

CENTRAL CIRCLE CENTER

2035 & 2001 Central Circle, McKinney, TX 75069



Philip Levy

Executive Managing Director

(972) 755-5225

PLevy@mmreis.com

Marcus & Millichap
LEVY RETAIL GROUP

OFFERING MEMORANDUM

CENTRAL CIRCLE CENTER

2035 & 2001 Central Circle
McKinney, TX 75069

04 PROPERTY OVERVIEW

11 LOCATION OVERVIEW

16 FINANCIAL ANALYSIS

20 RENT COMPARABLES

24 DEMOGRAPHICS & MARKET
OVERVIEW

Confidentiality & Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Non-Endorsement Notice

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



Executive Summary

INVESTMENT OVERVIEW

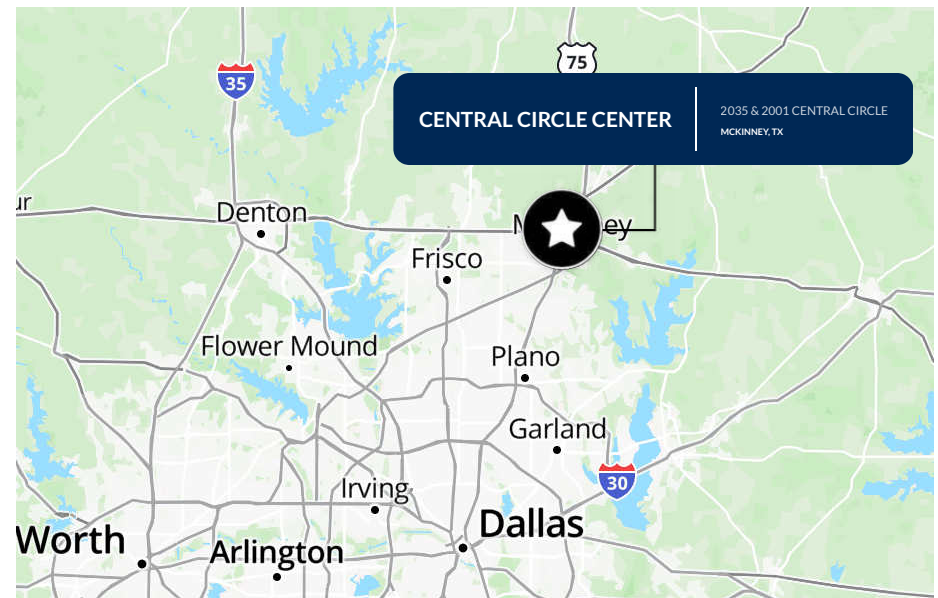
Sale Price:	\$8,425,000
Building Size:	46,276 SF
Lot Size:	4.5 Acres
Price/SF:	\$182.06
Cap Rate:	6.50%
NOI:	\$547,629
Year Built:	2000 & 2002
County:	Collin
Ownership Type:	Fee Simple

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Households	2,142	19,102	47,755
Total Population	5,971	56,411	136,961
Avg Household Income	\$89,933	\$108,227	\$127,649

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire Central Circle Center, a 46,276-square-foot retail industrial flex center located at 2035 & 2001 Central Circle in McKinney, Texas. The property consists of two adjacent buildings, with one featuring a two-story design, providing flexibility for a variety of tenants. The center is stabilized at 99 percent occupancy and is leased under a mix of gross and modified gross lease terms. This flex property is strategically shadow-anchored by Walmart and Sam's Club, ensuring a steady stream of traffic.

Strategically positioned in McKinney's dynamic industrial corridor just east of US-75 and Highway 380, this property offers unparalleled exposure and connectivity in one of the fastest-growing markets in North Texas.



Property Overview



PROPERTY DESCRIPTION

Central Circle Center is a stabilized, 46,276-square-foot retail industrial flex center comprising two adjacent buildings located in McKinney, Texas. The center is 99 percent leased with a diverse blend of retail, office, and flex/warehouse space featuring a mix of gross and modified gross lease terms, offering substantial upside potential. The building located at 2035 Central Circle has a second story for office lofts. Tenants in both buildings have access to the shared grade-level, dock-high loading area, and each individual suite has a roll up bay door in the back. Major tenants include Red River Quiltworks, Allied Inventory Systems, The Coatings Group, Yummy Life Naturals, H2 Chiropractic, and others. The property sits on two parcels totaling 4.5 acres.

LOCATION DESCRIPTION

Central Circle Center is located in an unbeatable location near Bray Central Business Park, a thriving industrial and commercial hub for office, warehouse, and light manufacturing. The property is also shadow-anchored by Walmart and Sam's Club, two nationally recognized retailers that draw consistent traffic to the area. Other neighboring retailers include Academy Sports and Outdoors, Target, Lowe's, Dollar Tree, and numerous others.

