



www.avidrea.com
214.379.1040

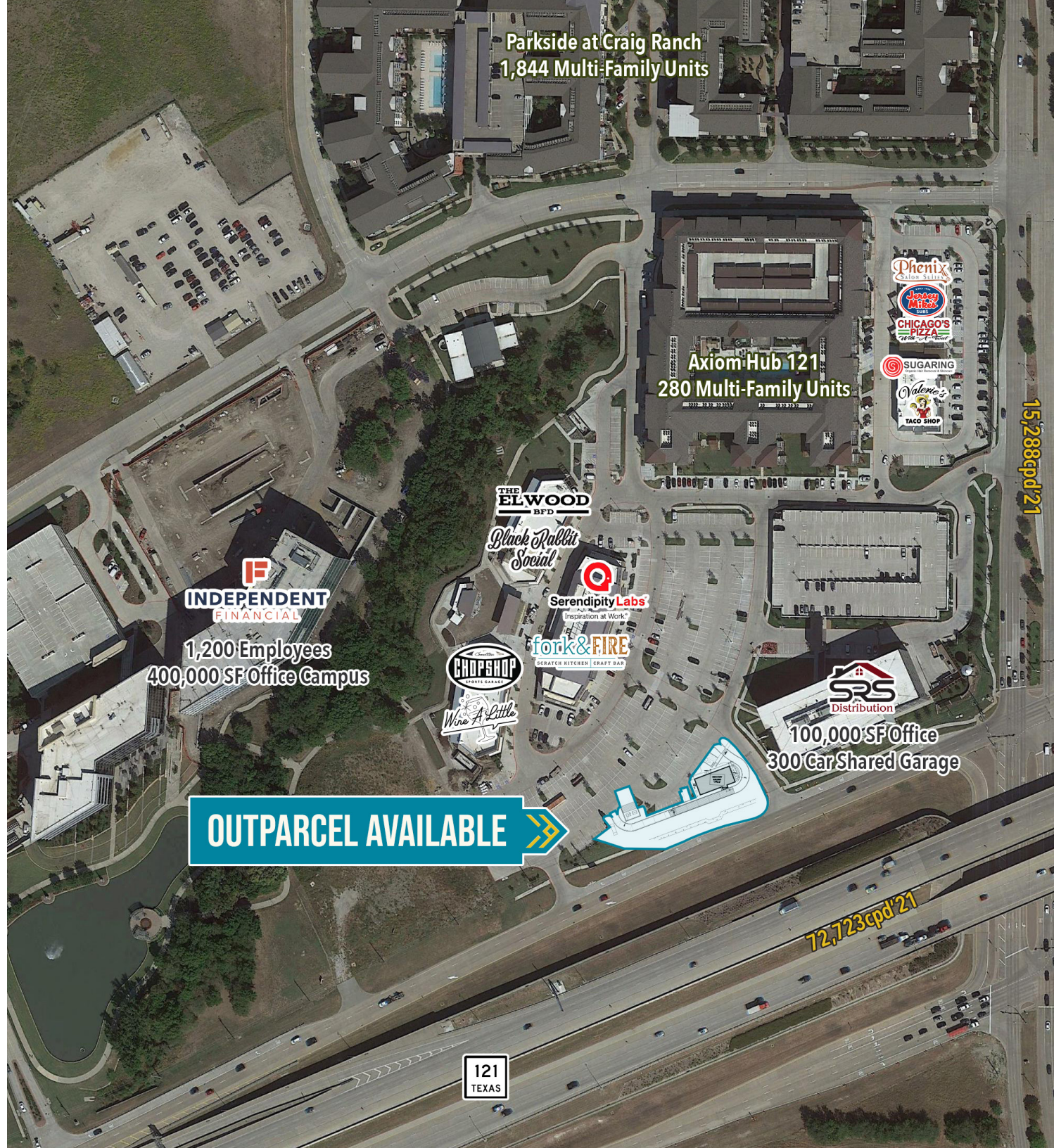
Drive-Thru Outparcel Available in HUB121 Mixed-Use Development

NWQ TX 121 & Alma Rd
McKinney, TX

Contact Broker for More Information:

Ryan Jordan
rjordan@avidrea.com
214.379.1043

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jseidel@avidrea.com
214.379.1041



