

Full Exterior Remodel COMING SOON!

RETAIL | CONTACT BROKER



FOR LEASE
Plaza North
McKinney, Texas

Crest Commercial Real Estate
9330 Lyndon B. Johnson Fwy #1080, Dallas, TX 75243

Abe Arteaga
214.295.7523 - AArteaga@crestcommercial.com





PROPERTY SUMMARY

Plaza North - For Lease

1502 W University Dr, McKinney, TX 75069



PROPERTY HIGHLIGHTS

- Under New Ownership
- Full Exterior Remodel Coming Soon
- Prime Visibility Along US-380 (W University Dr)
- Less than One Mile from US-75 and Historic Downtown McKinney

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	17
Available SF:	842-2,761 SF
Lot Size:	68,015 SF
Building Size:	22,620 SF



MARKET AERIAL

Plaza North - For Lease

1502 W University Dr, McKinney, TX 75069



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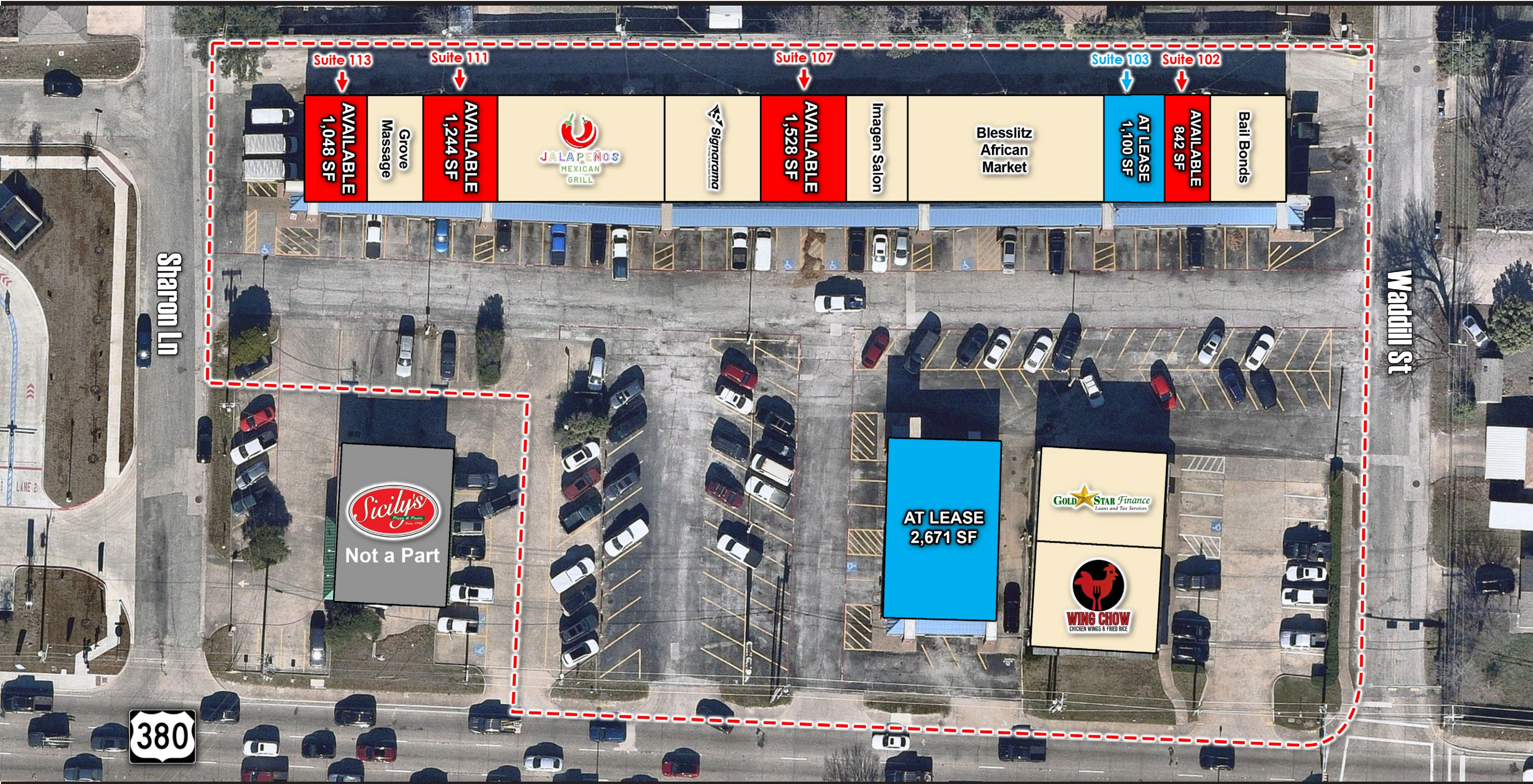
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LEASE SPACES

