

FOR LEASE



MCKINNEY CROSSING RETAIL

NEQ OF US-380/UNIVERSITY DR & HWY 5/MCDONALD ST

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

GIANCARLO "GC" CARRIERO, CCIM Vice President
gc@duwestrealty.com | 214.720.0004

TIM FORD Associate
tford@duwestrealty.com | 214.720.0004

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

MCKINNEY, TEXAS

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

MCKINNEY CROSSING | NEQ US-380/University Dr & Hwy 5/McDonald St, McKinney, TX

OVERVIEW

- ±15,136 Buildable Square Feet
- High visibility along US-380 with 36k VPD
- Drive-Thru Endcap Available
- Access to Median Break off US-380
- Adjacent to McKinney Crossing Business Park
- Call for Info & Price

TRAFFIC COUNTS

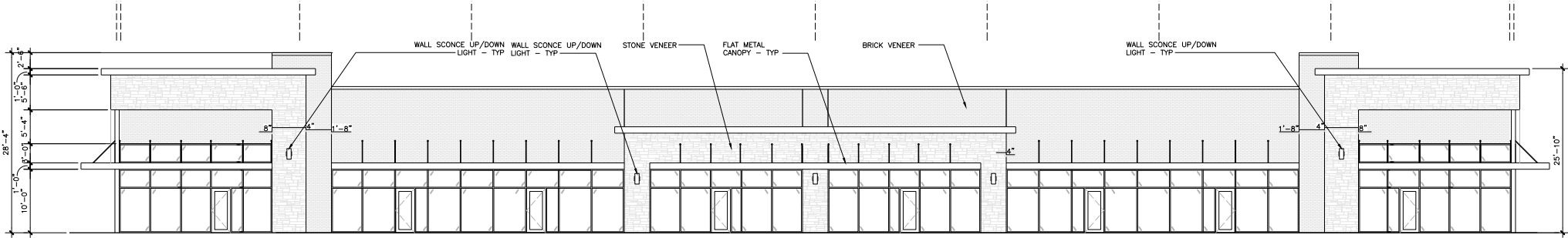
US-380 / University Dr: 35,586 VPD
 Hwy 5 / McDonald St: 19,739 VPD
 (TXDOT 2021)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2021 Population	5,511	46,063	109,679
2026 Projected Pop.	5,660	48,919	125,026
Daytime Pop.	8,994	54,229	107,359
Avg HH Income	\$82,227	\$93,613	\$117,181

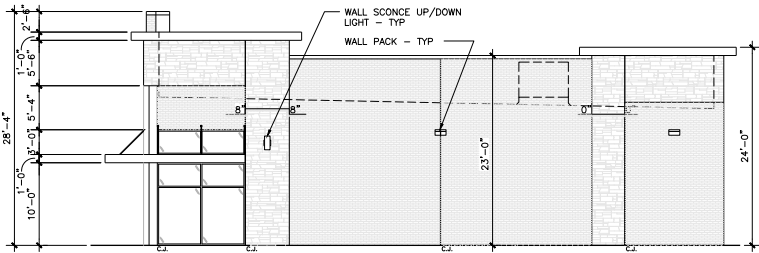


MCKINNEY CROSSING | NEQ US-380/University Dr & Hwy 5/McDonald St, McKinney, TX



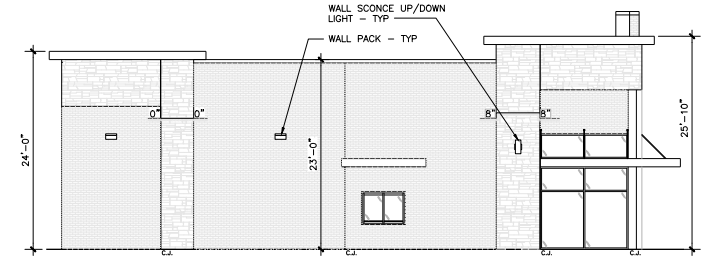
1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



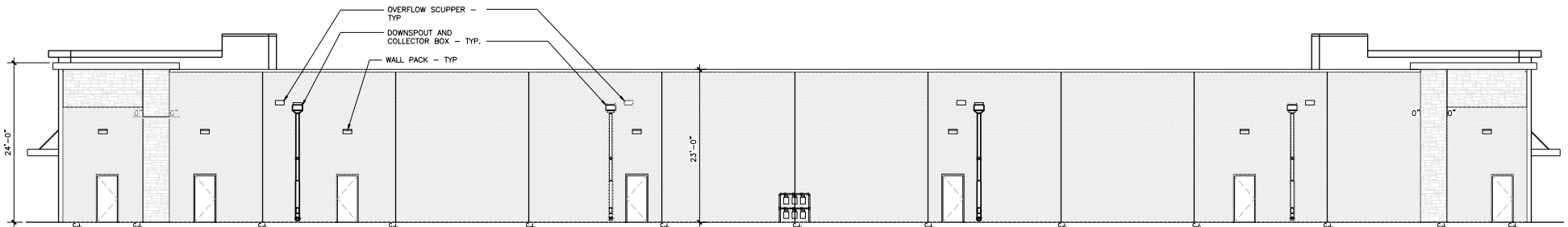
2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 WEST ELEVATION

SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

MCKINNEY CROSSING | NEQ US-380/University Dr & Hwy 5/McDonald St, McKinney, TX