Parkside at Craig Ranch
1,844 Multi-Family Units

Axiom Hub 121
280 Multi-Family Units

INDEPENDENT FINANCIAL

1,200 Employees
400,000 SF Office Campus

THE ELWOOD BFD

Black Rabbit Social

Serendipity Labs
Inspiration at Work

fork & FIRE
SCRATCH KITCHEN CRAFT BAR

CHOPSHOP
WORKS GARAGE

Wine A Little

Phenix Salon & Skincare

Joe's Muffins

CHICAGO'S PIZZA

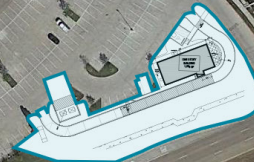
SUGARING

Valerie's TACO SHOP

SRS Distribution

100,000 SF Office
300 Car Shared Garage

OUTPARCEL AVAILABLE



15,288cpd'21

72,723cpd'21

121
TEXAS

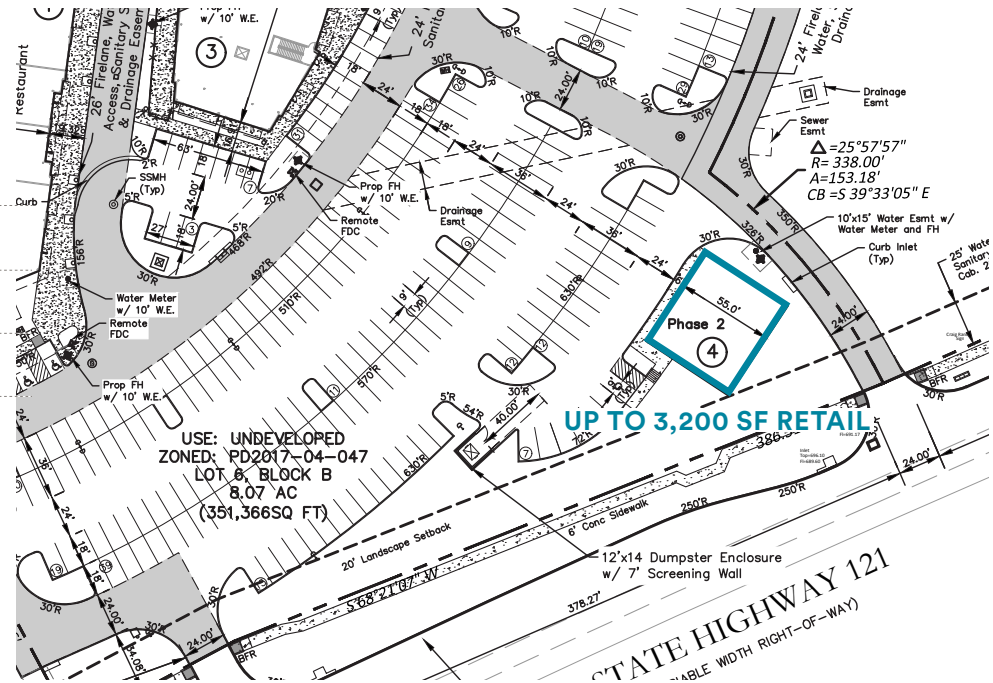
Property Details

LOCATION	TX 121 & Alma Rd - McKinney, TX 75070				
SIZE	Up to 1,950 SF Restaurant Drive-Thru Up to 2,200 SF Restaurant Non Drive-Thru Up to 3,200 SF Parked Retail				
PRICE	Please Call for Pricing				
ZONING	Planned Development				
NEARBY TRAFFIC DRIVERS	<ul style="list-style-type: none"> » Collin College Technical Campus (5,000 students) » Across Alma from Craig Ranch & TPC Golf Course (Host of the AT&T Byron Nelson) » Independent Financial (1,200 Employees) » McKinney Corporate Center (700K SF Office) 				
TRAFFIC COUNTS	<table border="0"> <tr> <td>TX-121</td> <td>Alma Road</td> </tr> <tr> <td>112,720 CPD 2021</td> <td>14,124 CPD 2019</td> </tr> </table>	TX-121	Alma Road	112,720 CPD 2021	14,124 CPD 2019
TX-121	Alma Road				
112,720 CPD 2021	14,124 CPD 2019				



Meet the Locals 10-Min Drivetime Study

POPULATION	243,254
MEDIAN AGE	36
MED HOUSEHOLD INCOME	\$110,508
AVG HOUSEHOLD INCOME	\$135,561
LIFESTYLE KEY WORDS	<ul style="list-style-type: none"> Young Families Food & Entertainment Fitness Priority Well Educated & Tech Savvy Style is Important