The McKinney, Texas, industrial corridor is a rapidly growing hub, anchored by the \$79 million expansion of the McKinney National Airport and strategic access to US-75, US-380, and SH-121. This Northeast Dallas submarket is seeing a massive surge in Class A industrial, warehouse, and distribution development, including the \$1.3B Long Branch mixed-use project, attracting major investments to serve North Texas logistics needs.

The surrounding area boasts strong demographics, with the population projected to grow by 22 percent between 2024 and 2029 within a three-mile radius. The region benefits from an affluent consumer base, with an average household income of \$108,227 in the immediate area. McKinney is one of Collin County's fastest-growing cities, and continues to attract businesses seeking strategic access to key transportation corridors, supportive economic conditions, and a strong labor pool.

Investment Overview



STRONG OCCUPANCY RATE WITH UPSIDE POTENTIAL

With a 99 percent current occupancy, Central Circle Center offers a stable income stream. The mix of gross and modified gross leases provides future upside potential as market conditions improve and leases come up for renewal.



PRIME LOCATION NEAR BRAY CENTRAL BUSINESS PARK

The center's location places it at the heart of McKinney's vibrant Bray Central Business Park, a thriving industrial and commercial hub anchored by major retailers and services. Proximity to central retail and amenities, including national brand anchors, enhances convenience for tenants, their workforce, and visiting clients.



SHADOW-ANCHORED BY MAJOR RETAILERS

The property is shadow-anchored by Walmart and Sam's Club, two nationally recognized retailers that drive consistent foot traffic. This prime positioning next to major retail giants increases the center's marketability.



THRIVING AREA WITH STRONG DEMOGRAPHICS

The surrounding area is seeing significant growth, with 22 percent population growth projected from 2024 to 2029 within a three-mile radius. The region boasts high-income households, with an average household income of \$127,649 within five miles.



NEAR MCKINNEY NATIONAL AIRPORT | UNDERGOING \$79M EXPANSION TO PROVIDE COMMERCIAL SERVICE

The property is less than five miles from McKinney National Airport, which is transitioning from a general aviation airport to deliver commercial air service to accommodate regional growth. The airport will feature a four-gate terminal building with the ability to expand to six gates, anticipated to be ready for service in late 2026.



PRICED AT \$182 PSF | BELOW REPLACEMENT COST



Building Highlights

Central Circle Center delivers a state-of-the-art industrial flex center tailored for modern businesses seeking functionality, flexibility, and a prestigious location. The buildings showcase high-quality finishes and a professional aesthetic that enhances tenant branding and customer impressions, including efficient unit layouts optimized for operations and office integration. These design considerations make the property ideal for users who need a seamless blend of industrial, office, retail, and showroom space.

**Over 12' Ceilings in
Office Lofts**

**18' - 22' Clear
Height in
Warehouses**

**Shared Grade-Level
and Dock-High
Loading Area**

**Each Suite Has a
Roll Up Bay Door**

**Contiguous Suites
Can Be Combined**

**Individual Signage
Available, Facing
Walmart**







Placer.ai provides instant access to location analytics derived from the foot traffic of millions of consumers. It does this by collecting geolocation and proximity data from devices.



2041 REDBUD BLVD, MCKINNEY, TX 75069

VISITATION OVERVIEW

EST. # OF VISITS	2M
EST. # OF CUSTOMERS	320K
AVG. VISITS / CUSTOMER	6.19
AVG. DWELL TIME	30 Minutes

RANKING OVERVIEW (VERUS OTHER WALMART STORES)

15-MILE RADIUS	8 / 15 (53%)
STATE OF TEXAS	285 / 406 (30%)
UNITED STATES	2,534 / 3,884 (34%)



