



THE SHOPS AT CRAIG RANCH

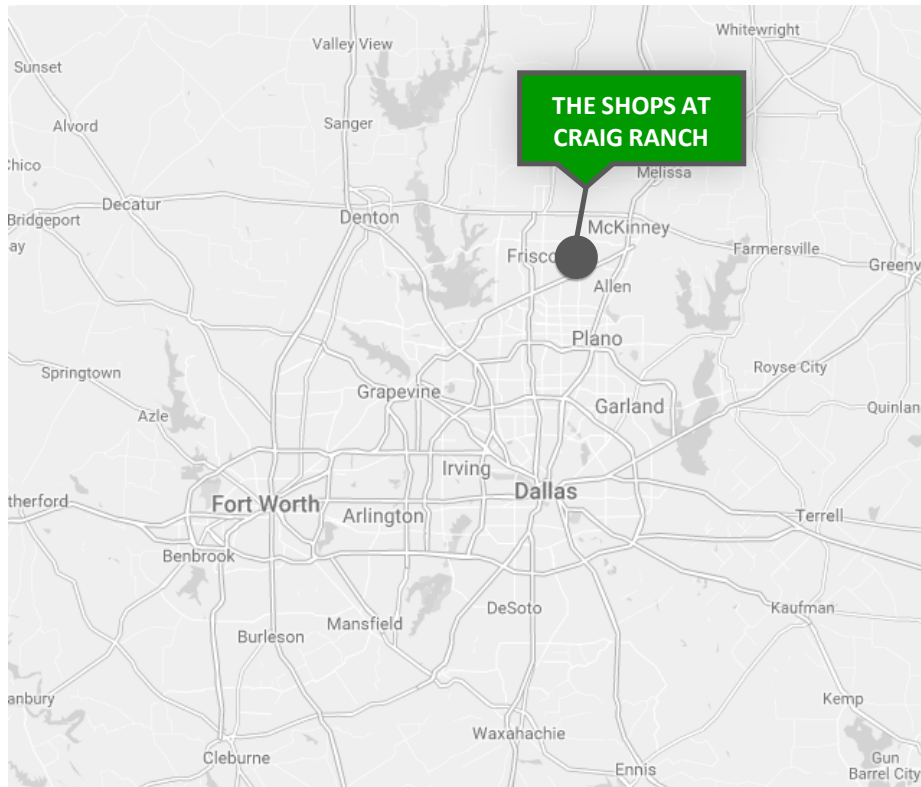
NWC OF STACY RD & ALMA RD

7500 & 7650 Stacy Road, McKinney, TX 77084

FOR LEASE

DOUGLAS WILDER | KM REALTY

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HIGHLIGHTS

- + Area of Rapid Growth
- + High Income Area
- + Strong Traffic Counts
- + Signalized Intersection

DESCRIPTION

Size: 23,424sf Retail Center on 98,010 SF Land
Built: 2017
Parking: 135 Spaces (5.76 Spaces per 1,000 SF)
Addtl: Monument Sign

