

SHOPPES AT STONEBRIDGE RANCH

NEC STONEBRIDGE DRIVE AND ELDORADO PARKWAY MCKINNEY, TEXAS
McKinney, TX 75072



FOR LEASE

AVAILABLE SPACE
1,200-12,113 SF

RATE
Call for pricing

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MCKINNEY TURNS OUT FOR H-E-B'S NEWEST SUPERMARKET WITH A LINE MORE THAN 400 LONG

It took 21 minutes for the line to file in at H-E-B's 6 a.m. grand opening in McKinney on Wednesday. The staff clapped and cheered as more than 400 shoppers walked in to high fives and fist pumps. Shoppers all had some reason to be there: Brazilian beef, fresh fruit that "lasts a long time," pink princess philodendrons, \$25 gift cards, freebies and a basket valued at \$500 for a few folks first in line. Jessica Bustamante, 24 of McKinney, arrived at 4:45 p.m. Tuesday to be first. She sat under a white tent that H-E-B had set up for the 107-degree temperatures to get the \$500 basket. "I was 10th in line in Plano and saw her basket," Bustamante said pointing to Jennifer Burkman, 46, of Frisco who was wearing a special t-shirt with her H-E-B store openings checked off. "The basket is worth it." It's a point of pride.

This city wasn't going to be left out of H-E-B historymaking. The retailer's first opening for its long-awaited Dallas-Fort Worth expansion was in Frisco in September with a line of 1,500 people waiting to get in. A couple of months later in November, Plano had a smaller crowd of about 250. "We have received an exciting and positive response ever since we announced our first location and continue to adapt and grow as we learn from each opening," said Mabrie Jackson, H-E-B senior director of public affairs. The San Antonio-based supermarket chain had \$38 billion in sales last year from more than 430 stores in Texas and Mexico, including a location on the southern reaches of the Dallas-Fort Worth metro in Waxahachie. But after years of buying property and making plans, it finally opened last year in Frisco, with much enthusiasm.

The H-E-B at 8700 Eldorado Parkway in McKinney is 118,000 square feet and takes 750 employees to run, from in-store meat cutters and seafood preparers, deli, cheese and bakery, tortilleria, Sushiya sushi and Meal Simple take-home individual and family-size prepared foods. It has a restaurant, H-E-B's True Texas BBQ restaurant, and a pharmacy too, each with a drive-through. Home decor, kitchen goods, floral and outdoor plants are included as the store tries to be a one-stop shop.

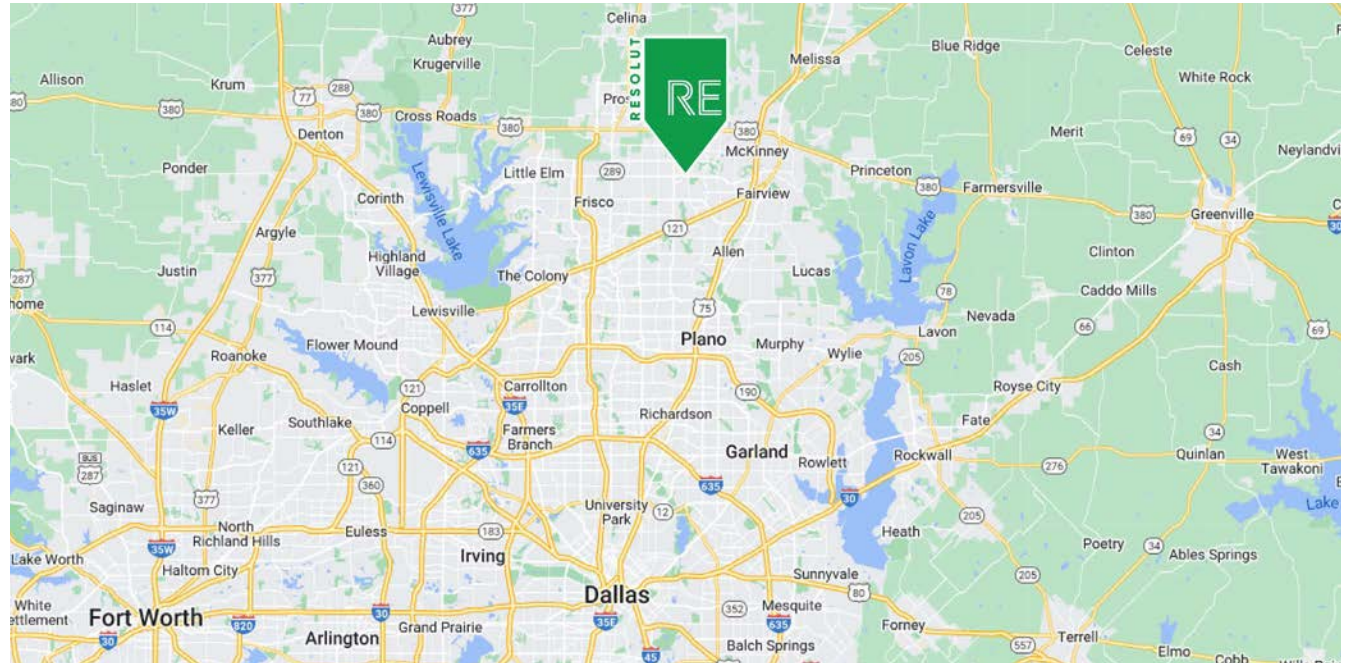
Veronica Bonfim, 54, of McKinney showed up at a more reasonable 2:30 a.m. She was a longtime Waco H-E-B shopper. "I grew up in New Mexico, but for us, it started with the Whataburger condiments. They had it first," Bonfim said. "Then we discovered they had Picanha (Brazilian beef)." "I just wanted to be here," Bonfim said, adding she does most of her grocery shopping at Walmart and Target but will be doing most of it now at H-E-B. Crystal Dover, 42, of McKinney said she's new to H-E-B. "We just started shopping there for the first time in Frisco. Their food is so much better. The meat is tender and the fresh fruit lasts longer," Dover said. Before H-E-B came to the market, Dover said she shopped at Walmart and the Kroger across the street where she's careful to look at the expiration dates. But what makes shoppers line up early to go grocery shopping? Debi Ladd, 62, of McKinney, said she got up at 3:25 a.m. and remembered the H-E-B circular that came in the mail the day before with a plant she wanted to buy. She brought her WinCo insulated bag with her for ribs and hot dogs. Ladd, a cancer survivor, said when she woke up she decided "Why not?" "This is fun. It's a food adventure," she said. "To me, this is the amusement park of grocery stores."

