

WAL-MART NEIGHBORHOOD CENTER

3350 VIRGINIA PKWY MCKINNEY, TX
975 SF (LAST SPOT) - RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 3350 Virginia Pkwy, McKinney, TX, 75071. This prime retail space boasts 975 SF of second-generation salon space, complete with a 9.9' drop ceiling height, sprinkler system, and a convenient rear exit door. The layout includes 2 private rooms, 1 restroom, and benefits from cross-access parking throughout the shopping center. Situated on the hard corner of Hardin Blvd & Virginia Parkway, at a traffic light, this location enjoys high visibility and accessibility. Anchored by Walmart Neighborhood Market with a long-term lease, the property is the last available spot in the center, offering a fantastic opportunity for the right tenant.

LOCATION DESCRIPTION

Discover a vibrant community in the heart of McKinney, TX! Nestled along Virginia Parkway, this area offers an unbeatable mix of residential charm and commercial convenience. As a prospective Retail / Street Retail tenant, you'll find yourself surrounded by a diverse array of shopping, dining, and entertainment options. Explore the adjoining Walmart Neighborhood Market Anchored Center, as well as a variety of local boutiques, cafes, and attractions just moments away. With its blend of small-town charm and modern amenities, this location is the ideal setting for your retail business to thrive.

SITE DESCRIPTION

Adjoining top-ranking Walmart Neighborhood center that just renewed for another 10 years (Not a Part of this ownership).

DEREK ANTHONY

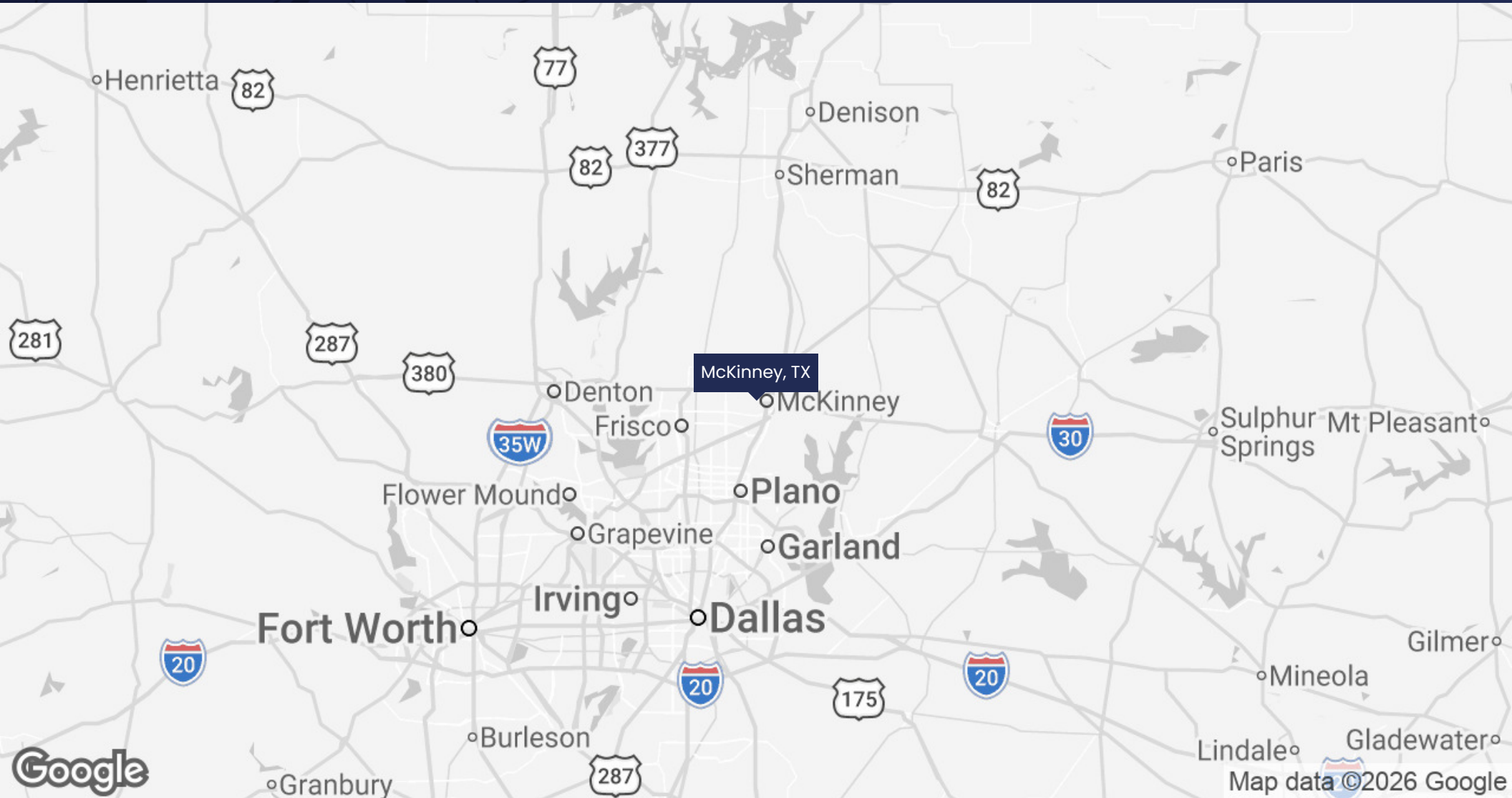
Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

