



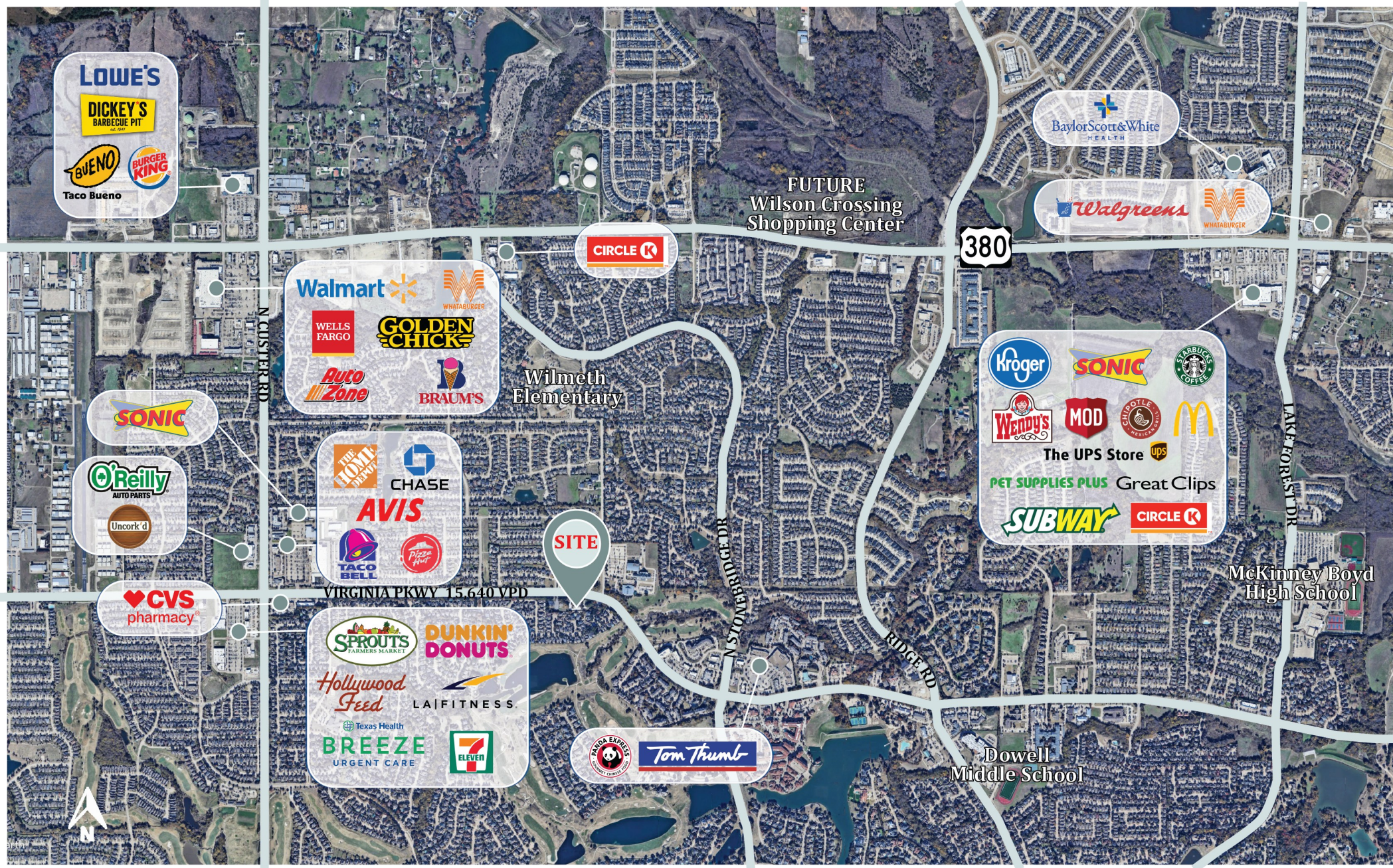
2.023 Acres of Land Available | Stonebridge Ranch
7605 Virginia Pkwy, McKinney, TX 75071

PROPERTY SUMMARY

- **Acreage:** 2.023
- **Purchase Price:** Call For Pricing
- **Type:** Fee Simple
- **Utilities:** All utilities to site (water, sewer, storm)
- **Traffic Count:** Est 14,578 VPD Virginia Pkwy
TrafficMetrix®
- **Zoning:** Office, Daycare/Educational
- **Frontage:** 475 + feet of frontage along Virginia Pkwy
- **Allowed Uses:** Commercial - Office, Medical, Retail Service
- **Existing Building:** 4,300 SF Child Day Care, only 4.88% of Lot Coverage. Space to built larger building.
- **Location:** Previously Developed Lot Conveniently located at the hard corner of Virginia Parkway and S Ballantrae Dr with quick access to Custer and Hwy 380. This land sits just to the north of Stonebridge Ranch Golf Club Indulge in luxurious dining, enriching social events, and modern fitness amenities, including an on-site fitness center with certified instructors. Become a member, and enjoy a diverse, active lifestyle at The Dye Course at the Clubs of Stonebridge Ranch.