<https://www.dallasnews.com/business/retail/2023/07/19/mckinney-turned-out-for-h-e-bs-newest-supermarket-with-a-line-more-than-400-deep/>



PROPERTY HIGHLIGHTS

- New HEB Plus opened July 2023
- High income / high growth
- 468' feet of frontage
- Site located within the Stonebridge Ranch community
- Site located directly across from Methodist McKinney Hospital



AREA TRAFFIC GENERATORS




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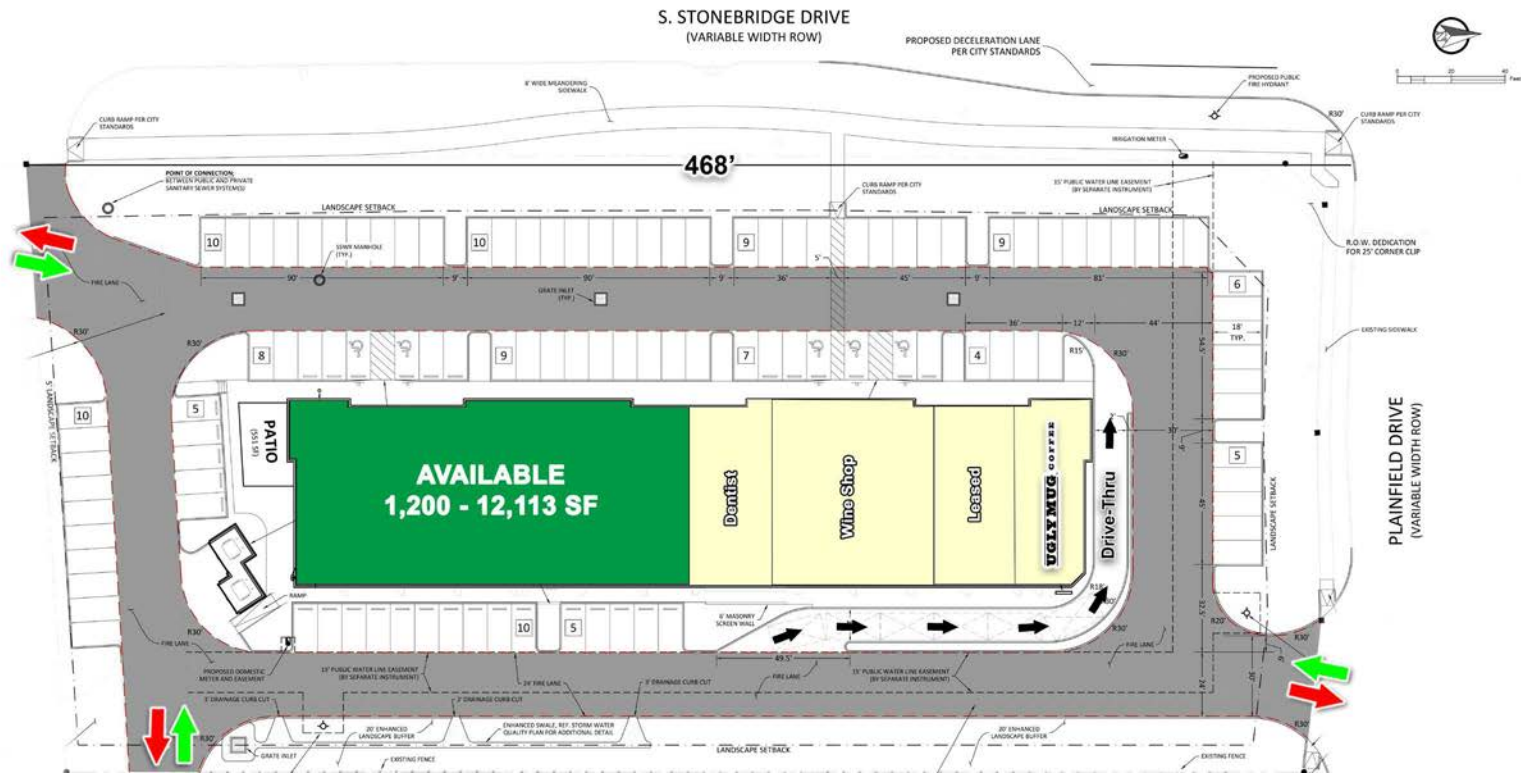
DEMOGRAPHIC SNAPSHOT 2022

