

Urban Garages McKinney

Flex Office Space For Lease

1,807 - 10,946 SF

PHASE II
CONSTRUCTION
UNDERWAY



Location:

Urban Garages McKinney
8400 W. University Drive
McKinney, Texas 75071



Space Available:

Fully Finished Out
Flex Office Available
1,807 SF – 10,946 SF
\$26 - \$30 + NNN for Lease

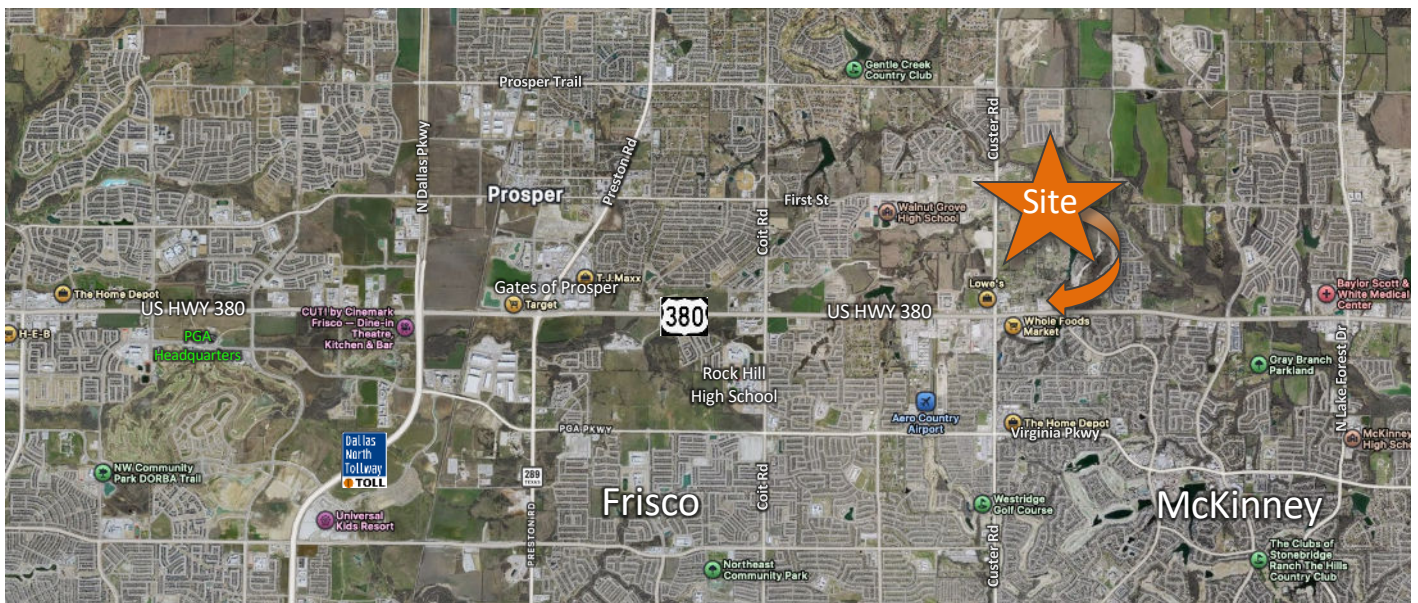
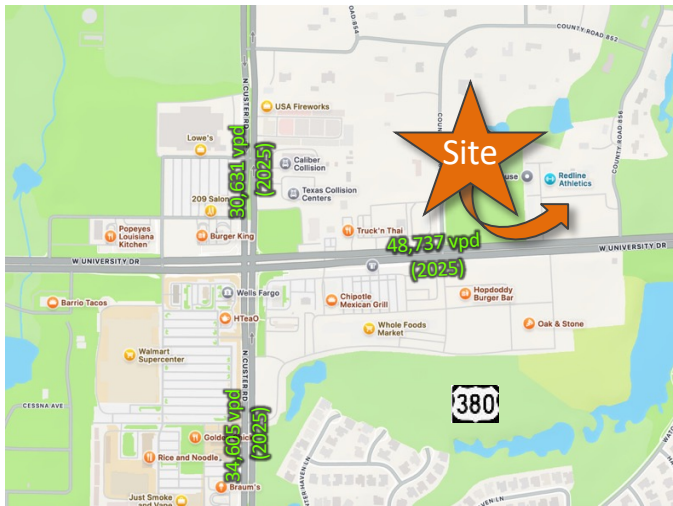
- 4 Building Flex Office Project located on US HWY 380 just east of Custer Road
- Fully Finished Out Flex Office Suites with mezzanine, overhead doors, high clearance, phase 3 power, & more
- Phase II construction underway with estimated delivery June 2027
- Close proximity to US Hwy 380, Preston Road, & the Dallas North Tollway
- On site upscale, specialty retail component coming soon
- Building & Monument signage available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT

O: 972.292.1220 / www.LCRTEXAS.com

Joe Martinez C: 214.535.1876 / Tito Martinez C: 972.533.3621 / Brian Gates C: 732.713.8530 / Cole Helm C: 469.525.1122
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- Centered perfectly to service some of the fastest growing communities in the DFW metroplex: McKinney, Prosper, Celina, and Frisco
- Nearby multiple master-planned residential communities
- Close proximity to numerous Restaurant & Retail Amenities including the Gates of Prosper and nearby Baylor Scott & White Medical Center - McKinney

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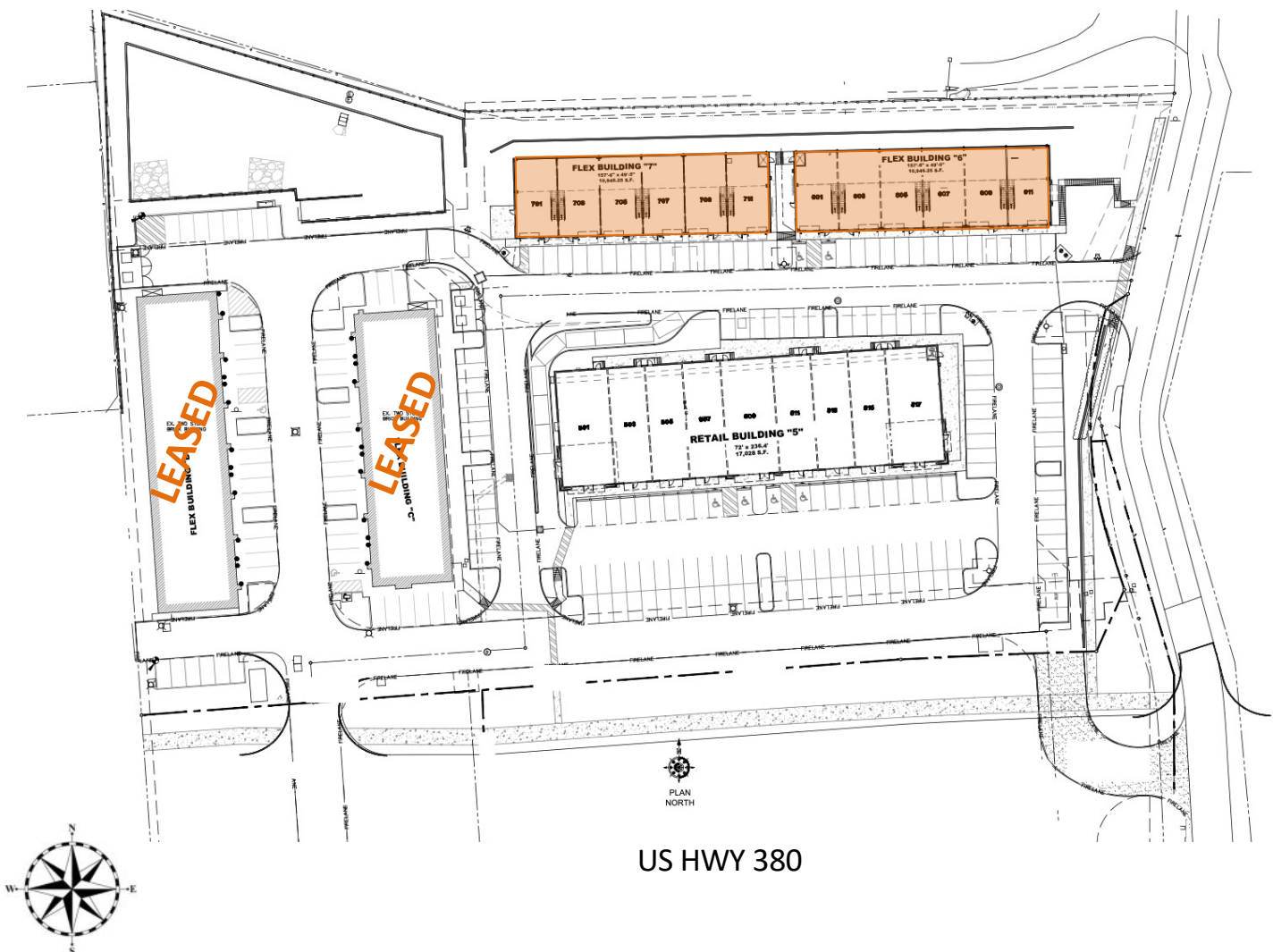
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Site Plan