TRAFFIC COUNTS

Stacy Rd – 21,240 cars per day
Alma Rd – 14,244 cars per day

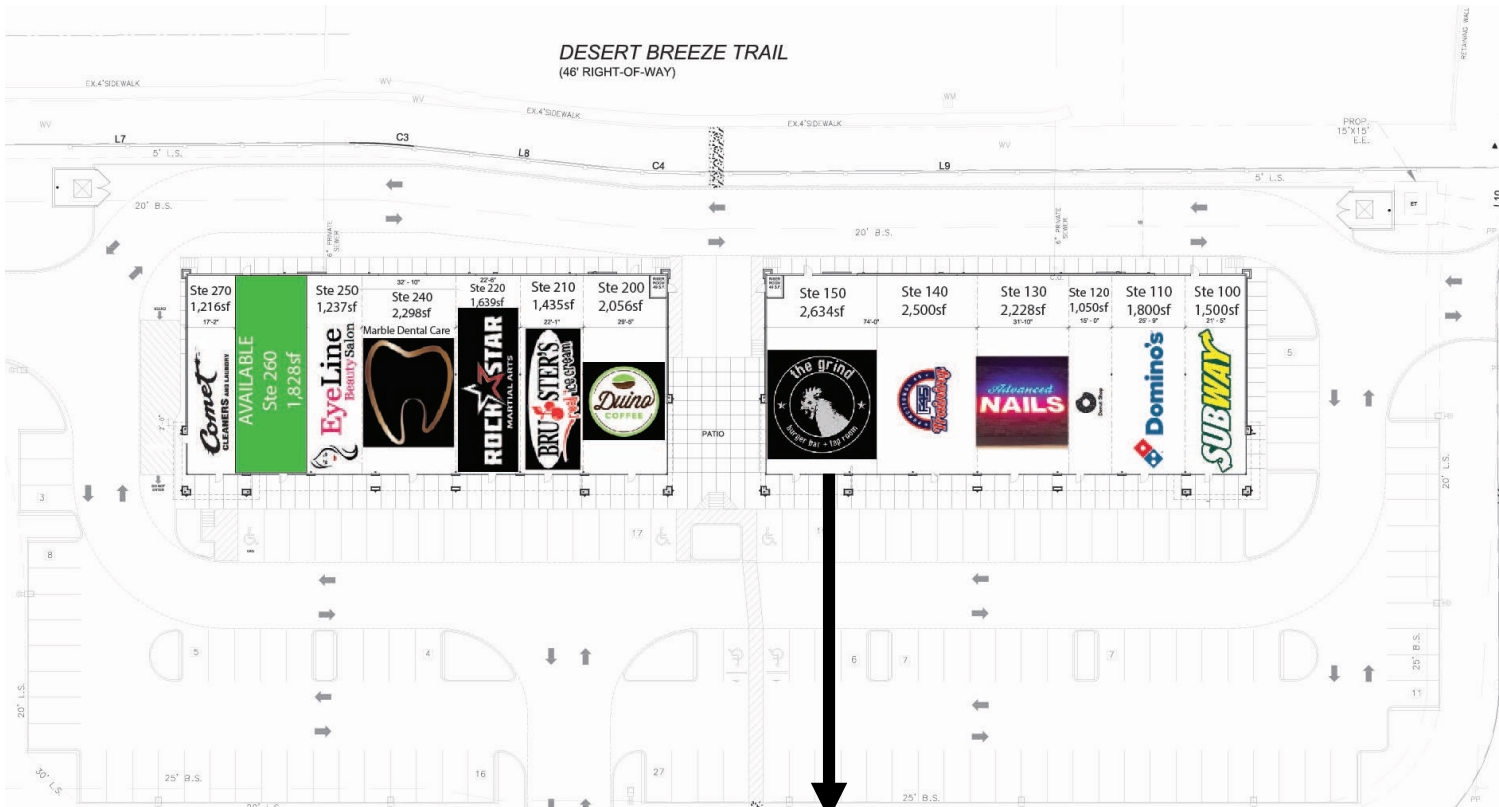
NOTABLE CO-TENANTS



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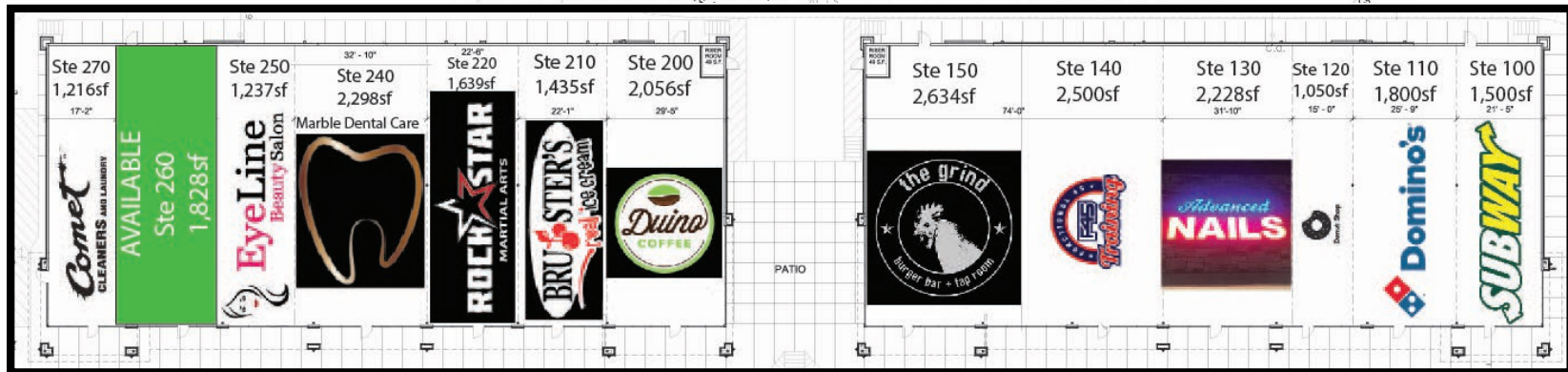
SITE PLAN

DESERT BREEZE TRAIL (46' RIGHT-OF-WAY)



