

# RETAIL SPACE NEAR SAM RAYBURN TOLLWAY

**SPACE FOR LEASE AT LAKE FOREST AND MCKINNEY RANCH PKWY**

**3935 S LAKE FOREST DR. - MCKINNEY, TX 75070**

**CAREY COX**  
A REAL ESTATE COMPANY

## PROPERTY SUMMARY

AVAILABLE SF	3,400 SF
MIN. DIVISIBLE	1,500 SF
MAX. CONTIG.	3,400 SF
LEASE RATE	\$24.00 /SF + NNN
NNN EXPENSES	\$8.00 /SF
LEASE TERM	5 YEARS
TI ALLOWANCE	NEGOTIABLE

## FEATURES

PARKING	74 SPACES
FRONTAGE	LAKE FOREST DR.
SIGNAGE	AVAILABLE
CONDITION	NEW WHITE BOX 2023

## HIGHLIGHTS

3 BLOCKS NORTH OF SAM BAYBURN TOLLWAY	RAPIDLY GROWING AREA WITH HIGH TRAFFIC
FF&E AVAILABLE	EXISTING CURB CUT
GREAT VISIBILITY	



## AVAILABLE SUITES

SUITE 115

3,408 SF

[careycoxcompany.com](http://careycoxcompany.com) / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

David Cox / 972.562.8003  
[dcox@careycoxcompany.com](mailto:dcox@careycoxcompany.com)

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### RETAIL SPACE FOR LEASE

The property is situated just north of SH 121 (Sam Rayburn Tollway) in McKinney with frontage on Lake Forest Parkway. This site offers high traffic counts and great visibility from one of McKinney's main North/South thoroughfares. Hundreds of new homes and apartment units are within a mile of the site with many more to be built in the coming years.

### NEARBY BUSINESSES



### DEMOGRAPHICS

2023 - Source CoStar	2-Mile	5-Mile	10-Mile
Total Population	22,551	106,575	269,067
Median Household Income	\$101,111	103,056	\$104,523

### TRAFFIC COUNTS

LAKE FOREST @ HWY 121-SAM RAYBURN TOLLWAY	24,042 VPD
LAKE FOREST @ BOXWOOD	19,639 VPD
LAKE FOREST @ DUNSTER	18,569 VPD
MCKINNEY RANCH @ ACORN	14,260 VPD

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# SITE PLAN

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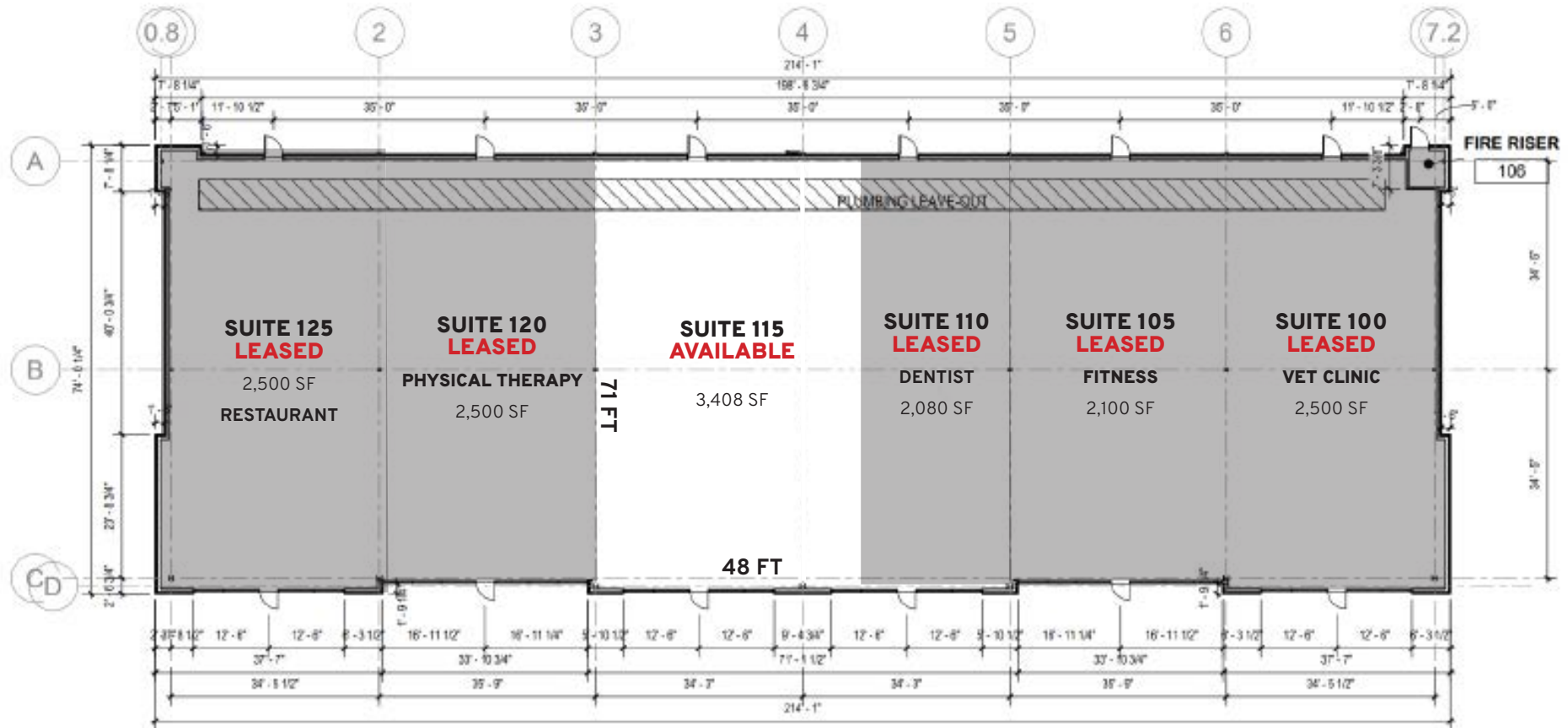
## Lake Forest Retail Shell

