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THE SHOPS @ LAKE FOREST FOR LEASE

A DEVELOPMENT BY:
VICTORY|GROUP

5001 COLLIN MCKINNEY PARKWAY
MCKINNEY, TX



MIKE SMITH MSMITH@VENTUREDFW.COM | IAN PETERMAN IPETERMAN@VENTUREDFW.COM

LOCATION

5001 COLLIN MCKINNEY PARKWAY
 NWC LAKE FOREST AND COLLIN MCKINNEY
 MCKINNEY, TX

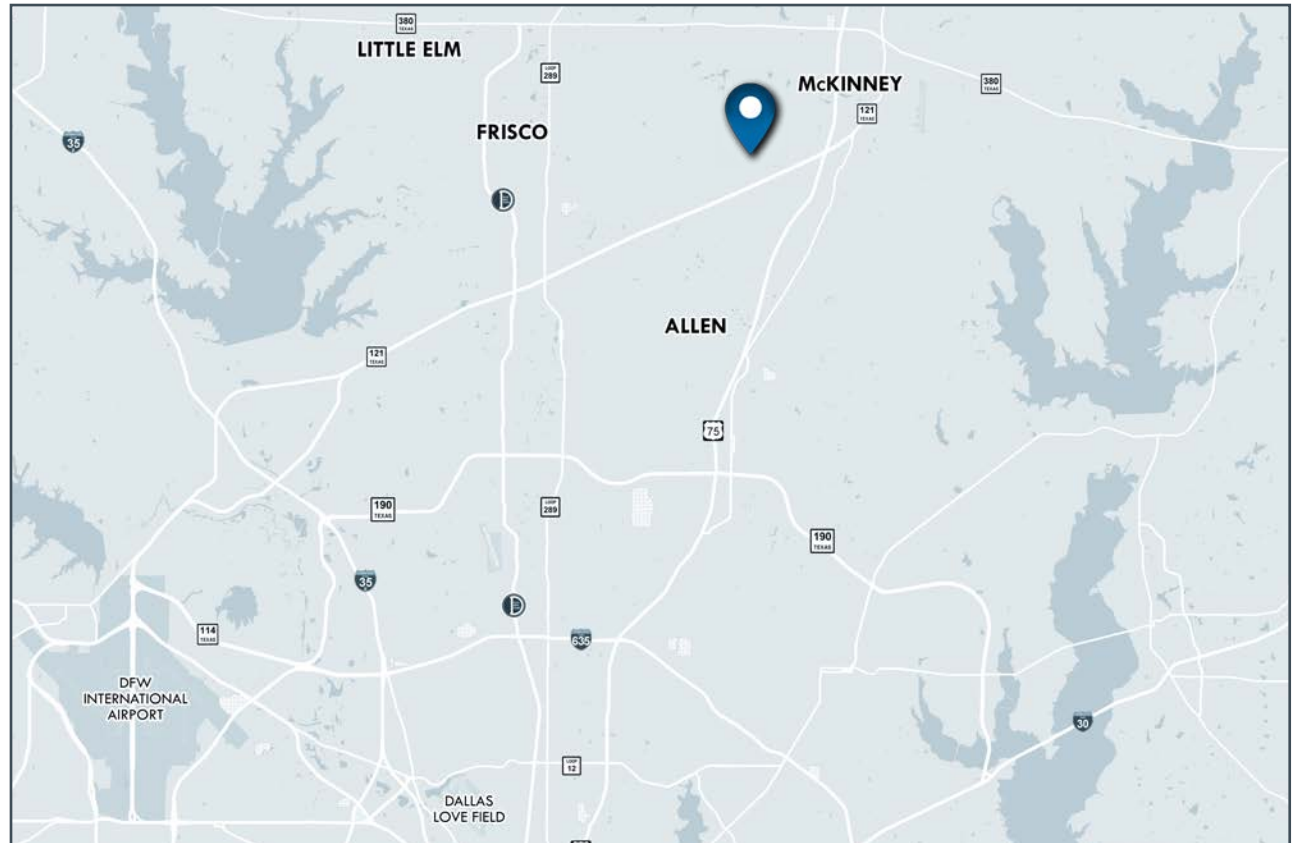
TRAFFIC COUNTS

LAKE FOREST DR 28,580 VPD COLLIN MCKINNEY PKWY 3,067 VPD

PROPERTY HIGHLIGHTS

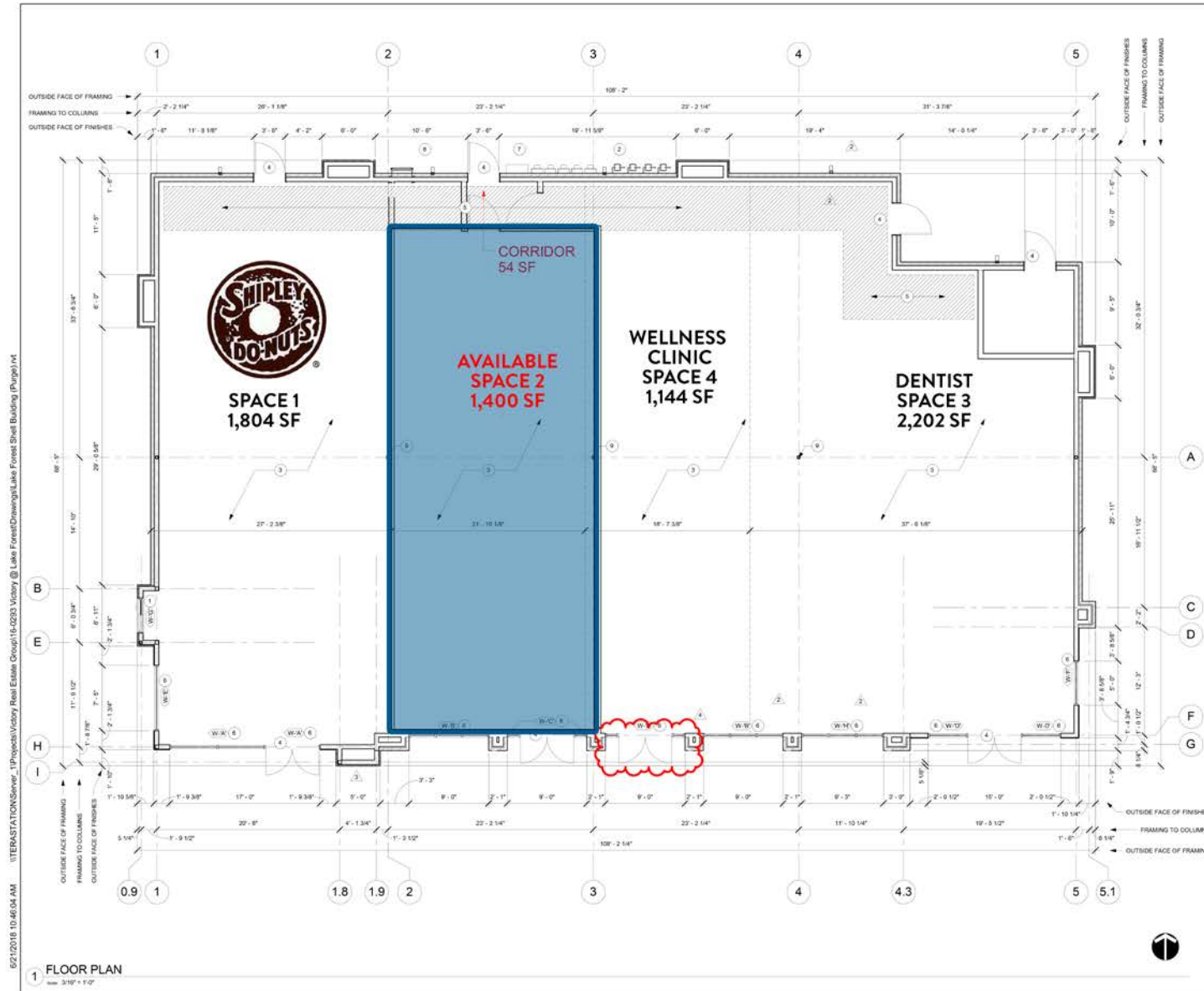
- ★ UP TO 1,400 SF AVAILABLE
- ★ NEW CONSTRUCTION
- ★ GREAT ACCESS FROM 121
- ★ WALMART LESS THAN 1 MILE
- ★ NEW MULTI FAMILY PROPERTY, AVANA MCKINNEY AND CENTURY LAKE FOREST

AREA ATTRACTIONS



2018 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,008	103,485	272,504
EST. DAYTIME POPULATION	1,213	25,168	75,136
EST. AVG. HH INCOME	\$108,655	\$124,410	\$127,151

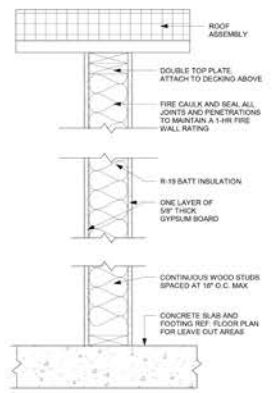


FLOOR PLAN GENERAL NOTES

- A. CONSIDERATION WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDING OF THE AMOUNT OF WORK TO BE PERFORMED. TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO THE TERMS AND CONDITIONS INDICATED ON THE DRAWINGS. SHOULD THE CONTRACTOR FIND DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENT OR BE IN DOUBT AS TO THE INTENT THEREOF, THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE, PRIOR TO SUBMITTING HIS PROPOSAL.
- B. EXTERIOR ENTRANCE THRESHOLD MAY NOT EXCEED REQUIRED AMERICAN'S WITH DISABILITY ACT (ADA) MAXIMUM HEIGHT OF 1/2" RAISED THRESHOLD AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS TO BE REVEALED WITH A SLOPE NO GREATER THAN 1:12.
- C. ALL DOORS TO PROVIDE 32" MINIMUM CLEAR OPENING (WHEN OPENED TO 90 DEGREE POSITION UNLESS OTHERWISE NOTED).
- D. VERIFY ALL DOORS, HARDWARE AND FRAMES MEET TENANT AND / OR CODE REQUIREMENTS.
- E. ALL DIMENSIONS ARE TO FINISH FACE OF WALLS.
- F. ALL INSTALLED INTERIOR FINISHES SHALL COMPLY WITH THE FLAME SPREAD REQUIREMENTS OF 2012 IBC, CHAPTER 8.
- G. REFER TO PLUMBING AND ELECTRICAL PLANS FOR FRAMING AREAS TO RECEIVE AND COORDINATE ROUGH-IN AREAS. COORDINATE INSTALLATION OF DRYWALL WITH TENANT WALL ROUGHING.
- H. REFER TO STRUCTURAL PLANS FOR FRAMING CONDITIONS.

FLOOR PLAN KEYED NOTES

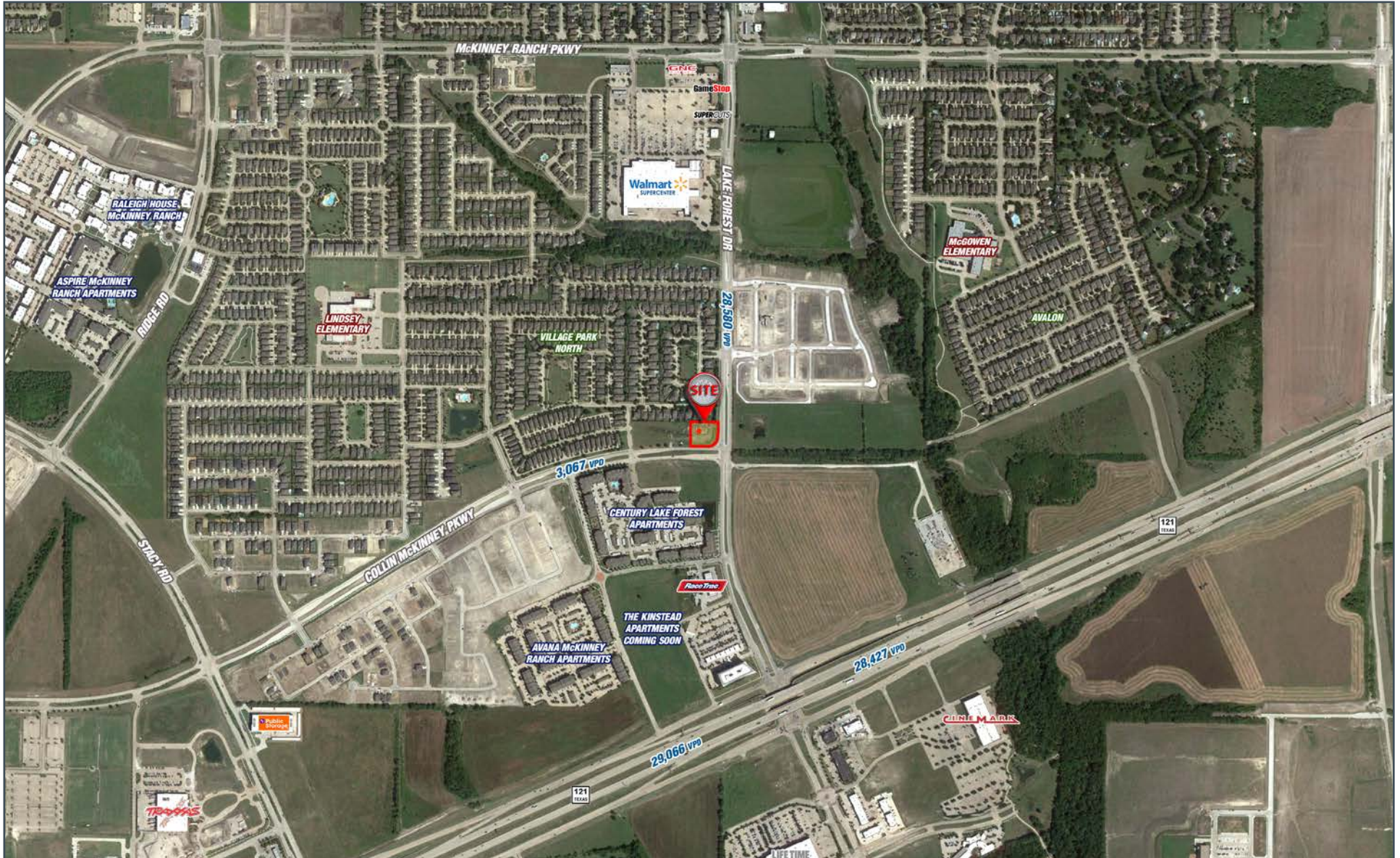
- 1 DRIVE THRU WINDOW: LANDLORD TO PROVIDE 6" WINDOW OPENING. FUTURE TENANT TO PROVIDE INSTALL OF WINDOW UNIT.
- 2 GAS METER (RE: PLUMBING/MECHANICAL)
- 3 CONCRETE FLOOR SLAB (RE: STRUCTURAL) (RE: PLUMBING FOR SLAB PENETRATIONS)
- 4 EXTERIOR DOOR AS SCHEDULED
- 5 SLAB LEAVE-OUT IN HATCHED AREA. RE: STRUCTURAL; STUB-UP SANITARY SERVICE IN THIS AREA.
- 6 WINDOW STOREFRONT AS SCHEDULED
- 7 ELECTRICAL EQUIPMENT AND METERS. PROVIDE 3/4" PLYWOOD IN WALL FOR MOUNTING (RE: ELECTRICAL)
- 8 ROOF ACCESS LADDER
- 9 STRUCTURAL STEEL COLUMN. RE: STRUCTURAL
- 10 FIRE RISER ROOM WALL. SEE DETAIL 2A2.0

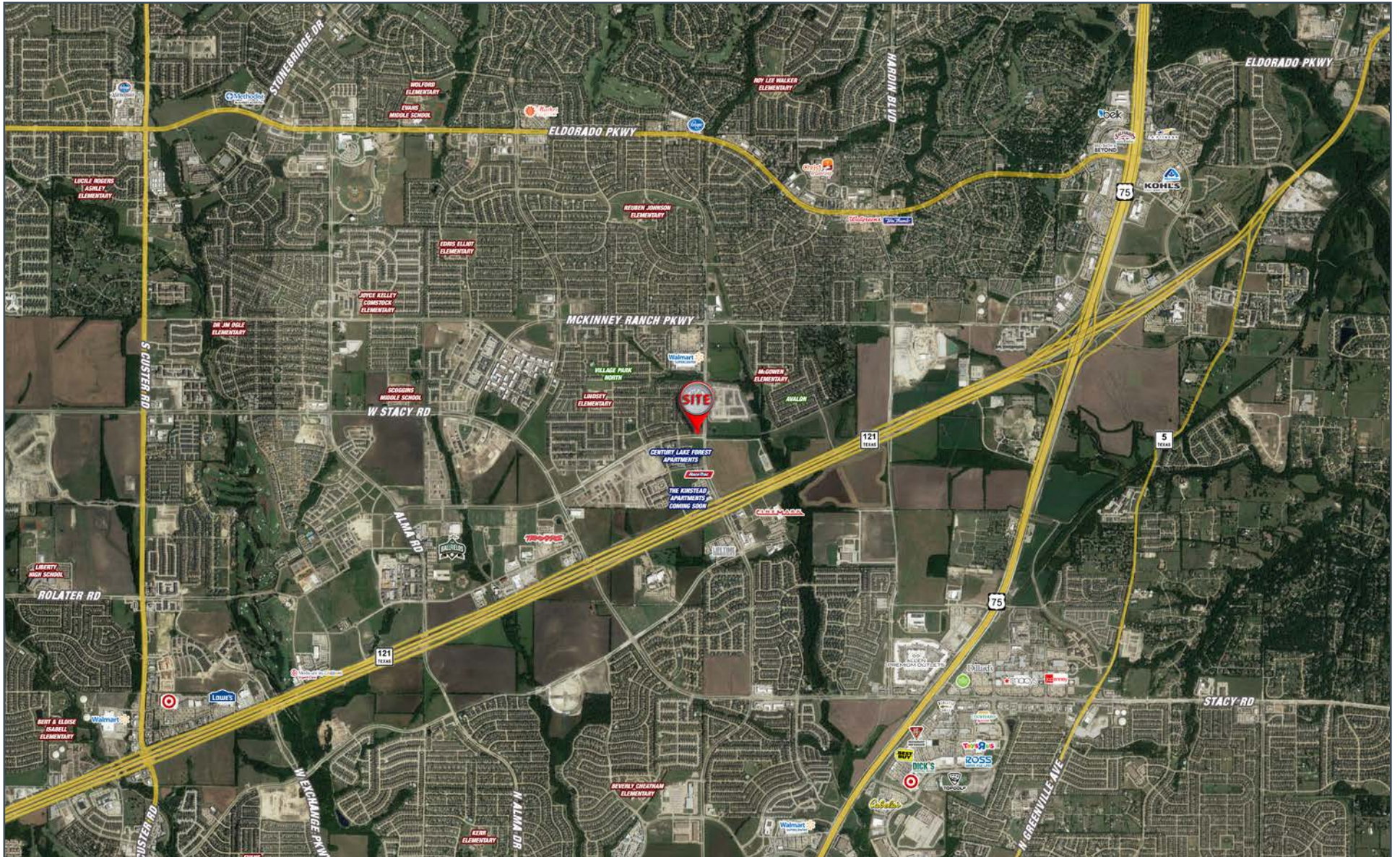


2 RISER ROOM WALL TYPE
Scale: 1/2" = 1'-0"

REVISION SCHEDULE NO. DATE BY DESCRIPTION 1 06-21-17 IAN PETERMAN Initial Release 2 06-21-17 IAN PETERMAN Initial Release 3 06-21-17 IAN PETERMAN Initial Release	
REVISION 2 06-02-17 	
913 MAIN STREET, SUITE 300 FORT WORTH, TEXAS 76102 817.500.0433 817.705.3667	
VICTORY GROUP ARCHITECTS	PROJECT NAME: COLLIN HICKORY & LAKE FOREST LOCATION: MCKINNEY, TX SHEET BELONGS TO: SHOPS BUILDING SITE ADDRESS: 913 MAIN ST., FORT WORTH, TX 76102 JOB NAME: VICTORY
SHEET TITLE: FLOOR PLAN	SCALE: As Indicated
SHEET NUMBER: A2.0	

6/21/2018 10:46:04 AM I:\TRAFSTATION\Server_1\Projects\Victory Real Estate Group\16-0293 Victory @ Lake Forest\Drawings\Lake Forest Shell Building (Purple) I.rvt







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A DEVELOPMENT BY:
VICTORY|GROUP



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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476647	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Michael B. Smith	635303	msmith@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent’s Supervisor’s Name	License No.	Email	Phone
Ian Peterman	707364	ipeterman@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date