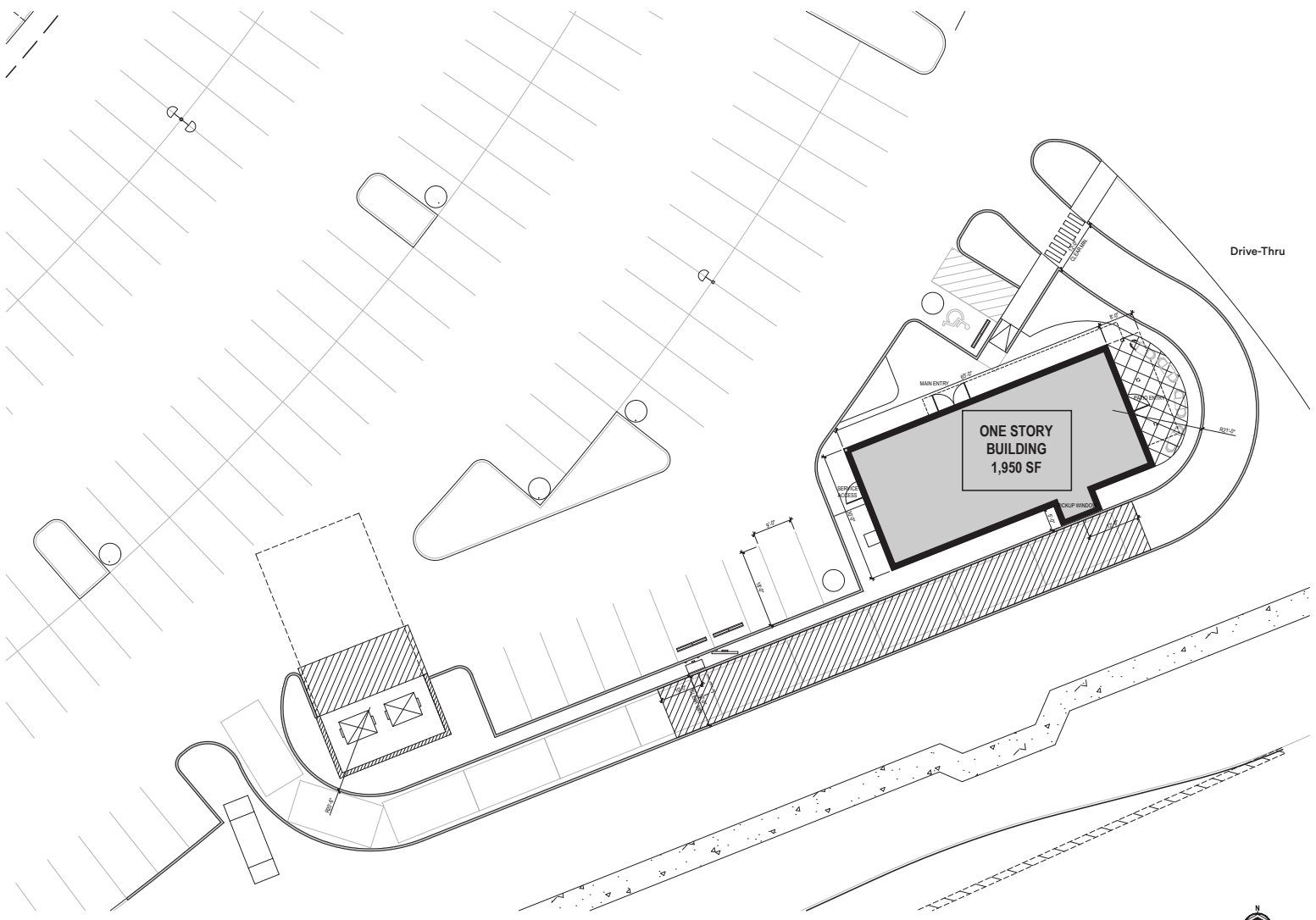


Blue Diamond Corridor



Site Plan

1,950 SF Drive-Thru



NCA Partners
ARCHITECTURE

5848 MILTON ST.
SUITE 810
DALLAS, TX 75206
214.381.5884
NCAPARTNERS.COM

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HUB 121 BUILDING #4
SCHEMATIC STARBUCKS SITE
CRAG RANCH ADDITION
MCKINNEY, TEXAS

DATE	DESCRIPTION
07-19-2021	OWNER REVIEW

PRELIMINARY
THIS DOCUMENT SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION, RELEASED UNDER THE AUTHORITY OF MICHAEL S. CASE, THE LICENSE #9001

