

1001 S MCDONALD ST / 408 JEFFERSON ST MCKINNEY, TEXAS 75069



OFFERED BY:

Daniel Shin
President & Principal Broker
Daniel.shin@unitedshinryu.com
P 214-470-9724

United Shinryu Brokerage LLC / 2828 E Trinity Mills Rd. /
Suite# 340, Carrollton, TX 75006

■ OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Investment Highlights

- Prime Location Along McDonald Street (TX-5):**

High-visibility corridor with strong daily traffic counts and direct connectivity to US-75 (Central Expressway), providing convenient access throughout the Dallas-Fort Worth Metroplex.

- Established Retail & Dining Hub:**

Situated near a vibrant mix of national and local tenants, including one of McKinney's most recognized dining destinations, *Baker's Drive-In* (1001 McDonald St) — widely considered among the top local restaurants in McKinney and Collin County, driving consistent customer traffic and community engagement.

- Dense & Affluent Trade Area:**

Located within a highly populated and rapidly growing residential base, supported by strong household incomes and continued in-migration trends.

- Strong Demographics & Growth Metrics:**

McKinney continues to rank among the fastest-growing cities in the United States, with significant population growth and rising median household incomes within a 1-, 3-, and 5-mile radius.

- Proximity to Major Economic Drivers:**

Close to key employment hubs, including Raytheon, Medical City McKinney, and numerous corporate campuses along the US-75 corridor.

- High-Traffic Retail Corridor:**

Surrounded by national retailers and service providers, creating a synergistic retail environment that supports long-term tenant stability and leasing demand.

- Excellent Accessibility & Visibility:**

Multiple points of ingress/egress and strong frontage along a primary thoroughfare enhance both consumer convenience and tenant exposure.

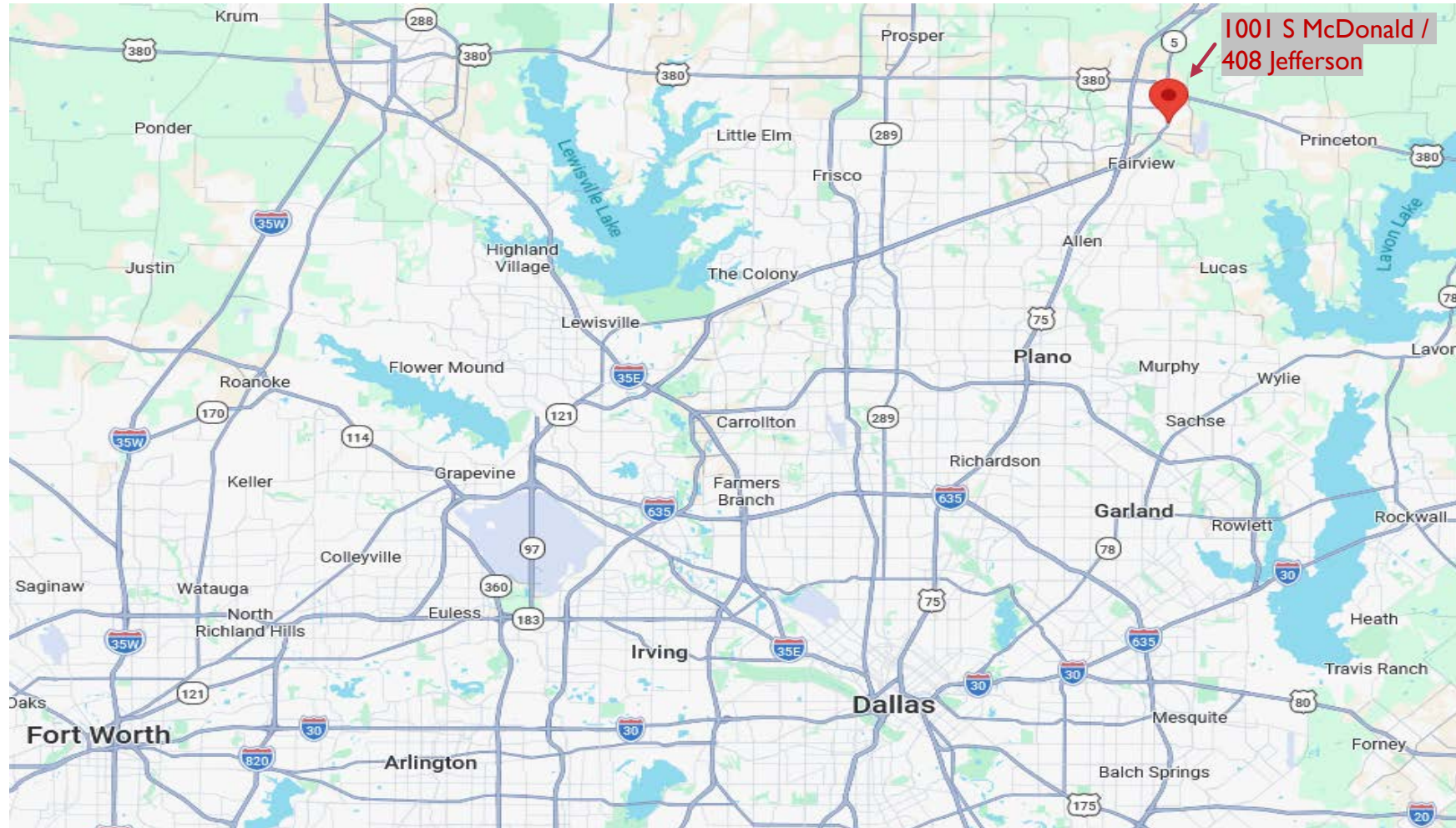
- Thriving Submarket with Long-Term Upside:**

McKinney's ongoing residential and commercial development pipeline continues to drive retail demand, positioning this asset for sustained rent growth and value appreciation.

- Quality of Life & Community Appeal:**

Known for its historic downtown, top-rated schools, and family-friendly environment, McKinney consistently ranks as one of the best places to live in Texas.

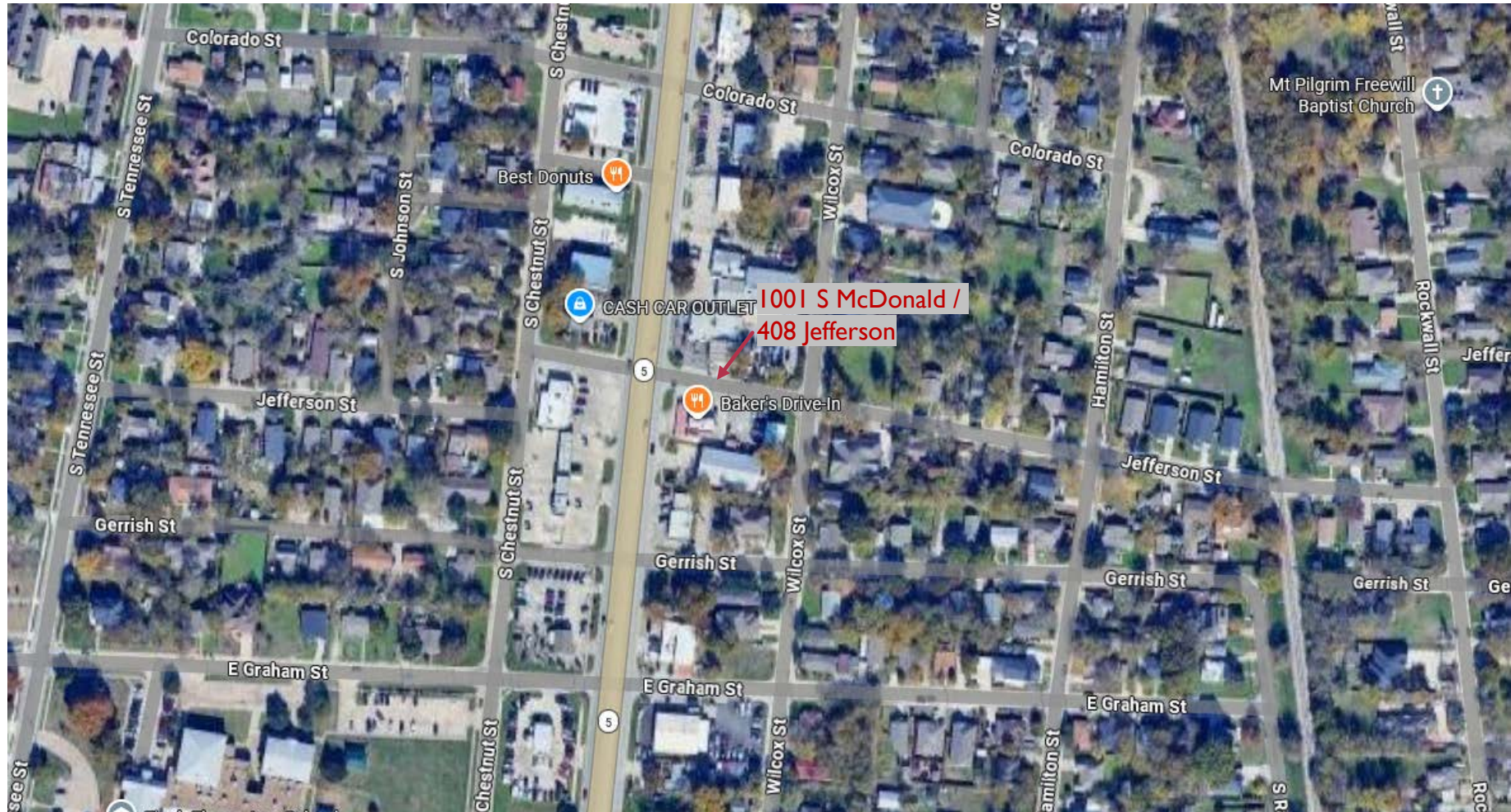
PROPERTY OVERVIEW



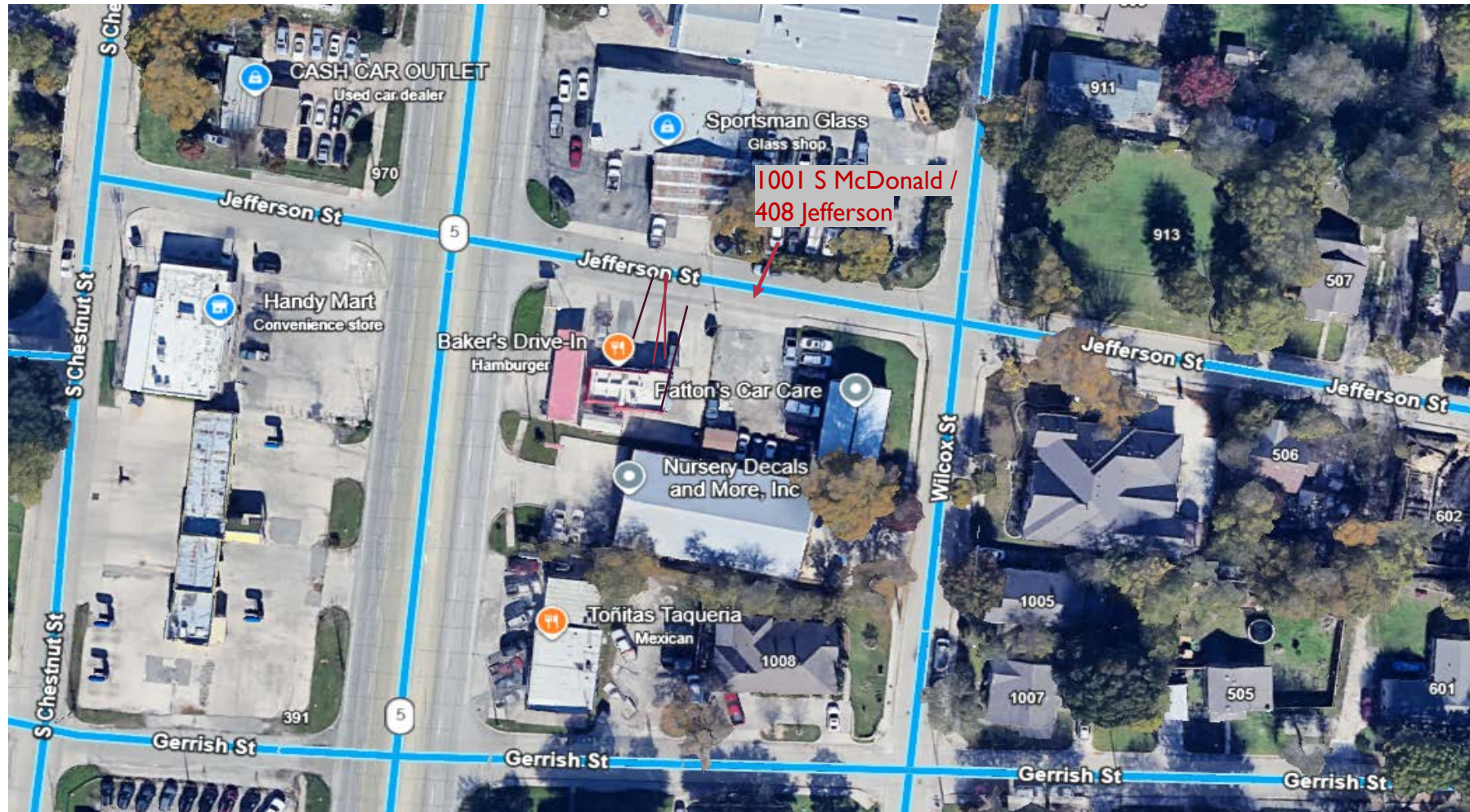
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PROPERTY OVERVIEW

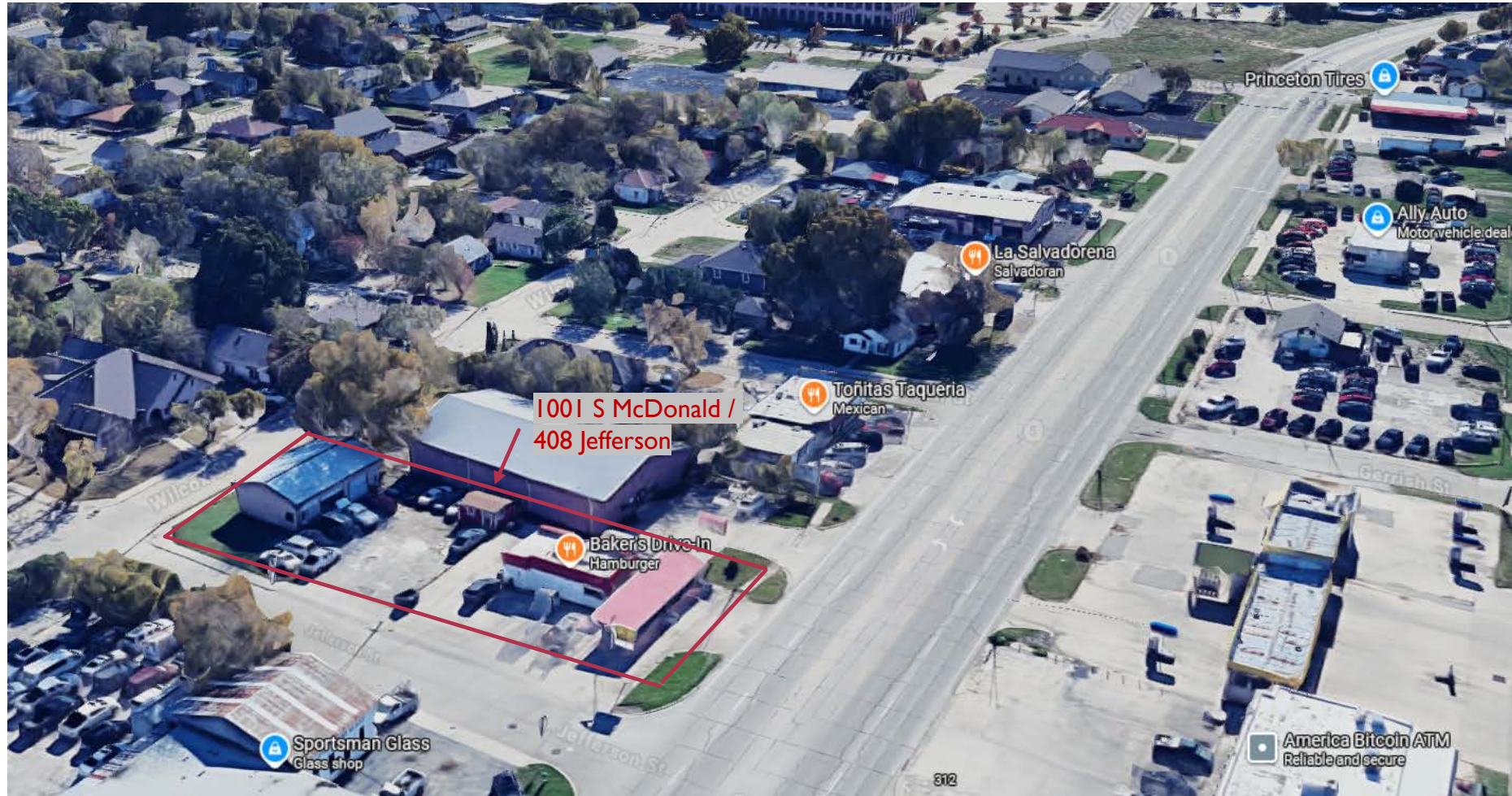


PROPERTY OVERVIEW



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PROPERTY OVERVIEW



FINANCIAL OVERVIEW

RENT ROLL

Address	Tenant	SF	% of property	Rent Term Start	Rent Term End	Monthly	Total Annual	Lease Type
1001 S McDonald St, McKinney TX 75069	Baker's Drive In	960	44.5			\$3,600	\$43,200	MG, 5 yr term
408 Jefferson St, McKinney TX 75069	Patton's Car Care	1,200	55.5			\$1,800	\$21,600	MG, 5 yr term
Total Area		2,160				\$5,400	\$64,800	
Total Leased Area		2,160	100					
Total Vacant Area		0	0					

Income / Expense

Rent (Annual)	\$64,800
Property Tax Expenses, 408 Jefferson St. (Annual)	\$3,647.34
Net Operating Income (Annual)	\$61,152.66

PRICING

Price \$990,000

GLA

2,160 SF

CAP RATE 6.18%

NOI

\$61,152.66



DEMOGRAPHICS

2025 Total Population	224,043	City of McKinney (ACS-based)
2026 Estimated Total Population	237,130	City of McKinney Population Estimate
2010 Total Population	131,117	U.S. Census Bureau
2025 Median Age	~36.7 years	City of McKinney / ACS
2010 Median Age	~32.7 years	U.S. Census Bureau
2025 Total Households	~76,000 (est.)	Derived from ACS / housing units
2010 Total Households	45,000±	U.S. Census Bureau
2025 Average Household Income	\$120,273+	City of McKinney / ACS
2010 Average Household Income	~\$85,000	U.S. Census
2025 Per Capita Income	~\$61,011	Census Reporter (ACS)
2010 Per Capita Income	~\$31,000	U.S. Census Bureau
Education: Population 25+	52.6% Bachelor's+, 18.4% Graduate	City of McKinney / ACS
2025 Total Number of Businesses	~6,500+ (est.)	Derived from local economic development + Census County Business Patterns
2025 Total Number of Employees	~120,000+ (est.)	Workforce + labor force data (Collin County / ACS)

DALLAS / FORT WORTH AREA OVERVIEW



The Dallas–Fort Worth Metroplex is one of the fastest-growing and most dynamic regions in the United States, with a population exceeding 7.5 million—ranking as the largest metro area in the South and fourth nationally. Over the past decade, DFW has experienced significant growth, adding approximately 1.3 million residents, with continued expansion projected through 2030.

Strategically located in North Texas and spanning 12 counties, the region benefits from exceptional connectivity via major interstate highways, an extensive rail network, and two major airports—Dallas/Fort Worth International Airport and Dallas Love Field. Ongoing infrastructure investments, including highway expansions and public transit development, continue to enhance regional accessibility.

DFW serves as a major economic hub, home to a high concentration of corporate headquarters, including numerous Fortune 500 and Global 500 companies. The region offers a diverse economy, business-friendly environment, and a cost of living below the national average, making it highly attractive for both businesses and residents.

With strong population growth, robust infrastructure, and a thriving economic base, the DFW Metroplex remains a premier location for long-term investment and development.