



## Developer: Custer Road McKinney's next retail boom site

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Developer Frank Mihalopoulos said agreements have been reached with the department stores Belks, Old Navy, Linens 'n, Things, Pier 1 Imports and World Market.

However, reports that the books and music store Borders has committed to the development are premature, Mihalopoulos said.

"Borders, not yet," he said. "They've kind of put a hold on some of the stores right now. They're still considering it."

The developers are negotiating with other franchises, including Starbucks, Chipoltes restaurant and about a dozen other smaller tenants to go along with restaurants Rockfish, Salt Grass Steak House, and Blue Mesa, Mihalopoulos said.

### Southeast corner

The Texas Roadhouse restaurant and other projects under construction will join the existing anchor stores Kohls and Albertsons at the southeast corner. There is no one master plan for the developments, city officials said.

### Southwest corner

The Storde company has agreed to contracts with Bed Bath and Beyond, Halfprice Books and Music, Office Max, Panera Bread Company and Snuffer's restaurant. Staubach Company is trying to strike a deal with Oshman's to bring the sporting goods retailer to the corner.

### Virginia Parkway and Custer Road

Similar to Eldorado Parkway and Central Expressway, developers are starting to notice the traffic and rooftops near Virginia Parkway and Custer Road, Taylor said.

Bryson owns some land at the intersection, but, like most developers, he said he wishes he owned more. A Home Depot and Chase Bank recently opened with a Sonic

and Krogers expected soon. Much more development should follow, Taylor said.

"Custer Road is to McKinney is what Preston Road is to Frisco," he said. "Custer Road is going to be a dominant area of development. I really do. I think that will be one of the hot spots."

### Office spaces

While cities like Dallas face a considerable number of vacancies in its office buildings, McKinney has three new buildings at various stages of development, including the recently opened two-story glass exterior building in the Redbud Office Park at the southeast corner of Northbrook Drive and North Central Expressway.

Jerry Green, president and CEO of the investment company that developed the Northbrook facility, has said the distance from larger markets such as Dallas and McKinney's stability make it an attractive option for businesses considering a new headquarters.

"McKinney's far enough away from those cities that it has a market unto itself and the overall office market is stable up here," Green said during a recent interview. "It's not in the rest of the Metroplex."

West World Management, a subsidiary of the Dutch investment company Wereldhave, has also started construction on a certified sustainable green building at 4500 W. Eldorado Parkway.

Officials estimate the building, which will serve as a prototype for similar buildings across the country, will be completed in late 2004.

Jersey Investments is building a two-story office building in the Heritage Business Park, 1515 Heritage Dr.

Taylor has also announced plans for a long-term project to create a 300,000 square-foot office and hotel development on 21 acres in McKinney. He expects the hotel development to be completed in the next seven to 10 years.

## McKinney developing a 'crossroads'

### Eldorado Parkway popular site for builders

By STEPHEN WILLIS  
McKinney Courier-Gazette

The intersection of Eldorado Parkway and Central Expressway is the first of two areas in McKinney where new restaurants, retail and other development are sprouting up. Equidistant from two shopping malls and surrounded by houses, the money-making potential at the four corners of Eldorado and Central has attracted several large franchises with two more signing last week, said Bry Taylor, president of Bryson Development.

"Eldorado is a crossroads for McKinney," he said. "It goes from our airport to west of Preston Road. In addition, you have all of the single-family development along Eldorado. That is what the end user is looking for — the rooftops and the traffic."

About 98,000 vehicles pass Eldorado Parkway every single day on Central Expressway. About 28,000 vehicles per day use



McKinney Courier-Gazette/Courtesy illustration

A photo from above the area around the intersection of Eldorado Parkway and U.S. 75 that indicates all the current or future development in the area with the logo of the respective businesses on the site of their stores.

Eldorado Parkway, according to data provided by Taylor.

As far as rooftops, about 54,000 people live within a three-mile area of the intersection.

### The northeast corner

Bryson is developing what Taylor has labeled as an upscale shopping center called The Steppes of Eldorado. The center has so far confirmed deals with the health clinic Prina Care, Discount Tire, American National Bank, Valvoline Lube and a Ruby Tuesday's restaurant.

Last week, the developers reached a contract with the eatery Steak 'n' Shake and either Boston Pizza or the Mattress Firm. Taylor could not confirm which of those two companies signed an agreement.

"One of those did make," he said. "They don't want me to say who it

was, but we did make a deal on our last U.S. 75 pad site with one of those two people."

Developers believe a pad site behind this corner would make an ideal location for a hotel.

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