 **147,208**
POPULATION
3-MILE RADIUS

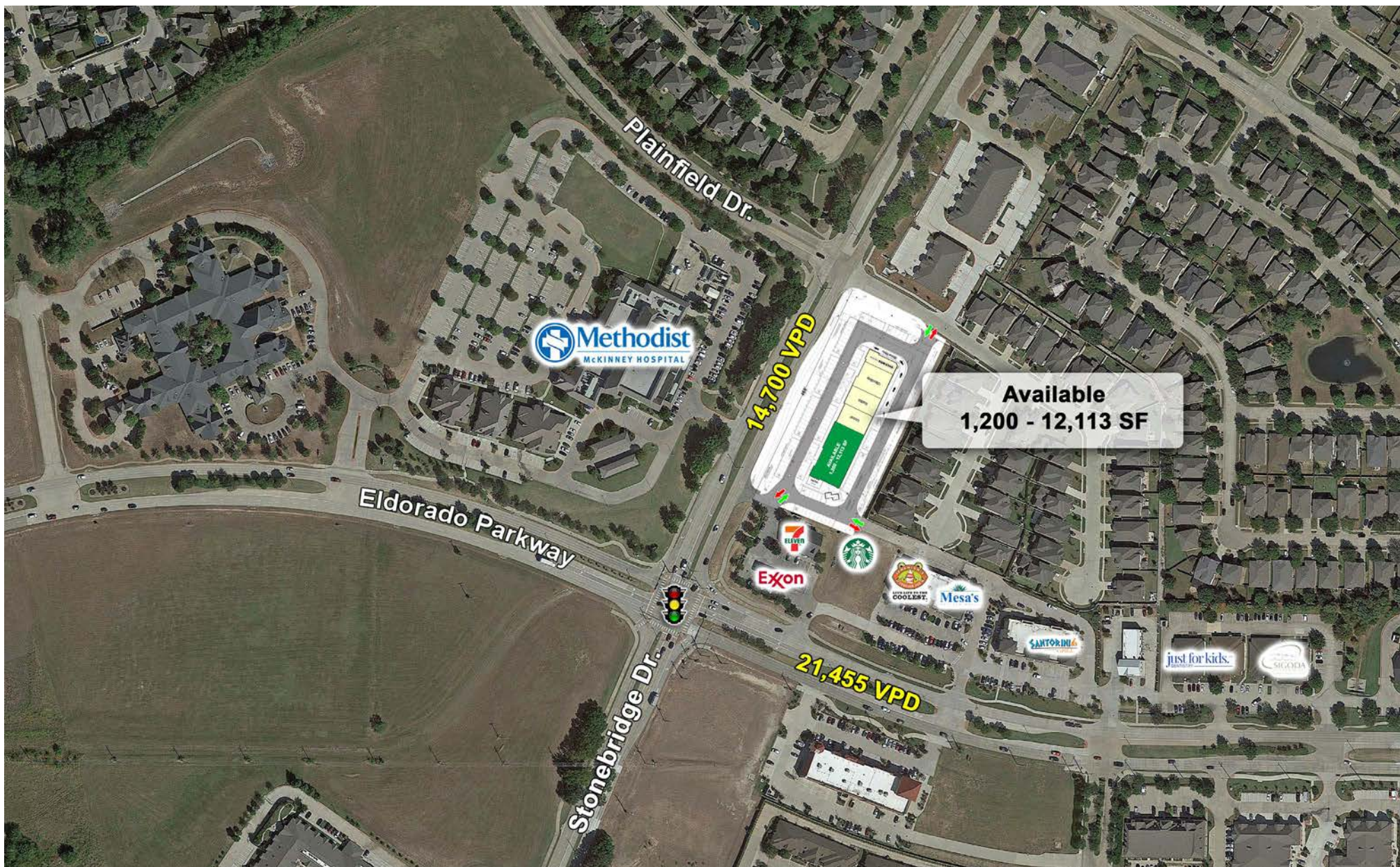
 **\$136,024.00**
AVG HH INCOME
3-MILE RADIUS

