

6051 ALMA RD.

MCKINNEY, TX



OFFERING MEMORANDUM

A Single Tenant NNN lease offered exclusively by

DuWest
INVESTMENT SERVICES



STATEMENT OF CONFIDENTIALITY AND DISCLAIMER

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the retail property known located at 6051 Alma Rd, McKinney, Texas 75070 being approximately 23,446 square feet of improvements and situated on 4.017 acres of land ("the "Property"). It is not to be used for any other purpose or made available to any other person without the express written consent of Seller or DuWest Realty, LLC ("DW"). The material herein is based in part upon information supplied by the Seller and in part upon information obtained by DW from sources it deems reliable. No representation or warranty, expressed or implied, is made by the Seller, DW, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers should conduct their own independent investigation, conduct their own due diligence, and form their own conclusions without reliance upon the material contained herein. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase and Sale Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or DW or any of their affiliates or any of their respective officers, directors, owners, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from DW or Seller or their affiliates or any of their respective officers, directors, owners, or agents as legal, tax, or other advice. Prior to forming their acquisition value of the Property, prospective purchasers should consult with their own legal counsel and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

PROPERTY SUMMARY

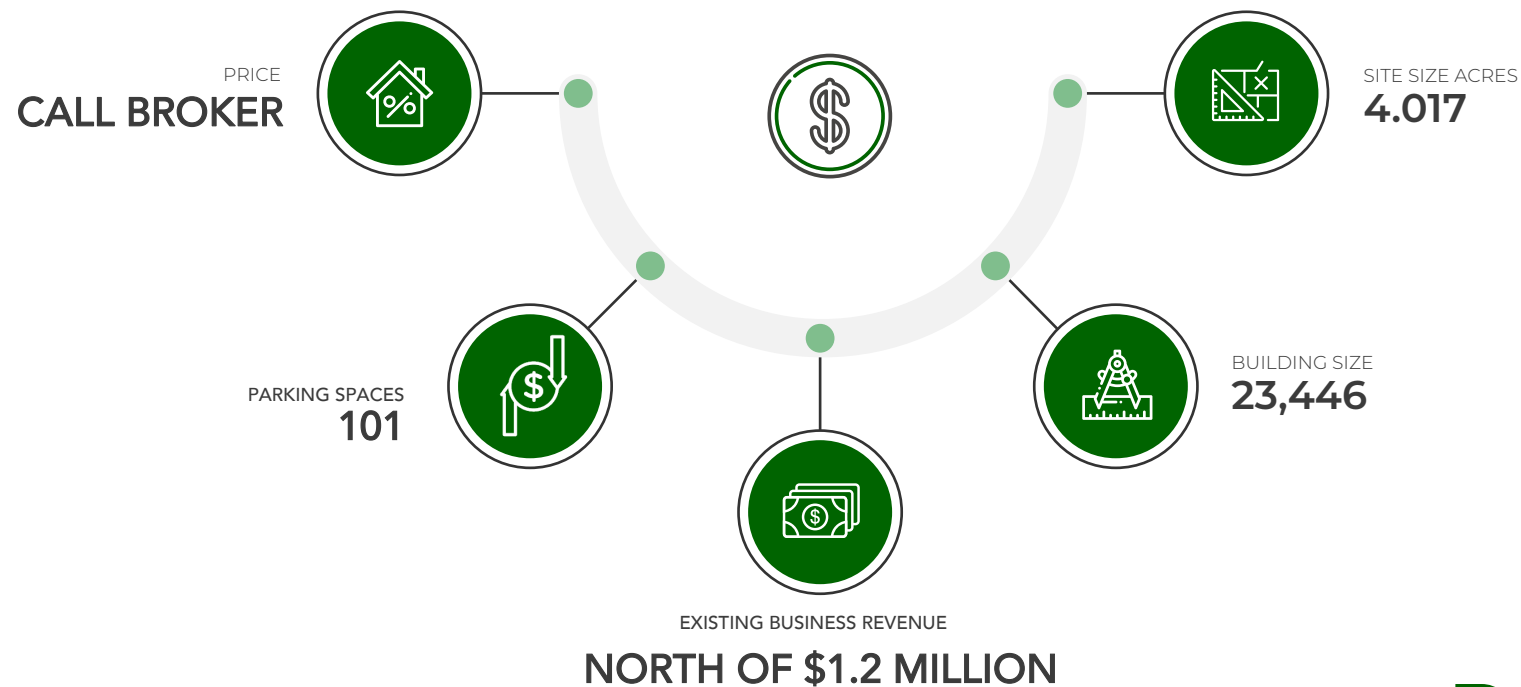


ADDRESS **6015 ALMA ROAD**
CITY/ STATE **MCKINNEY, TX**
COUNTY **COLLIN**



PARKING
TRAFFIC COUNTS

101
ALMA RD. : 17,603 VPD
SAM RAYBURN TOLLWAY:
95,055 VPD



INVESTMENT HIGHLIGHTS



STRATEGIC AND HIGHLY DESIRABLE LOCATION IN MCKINNEY, TX

- McKinney, TX is the epicenter of growth in DFW with population increasing 13.51% since 2020 and more than doubling in the last two decades.
- Located within Craig Ranch Mixed Use Development
- Direct access to Sam Rayburn Tollway (95,055 VPD)
- Less than one mile from Emerson High School (1,762 students)



FACILITY USE ADAPTABILITY

- Currently features weight room, gym flooring, indoor track, batting cages, men's and women's locker rooms, 6 office spaces, indoor & outdoor turf field, and various recovery rooms
- Open floor plan that can be adapted for various uses -- recently remodeled in 2023
- Outdoor turf field that can be converted to additional parking



BUSINESS ACQUISITION OPPORTUNITY

- Currently occupied by INPOWERiQ, a multi-faceted athletic performance training facility
- Opportunity to purchase existing business along with the property - contact broker for details

AREA OVERVIEW



Craig Ranch
Medical Pavillion

Mutual Access & Parking Agreement

INPOWERiQ
ATHLETIC BUSINESS & PERFORMANCE SOLUTIONS

Pylon Sign

Monument Sign

ALMA ROAD | 17,603 VPD



DEMOGRAPHICS

WITHIN 3-MILES



47,318
HOUSEHOLDS



51,490
HOUSING UNITS



\$638,128
AVERAGE HOME VALUE



\$182,842
AVERAGE HOUSEHOLD
INCOME



67%
BACHELOR'S DEGREE OR
HIGHER



**ALMA RD. : 17,603
VPD**

**SAM RAYBURN
TOLLWAY: 95,055
VPD**
TRAFFIC COUNT

6051 ALMA RD.

MCKINNEY, TX

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