Plaza North - For Lease

1502 W University Dr, McKinney, TX 75069



Suite 113

Suite 111

Suite 107

Suite 103

Suite 102

AVAILABLE
1,048 SF

Grove
Massage

AVAILABLE
1,244 SF

JALAPEÑOS
MEXICAN
GRILL

Signarama

AVAILABLE
1,528 SF

Imagen Salon

Blesslitz
African
Market

AT LEASE
1,100 SF

AVAILABLE
842 SF

Bail Bonds

Sharon Ln

Waddill St

Sicily's
Not a Part

AT LEASE
2,671 SF

GOLD STAR Finance
Loans and Tax Services
WING CHOW
CHICKEN WINGS & FRIED RICE

380



PHOTOS

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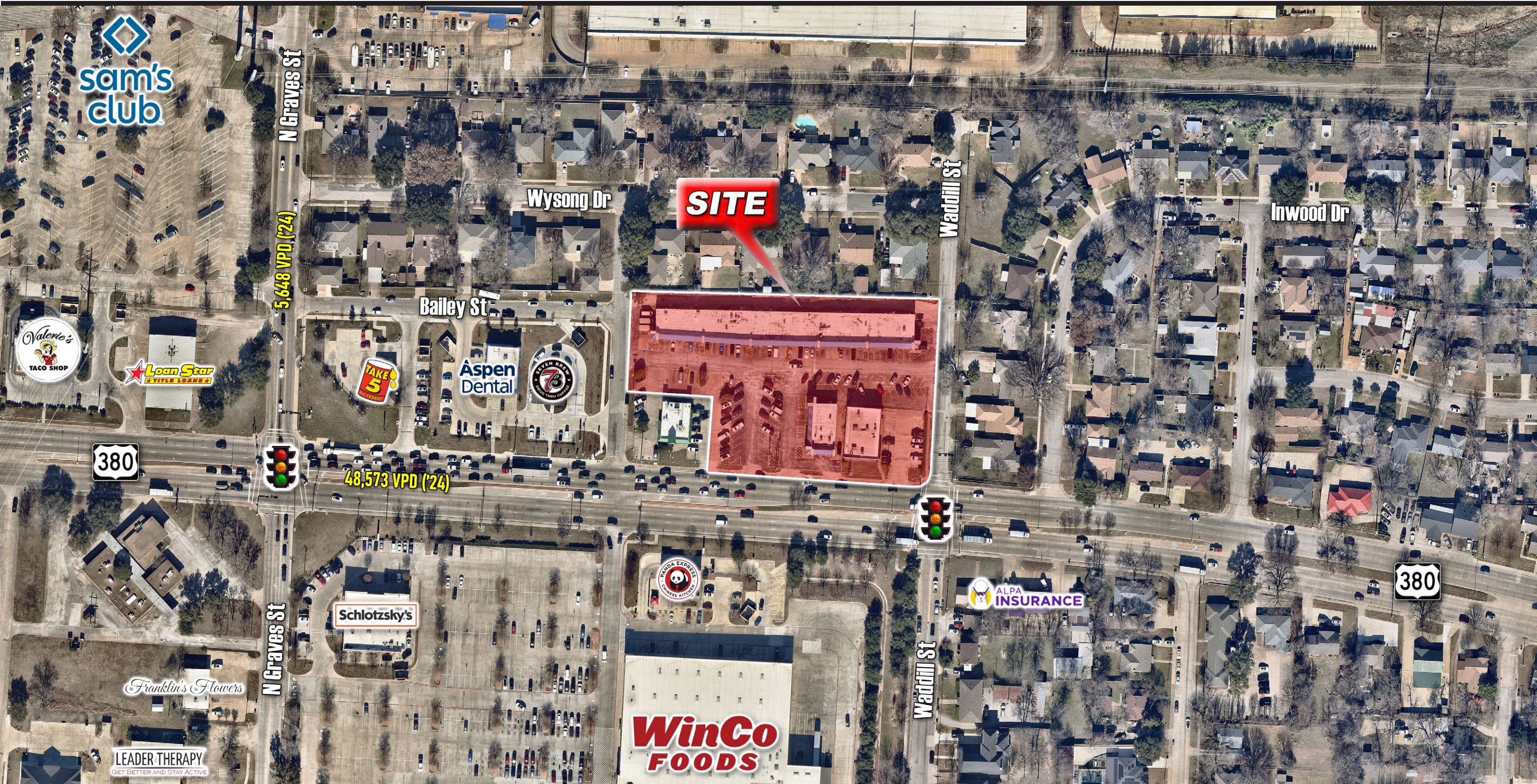