1670 W UNIVERSITY DR., MCKINNEY, TX 75069

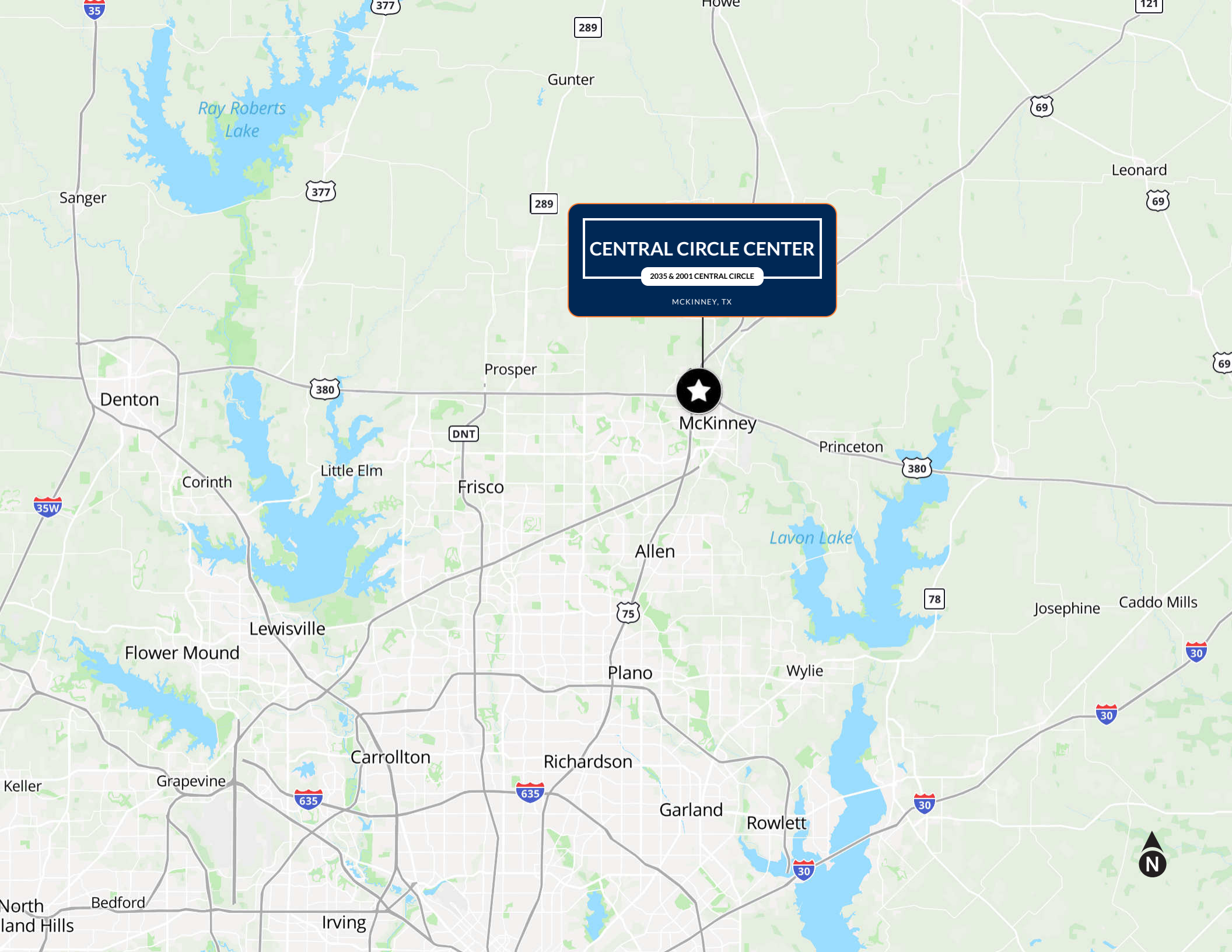
VISITATION OVERVIEW

EST. # OF VISITS	1.6M
EST. # OF CUSTOMERS	282K
AVG. VISITS / CUSTOMER	5.56
AVG. DWELL TIME	32 Minutes

RANKING OVERVIEW (VERUS OTHER SAM'S CLUB STORES)

15-MILE RADIUS	3 / 3 (33%)
STATE OF TEXAS	63 / 74 (16%)
UNITED STATES	455 / 560 (18%)







