

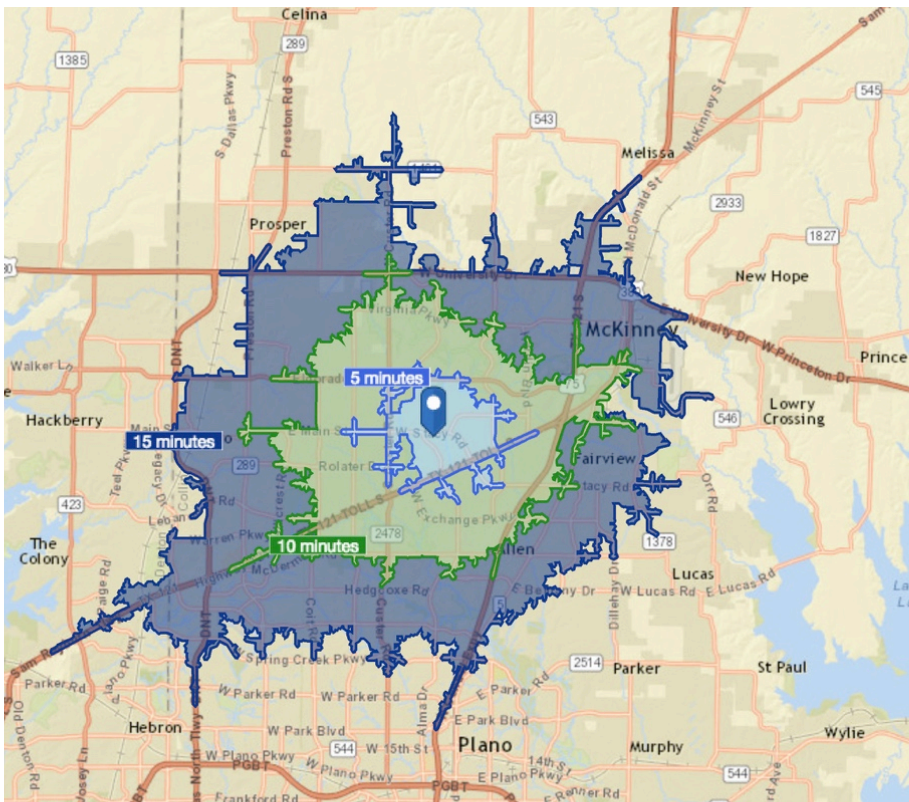
## Stacy Crossing - W. Stacy Rd. & Alma Dr. McKinney, TX



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### PROPERTY SPECIFICATIONS

- Stacy Crossing is located 30 minutes north of Downtown Dallas in the City of McKinney, Texas.
- Located just north of McKinney's border with the City of Allen, Stacy Crossing sits at the southeast corner of W. Stacy Road and Alma Road.
- Just under a half-million people live within 15 minutes of the site. Dense neighborhoods are widely dispersed throughout the trade area, most of which are affluent.

