



LAKE FOREST CROSSING

**FOR
LEASE**

LAKE FOREST CROSSING

5101 McKinney Ranch Parkway, McKinney, TX 75070

VIRTUAL VISIT

 Click for Google Maps

 Click for Street View

 Click for Pictures

PROPERTY STATS

 Renovated 2018

 42,612 SF

 189 Spaces
Up to 4.44 / 1,000 SF

SUMMARY

KM Realty's LAKE FOREST CROSSING is the preeminent Walmart-anchored shopping center in the heart of McKinney. Benefiting from the area's sterling reputation and explosive growth, Lake Forest Crossing is a community-centered development catering to the entire city's needs. With a drive-thru capable endcap space available with ingress immediately from McKinney Ranch Parkway, the availability here in 1,750sf represents a prime opportunity to take advantage of top-notch demographics, covenants, and high traffic counts.



Anchored by Walmart, Lake Forest Crossing offers potential tenants access to tens of thousands of drivers per day.



DAILY TRAFFIC COUNTS & KEY DEMOGRAPHICS

19,815

Lake Forest & McKinney
Ranch



55,144

Lake Forest & 75



\$109,328

AVG HH INCOME



22,451

IMI POPULATION



4.6%

5YR GROWTH



FOOT TRAFFIC DRIVERS



DOLLAR TREE



This aerial map shows the Walmart Supercenter at 5101 McKinney Ranch Pkwy. The Walmart logo and slogan "Save money. Live better." are prominently displayed on the left side of the building. The map includes a north arrow pointing towards the top left. The parking lot is filled with numerous cars, and several areas are marked "not a part". The address "5101" is clearly visible on the building's facade. The surrounding streets are McKinney Ranch Pkwy to the right and Lake Forest Drive to the bottom. A monument sign is located near the intersection of Lake Forest Drive and the property. The map also shows other nearby addresses: 5151, 5101, 5005, 4180, and 4100.

#	Tenant	SF
100	Black Rock Coffee	1,750
110	Perfect Threading Salon	880
120	Advance Nails	1,369
130	Art & Frame + Signs	1,806
140	GNC	1,050
150	Eco Green Dry Cleaners	1,324
170	Vital Family Dentistry	1,750

#	Tenant	SF
200	Sushi Go	1,485
210	Foot Reflexology	1,000
220	LIT Chiropractic	729
230	AVAILABLE NOVEMBER 1 FORMER STATE FARM	1,488
250	Tour Studio Golf	1,285

#	Tenant	SF
300	AVAILABLE ENDCAP Formerly GameStop	1,600
310	VL Vapor Lab	1,139
320	Golden Pot Chinese	1,328
330	NRICH Fitness	5,000
400	King Donut	954
410	Barbershop/Salon	1,100
420	Love Life Lucky's	2,860

#	Tenant	SF
100	Dollar Tree	9,625
110-120	51 Rainbow Nepalese	3,090

LAKE FOREST CROSSING

1,600sf INTERIOR PICTURES



LAKE FOREST CROSSING

1,488sf INTERIOR PICTURES



LAKE FOREST CROSSING

EXTERIOR PICTURES





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.

11-2-2015



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

LANDLORD'S REPRESENTATION



NICK LOVITT

Leasing Agent

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KM REALTY

KM Realty is exclusively listing this property for lease on behalf of the owner.

See all of our shopping centers at: kmrealty.net/properties

The information contained herein was obtained from sources deemed reliable but has not been verified for accuracy or completeness. This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by landlord, or its broker, that the building, common areas, or that any tenants, which may be referenced on this exhibit, will at any time be occupants of the building or adjacent areas. Landlord reserves the right to modify the size, configuration and/or occupants of the building at any time. The presentation of any information within this exhibit is subject to errors and omissions. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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