N CENTRAL EXPY
NUS HWY 75 S 183,907 VPD
75
N CENTRAL EXPY

CENTRAL CIRCLE CENTER
2035 CENTRAL CIRCLE
MCKINNEY, TX

CENTRAL CIR

REDBUD BLVD

VIRGINIA SQUARE

HARBOR FREIGHT DICKY'S **AutoZone**

SUBWAY metro by T-Mobile

NORTHERN TOOL & EQUIPMENT EZTshirtDesigner cricket wireless

PNC cicis pizza

SHOGUN PAINTS

Chick-fil-A TACO CABANA Hooters Starbucks

CAMERON CROSSING Intoxalock IGNITION INTERLOCK DRIP-ROLL

SHAKE SHACK WING STOP AT&T

BROOK MAYS KIMIYA BEST BUY Michaels

PETSMART SALLY.ROSS DRESS FOR LESS

CENTRAL PARK PLAZA

HOMEWAY Mike's PLAY IT AGAIN SPORTS Health Collection

WAFFLE HOUSE

ETERNITY DENTAL Cedar Creek ANIMAL HOSPITAL

GAMEXCHANGE BRAUM'S Jack in the box

Olive Garden Pizza Hut Domino's SUBWAY

YOHU SUSHI & SEAFOOD BUFFALO WILD WINGS SPRING CREEK BARBEQUE

OTTON PATCH FedEx MUSIC & ARTS

PIZZA AL'S néktør TARGET

LITTLE GREEK FRESH GRILL Phil's Bistro

LOWE'S SAS Floors Touch

BLUE GOOSE CANTINA IHOP Cane's

Applebee's chili's Academy SPORTS+OUTDOORS

CENTRAL CIRCLE CENTER
2035 CENTRAL CIRCLE
MCKINNEY, TX



75
N US HWY-75 S 183.907 VPD
N CENTRAL EXPR



VICTORY SHOPS OF STONEBRIDGE BRANCH

Logos for Popeyes, Taco Bueno, Circle K, Majestic Nails & Spa, Koshi Japanese & Korean Restaurant, F45 Training, Gideon Math & Reading Center, TriCorner Dentistry, Kroger, Anamia's Tex-Mex, Starbucks, Egg-Cited, Summer Moon Coffee, Yoh's Sushi & Seafood, Buffalo Wild Wings, Spring Creek Barbecue, Otton Patch Cafe, FedEx, Music & Arts, KFC, nektar, Little Greek Fresh Grill, Dho Bistro, Lowe's, SAS, Floors Touch.

Walmart

CENTRAL CIRCLE CENTER
2035 CENTRAL CIRCLE
MCKINNEY, TX

Logos for HTeaO, FedEx, Walmart, eCOATM, Ernesto's Mexican Restaurant, Golden Chick, AutoZone, Braum's, B&B Cafe, Dutch Bros, Salem RR Biryani.

Logos for Italian Garden Restaurant, Taco Bell, Sonic Drive-In, Penske, Pizza Hut, Style Floors.

Logos for Chick-fil-A, Taco Cabana, Hooters, Starbucks, Cameron Crossing, Intoxalock Ignition Interlock, DrivRoll, Shake Shack, Wingstop, AT&T, Kimiya Japanese Cuisine, Best Buy, Michaels, PetSmart, Sally Ross Dress for Less.

Logos for Blue Goose Cantina, IHOP, Cane's, Applebee's, Chili's, Academy Sports + Outdoors.

Logos for GameXchange, Braum's, Jack in the Box, Olive Garden, Pizza Hut, Subway.

CENTRAL PARK PLAZA
Logos for HomeTeam, Mike's Health Collection, Play It Again Sports, Waffle House, Eternity Dental, Cedar Creek Animal Hospital.

Logos for CVS, SunAuto Tire & Service, Ked's Prime Time Dentistry.

Bob's Steak & Chop House
Logos for Common Table, Broken Vols, Chip City, Pie Tap, Mi Cocina, Denizen.

CRAIG CROSSING
Logos for Fei Wei Asian Kitchen, Fuzzy's Taco Shop, Gloss Genius, Panera Bread, Luxe Liquor, AT&T, Boot Barn, Chair King Backyard Store, Half Price Books, Dapper Room, Club Fitness, Petland.

Logos for Shogun, PPG Paints.

Logos for Pizzatwist, Jersey Mike's Subs, nektar, Valerie's Taco Shop, The Elwood, Elusion, ChopSports, Wine & Chill.

Logos for Local Smoke BBQ, Zukku, HUB 121, MT Cantina, Padi Chicken.

Logos for Holiday Inn Express.

Logos for Shipley Doanettes, Boba City.

Logos for Toyota & McKinney, El Fenix, Penske, Brandon Toms Volkswagen.

VIRGINIA SQUARE
Logos for Harbor Freight, Dickey's, AutoZone, Subway, Metro by T-Mobile, Northern Tool + Equipment, EZT Shirt Designer, Cricket Wireless, PNC, Cicis Pizza.

Logos for Walmart, Red Mango, Pizza Jukebox, Mattress Firm, The UPS Store, Starwood Cafe.

Logos for T-Mobile, Honest, Chick-fil-A, Taco Bell, Dickey's, Whataburger.

Logos for Walmart, Subway, Woodforest National Bank, Jersey Mike's Subs, Einstein Bros Bagels, Cracker Barrel Old Country Store.

Logos for LaQuinta by Wyndham, Osuna Suya, Salomay, Kripa Ravi, The Chaat.

Logos for Papa Lopez Mexican Cantina, Tiff's Treats, The UPS Store, Subway, Base, Shiawase, Brass Tap, Top Shelf Hydration LLC, Cinemark.

Logos for Thai Papaya, Curuba, Subway, CVS Pharmacy, Pizza Hut, SafeShip Commercial Products Group.

Logos for Napoli's, Liquor Mart, Walmart.