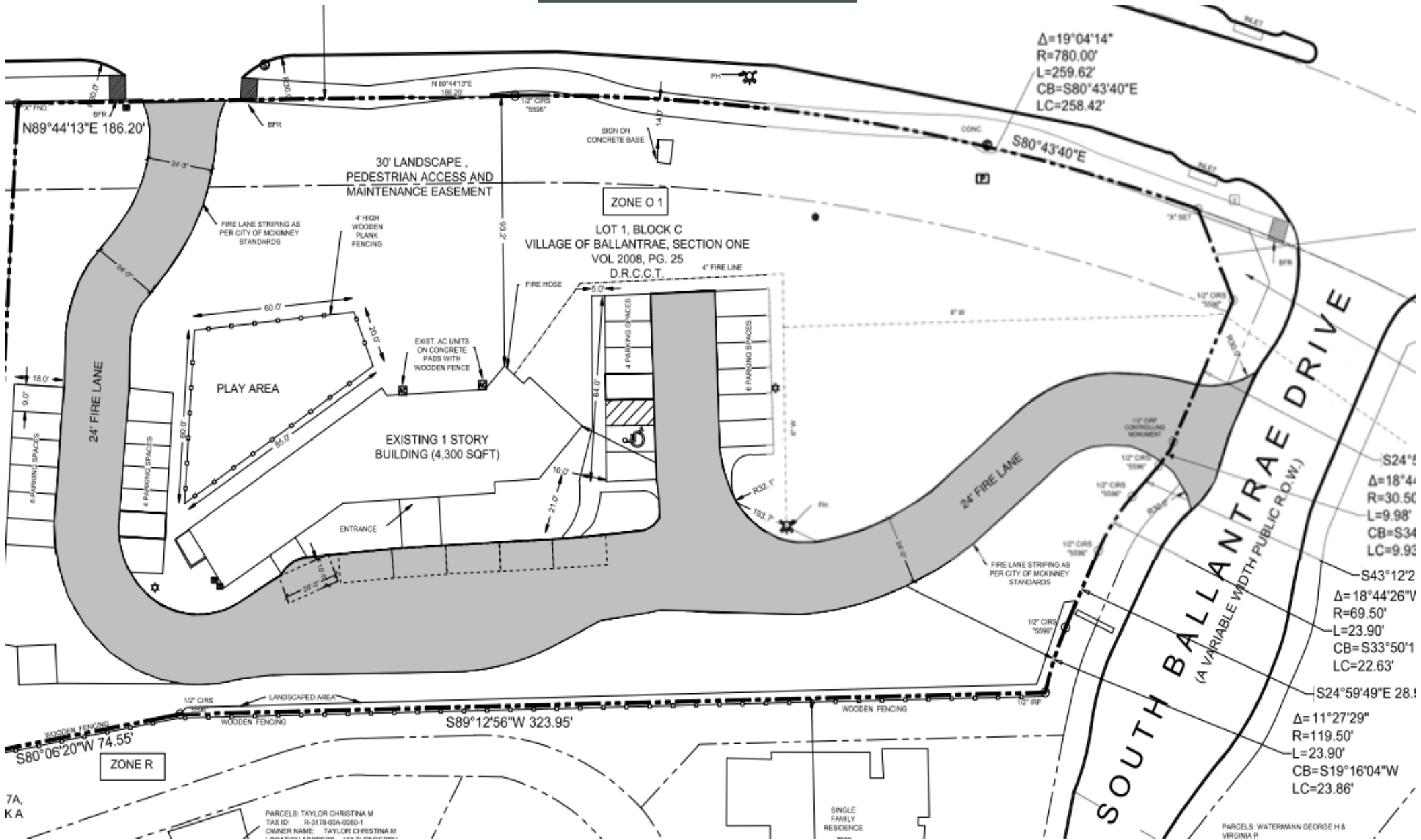


MAP



SITE PLAN

Virginia Pkwy



7A, KA

PARCELS: TAYLOR CHRISTINA M
TAX ID: R-2179-05A-0360-1
OWNER NAME: TAYLOR CHRISTINA M

SINGLE FAMILY RESIDENCE

PARCELS: WATERMANN GEORGE H & VIRGINIA P



Contact

NATHAN ENGLAND

214.707.1542

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PHOTOS

Facing West along Virginia Pkwy



Facing East along Virginia Pkwy



Demographics

Population	2 mile	5 mile	10 mile
2024 Population	47,571	264,420	761,858
2029 Population Projection	57,713	323,487	932,634
Annual Growth 2020-2024	1.8%	3.8%	4.2%
Annual Growth 2024-2029	4.3%	4.5%	4.5%
Households			
2024 Households	16,173	87,905	262,302
2029 Household Projection	19,639	107,818	322,111
Annual Growth 2020-2024	0.7%	2.8%	3.3%
Annual Growth 2024-2029	4.3%	4.5%	4.6%
Avg Household Size	2.90	2.90	2.90
Avg Household Vehicles	2.00	2.00	2.00
Household Income			
\$75,000 - 100,000	1,234	9,212	29,522
\$100,000 - 125,000	1,981	9,994	28,362
\$125,000 - 150,000	1,669	8,394	25,168
\$150,000 - 200,000	2,791	14,230	39,120
\$200,000+	4,502	22,115	62,628
Avg Household Income	\$161,613	\$153,181	\$147,963
Median Household Income	\$138,129	\$127,339	\$121,267
Population Summary			
Age 15+	38,352	207,721	608,884
Age 20+	34,460	186,660	549,696
Age 55+	12,376	54,859	172,741
Age 65+	6,557	27,344	85,795
Median Age	40.30	37.40	38.20
Avg Age	38.40	36.00	36.90
Median Age, Male	39.50	37.10	37.80
Avg Age, Male	37.60	35.50	36.40
Median Age, Female	41.00	37.70	38.50
Avg Age, Female	39.20	36.50	37.50





Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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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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
(ABS 1-Q)

