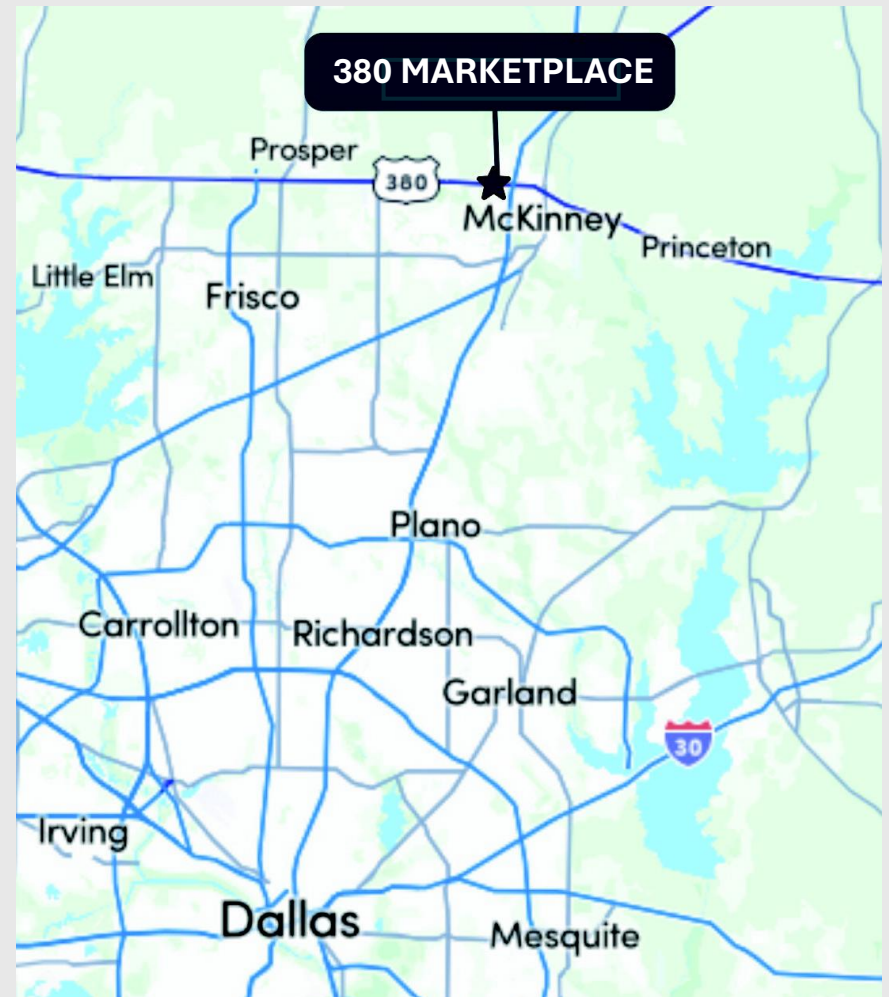
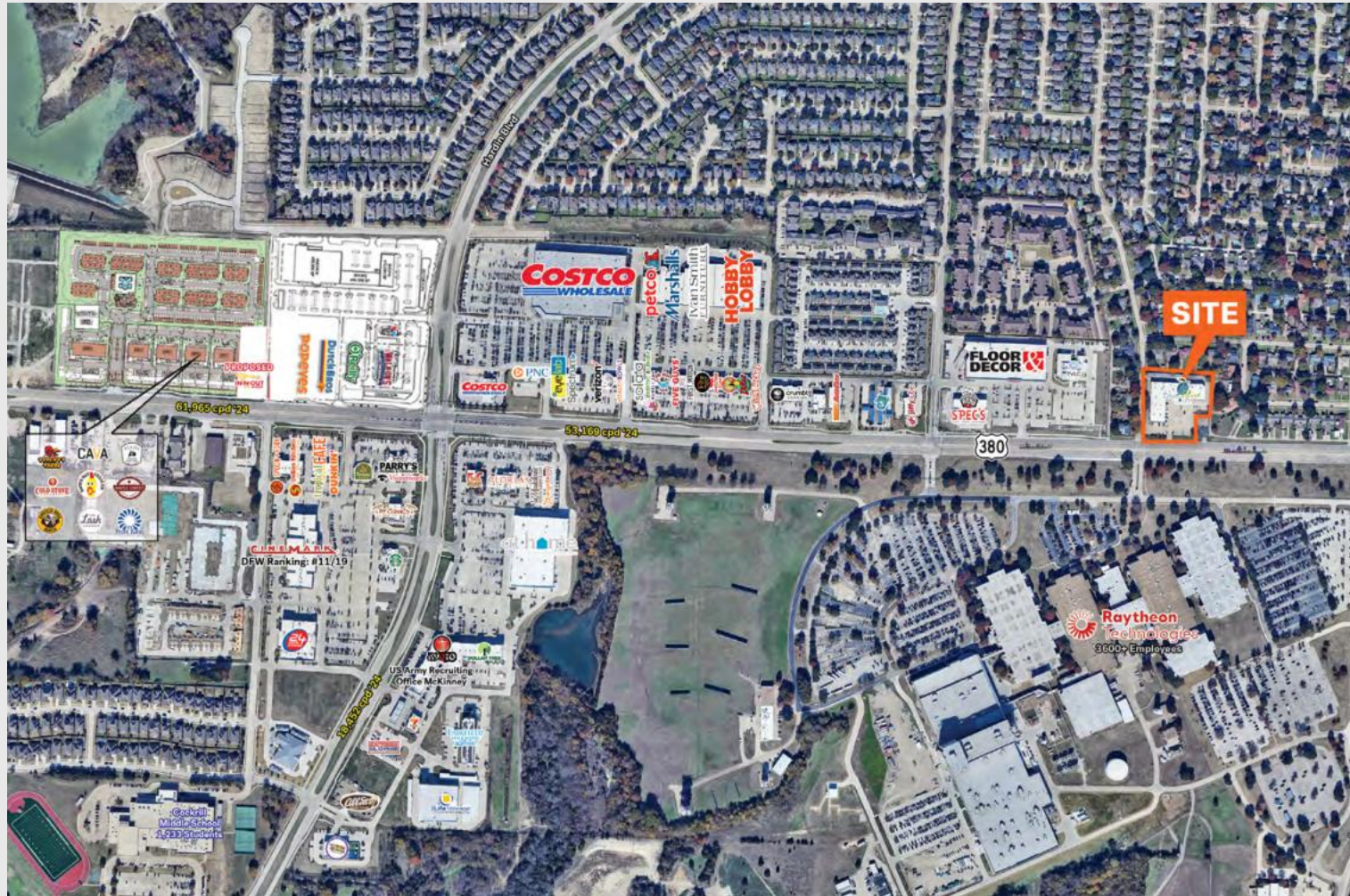