Financial Summary

INVESTMENT OVERVIEW

	SALE PRICE
Price	\$8,425,000
Price per SF	\$182.06
Total Return (Year 1)	\$547,629
CAP Rate	6.50%

OPERATING DATA

	YEAR 1
Gross Income	\$797,370
Operating Expenses	\$249,741
Net Operating Income	\$547,629

Central Circle Center

2035 & 2001 Central Circle, McKinney, TX 75069



Operating Statement

INCOME	YEAR 1	PER SF
Rental Income		
Scheduled Base Rental Income	\$782,670	\$17.15
Expense Reimbursement Income		
Tenant Reimbursements	\$14,700	\$0.32
Total Reimbursement Income	\$14,700	\$0.32
Effective Gross Income	\$797,370	\$17.46
OPERATING EXPENSES	YEAR 1	PER SF
Real Estate Taxes	\$109,665	\$2.37
Insurance	\$33,466	\$0.72
Common Area Maintenance (CAM)		
Utilities	\$15,029	\$0.32
Landscaping	\$21,740	\$0.47
Repairs & Maintenance	\$33,708	\$0.73
Pest Control	\$2,420	\$0.05
Fire Safety	\$1,818	\$0.04
Management Fees (4% of EGI)	\$31,895	\$0.69
Total Expenses	\$249,741	\$5.40
Net Operating Income	\$547,629	\$11.83

Rent Roll

SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
2035 Central Circle												
2035-100-A	Allied Inventory Systems Inc. (Pending)	4,740	10.24%	9/1/2023	TBD	\$94,800.00	\$20.00			\$1,500		MG
2035-201-202	FactorySense, LLC (Pending)	1,206	2.61%	3/1/2026	TBD	\$30,150.00	\$25.00					MG
2035-105	Tom Day Construction	3,750	8.10%	11/7/2023	12/31/2028	\$58,800.00	\$15.68			\$1,200	(2) 5-Yr @ FMV	MG
2035-106-107	McCreary Sales	2,500	5.40%	12/1/2015	11/30/2026	\$38,400.00	\$15.36				None	Base Year 2015
2035-108	Red River Quiltworks	2,000	4.32%	8/15/2025	7/31/2027	\$39,600.00	\$19.80			\$1,800	None	MG
2035-109	Red River Quiltworks	2,000	4.32%	8/1/2024	7/31/2027	\$38,400.00	\$19.20			\$1,200	None	MG
2035-110	Bella Modeling School	2,000	4.32%	7/1/2018	7/31/2027	\$36,900.00	\$18.45			\$1,200	None	MG
2035-205	Vacant	630	1.36%									
2035-206-207	Allied Inventory Systems Inc. (Pending)	1,260	2.72%	9/1/2023	TBD	\$25,200.00	\$20.00					
2035-208	Red River Quiltworks	630	1.36%	1/1/2025	12/31/2026	\$15,000.00	\$23.81				None	Gross
2035-209	Law Office of Michael Curran	630	1.36%	10/1/2021	9/30/2027	\$16,200.00	\$25.71				None	Gross
2035-210	Medcore Brokerage	630	1.36%	12/1/2023	11/30/2026	\$15,000.00	\$23.81				None	Gross
2001 Central Circle												
2001-100	Fast PDR Car Company / Fast PDR Tools	2,700	5.83%	3/1/2026	2/28/2029	\$54,000.00	\$20.00	3/01/27	\$20.67	\$3,000	None	MG
								3/01/28	\$21.33			
2001-101-102	The Coatings Group	5,400	11.67%	1/15/2022	3/31/2026	\$81,120.00	\$15.02			\$1,800	(1) 5-Yr @ FMV	MG
2001-103-104	Red River Quiltworks	5,400	11.67%	9/1/2007	8/31/2028	\$82,800.00	\$15.33	9/01/27	\$15.67		None	Base Year 2016
2001-105-106	Yummy Life Naturals, LLC	5,400	11.67%	6/1/2018	6/30/2028	\$77,100.00	\$14.28	7/01/27	\$14.67	\$1,800	None	MG
2001-107	Floors Touch, Inc.	2,700	5.83%	10/1/2021	10/31/2026	\$36,000.00	\$13.33			\$1,200	None	MG
2001-108	H2 Chiropractic	2,700	5.83%	4/1/2007	3/31/2027	\$43,200.00	\$16.00				None	Gross
TOTAL VACANT		630	1%									
TOTAL OCCUPIED		45,646	99%									
TOTAL		46,276	100%			\$782,670				\$14,700		



Rent Comparables



Central Circle Center

Address	2035 Central Circle
City, State	McKinney, TX
Zip Code	75069
Occupancy	99%
Parcel Size	4.5 AC
GLA	46,276 SF
Year Built	2000 and 2002
Average Base Rent	\$17.15
Tenants	Red River Quiltworks, Allied Inventory Systems Inc., Yummy Life Naturals, LLC, The Coatings Group



McDonald Business Park

Address	3275 N McDonald St
City, State	McKinney, TX
Zip Code	75071
Occupancy	100%
Parcel Size	4.94 AC
GLA	47,000 SF
Year Built	2023
Average Base Rent	\$21.00
Tenants	GSI Metal Forming International, Gradumgswing, Rollins Inc.



