

NWC CUSTER RD & VIRGINIA PKWY

11.4 ACRES/PAD SITES AVAILABLE

MCKINNEY, TEXAS

CLAY MOTE



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



Aero Country Airport

SITE



O'Reilly
Kwik-Kar

19,008 VPD

CUSTER RD

8,415 VPD

VIRGINIA PKWY

VIRGINIA HILLS DR



Italian Garden
David's Gold & Silver

Style-Floors

SONIC

TACO BELL

Cutting Edge
PAYLESS CLEANERS

Easy Doctor

Ichiban

CHASE

STORAGE

THE HOME DEPOT

Greenhaven Apartments
216 Units
93% Leased

CVS

DANA COMPASS

Domus
Orthodontist
Medical Clinic

PERKINS DENTISTRY

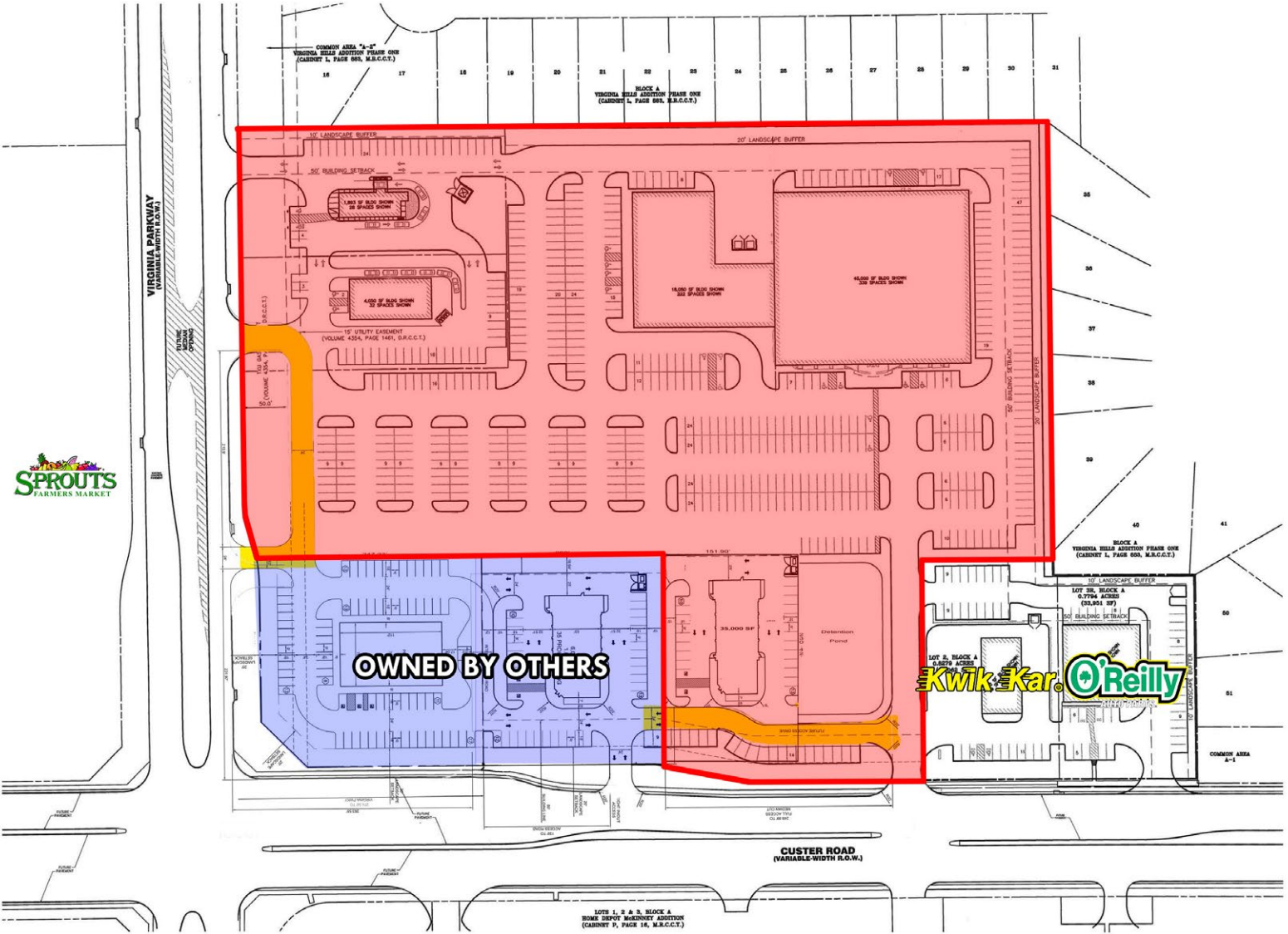
Spence Family Dentistry

Nail Salon

Falcon Creek Park

GT Eddins Elementary School

NWC CUSTER RD & VIRGINIA PKWY



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2015 EST POPULATION	13,122	69,198	149,276
2015 EST AVG HH INCOME	\$126,454	\$123,096	\$120,755

TRAFFIC COUNTS	
CUSTER RD (FM 2478)	19,008 VPD (2013)
VIRGINIA PKWY	8,415 VPD (2013)

- ### HIGHLIGHTS
- Custer Road recently completed to six lanes divided
 - Home development west of site has picked up in 2011 and 2012 with 585 lots being delivered in the Prestwick development to First Texas Homes, Lennar and Beazer
 - Only available developable corner along Custer Road between US 380 and Stacy Road



8235 DOUGLAS AVE, SUITE 720
 DALLAS, TEXAS 75225
 214.378.1212

VENTUREDFW.COM



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	476641	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
XX			
Agent's Supervisor's Name	License No.	Email	Phone
Clayborne K. Mote	447471	cmote@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date