

# LAKE FOREST PLAZA

5160 Collin McKinney Pkwy, Ste 800, McKinney, TX 75070



## PROPERTY DESCRIPTION

Lake Forest Plaza is a newly developed retail center with multiple neighborhood service tenants. Suite 800 is a whiteboxed open area with a bathroom and small office in the back of space. Located near SRT/Hwy121 and numerous McKinney/Allen restaurants, shopping and residential developments. Size and location would be a great fit for multiple tenant uses including salon, fitness, medical/dental and other retail / office specialties. Neighboring tenants include: Seinyaa Int'l Market, Hard Rock Smoke & Vape, Cleancutter Barbershop, Notice Beauty Supply, Locomotion E-Bikes & Boba City.

## PROPERTY HIGHLIGHTS

- Open floor plan with bathroom & small office
- Minutes from Sam Rayburn Tollway/Hwy 121
- Accomodates Multiple Retail / Office Users

## OFFERING SUMMARY

Lease Rate:	\$29 psf + NNN (est \$10psf)
Number of Units:	9
Available SF:	+/- 1,260 sf
Lot Size:	1.5 Acres
Building Size:	12,721 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	450	845	4,730
Total Population	931	2,324	11,533
Average HH Income	\$78,895	\$121,658	\$98,313

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## MARILYN KITTRELL

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**M KITTRELL PROPERTIES, INC.**  
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**RETAIL FOR LEASE**

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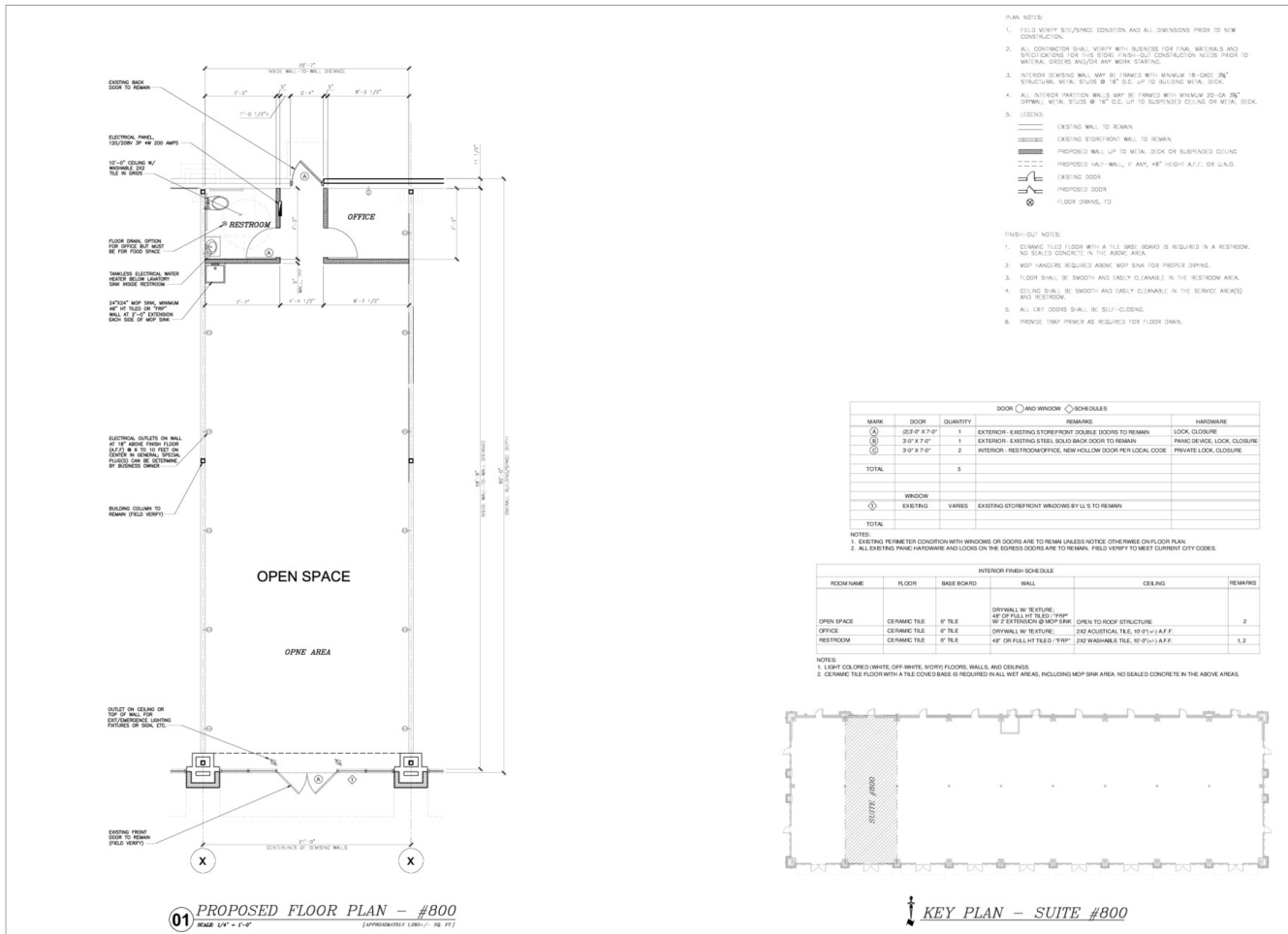
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**BC**  
COMMERCIAL  
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• Design • Construction Management  
• Construction Support