11.25.20

3935 S. Lake Forest Drive, McKinney,  
Texas 75071

## SCHEMATIC DESIGN

1/16" = 1'-0"



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# FLOOR PLAN

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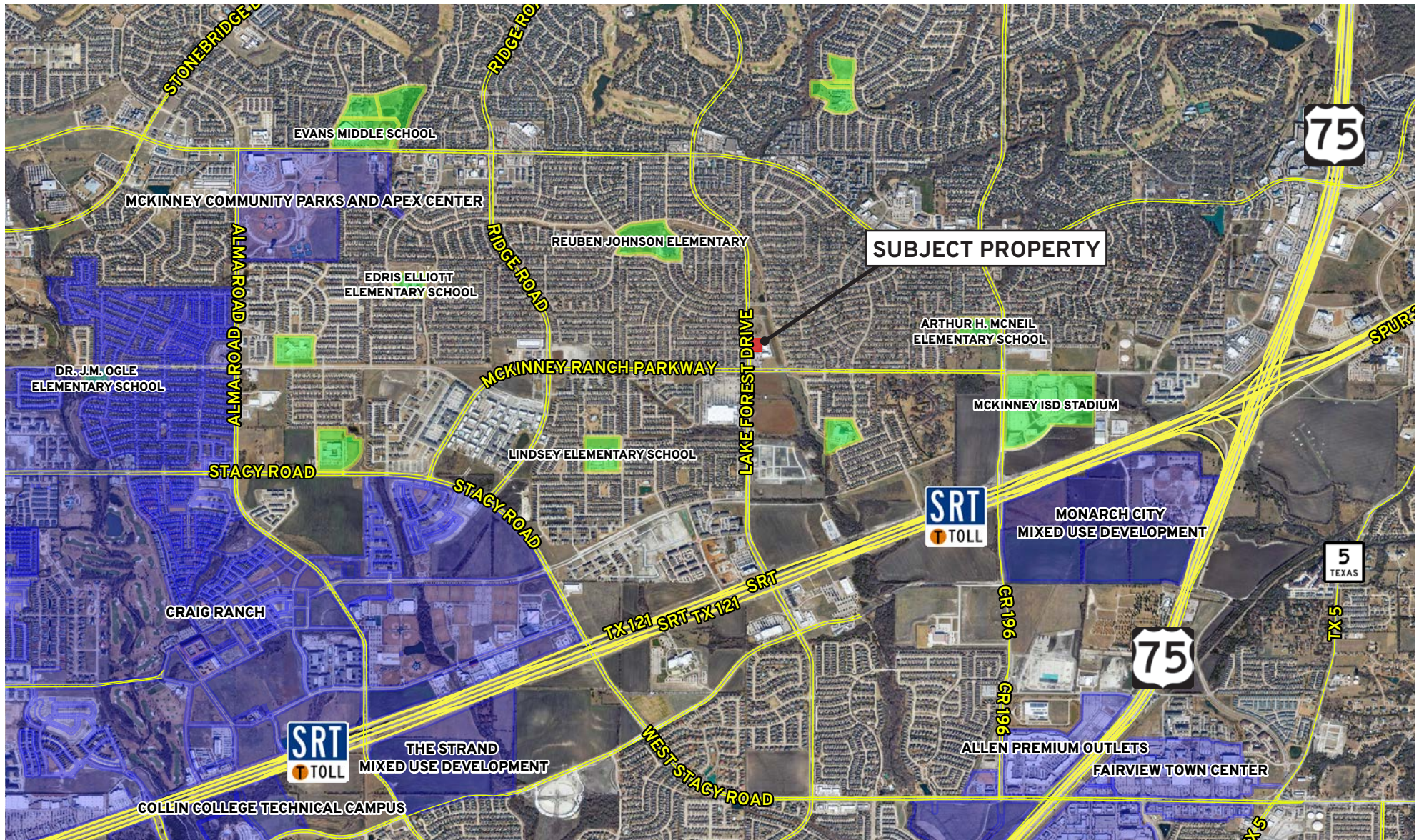
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# PROPERTY LOCATION