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REGIONAL MAP

3350 VIRGINIA PKWY MCKINNEY, TX
RETAIL PROPERTY FOR LEASE



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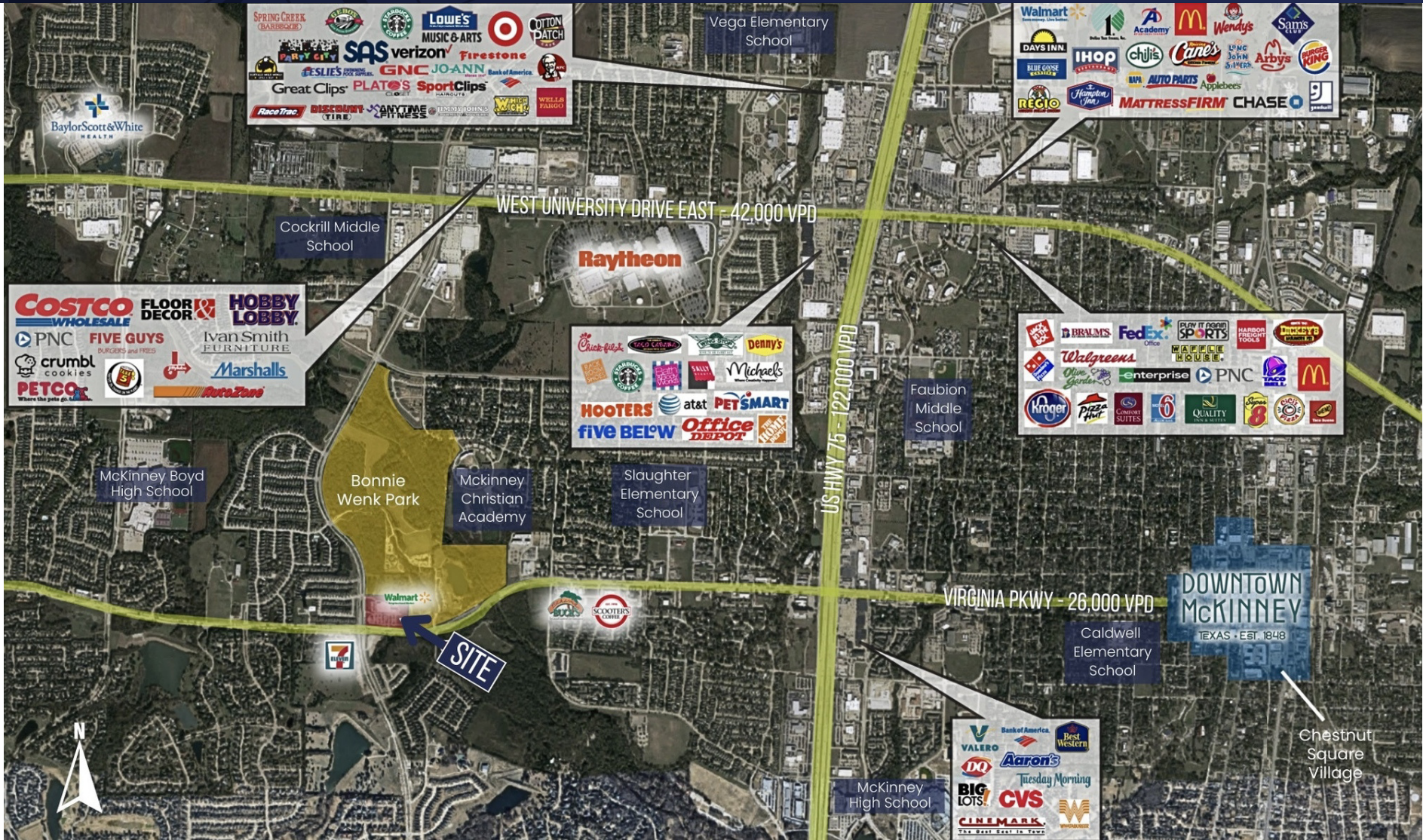
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RETAILER MAP

3350 VIRGINIA PKWY MCKINNEY, TX RETAIL PROPERTY FOR LEASE



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SITE PLAN

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5 PROPERTY DETAILS & HIGHLIGHTS