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**INTERIOR FINISH-OUT FOR:**

**GVR PROPERTIES LLC OFFICE**

SHOPS AT LAKE FOREST  
5121 COLLIN MCKINNEY PARKWAY, SUITE 800, MCKINNEY, TX 75070

DATE: 06/01/2022

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE FOR PERMIT:  
06-01-2022

PROJECT NO:  
2021-B013-01

PROPOSED FLOOR PLAN  
SHEET  
**A-1**

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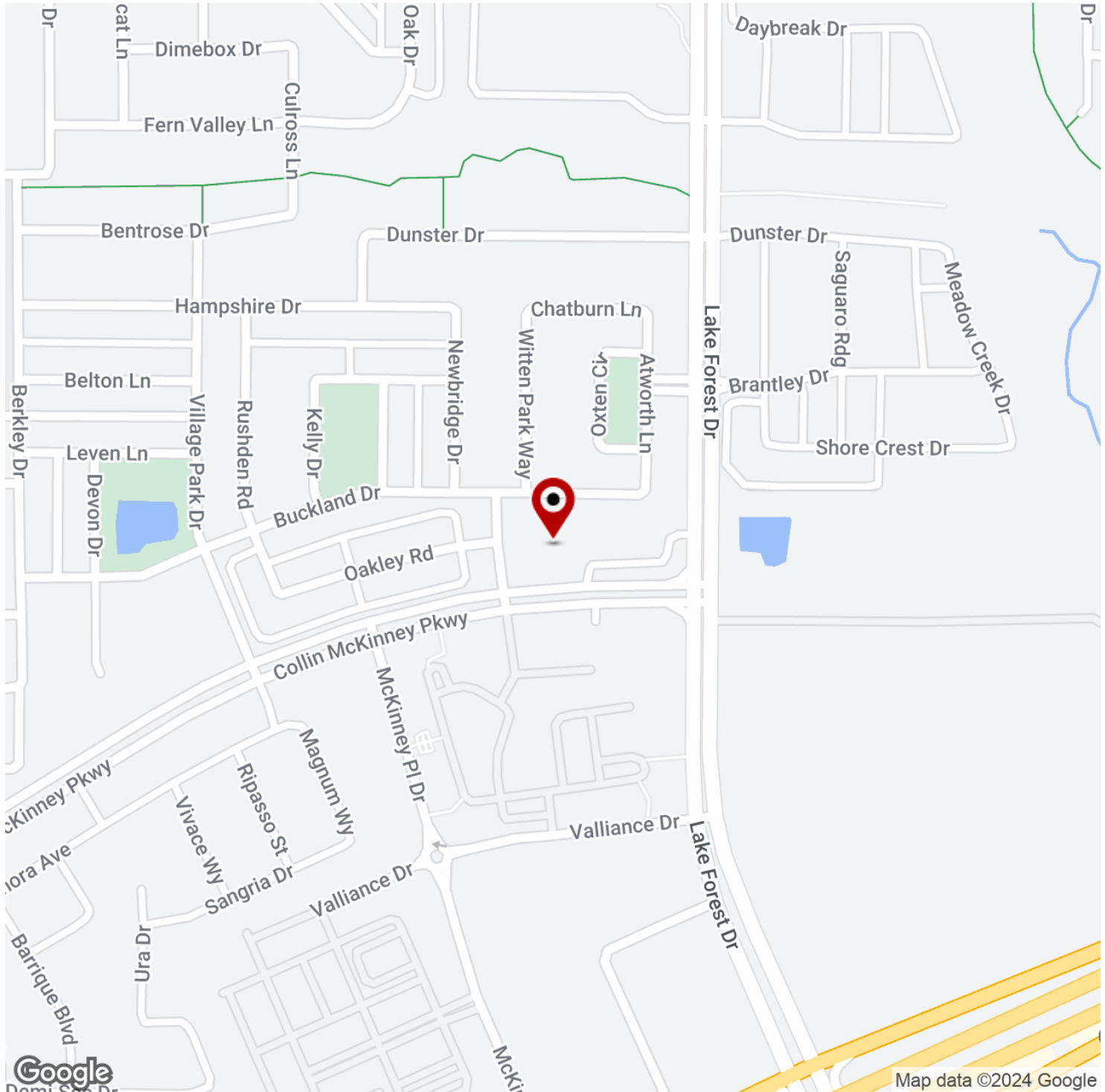
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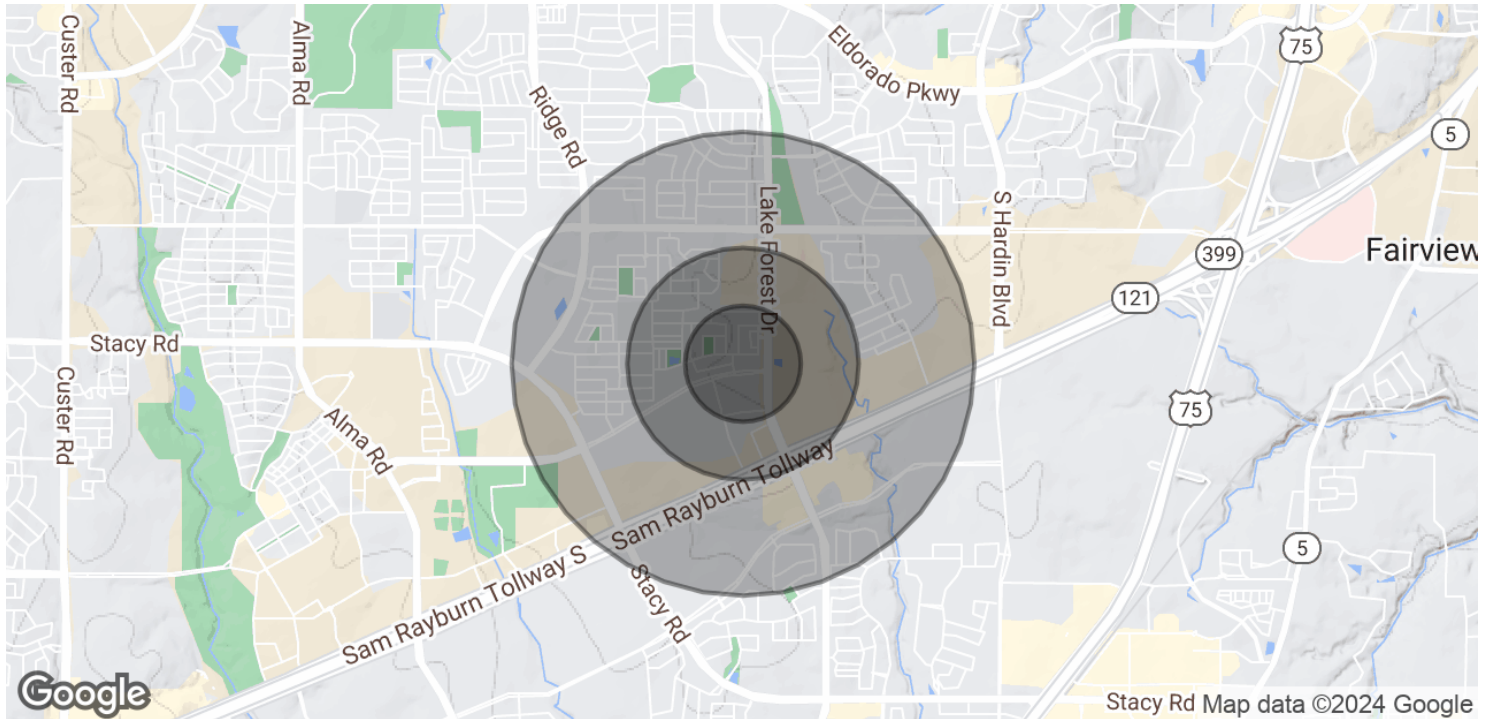
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## RETAIL FOR LEASE

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Stacy Rd Map data ©2024 Google

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	931	2,324	11,533
Average Age	38.0	36.6	36.5
Average Age (Male)	33.8	36.1	36.7
Average Age (Female)	42.7	37.8	36.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	450	845	4,730
# of Persons per HH	2.1	2.8	2.4
Average HH Income	\$78,895	\$121,658	\$98,313
Average House Value	\$1,585,829	\$753,362	\$416,424

\* Demographic data derived from 2020 ACS - US Census

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## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

#### Keller Williams Realty- Allen

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

**0490032**

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**(972)747-5100**

Phone

#### Steve Roseberry

Designated Broker of Firm

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#### Richard Licare

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#### Marilyn Kittrell

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**(214)412-7303**

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

Keller Williams Realty, 102 Raintree Circle Allen TX 75013

Marilyn Kittrell

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

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