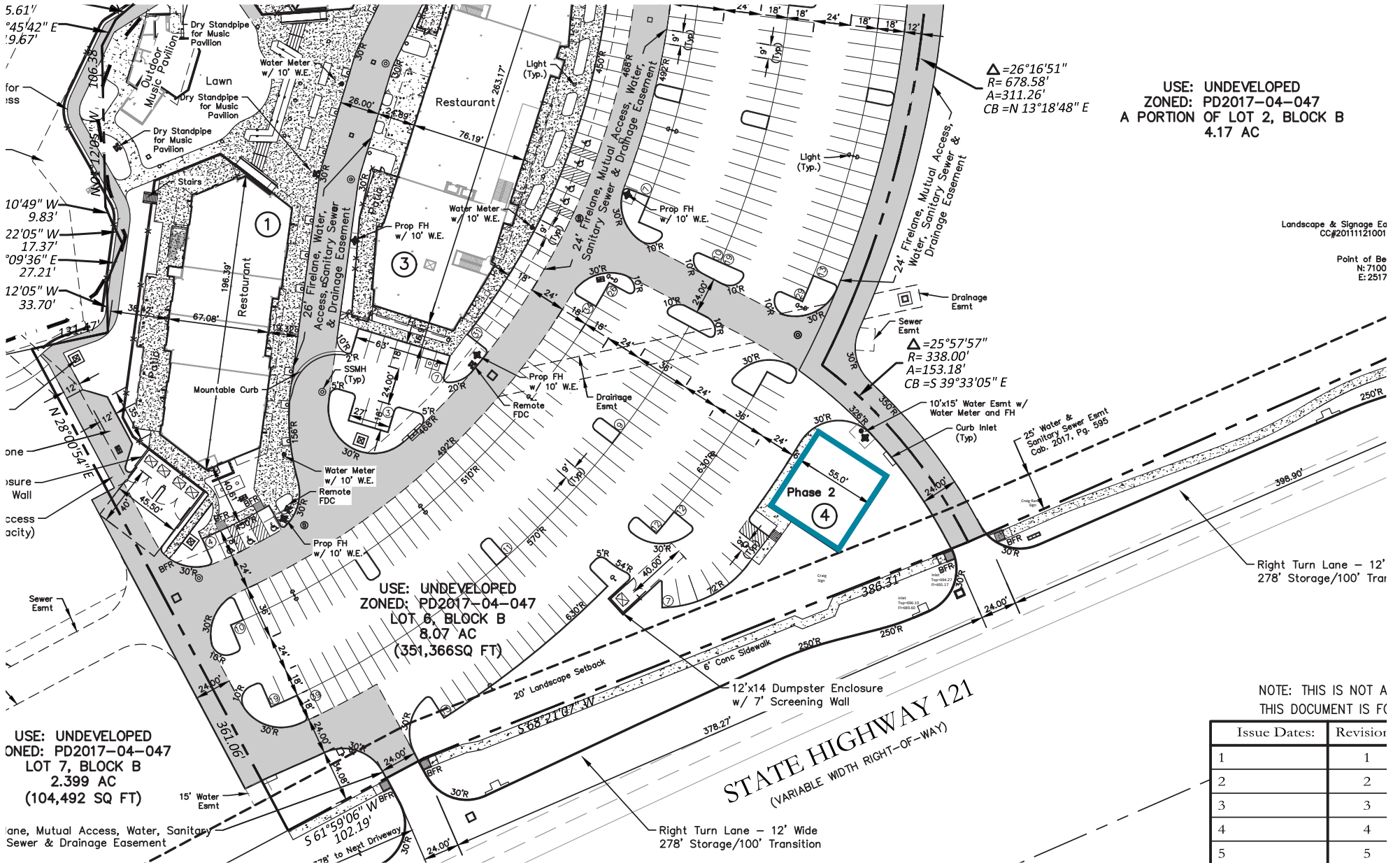
NCA JOB #: 21049

SITE PLAN

A101

Site Plan

3,200 SF Parked Retail



Issue Dates:	Revisor
1	1
2	2
3	3
4	4
5	5



Aerial Imagery



Aerial Imagery – East

Emerson High
Frisco ISD

Cole Park Apartments
547 Multi-Family Units

Future
District 121

Axiom Hub 121
280 Multi-Family Units



Aerial Imagery – North





Information About Brokerage Services

11-2-2015



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.

Avid Real Estate Advisors, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	#9008251 License No	Avid Real Estate Advisors, LLC E-mail	214.379.1040 Phone
Ryan Jordan Designated broker of Firm	#622105 License No	rjordan@avidrea.com E-mail	214.379.1043 Phone
Licensed Supervisor of Sales Agent/Associate	License No	E-mail	Phone
Sales Agent/Associate's Name	License No	E-mail	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov