

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	2,100 SF
MIN. DIVISIBLE	2,100 SF
MAX. CONTIG.	2,100 SF
LEASE RATE	CALL FOR PRICING
NNN EXPENSES	\$10.00 /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 RAYBURN TOLLWAY FF&E AVAILABLE GREAT VISIBILITY RAPIDLY GROWING AREA WITH HIGH TRAFFIC



AVAILABLE SUITES

SUITE 105

2,100 SF

careycoxcompany.com / 972.562.8003

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

David Cox / 972.562.8003
dcox@careycoxcompany.com

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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RETAIL SPACE FOR LEASE

Located at the signalized intersection of Lake Forest Drive and McKinney Ranch Parkway, this retail/office opportunity offers exceptional visibility in one of McKinney's most established growth corridors. Positioned just north of SH 121 and adjacent to Walmart, the property benefits from strong traffic counts, dedicated turn lanes, and a dense surrounding population fueled by nearby residential communities. The modern development is ideal for retail, medical, office, wellness, or service-oriented users seeking a high-exposure location with convenient access throughout McKinney, Allen, and Frisco.

NEARBY BUSINESSES



DEMOGRAPHICS

2025 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	20,926	130,494	324,910
Median Household Income	\$123,964	\$124,281	\$129,197

TRAFFIC COUNTS

LAKE FOREST @ HWY SAM RAYBURN TOLLWAY	24,042 VPD
LAKE FOREST @ BOXWOOD	18,540 VPD
LAKE FOREST @ DUNSTER	20,050 VPD

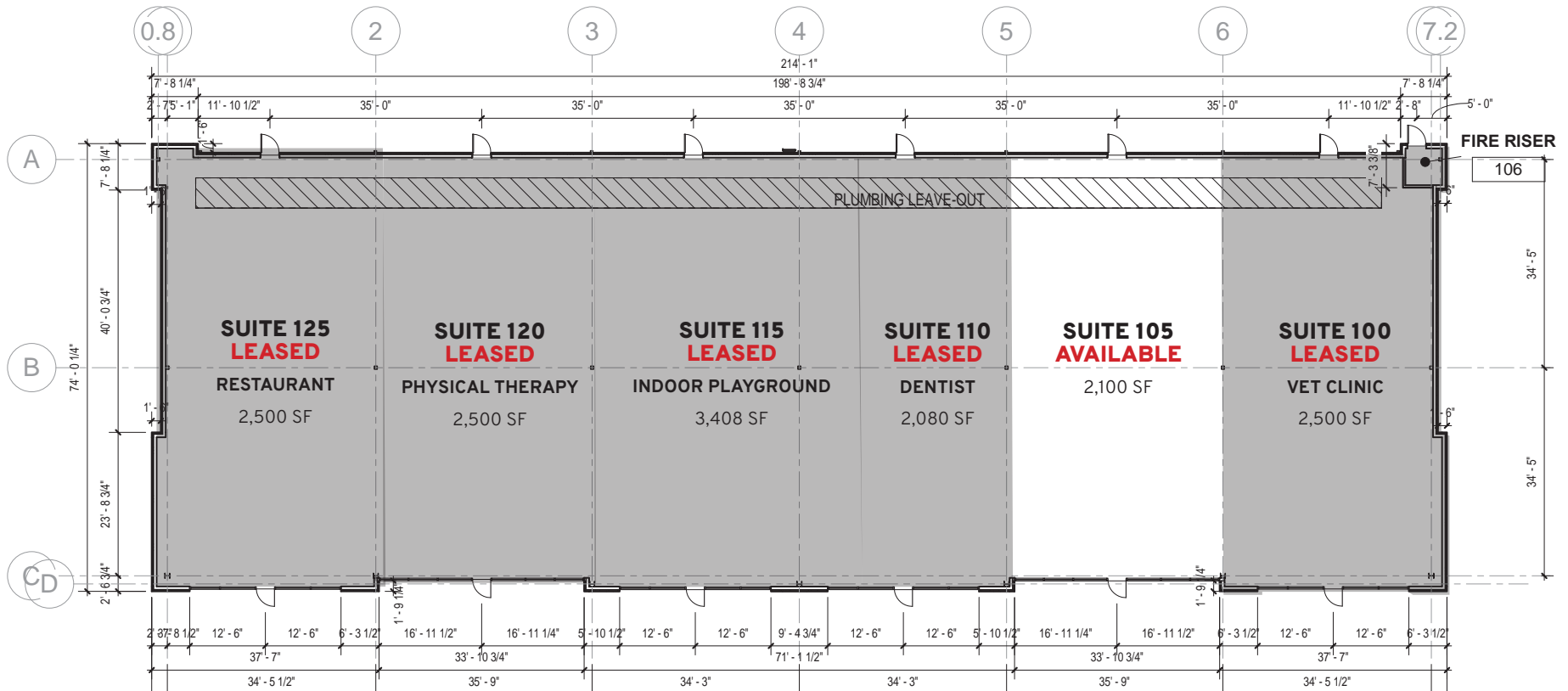
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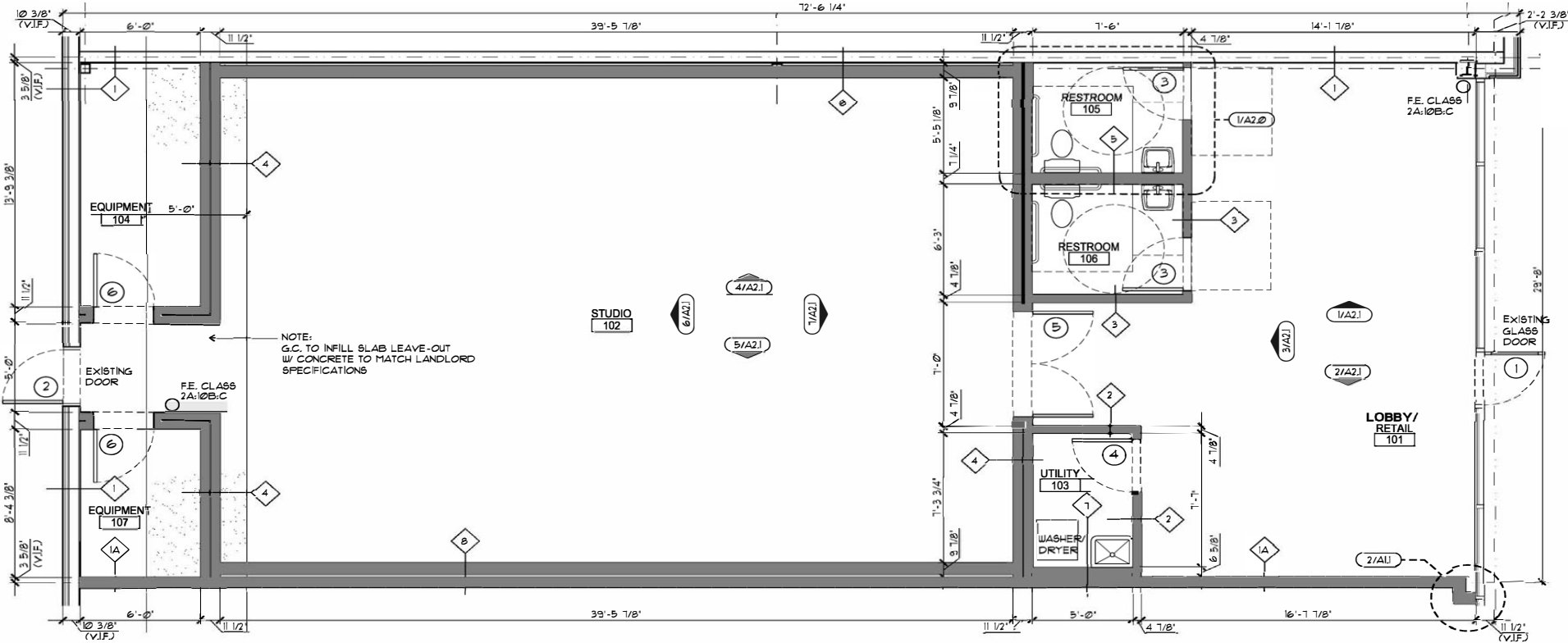
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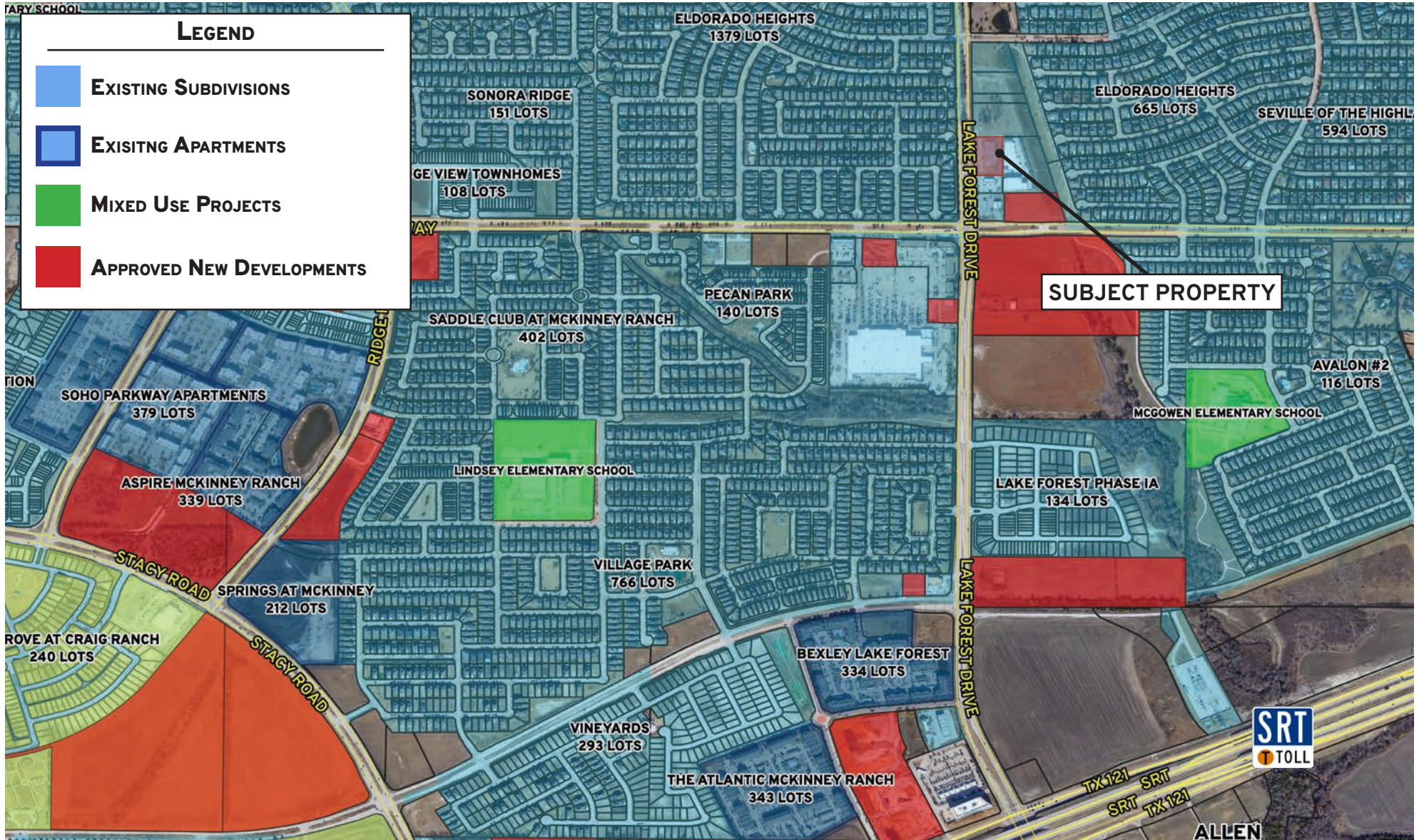
SITE PLAN



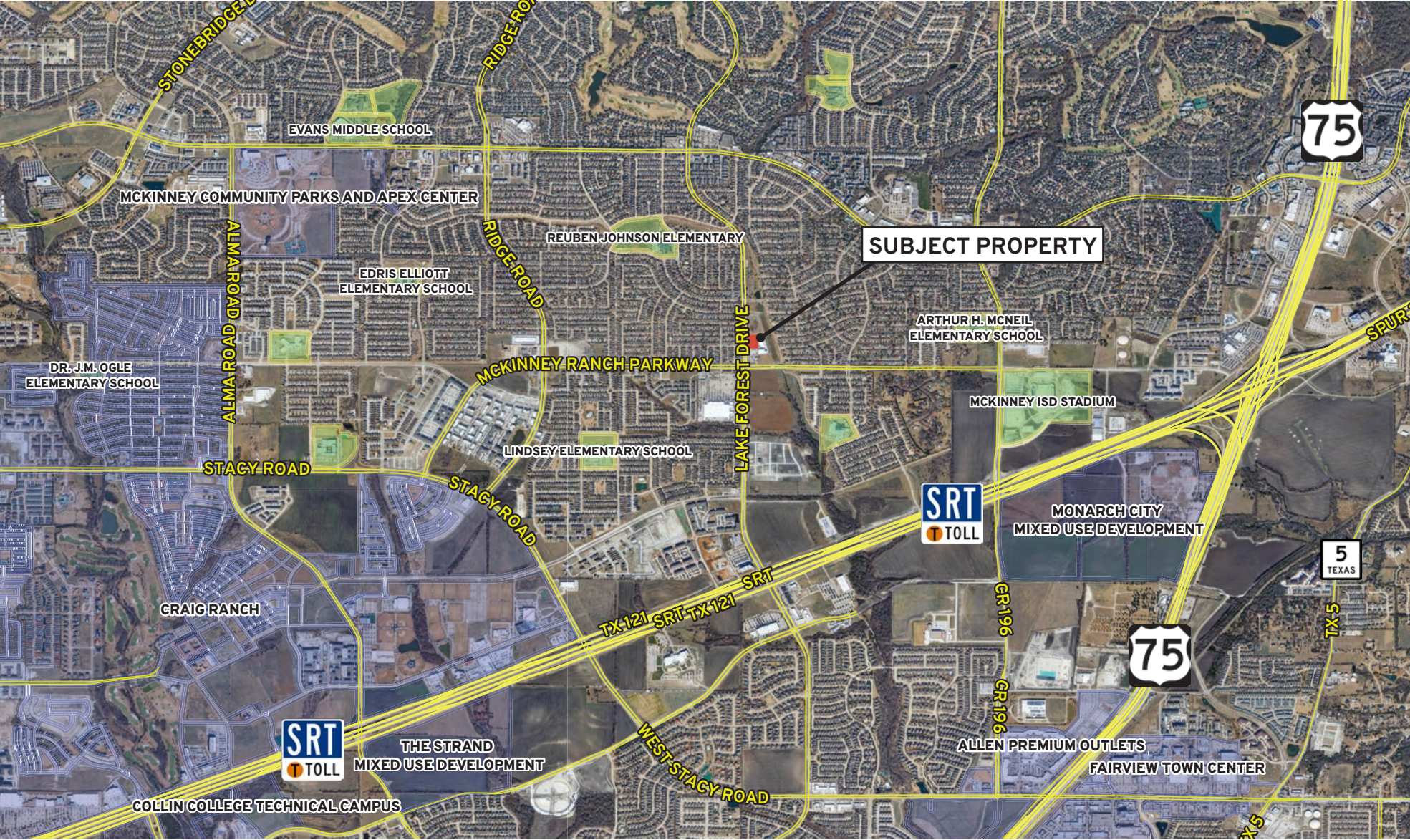
FLOOR PLAN



NEARBY DEVELOPMENT



PROPERTY LOCATION





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:
 - 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.

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