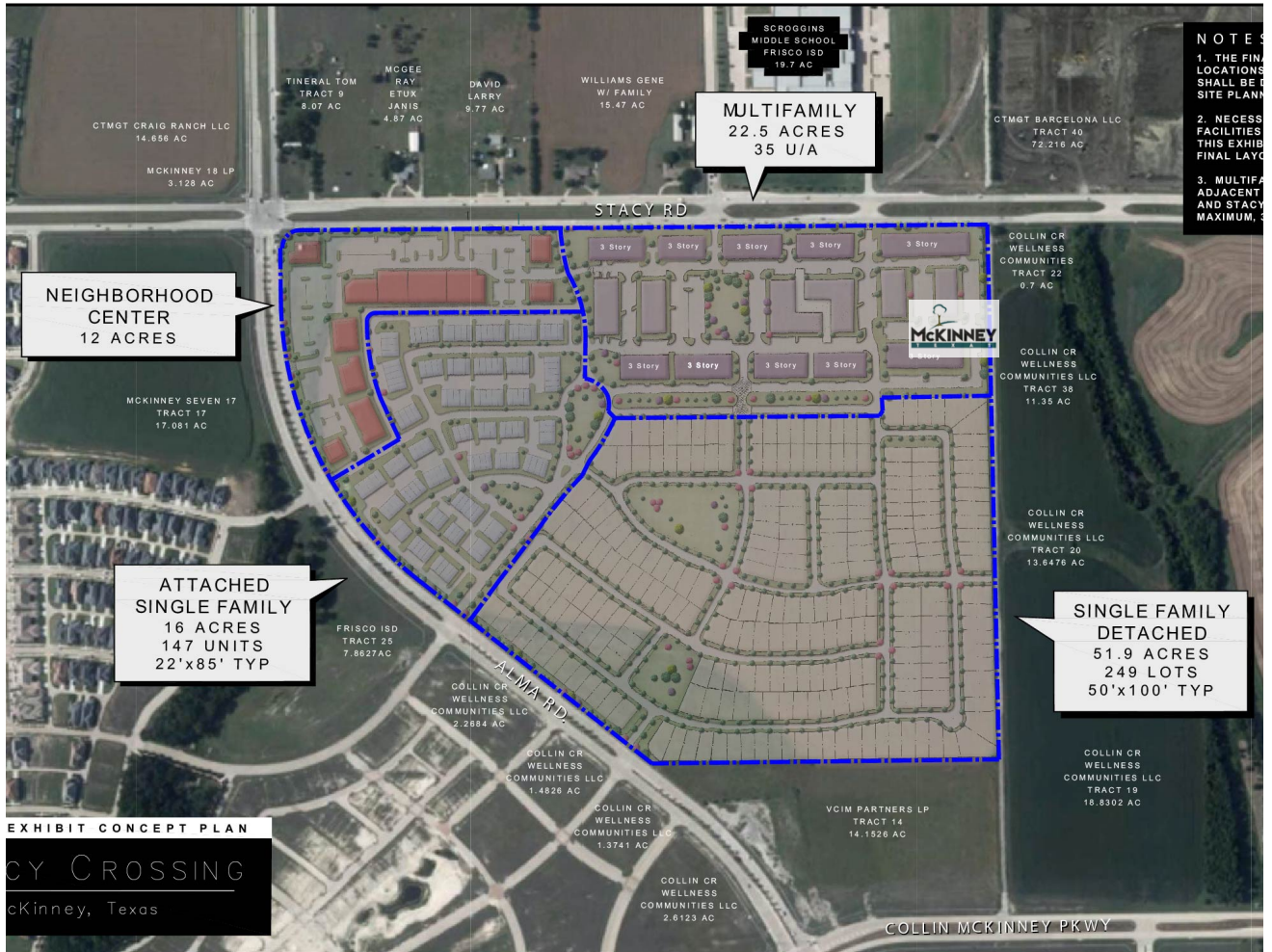


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# Stacy Crossing - W. Stacy Rd. & Alma Dr. McKinney, TX

## Concept Plan



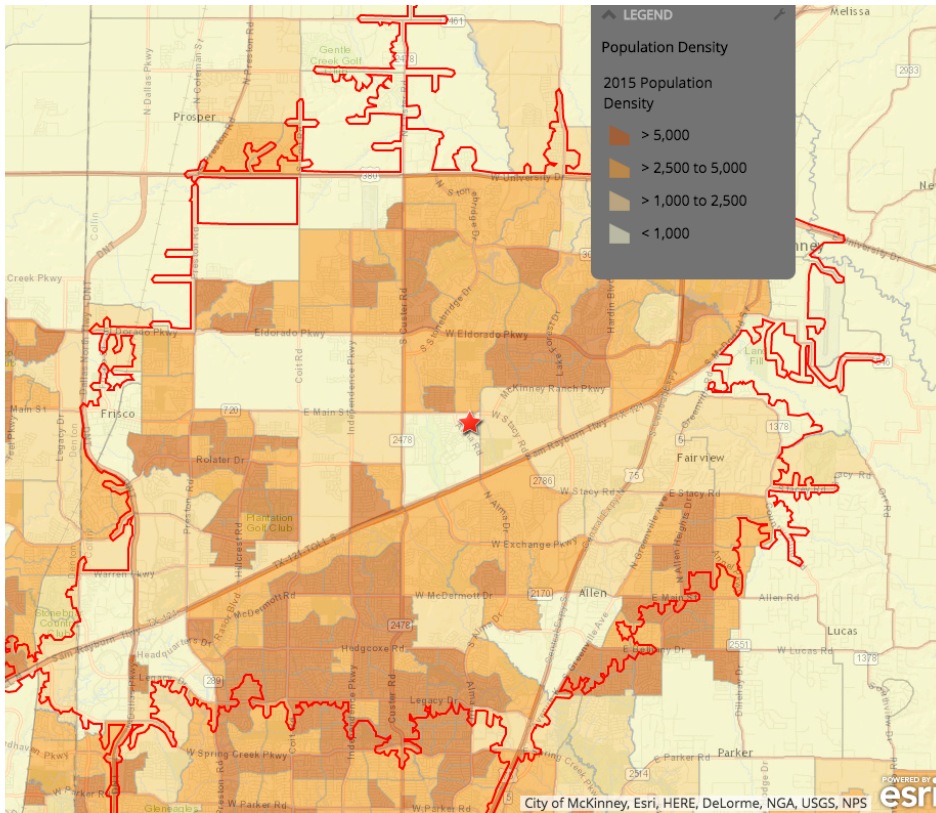
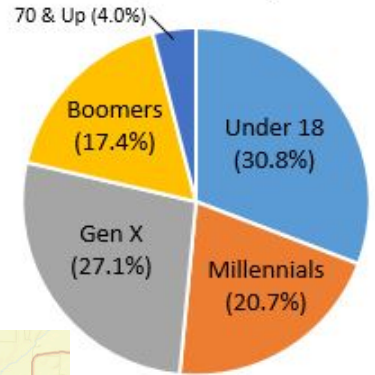
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## Stacy Crossing - W. Stacy Rd. & Alma Dr. McKinney, TX

