

# SHOPS AT STACY

7817 Stacy Road, McKinney, TX, 75070





**±1,500 - ±15,645 SF**  
AVAILABLE (Delivery: Q3 2025)



**±19,000 VPD** (Stacy Road)  
**±14,300 VPD** (Alma Drive)

### TRAFFIC GENERATORS

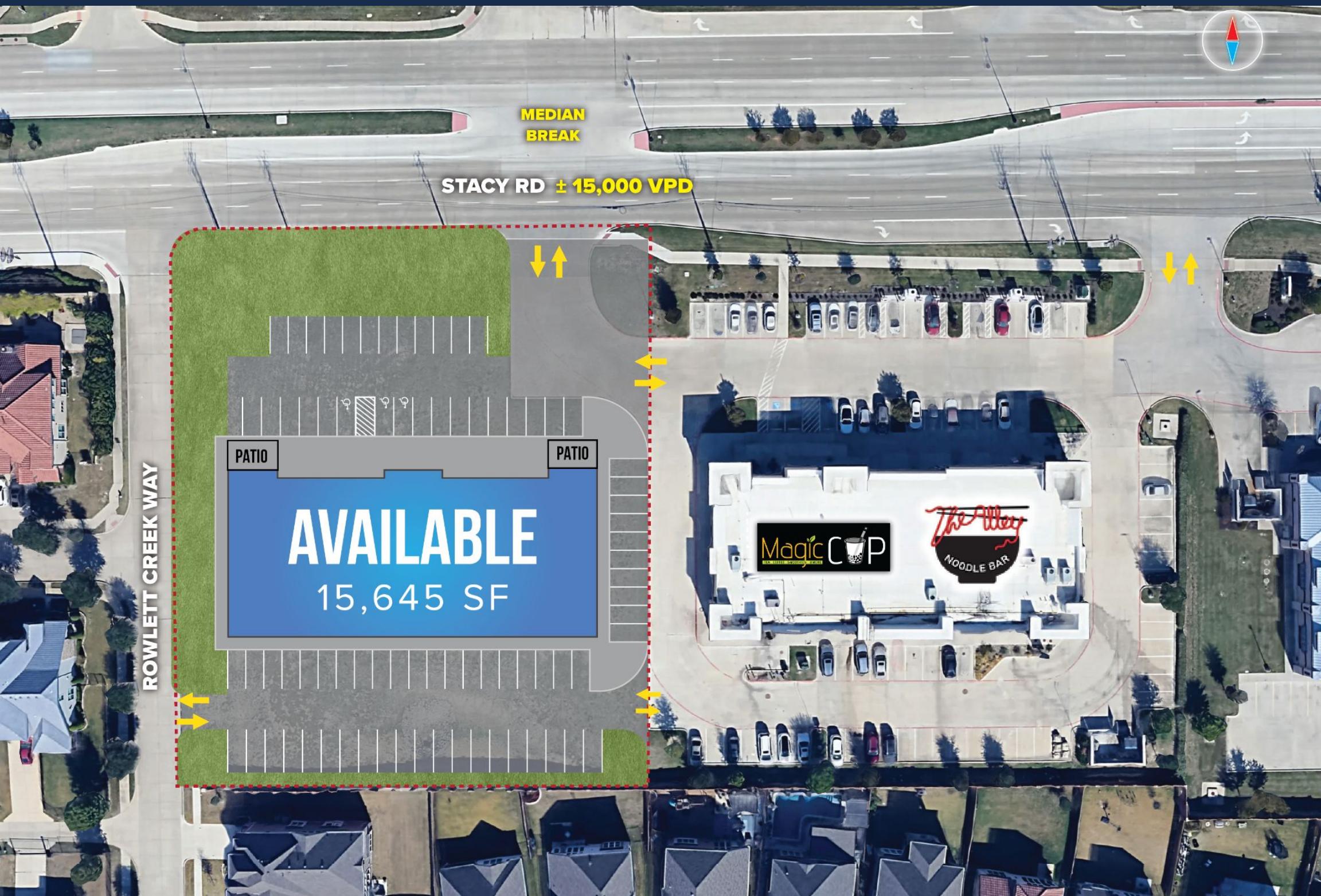


### PROJECT SCOPE

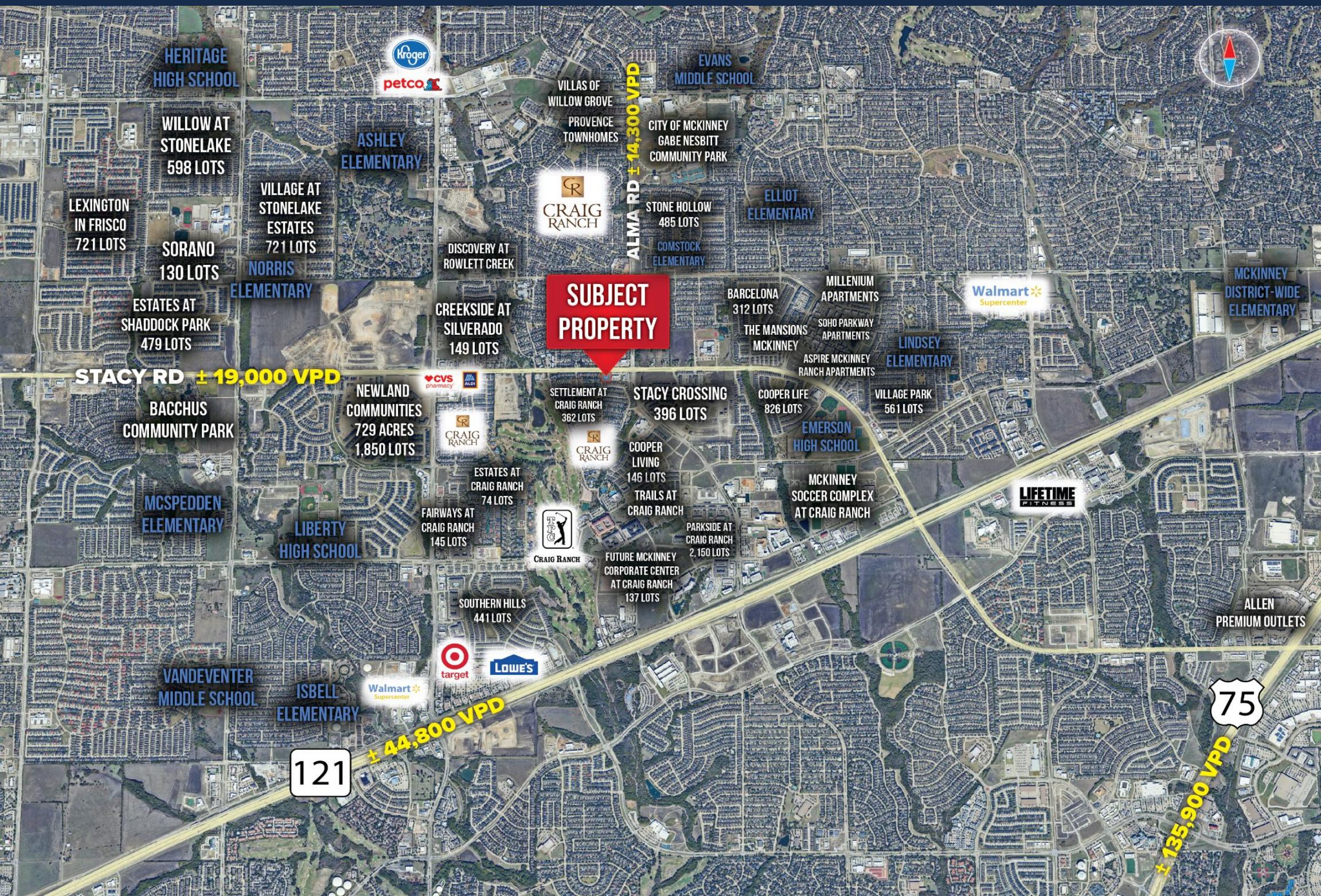
- ±15,645 SF Available for Lease
- Located within walking distance to four McKinney ISD Schools & Emerson High School
- Frontage along Stacy Road; with 3 points of ingress / egress
- In Close proximity to multiple mixed use developments such as The Farm, HUB 121, & District 121
- McKinney, TX named #2 Safest City in the United States

### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	21,505	154,628	383,769
Current Year Estimate	18,403	133,508	338,082
2020 Census	14,055	114,953	301,578
Growth Current Year-Five-Year	16.86%	15.82%	13.51%
Growth 2020-Current Year	30.94%	16.14%	12.10%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	9,043	55,693	139,132
Current Year Estimate	7,497	46,983	119,543
2020 Census	5,438	39,371	104,686
Growth Current Year-Five-Year	20.61%	18.54%	16.39%
Growth 2020-Current Year	37.86%	19.33%	14.19%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$141,323	\$184,224	\$181,307







## AREA OVERVIEW

### MCKINNEY, TX

McKinney, Texas, is a vibrant and rapidly growing city located in the northeastern part of the state, [approximately 30 miles North of downtown Dallas](#). Known for its unique blend of historic charm and modern amenities, McKinney has earned a reputation as one of the best places to live in the United States. Its robust economy has attracted businesses and job opportunities, contributing to the city's population growth.