3350 VIRGINIA PKWY MCKINNEY, TX
RETAIL PROPERTY FOR LEASE

Building Name	Walmart Neighborhood Market Anchored Center
Property Type	Retail
Property Subtype	Neighborhood Center
Building Size	7,280 SF
Lot Size	6.2 Acres
Year Built	2015
Number of Floors	1
Average Floor Size	2,000 SF
Free Standing	Yes
Number of Buildings	1

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- 975 SF - 2nd Gen Hair Salon
- 14.5' x 64.5' (Usable Dimensions)
- 9.9' Drop Ceiling Height
- Sprinkler (Yes)
- 1 Restroom
- Rear Exit Door (Yes)
- 2 Private Rooms
- Cross Access Parking throughout Shopping Center (180 parking spots +)
- Hardcorner of Hardin Blvd & Virginia Parkway (traffic light)
- Walmart Neighborhood Market Anchor

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ADDITIONAL PHOTOS

3350 VIRGINIA PKWY MCKINNEY, TX
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7 LEASE SPACE

3350 VIRGINIA PKWY MCKINNEY, TX
RETAIL PROPERTY FOR LEASE



LEASE INFORMATION

Lease Type:	For Lease	Lease Term:	60 months
Total Space:	975 SF	Lease Rate:	\$34.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3350 Virginia Pkwy	Available	975 SF	For Lease	\$34.00 SF/yr	Former 2nd Gen Hair Salon, open concept with 2 private offices, 1 Restroom, Back storage area.

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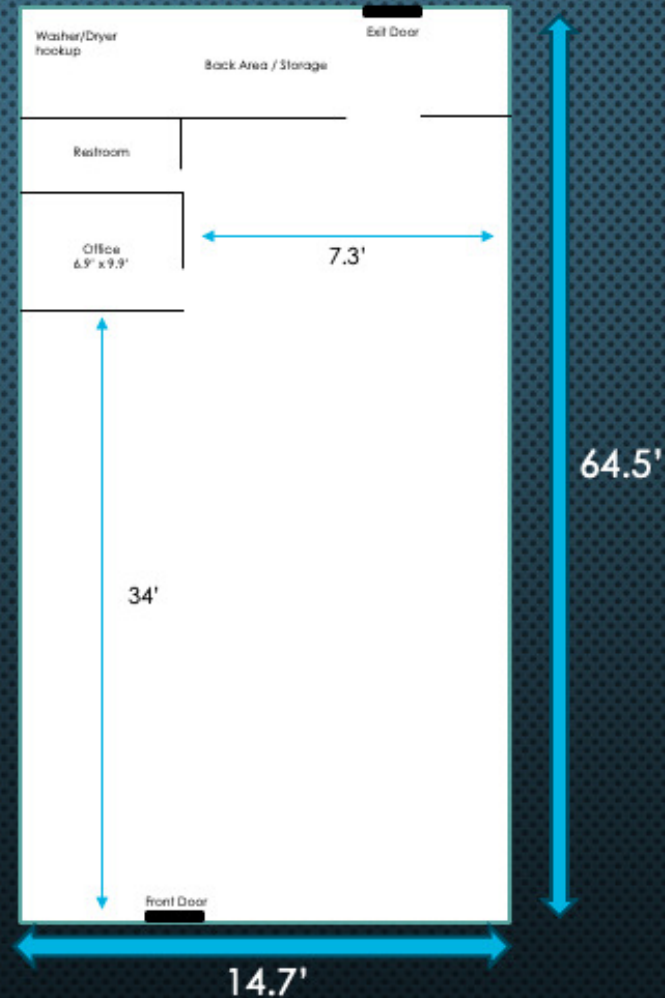
FLOOR PLAN

3350 VIRGINIA PKWY MCKINNEY, TX
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3350 Virginia Pkwy
McKinney, TX

Ste 300

- 1 Restroom
- Inline Space
- 9.8' Clear Height
- Dropped Ceiling
- Sprinkler: Yes
- 14.7' x 64.5'
- 1 Office
- Back Office Area
- Washer/Dryer Hookup