### Trade Area Data

- 403,044 Residents
- 35.1 years Median Age
- Average Household Income \$118,624
- 13,599 cars per day along Alma Road
- 12,234 cars per day along W. Stacy Road

### Trade Area Population by Generation



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\*Trade Area is defined as within a 15-minute drive time of the site

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### Growth Projections – 2016-2021

- The highest population growth through 2020 is expected immediately around the site, to the northwest, and to the east. Growth across the trade area overall is expected to be slightly above the county average and well above the metro, state, and national averages.
- Average household income is projected to increase by nearly \$8K.
- The millennial population is expected to grow over twice as fast as the total population overall.
- Population to increase from 403,044 to 461,907, or 14.6% growth.
- Average household income to increase from \$118,624 to \$126,454.



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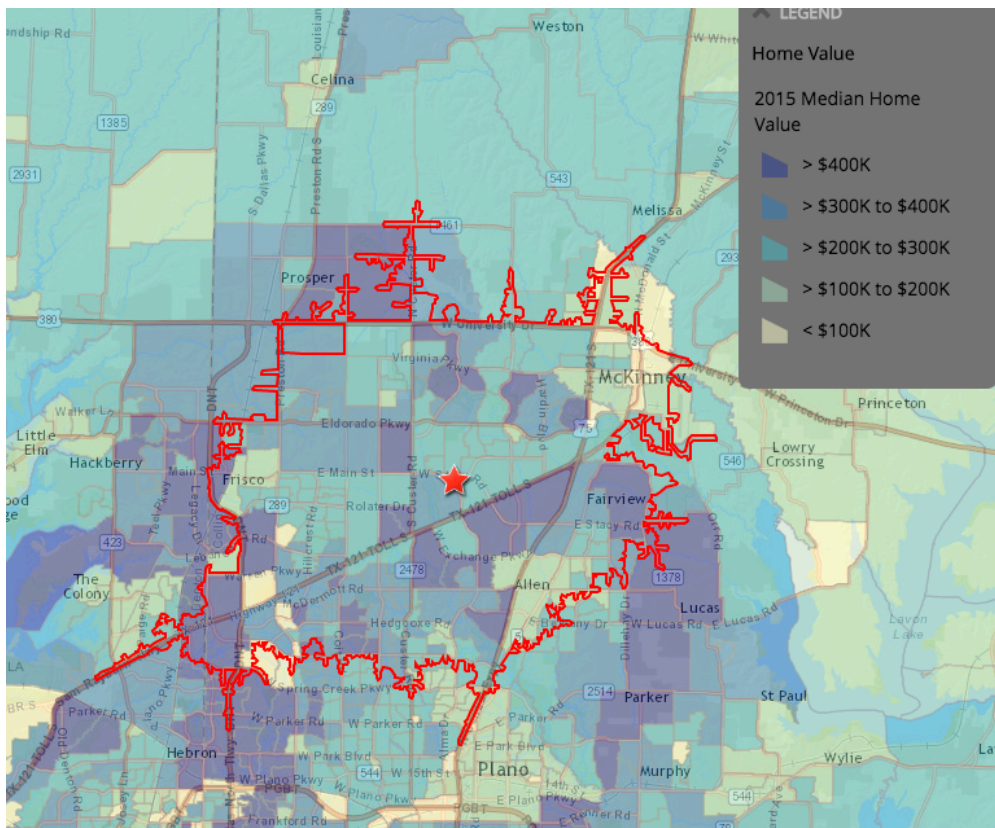
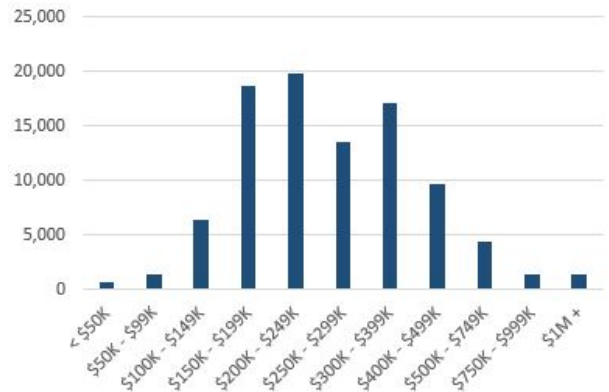
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## Residential Market