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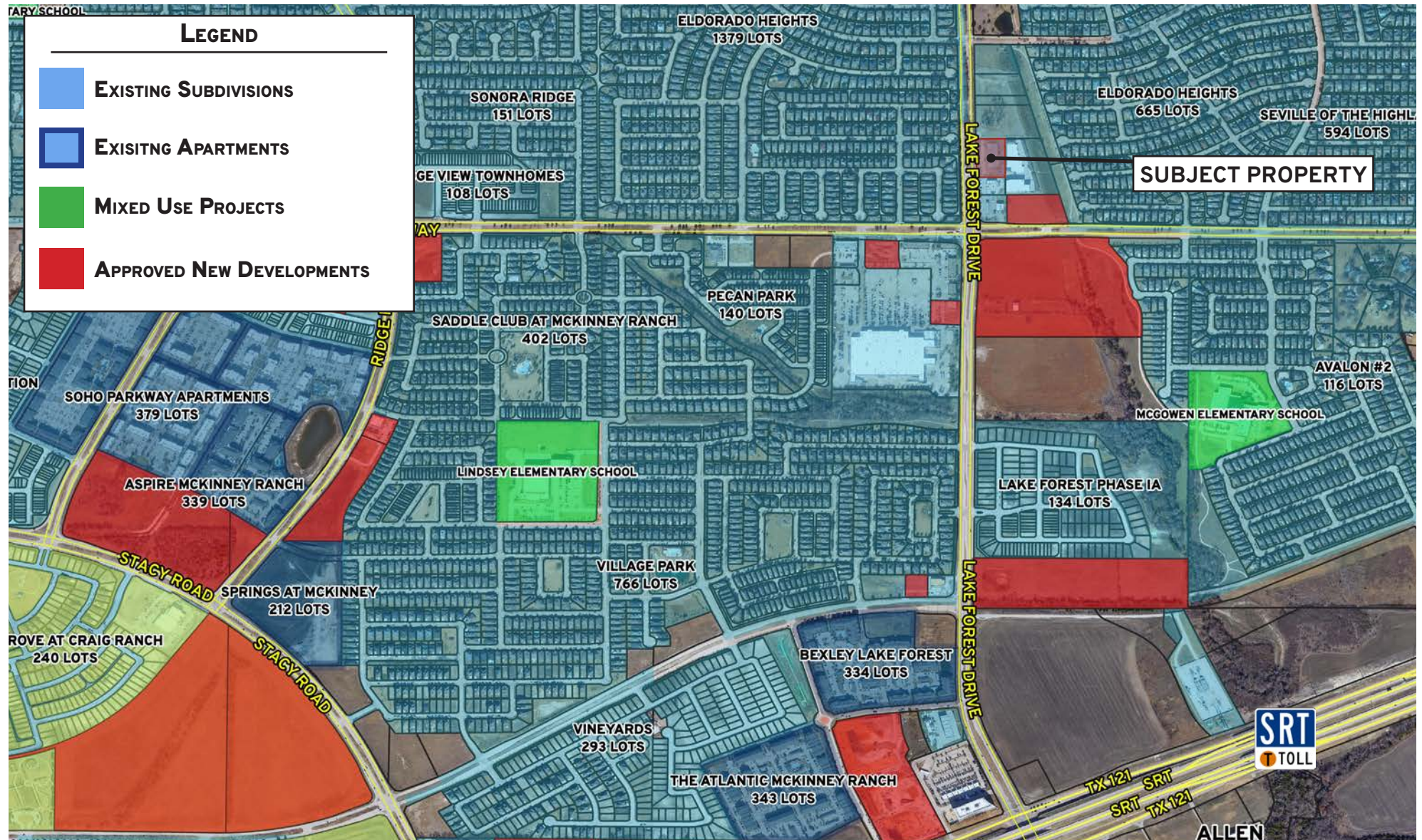
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# NEARBY DEVELOPMENT