SITE AERIAL

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DEMOGRAPHICS MAP & REPORT

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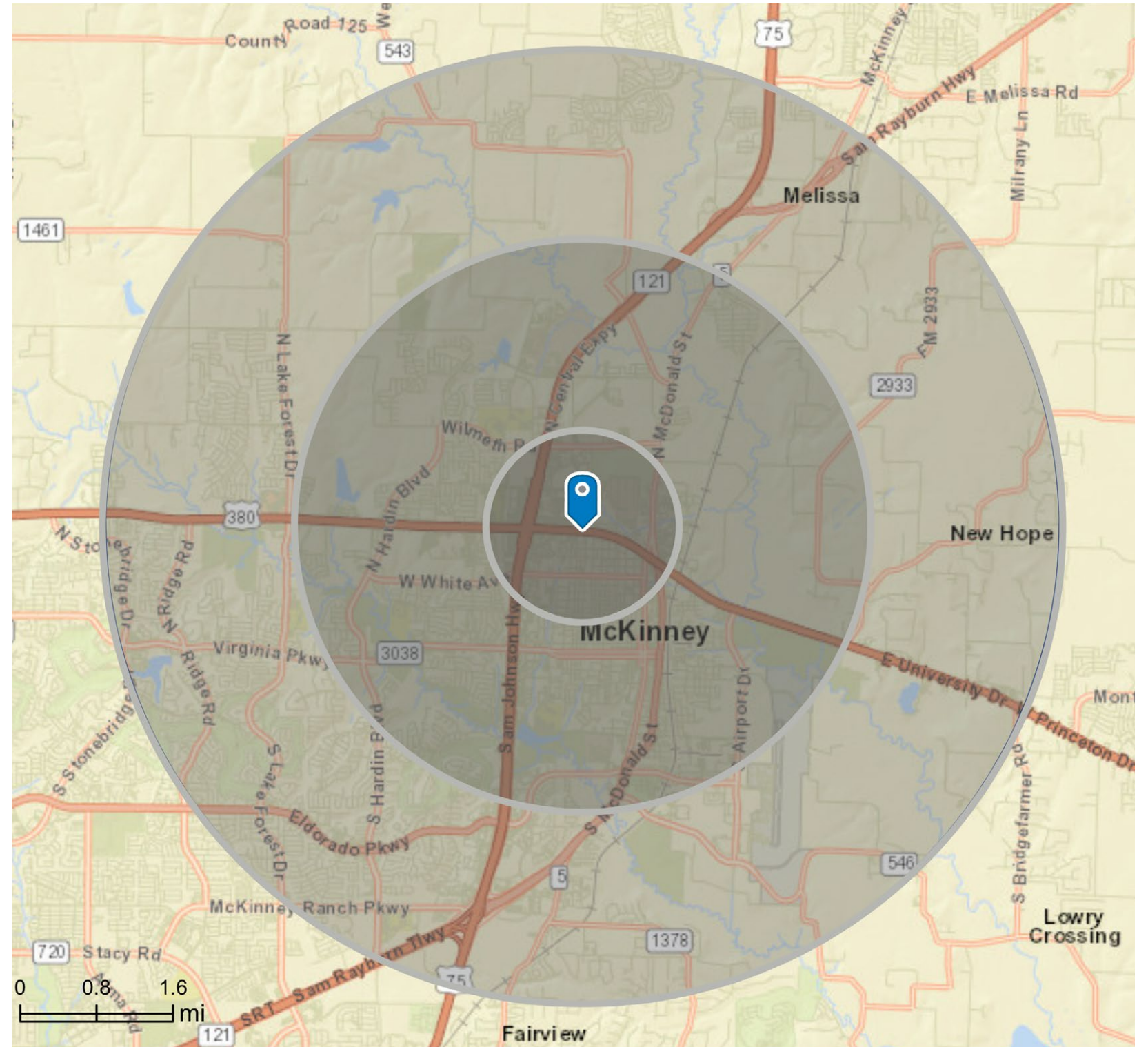
2025 DEMOGRAPHICS

POPULATION	1 MI	3 MI	5 MI
Total Population	5,565	56,083	135,958
Median Age	35.4	35.9	37.2
Median Age (M)	34.2	34.9	36.0
Median Age (F)	36.6	37.0	38.4

HOUSEHOLDS & INCOME	1 MI	3 MI	5 MI
Total Households	2,142	19,606	48,364
# of Persons per HH	2.76	2.77	2.76
Average HH Income	\$108,807	\$135,975	\$156,664
Average Home Value	\$417,757	\$518,437	\$577,897

TRAFFIC COUNTS

- US-380 (W University Dr): 48,573 VPD (TXDOT 2024)
- N Graves St: 5,648 VPD (TXDOT 2024)
- US-75: 213,542 VPD (TXDOT 2024)





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.

2-10-2025



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Erik K. Fulkerson	0325490	erik@crestcommercial.com	214.696.6677
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Abraham Arteaga	0721506	aarteaga@crestcommercial.com	214.696.6677
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date