McKinney, Texas is the [6th fastest growing city in Texas](#) and boasts a diverse and thriving retail landscape that caters to the needs and preferences of its rapidly growing population. The city's retail scene offers a mix of traditional and contemporary shopping experiences. Historic Downtown McKinney is a standout attraction, featuring an array of boutique shops, antique stores, and unique boutiques housed in beautifully preserved historic buildings. This area hosts popular events like the McKinney Farmers Market and Arts in Bloom Festival, drawing locals and visitors alike. Beyond the historic district, McKinney also has several modern shopping centers, such as Eldorado Plaza and The Village at Allen, which house popular national retailers, department stores, and dining options.



**133,508**

CURRENT YEAR  
POPULATION IN TRADE AREA



**\$184,224**

AVG HOUSEHOLD  
INCOME IN TRADE AREA



**8**

# OF RETAIL  
DEVELOPMENT OPPORTUNITIES





### 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.



11-2-2015

#### 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

### BAYLOR WORMAN

DIR: (214) 227-2729  
License No. 784561 (TX)  
[baylor.worman@matthews.com](mailto:baylor.worman@matthews.com)

### WILLIAM CARR

DIR: (214) 692-2152 |  
License No. 706457 (TX)  
[william.carr@matthews.com](mailto:william.carr@matthews.com)

### BROKER OF RECORD

Patrick Graham  
License No. 9005919 (TX)