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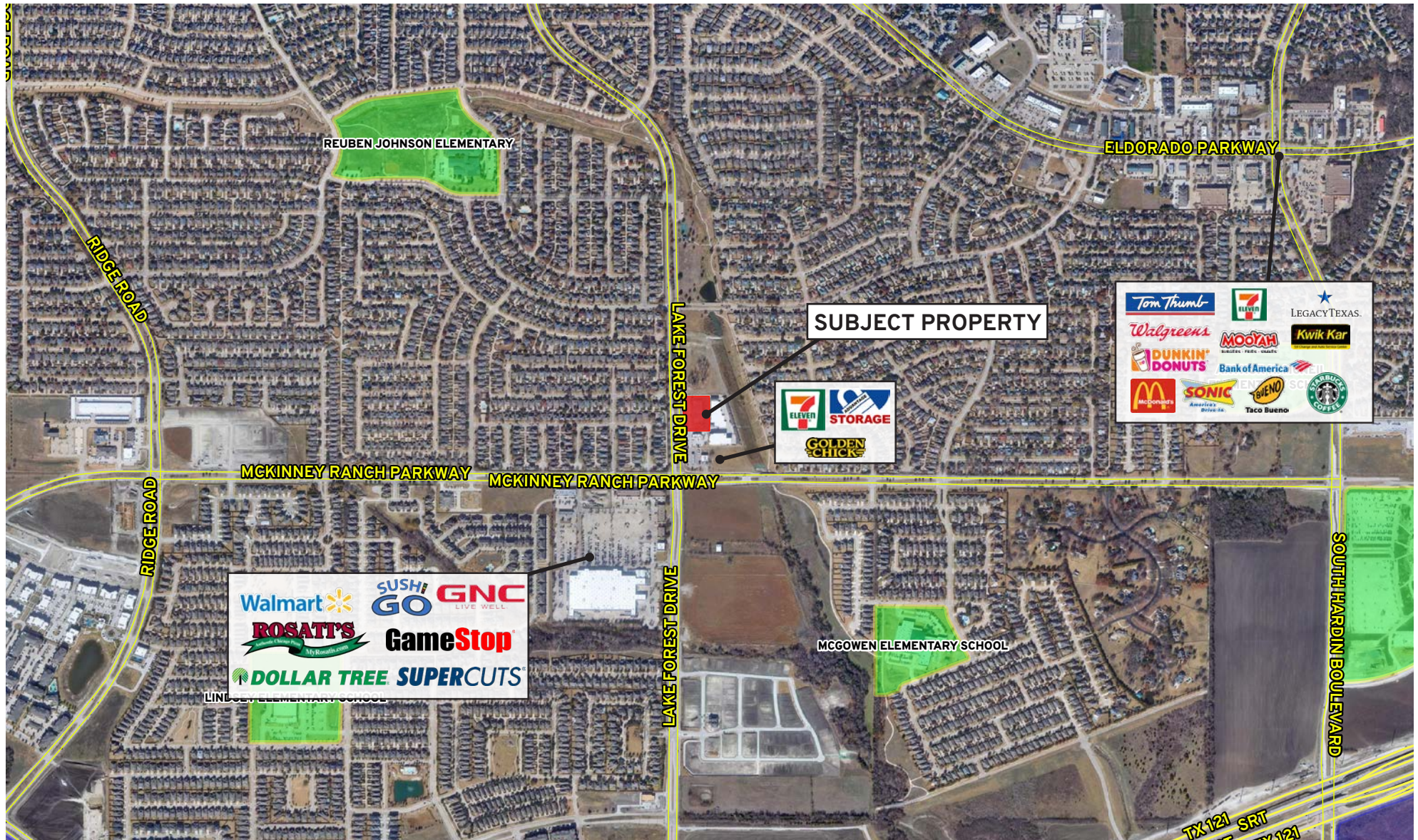
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# NEARBY RETAIL

