



FOR LEASE

Touchmark at Emerald Lake

±1,520 SF End Cap Available with 17' Deep Covered, LED Lit Patio

39,004 VPD (23)
Virginia Pkwy

SHOPPES @ VIRGINIA

SWQ OF VIRGINIA PKWY & HARDIN BLVD, MCKINNEY, TX

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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A development by:



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SHOPPES @ VIRGINIA | 3801 Virginia Pkwy, McKinney, Texas 75070

OVERVIEW

- ±1,520 SF End Cap Available with 17' Deep Covered, LED Lit Patio
- Upscale façade and tall modern canopy design
- Shadow anchored by Walmart Neighborhood Market
- Cross access to the signalized intersection at Hardin Blvd
- Join Shipley Donuts, Action Behavior Centers, Starbucks, 7 Eleven, Driver's Edge and more
- Surrounded by dense affluent residential developments
- Call for Info & Pricing

TRAFFIC COUNTS

Virginia Pkwy: 39,004 VPD (TXDOT 2023)

Hardin Blvd: 15,273 VPD (TXDOT 2023)

DEMOGRAPHICS

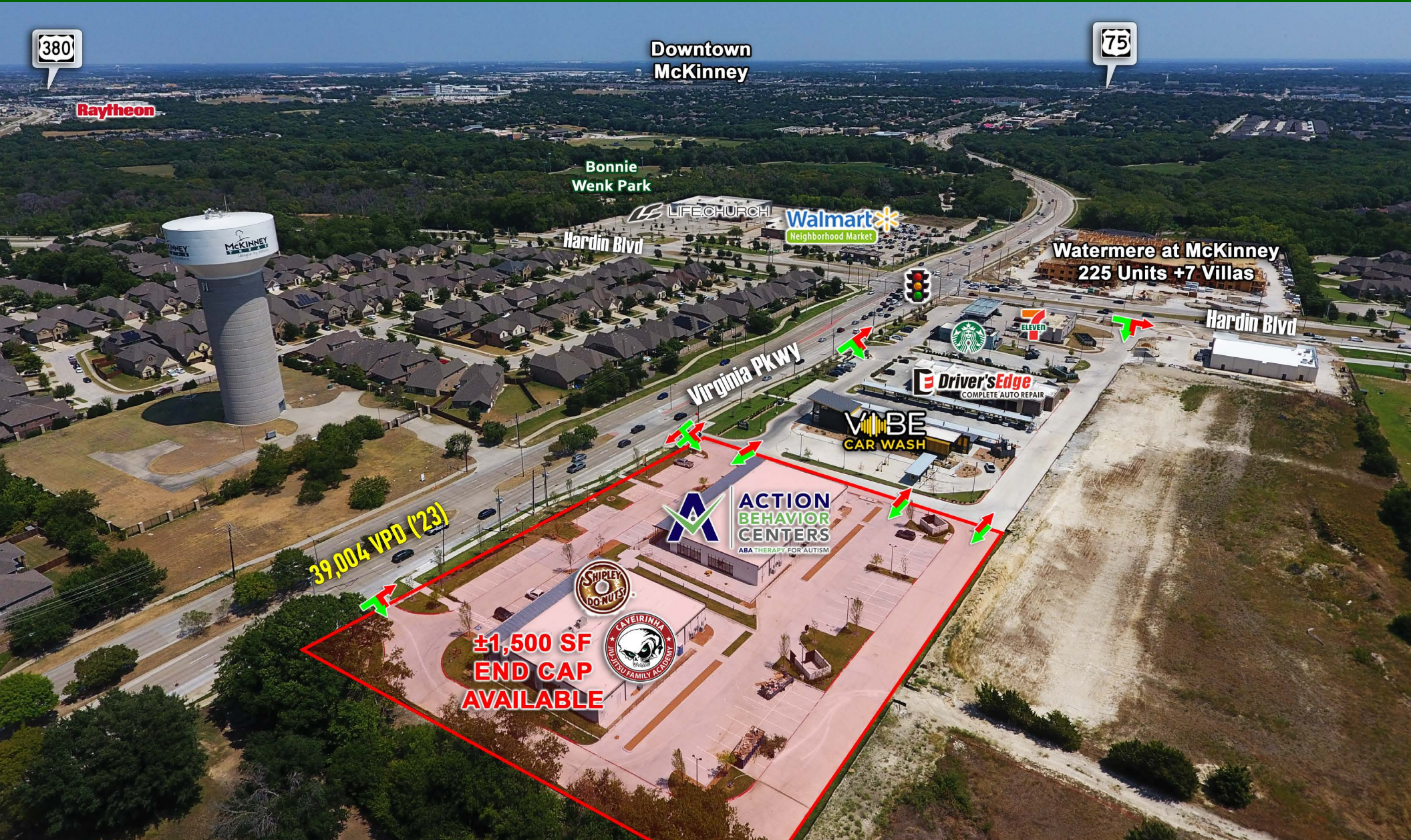
	1-mile	3-mile	5-mile
2024 Population	8,948	103,518	217,420
2029 Projected Pop.	9,127	111,819	242,955
Daytime Pop.	5,718	91,798	198,829
Avg HH Income	\$184,102	\$155,623	\$158,788



