Custer Silverado Crossing

4301 S Custer Rd | McKinney, TX 75070

Retail
Investment Opportunity

Offering Memorandum

MATTHEWS™

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Project Scope

Contact Broker For List Price

±17,880 SF Available	**±52,500 VPD** Custer Rd	**±34,600 VPD** Stacy Rd

Project Scope

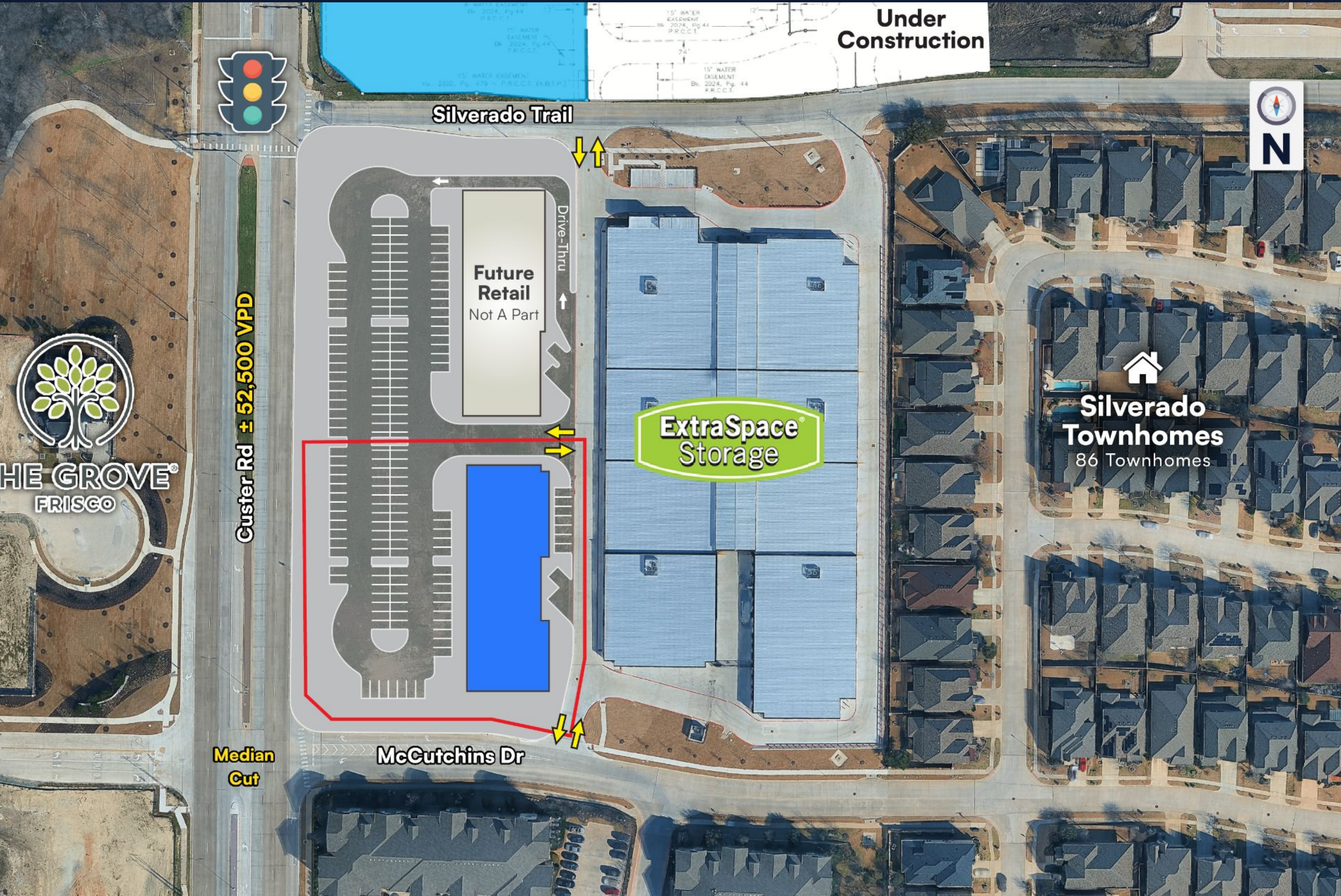
- ±17,880 SF New-Construction Building Available for Purchase in Vacant Shell Condition
- Rare Opportunity to Acquire & Control an Entire Newly Constructed Commercial Building in the Highly Desirable McKinney / Craig Ranch Trade Area
- Prominent Location at the SEC of S Custer Road & Silverado Trail with Excellent Visibility & Accessibility
- ±52,000 Vehicles Per Day Along Custer RD, Providing Strong Daily Exposure
- Vacant Shell Delivery Provides a Buyer with Maximum Flexibility to Design, Configure & Finish the Building Around Their Specific Business or Investment Strategy
- Flexible Commercial Location Supporting a Variety of Potential Retail, Medical, Office, Service & Entertainment Uses
- Strong Surrounding Demographics with ±45k Households Within a 3-Mile Radius and Average Household Income of ±$170k
- Located Within the Established Craig Ranch / West McKinney Growth Corridor, Surrounded by Dense Residential Development, Employment, Retail & Amenities
- Convenient Access to SH-121 / Sam Rayburn Tollway, US-75, Eldorado Pkwy & Major North Dallas Employment Centers
- Nearby Demand Drivers Include Craig Ranch, TPC Craig Ranch, Stonebriar Centre, Allen Premium Outlets & the SH-121 Employment Corridor
- Ideal for an Owner/User, Medical Group, Retail Operator or Investor Seeking Long-Term Control of a High-Quality Commercial Asset in McKinney