McKinney Lake Forest

Address	2144 N Lake Forest Dr
City, State	McKinney, TX
Zip Code	75071
Occupancy	100%
Parcel Size	4.49 AC
GLA	4,339 SF
Year Built	2024
Average Base Rent	\$30.00
Tenants	Fyzical Therapy & Balance Centers, Kids Teen Dental + Orthodontics



Summit Park

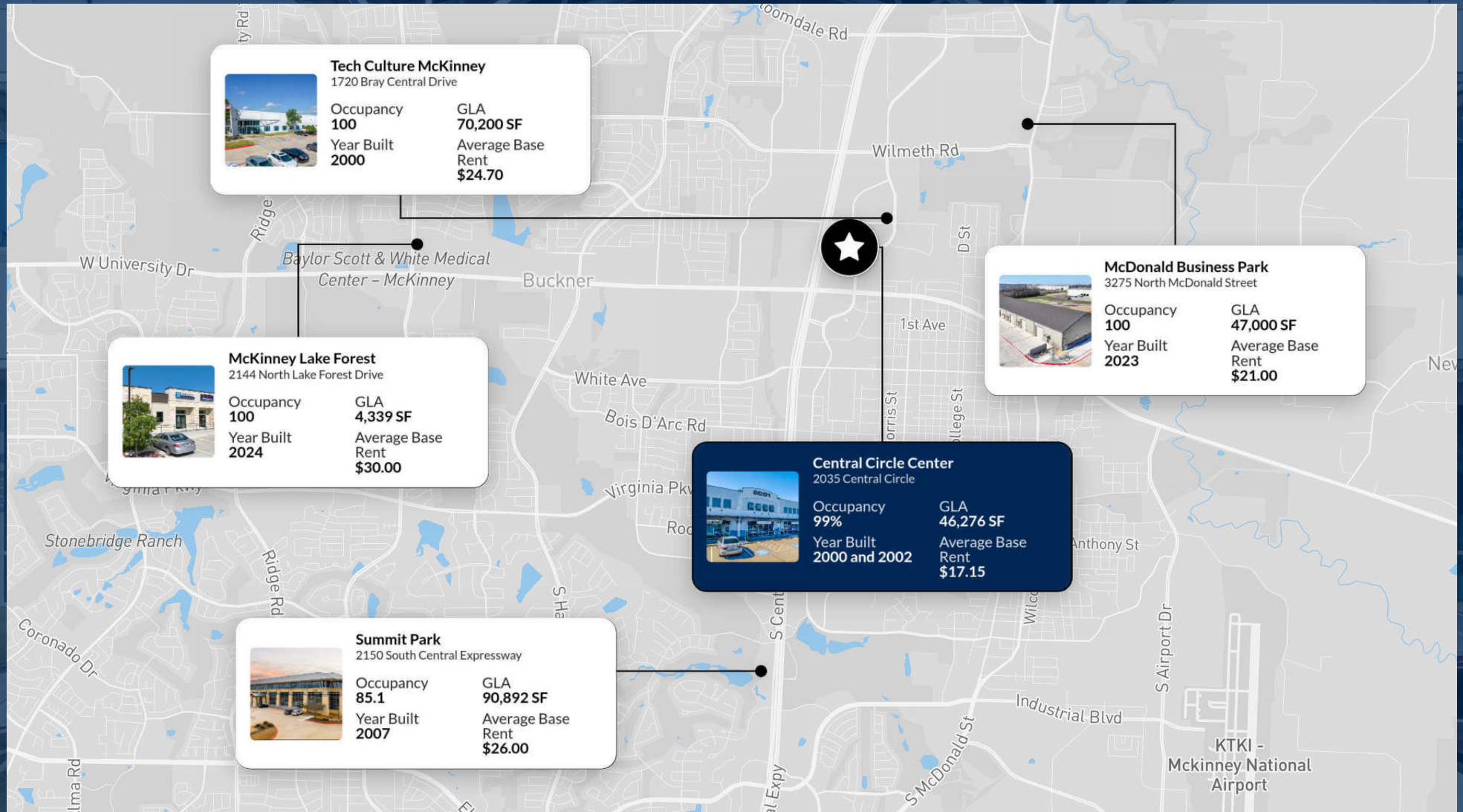
Address	2150 S Central Expy
City, State	McKinney, TX
Zip Code	75072
Occupancy	85.1%
Parcel Size	4.69 AC
GLA	90,892 SF
Year Built	2007
Average Base Rent	\$26.00
Tenants	Hoss Roofing & General Contracting, Lawn Sense, Select Chef, PW Associates CPAs, GDP Advisors, Edward Jones

Rent Comparables



Address	1720 Bray Central Dr
City, State	McKinney, TX
Zip Code	75069
Occupancy	100%
Parcel Size	7.59 AC
GLA	70,200 SF
Year Built	2000
Average Base Rent	\$24.70
Tenants	Boyd Connected Services, Arete Athletics Center, Sealoc, Willie & Kim Photography, SLAM Volleyball

Property Name	Address	Zip Code	Occupancy	GLA	Year Built	Average Base Rent
Central Circle Center	2035 Central Circle, McKinney, TX	75069	99%	46,276 SF	2000 & 2002	\$17.15
McDonald Business Park	3275 N McDonald St	75071	100	47,000 SF	2023	\$21.00
McKinney Lake Forest	2144 N Lake Forest Dr	75071	100	4,339 SF	2024	\$30.00
Summit Park	2150 S Central Expy	75072	85.1	90,892 SF	2007	\$26.00
Tech Culture McKinney	1720 Bray Central Dr	75069	100	70,200 SF	2000	\$24.70





Demographics

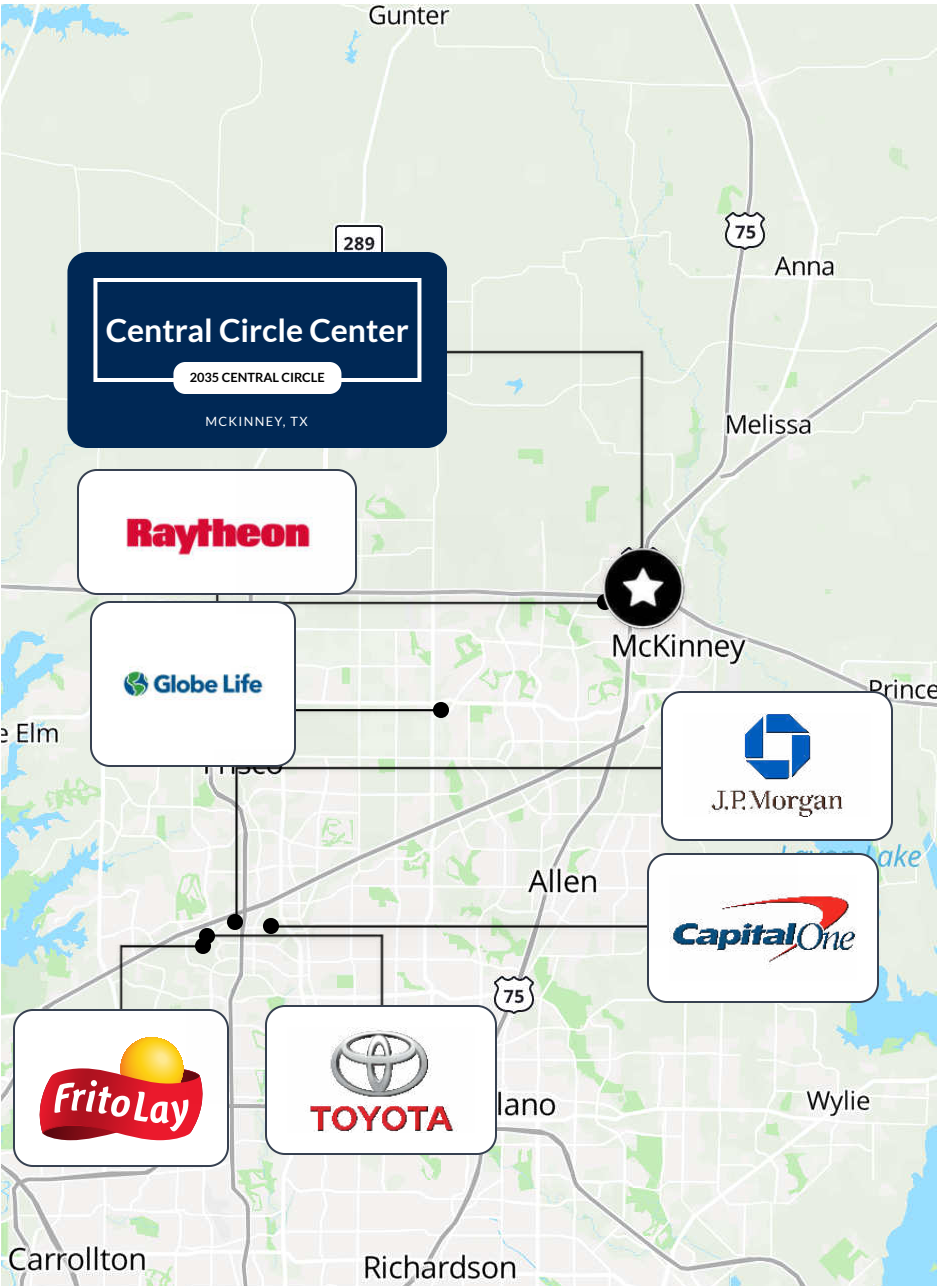
Population	1 Mile	3 Mile	5 Mile
2029 Projection	7,253	68,925	167,436
2024 Estimate	5,971	56,411	136,961
2020 Census	5,514	47,958	118,422
Growth 2024 - 2029	21.47%	22.18%	22.25%
Growth 2020 - 2024	8.29%	17.63%	15.66%
2024 Population by Hispanic Origin	2,059	16,277	27,997
2024 Population (Race Breakdown)	5,971	56,411	136,961
White	3,105 (52.00%)	30,819 (54.63%)	85,257 (62.25%)
Black	938 (15.71%)	9,361 (16.59%)	18,677 (13.64%)
Am. Indian & Alaskan	38 (0.64%)	337 (0.60%)	591 (0.43%)
Asian	185 (3.10%)	2,600 (4.61%)	7,841 (5.72%)
Hawaiian & Pacific Island	5 (0.08%)	63 (0.11%)	165 (0.12%)
Other	1,700 (28.47%)	13,231 (23.45%)	24,431 (17.84%)
U.S. Armed Forces	0	7	26
Households			
2029 Projection	2,606	23,477	58,566
2024 Estimate	2,142	19,102	47,755
2020 Census	1,979	16,272	41,445
Growth 2024 - 2029	21.66%	22.90%	22.64%
Growth 2020 - 2024	8.24%	17.39%	15.22%
Owner Occupied	1,026 (47.90%)	11,194 (58.60%)	30,966 (64.84%)
Renter Occupied	1,116 (52.10%)	7,907 (41.39%)	16,788 (35.15%)
2024 Households by HH Income	2,141	19,100	47,754
Income: <\$25,000	283 (13.22%)	2,580 (13.51%)	5,290 (11.08%)
Income: \$25,000 - \$50,000	540 (25.22%)	3,427 (17.94%)	6,890 (14.43%)
Income: \$50,000 - \$75,000	235 (10.98%)	2,508 (13.13%)	5,692 (11.92%)
Income: \$75,000 - \$100,000	379 (17.70%)	2,802 (14.67%)	6,326 (13.25%)
Income: \$100,000 - \$125,000	279 (13.03%)	1,782 (9.33%)	4,775 (10.00%)
Income: \$125,000 - \$150,000	144 (6.73%)	1,393 (7.29%)	3,456 (7.24%)
Income: \$150,000 - \$200,000	136 (6.35%)	2,397 (12.55%)	6,767 (14.17%)
Income: \$200,000+	145 (6.77%)	2,211 (11.58%)	8,558 (17.92%)
2024 Avg Household Income	\$89,933	\$108,227	\$127,649
2024 Med Household Income	\$75,825	\$84,234	\$98,730

Central Circle Center

2035 & 2001 Central Circle, McKinney, TX 75069



Major Employers



The property is strategically positioned within a dynamic and resilient economic corridor, underpinned by a diverse roster of blue-chip corporate anchors. The immediate area benefits from the significant presence of major headquarters and regional hubs, including Toyota Motor North America, JPMorgan Chase & Co., and Raytheon Company. [7, 9, 18, 31, 33, 34] This concentration of Fortune 500 employers, spanning sectors from automotive and defense to financial services with firms like Capital One and Globe Life, establishes a formidable employment base. [8, 13, 15, 16, 25] The stability and high-wage job growth associated with these corporate giants, including the North American headquarters for PepsiCo's Frito-Lay division, create a consistent demand driver for commercial and residential assets, ensuring long-term economic vitality. [11, 14, 21, 27] This robust employment landscape, further strengthened by Raytheon's expanding manufacturing and innovation centers in McKinney, provides a strong foundation for sustained rental growth and asset appreciation, positioning the property to capitalize on the area's enduring economic strength. [4, 12, 19]

Employer	Industry	Employees	Distance
JPMorgan Chase	Financial Services	10,000	17.8 mi
Frito-Lay North America	Consumer Packaged Goods	5,000	17.9 mi
Capital One	Financial Services	5,000	16.5 mi
Toyota Motor North America	Automotive	4,000	17.6 mi
Globe Life	Insurance	3,500	8.6 mi
Raytheon	Aerospace and Defense	3,500	1.5 mi



Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Marcus & Millichap

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Tim A. Speck

Designated Broker of Firm

9002994

License No.

432723

License No.

tim.speck@marcusmillichap.com

Email

tim.speck@marcusmillichap.com

Email

972-755-5200

Phone

972-755-5200

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

IABS 1-2



Philip Levy

Executive Managing Director

(972) 755-5225

PLevy@mmreis.com

Marcus & Millichap
LEVY RETAIL GROUP