experiences. Historic Downtown McKinney is a standout attraction, featuring an array of boutique shops, antique stores, and unique boutiques housed in beautifully preserved historic buildings. This area hosts popular events like the McKinney Farmers Market and Arts in Bloom Festival, drawing locals and visitors alike. Beyond the historic district, McKinney also has several modern shopping centers, such as Eldorado Plaza and The Village at Allen, which house popular national retailers, department stores, and dining options.

216,397

McKinney
Population

\$116,000

Avg Household
Income In Trade Area

#6

Fastest
Growing City



Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3994 McKinney Ranch Pkwy, McKinney, TX, 75070** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews[™]. The material and information in the Offering Memorandum is unverified. Matthews[™] has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews[™] is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews[™], the property, or the seller by such entity.

Owner and Matthews[™] expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews[™] or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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FVP & Associate Director

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Baylor Worman

Vice President

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License No. 784561 (TX)

Broker of Record

Patrick Graham

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)



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.

11-2-2015



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:
 - o 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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