

# McKINNEY CENTER

NEC University Drive and Highway 75  
1720 W. University Drive, McKinney, Texas

8,500 SF AVAILABLE ADJACENT TO NEW



## THE SITE

- 2,500 - 8,500 SF available
- Located in dominant retail intersection
- Anchored by brand new Academy Sports & Outdoors and adjacent to Sam's Club and Wal-Mart Supercenter
- McKinney named the nation's fastest growing city between April 2000 and July 2008, with its population more than doubling to 121,211.

### Traffic Counts\*

SH 380 / University Drive	33,000 VPD	
U.S. Hwy 75	125,000 VPD	*TxDot 2006

## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Minute Drive Time
2008 Population	6,303	40,308	103,681
Average HH Income	\$50,977	\$64,976	\$99,549



For information, please contact:

Sam Owen  
214.267.0460  
sowen@streamrealty.com

Lance W. Taylor, CCIM  
214.560.5110  
ltaylor@streamrealty.com

www.streamrealty.com

