

LAND FOR LEASE

8400 W University Dr
McKinney, TX 75071



Picture is not to scale, and all dimensions are approximate. See page 4 for specifications on dimensions or details.

For more information, please contact:

CARL FLEMING

(469) 252-1123

sales@urbangarages.com



www.urbangarages.com

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PROPERTY HIGHLIGHTS

- +40,000 cars per day and +67,000 households within a five mile radius
- Easy access to Dallas North Tollway and US-75
- Nearby retailers include Whole Foods, Lowe's, Chick-Fil-A, Whataburger, Fuzzy's, Taco Shop, Home Depot, and Walmart Super Center
- West Grove/Whole Foods 54-acre development across the street
- Directly next to premium Class A flex space with Redline Athletics, Axene Health Partners, Maxwell + Gray, Michael Anthony Photography, Dandyful, Assimilation Golf, Shower Doors of Texas, and HD Construction Services
- TXDOT "taking" already happened - please see page 4 for details

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OFFERING SUMMARY

Lot 1 Size	42,908 sqft
Lot 2 Size	43,715 sqft
Lot 3 Size	48,341 sqft
Pricing	\$3/sqft per year
Zoning	C2
Market	Dallas/Fort Worth
Submarket	McKinney

2023 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
Total Population	9,454	76,773	202,873
Daytime Population	5,853	55,531	147,028
Avg HH Income	\$119,651	\$118,371	\$118,035

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TXDOT HWY-380 EXPANSION*



**Site plan is not to scale, and all dimensions are approximate due to inability to obtain official construction drawings from TXDOT. Actual specifications may vary in dimension or detail.*

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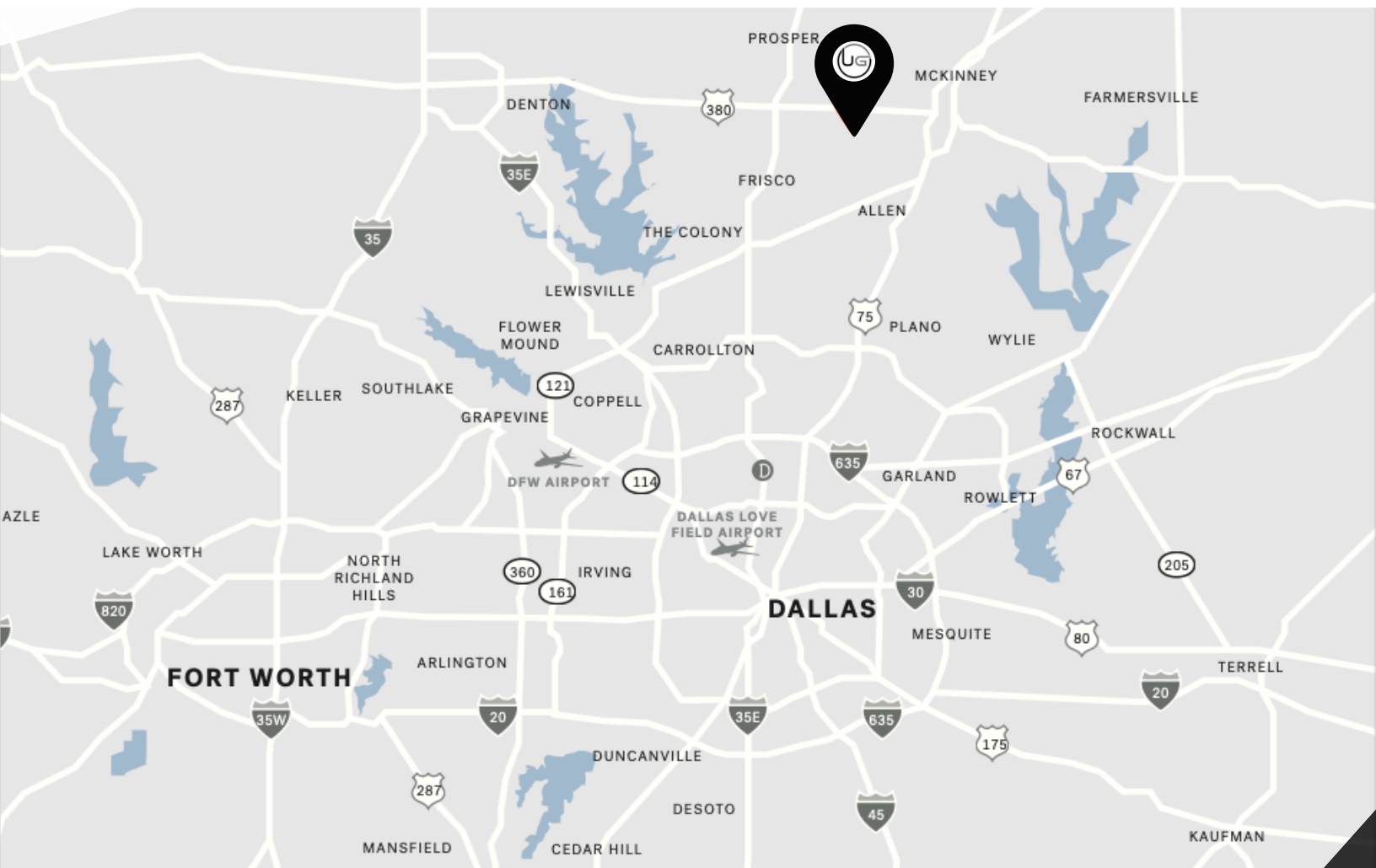
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