Nearby Retailers

Extra Space Storage, Walgreens, Freddy's Frozen Custard & Steakburgers, ALDI, Chase, AutoZone

Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	16,912	142,800	339,899
Current Year Estimate	14,871	132,260	320,116
2020 Census	13,400	113,776	293,115
Growth Current Year-Five-Year	13.73%	7.97%	6.18%
Growth 2020-Current Year	10.98%	16.25%	9.21%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	6,190	51,934	124,632
Current Year Estimate	5,361	46,887	114,745
2020 Census	4,470	38,897	100,985
Growth Current Year-Five-Year	15.46%	10.76%	8.62%
Growth 2020-Current Year	19.95%	20.54%	13.63%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$193,800	$206,467	$200,074


Under Construction
Silverado Trail
Drive-Thru
Future Retail
Not A Part
ExtraSpace Storage
Silverado Townhomes
86 Townhomes
N
Custer Rd ± 52,500 VPD
THE GROVE
FRISCO
Median Cut
McCutchins Dr


N
Silverado Trail
Subject Property
Extra Space Storage
Silverado Townhomes
±86 Townhomes
Ogle Elementary
±715 Students
The Adley at Craig Ranch
±251 Units
Craig Ranch
±3,800 Homes
THE GROVE FRISCO
Future Multifamily
Future Retail
Custer Rd ± 52,500 VPD
thrive PET HEALTHCARE
SWEETWATERS COFFEE & TEA
Simply South
U-HAUL
Kwik Kar
Avenues at Craig Ranch
±334 Units
Club CARWASH
Freddy's STEAKBURGERS
dogtopia
Pizza Hut
Main St
Stacy Rd ± 34,600 VPD
CVS pharmacy
AutoZone
ALDI
Future Retail
CREME School
Jefferson North Ranch
±335 Units
The Retreat at Craig Ranch
±300 Units
THE GROVE FRISCO
TPC CRAIG RANCH


N
Subject Property
Independence High School
±1,717 Students
Lexington Community
±2,500 Homes
±2,200 MF Units
Gabe Nesbitt Community Park
Ogle Elementary
±715 Students
Elliott Elementary
±447 Students
Craig Ranch
±3,800 Homes
McKinney Ranch Pkwy
THE GROVE FRISCO
Harold Bacchus Community Park
Stacy Rd ± 34,600 VPD
Emerson High School
±1,850 Students
Wester Middle School
±918 Students
Custer Rd ± 52,500 VPD
McSpedden Elementary
±773 Students
Liberty High School
±1,936 Students
Centennial High School
±2,690 Students
District 121
HUB 121
The Avenue 80 AC
The Farm in Allen
±2,400 Homes
H-E-B Future

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4301 S Custer Rd, 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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11-2-2015

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.

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
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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