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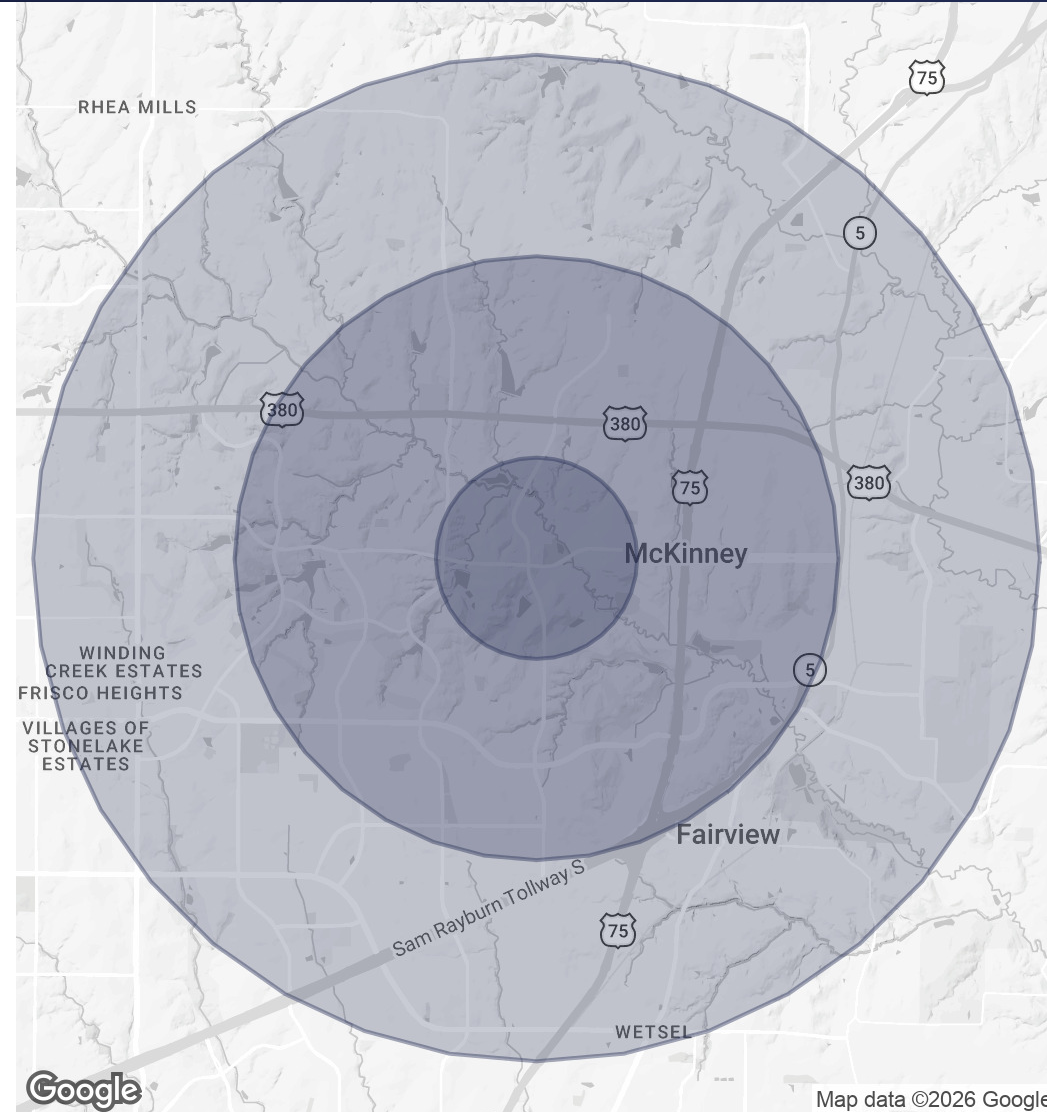
DEMOGRAPHICS MAP & REPORT

3350 VIRGINIA PKWY MCKINNEY, TX
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,364	97,407	198,753
Average Age	42.1	38.7	38.1
Average Age (Male)	42.0	38.2	36.8
Average Age (Female)	43.2	39.0	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,915	34,640	69,890
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$180,464	\$146,834	\$151,454
Average House Value	\$460,107	\$447,994	\$471,728

2023 American Community Survey (ACS)



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DEREK ANTHONY BIO (677154-B)

3350 VIRGINIA PKWY MCKINNEY, TX
RETAIL PROPERTY FOR LEASE



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Direct: **817.991.5072**

TX #677154-B

PROFESSIONAL BACKGROUND

At Waypoint, Derek focuses on landlord and tenant representation, development advisory, and investment brokerage. Known for combining market data with practical business insight, he helps clients make informed real estate decisions aligned with long-term growth objectives. His work spans retail, land, office, flex, and specialty real estate assets throughout the DFW region and beyond.

Derek's success is rooted in relationship-driven brokerage. He emphasizes understanding each client's operational goals and translating them into real estate strategies that create measurable value. His entrepreneurial mindset and hands-on execution style have made him a trusted advisor to business owners, developers, and investors alike.

Throughout his career, Derek has completed more than \$150 million in transactions and earned multiple industry recognitions, including D CEO Power Broker honors and Top CRE Broker distinctions in Fort Worth.

In addition to brokerage and development work, Derek hosts the commercial real estate podcast Rated "R" – Real Estate Uncensored, where he shares industry insights and interviews professionals across the real estate ecosystem.

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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