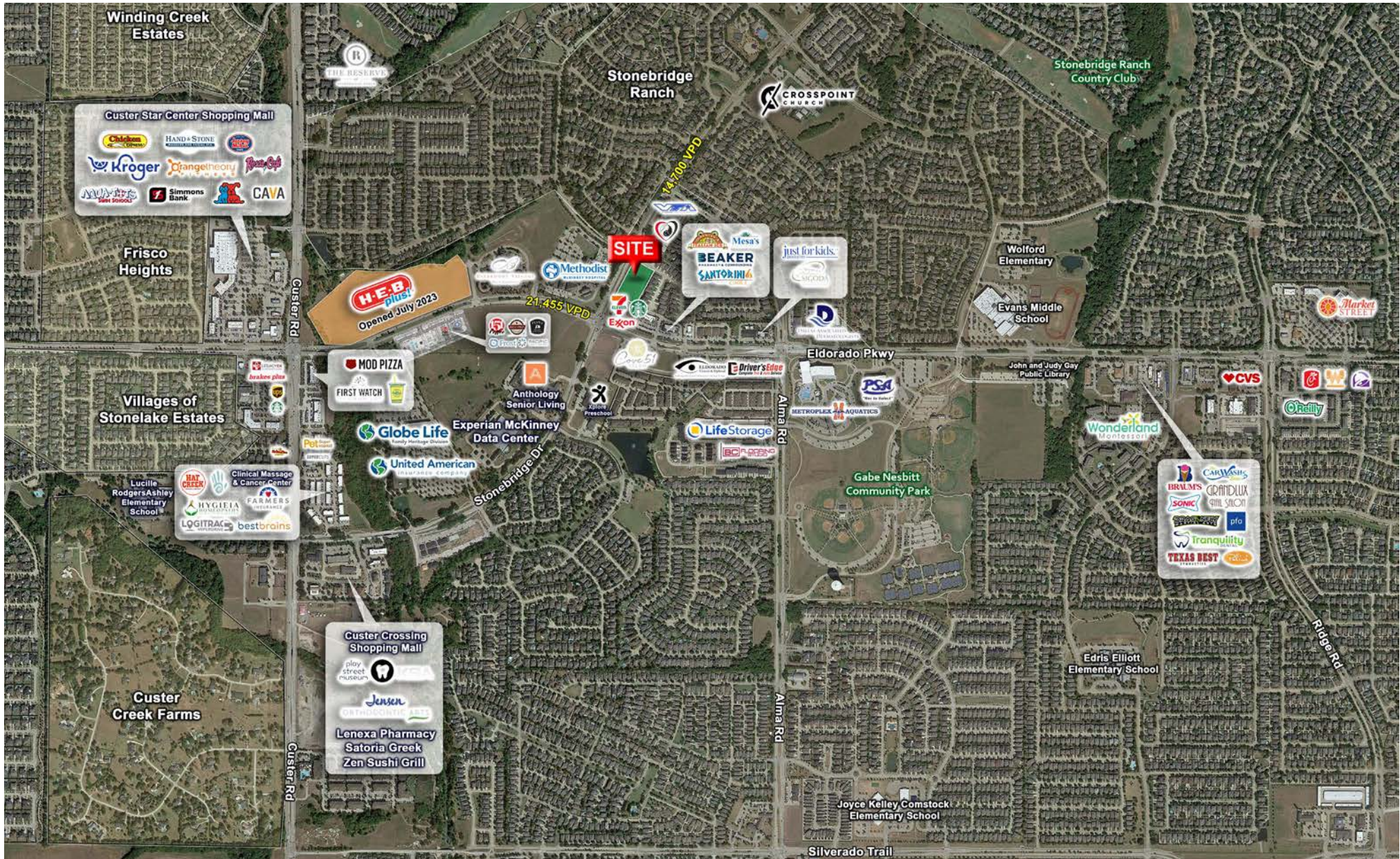
 **51,839**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Stonebridge Dr: 14,700 VPD
Eldorado Pkwy: 21,455 VPD
(Costar 2022)











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 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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Buyer/Tenant/Seller/Landlord Initials _____ Date _____