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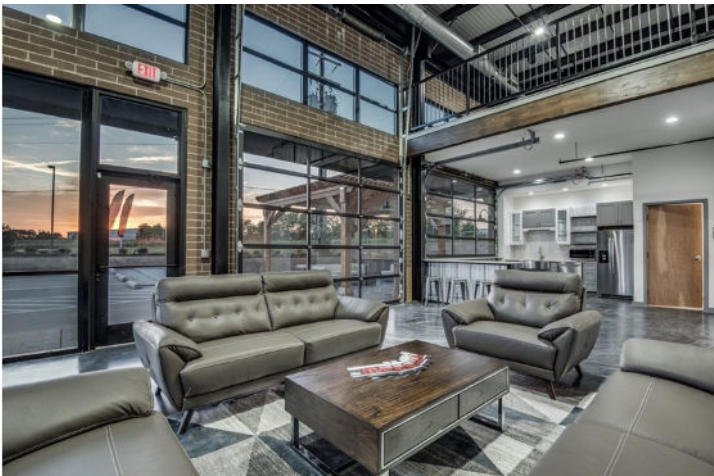
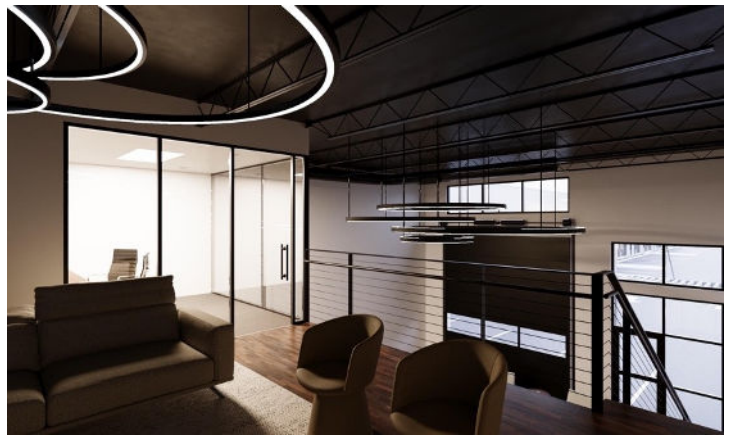
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URBAN GARAGES SITE VIEW

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McKinney Demographics

Summary	Census 2010		2021		2026	
Population	131,454		208,278		236,685	
Households	44,468		71,586		81,318	
Families	34,075		53,336		60,234	
Average Household Size	2.91		2.88		2.88	
Owner Occupied Housing Units	31,564		47,855		54,294	
Renter Occupied Housing Units	12,904		23,731		27,024	
Median Age	32.7		34.4		34.3	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	2.59%		1.54%		0.71%	
Households	2.58%		1.53%		0.71%	
Families	2.46%		1.49%		0.64%	
Owner HHs	2.56%		1.79%		0.91%	
Median Household Income	1.94%		2.15%		2.41%	
Households by Income			2021		2026	
		Number	Percent	Number	Percent	
<\$15,000		3,480	4.9%	3,323	4.1%	
\$15,000 - \$24,999		3,343	4.7%	3,187	3.9%	
\$25,000 - \$34,999		3,517	4.9%	3,453	4.2%	
\$35,000 - \$49,999		7,932	11.1%	8,055	9.9%	
\$50,000 - \$74,999		10,482	14.6%	11,321	13.9%	
\$75,000 - \$99,999		10,416	14.6%	11,545	14.2%	
\$100,000 - \$149,999		14,569	20.4%	17,398	21.4%	
\$150,000 - \$199,999		9,063	12.7%	12,140	14.9%	
\$200,000+		8,780	12.3%	10,891	13.4%	
Median Household Income		\$90,269		\$99,359		
Average Household Income		\$114,110		\$125,711		
Per Capita Income		\$39,321		\$43,271		
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,702	8.9%	16,201	7.8%	18,695	7.9%
5 - 9	12,605	9.6%	17,760	8.5%	19,891	8.4%
10 - 14	11,526	8.8%	17,645	8.5%	19,470	8.2%
15 - 19	9,136	6.9%	14,831	7.1%	16,655	7.0%
20 - 24	6,228	4.7%	11,044	5.3%	11,720	5.0%
25 - 34	19,728	15.0%	28,484	13.7%	34,594	14.6%
35 - 44	24,300	18.5%	34,677	16.6%	38,876	16.4%
45 - 54	16,701	12.7%	27,661	13.3%	29,969	12.7%
55 - 64	10,265	7.8%	19,844	9.5%	21,819	9.2%
65 - 74	5,595	4.3%	12,972	6.2%	15,235	6.4%
75 - 84	2,611	2.0%	5,400	2.6%	7,611	3.2%
85+	1,057	0.8%	1,761	0.8%	2,148	0.9%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	98,354	74.8%	137,421	66.0%	147,754	62.4%
Black Alone	13,760	10.5%	29,781	14.3%	38,582	16.3%
American Indian Alone	931	0.7%	1,273	0.6%	1,421	0.6%
Asian Alone	5,327	4.1%	17,844	8.6%	22,640	9.6%
Pacific Islander Alone	95	0.1%	223	0.1%	270	0.1%
Some Other Race Alone	8,906	6.8%	13,492	6.5%	16,146	6.8%
Two or More Races	4,081	3.1%	8,245	4.0%	9,872	4.2%
Hispanic Origin (Any Race)	24,482	18.6%	38,376	18.4%	46,733	19.7%

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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>Legacy Commercial Realty, LLC</u>	<u>0588681</u>		<u>(972)292-1220</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joe Martinez</u>	<u>455942</u>	<u>martinez@LCRTexas.com</u>	<u>(214)535-1876</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Tito Martinez</u>	<u>788375</u>	<u>Tito@LCRTexas.com</u>	<u>(972)533-3621</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date