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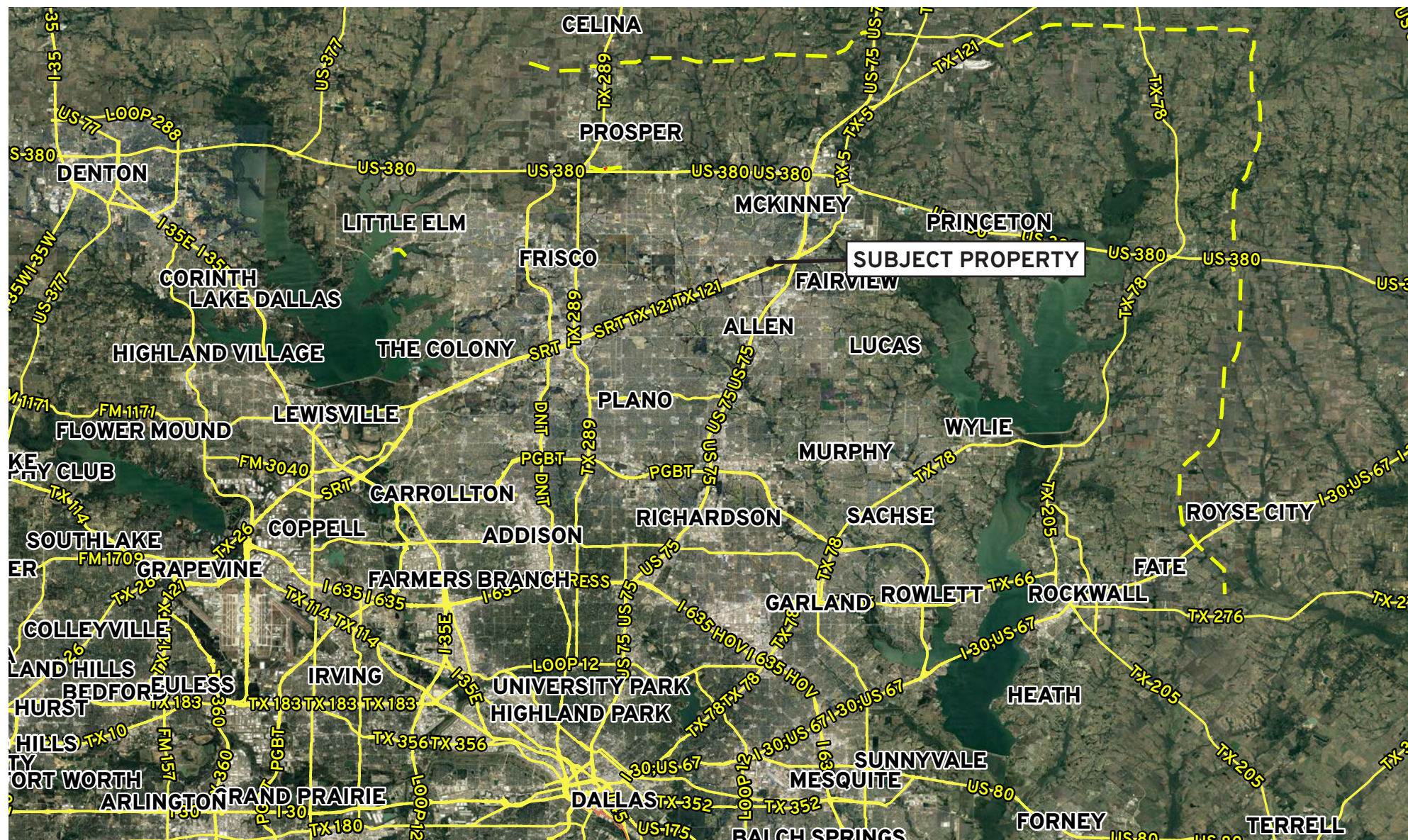
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# DFW METROPLEX LOCATION

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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 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.

Carey Cox Company	385233	bcox@careycoxcompany.com	972-562-8003
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
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