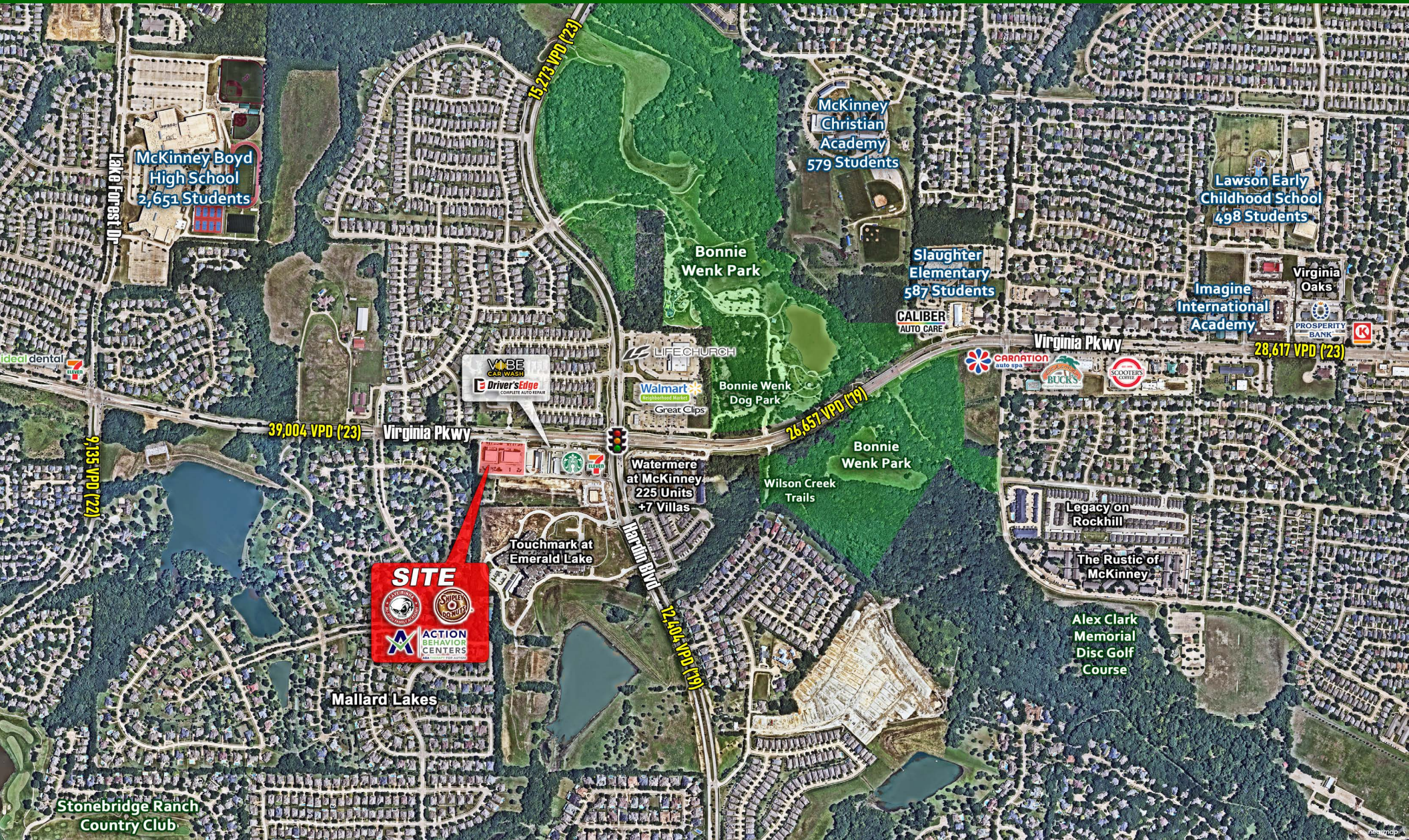
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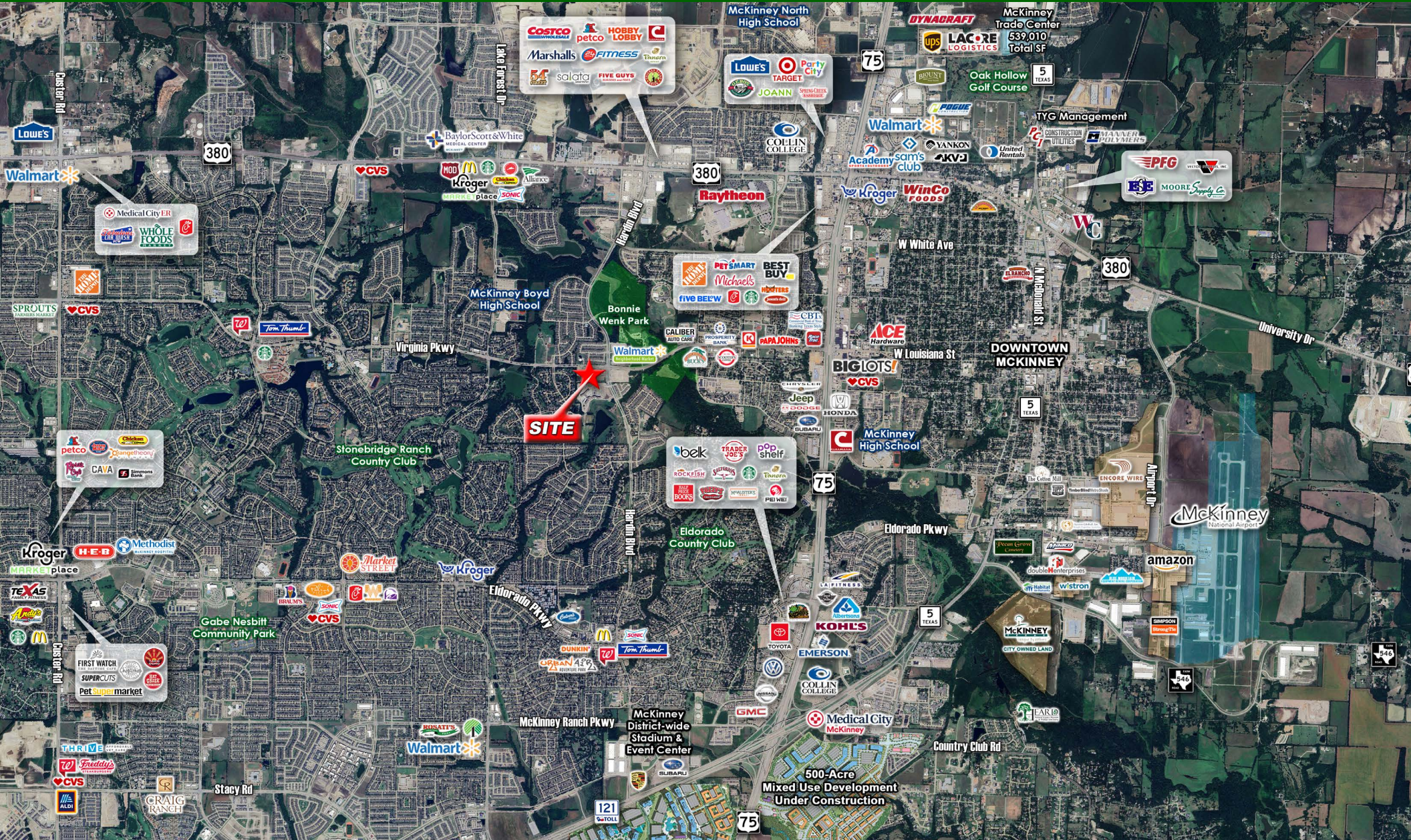
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HIGHLIGHTED FEATURES

- Amphitheater - Home to several concert series throughout the summer and even hosts "Movies in the Bark."
- Dog Park - Special features include a doggie splash pad and .44 mile hiking loop.
- All-Abilities Playground - The playground was designed for children of all ages, abilities and needs. This playground is a joint effort between the city and the Rotary clubs of McKinney.
- Fitness Court - A free outdoor alternative to the traditional gym designed for adults of all ages and ability levels.
- Fishing Pond - 5 Acres
- Hike & Bike Trails - Connecting Bonnie Wenk to Towne Lake and Creekview Estates. Pond loop is .43 miles & Dog Park loop is .44 Miles.
- Additional Features include:
 - 216 acres
 - 5 play structures
 - Restrooms
 - Food truck outlets / spaces
 - First come, first served pavilion
 - 2 lighted multi-purpose fields