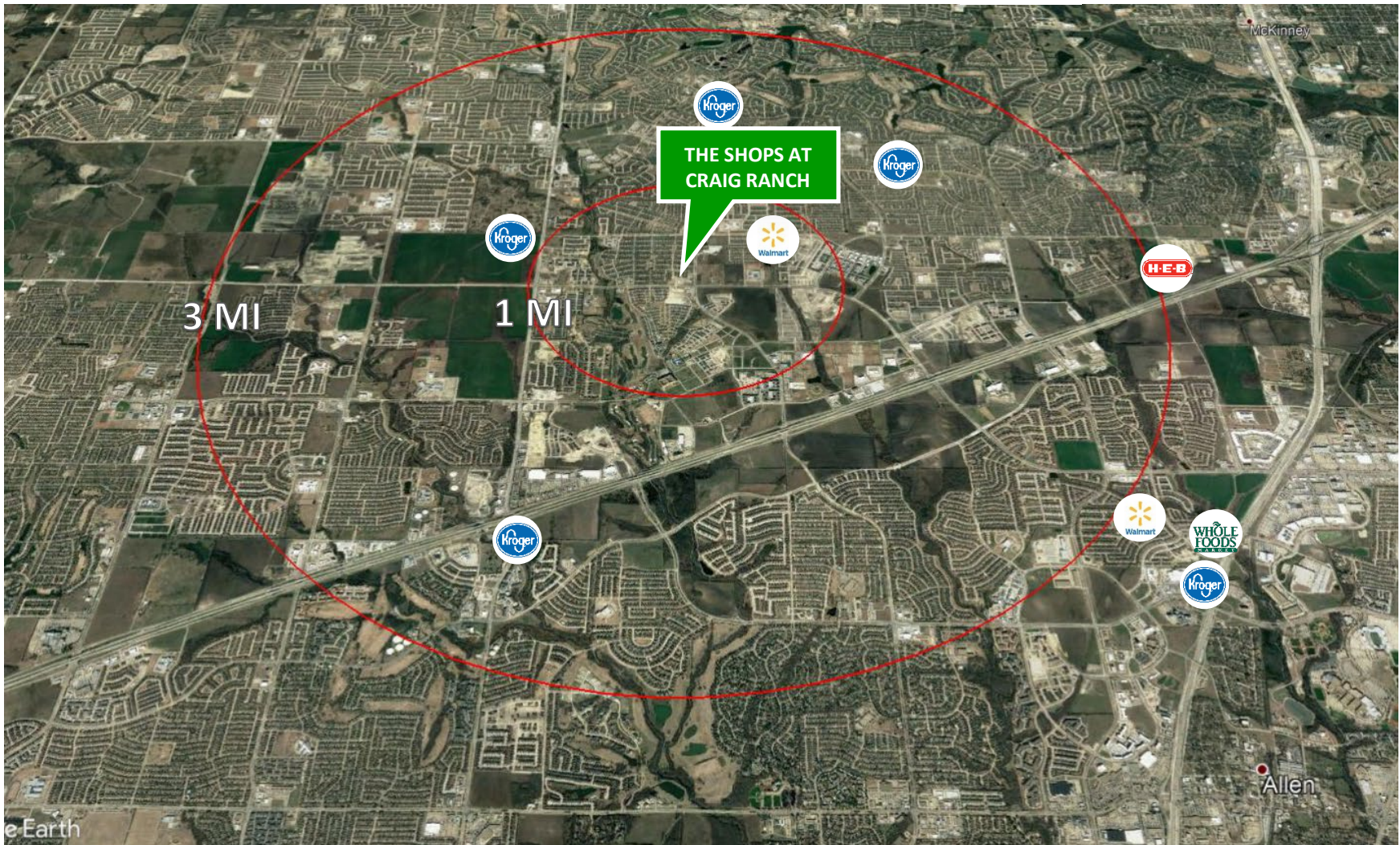
TENANT KEY

#	Tenant	SF
100	Subway	1,500
110	Domino's	1,800
120	Donut Shop	1,050
130	Nail Salon	2,228
140	F45	2,500
150	Restaurant	2,634
200	Coffeeshop	2,056
210	Ice Cream	1,435
220	Martial Arts	1,639
240	Dentist	2,298
250	Beauty Salon	1,237
260	AVAILABLE	1,828
270	Cleaners	1,216





MACRO SATELLITE IMAGERY



Population	3 MI	5 MI
2019 Population	106,721	270,033
2024 Population	150,016	372,924
Est. 5-yr Growth	40.60%	38.10%
Average Age	33.50	34.50

2019 Population by Race

White	44,891	127,721
Black	23,884	56,727
Am. Indian & Alaskan	625	1,772
Asian	26,333	67,321
Hawaiian & Pacific Island	83	222
Other	2,474	6,101

Households

2019 Total Households	36,144	92,938
HH Growth 2019 - 2024	41.20%	38.10%
Median Household Inc		
Avg Household Inc	\$127,636	\$129,646
Avg Household Size	3.00	3.00
2019 Avg HH Vehicles	2.00	2.00

Housing

Median Home Value	\$306,049	\$280,173
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Employment

Daytime Employment	14,465	45,631
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TRAFFIC COUNTS



Sources: 2018 District Traffic Web Viewer;
2018 McKinney Traffic Counts



EXCLUSIVE LEASING BROKER

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