380 MARKETPLACE
(formerly known as Sunrise Center)
2414 W. University Drive, McKinney, TX 75081



PROPERTY INFORMATION

Address: 2414 W. University Drive (Hwy 380)

Use: Multi-Tenant Shopping Center

Year Built: 1984

Size: 29,350 Square Feet

UNDER NEW OWNERSHIP AS OF DECEMBER 2024

THE PROJECT

Objectives: Renovate, Rebrand, Re-Tenant & Revitalize

Purpose: To transform an aging, underperforming center into a modern, vibrant family-friendly retail destination that better serves McKinney residents, attracts quality operators, improves the visitor experience, and enhances the City's image at one of its most prominent entry points along the 380 corridor.



PLANNED IMPROVEMENTS

- Façade Renovation
- Painting the Building
- Adding Storefronts
- Replacing Undersized Water Line (increasing to 2")
- New LED Exterior Lighting
- Restriping the Parking Lot & Fire Lanes
- Concrete Repairs (sidewalks & parking lot)
- New Dumpster Enclosure
- Enhanced Landscaping with Planters
- New Tenant Signage (removal of box signs)
- Updated Monument Sign
- New Gutters

PROJECT TIMELINE

- August 2025 thru January 2026



Budget & Projects

380 Marketplace
2414 W University Drive, McKinney, TX

Project	Cost	Scope Notes
Exterior Facade Renovation	\$ 325,475	New modern façade; adding more storefront glass; painting the building
Electrical	\$ 24,746	13 LED wall packs; 30 LED soffit lights, new LED pole lights, new house panel and disconnect
Install Storefront Glass	\$ 32,000	Add storefront glass in brick wall sections along the front of the shopping center
Plans & Permits	\$ 30,000	
New Gutters	\$ 10,000	Replace existing gutters
New Dumpster Enclosure	\$ 12,150	Remove existing single dumpster enclosure and construct a double dumpster enclosure
Water Line Replacement	\$ 50,336	Replacing the existing 3/4" main water line serving the building with a 2" water line
Concrete Repairs	\$ 10,234	Sidewalks, parking lot, rear entry steps, and sealing building perimeter
Landscaping	\$ 10,000	Restore and rehab existing landscaping, new storefront planters throughout the front of property
Restriping of Parking Lot & Fire Lanes	\$ 2,624	
Tenant Improvements		\$2,075,000 additional allocated for Tenant Improvements
SUBTOTAL:	\$507,565	
Construction Management Fee (5%)	\$ 25,378	<i>Precision Investments controlled</i>
Contingency (5%)	\$ 25,378	
TOTAL:	\$558,322	

Eligible Improvements are highlighted and total \$73,194

REQUEST

To support these initiatives, we respectfully request **\$50,000** in funding from the McKinney Community Development Corporation.