- 141,379 households, expected to increase to 161,422 by 2020
- Average home value of \$300,727, expected to increase to \$305,680 by 2020 (US Current = \$200K; Future = \$236K)

Housing Units by Value



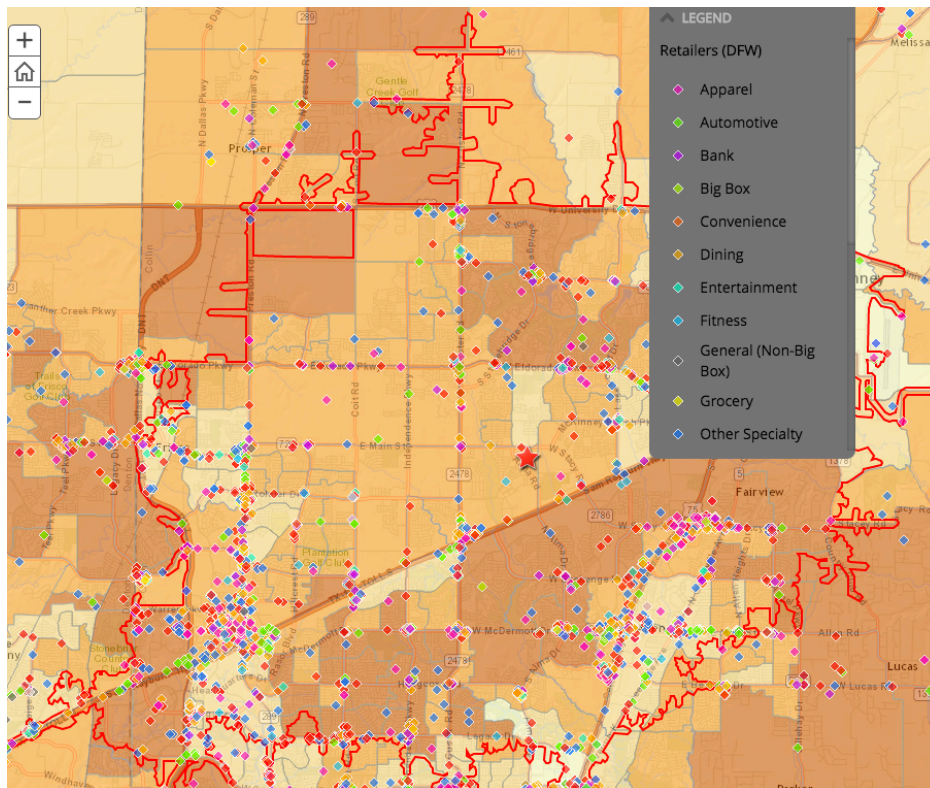
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### Retail Market

- There are a number of retailers near the site at the intersection of Sam Rayburn Tollway and Custer Road, including dining, automotive, and banking businesses.
- Residential spending on retail goods overall is above the metro, state, and national averages. Higher spending neighborhoods are concentrated directly south and north of Stacy Crossing.
- Spending is high in nearly every category of goods as detailed in the expenditures report. The MarketPlace report shows that most major industries are underserved when comparing the supply and demand of the trade area.
- \$31,105 spent per household each year on retail goods



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