This contribution will enable us to realize the full potential of the planned/proposed improvements and further align our efforts with the City's economic development goals of business attraction, retention, sustained economic growth, and providing vibrant public spaces.

We deeply value the City of McKinney's commitment to fostering growth and innovation and believe this partnership will yield meaningful benefits for the community. We are grateful for your consideration of this proposal and would be delighted to discuss further and explore how we can work together to achieve our shared objectives.

ABOUT US

COMPANY OVERVIEW: Operating since 2017, Precision Investments is a North Texas based commercial real estate investment firm passionate about the acquisition and revitalization of underperforming retail centers into vibrant, community-serving spaces. We have had tremendous results transforming our first 12 acquisitions (totaling over 300,000 square feet with over 120 tenants).

MISSION: To acquire and reposition value-add shopping centers in Texas to unlock their full potential and have fun while doing it.

TRACK RECORD / PORTFOLIO: See following pages

SHOPS AT EASTSIDE

700 E. Campbell Rd, Richardson, TX
67,312 SF



ACHIEVEMENTS

Occupancy

- During first four (4) months of ownership, increased occupancy from 50% to 91% (now 100%)

Property Enhancements

- Spent \$2.3M+ on Property Improvements

RED OAK VILLAGE

205 S Main Street, Red Oak, TX
42,997 SF



ACHIEVEMENTS

Occupancy

- During first nine (9) months of ownership, increased occupancy from 74% to 94%

Property Enhancements

- Installed community playground
- Installed new property signage
- Repaired/enhanced existing monument sign
- Upgraded exterior lighting to LED
- Painted awnings, light posts, and back of buildings
- Installed new landscaping

PLAZA ON 380

112 W. Princeton Dr, Princeton, TX
6,468 SF



ACHIEVEMENTS

Occupancy

- Increased occupancy from 0% to 100%

Property Enhancements

- Remodeled exterior façade & storefront
- Replaced & upgraded building utilities
- Replaced the monument sign
- Expanded the parking lot
- Installed a dumpster enclosure
- Installed a roof overlay
- Installed LED lighting

RIDGE COMMONS

4100 Ridge Rd, McKinney, TX
21,125 SF



ACHIEVEMENTS

Occupancy

- During first two months of ownership, increased occupancy from 84% to 100%

ROYAL CROSSING

10910 N. Central Expy, Dallas, TX
23,000 SF



ACHIEVEMENTS

Occupancy

- Increased occupancy from 86% to 100% (first time since it was constructed in 2005)

Property Enhancements

- Raised the signage façade on the endcap fronting US-75

OLD TOWNE SHOPPES

1115 Fort Worth Hwy, Weatherford, TX
26,110 SF



ACHIEVEMENTS

Occupancy

- Increased occupancy from 35% to 100% within 18 months (first time since its construction in 2005)

Property Enhancements

- Constructed a parking lot expansion
- Installed stone façade on endcap
- Installed large outdoor covered patio
- Installed a boot sculpture
- Installed new landscaping

KELLER COMMONS

2122 Rufe Snow Drive, Keller, TX
29,792 SF



ACHIEVEMENTS

Occupancy

- Increased occupancy from 82% to 95%

Property Enhancements

- Redesigned the site plan to add a drive-thru
- Replaced sidewalks and foundations
- Installed new landscaping
- Terminated the vapor shop tenant

VILLAGE AT VALLEY RANCH

9400 N MacArthur Blvd, Irving, TX
26,407 SF



ACHIEVEMENTS

Occupancy

- Pending exterior renovation

Property Enhancements

- Exterior façade renovation (in progress)
- Structural repairs (in progress)
- Upgraded exterior lighting to LED
- Installed new landscaping (in progress)
- Trimmed trees to enhance visibility
- Constructed spec suite

CROSSROADS

10045 N MacArthur Blvd, Irving, TX
13,690 SF



ACHIEVEMENTS

Occupancy

- 100%

Property Enhancements

- Upgraded exterior lighting to LED
- Installed new landscaping
- Re-painting (in-progress)

GREEN OAKS PLAZA

2425 SE Green Oaks Blvd, Arlington, TX
18,321 SF



ACHIEVEMENTS

Occupancy

- Re-tenanting in progress

Property Enhancements

- Painted exterior
- Installed new monument sign
- Upgraded exterior lighting to LED
- Installed new landscaping

SHOPS AT 380

130 W. Princeton Dr, Princeton, TX
4,880 SF



ACHIEVEMENTS

Occupancy

- Maintained 100%