

COMMERCIAL PROPERTY FOR SALE / LEASE

Lease / Sale



Stacy/Alma



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Lease / Sale



Highlight Points

- Size: 4.3 Acres | Zoned Commercial
- Type: New Construction | Tenant Improvement (TI) Package Available
- Availability: Restaurant and Retail Spaces
- Location: McKinney, TX – One of the Fastest-Growing Cities in the U.S.
- Intersection: SEC of Stacy Rd & Alma Dr
- Accessibility: Immediate Proximity to Highway 121
- Delivery: Estimated Completion – Q1 2026

TRAFFIC COUNTS

Stacy Rd

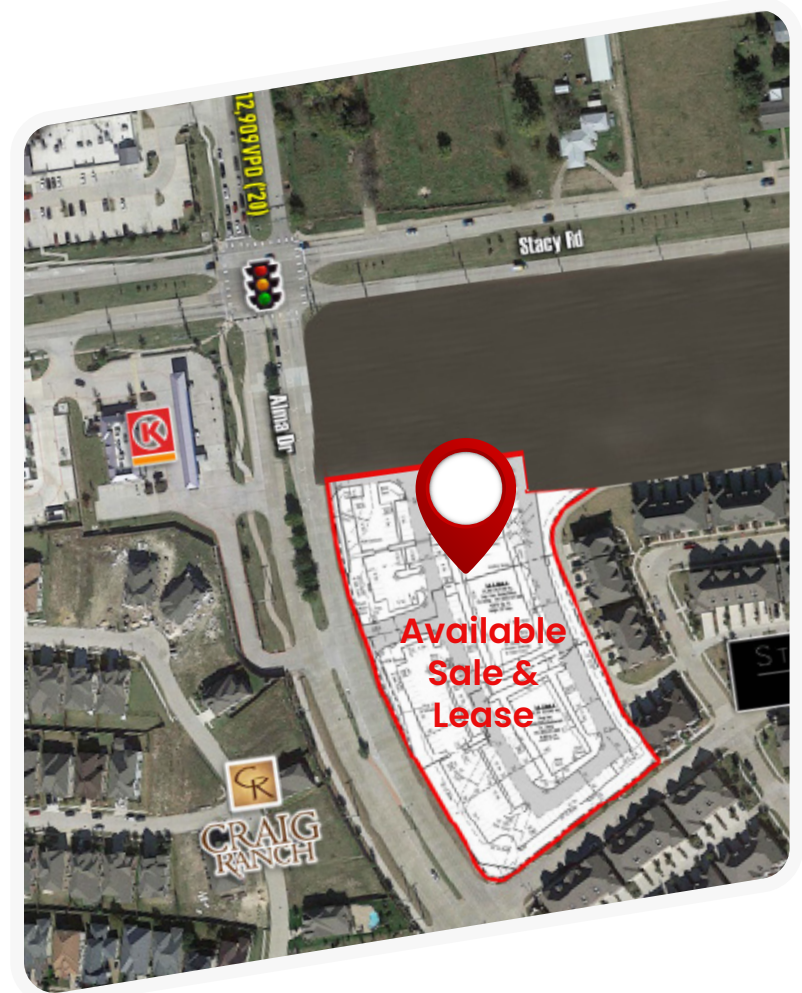
19,440 VPD

Alma Rd

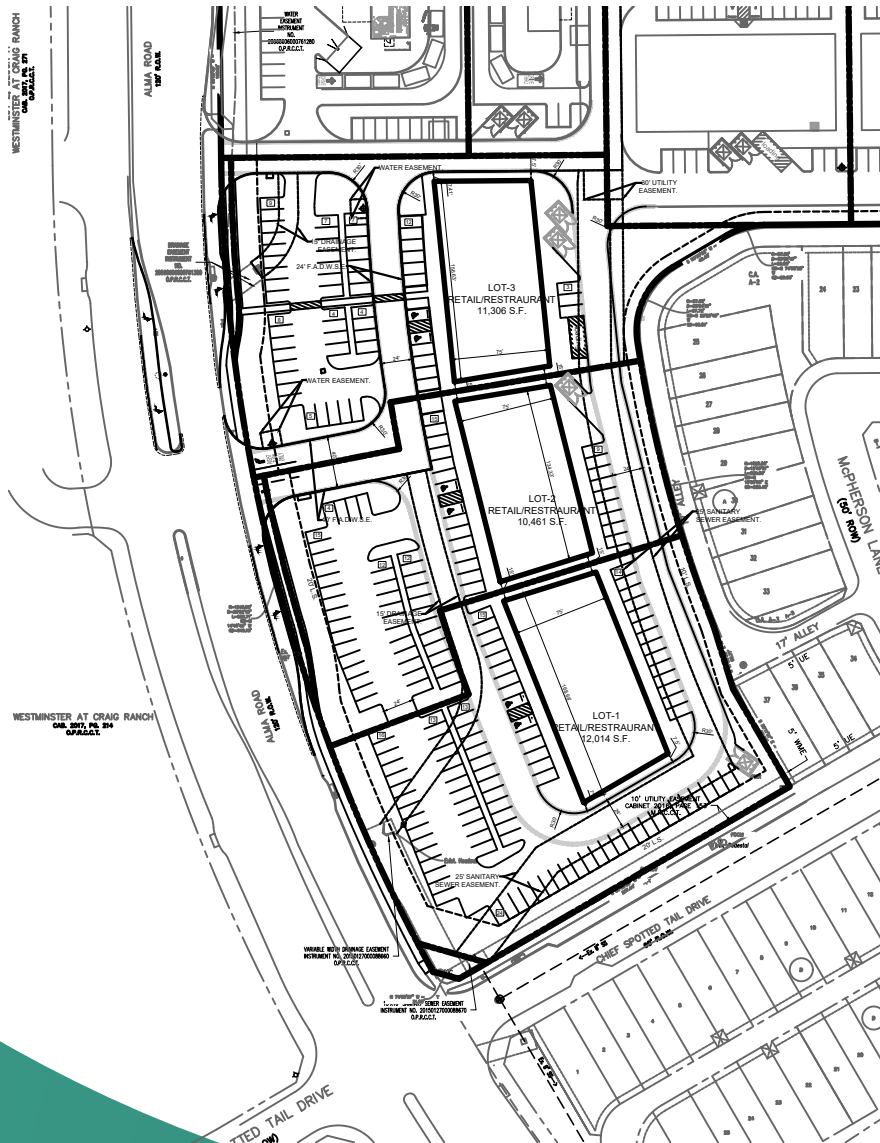
12,909 VPD

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Population	16,376	125,693	315,812
TOTAL HOUSEHOLDS	6,673	42,297	108,827
Daytime Pop.	13,615	112,002	292,935
Avg HH Income	\$115,782	\$145,708	\$139,190



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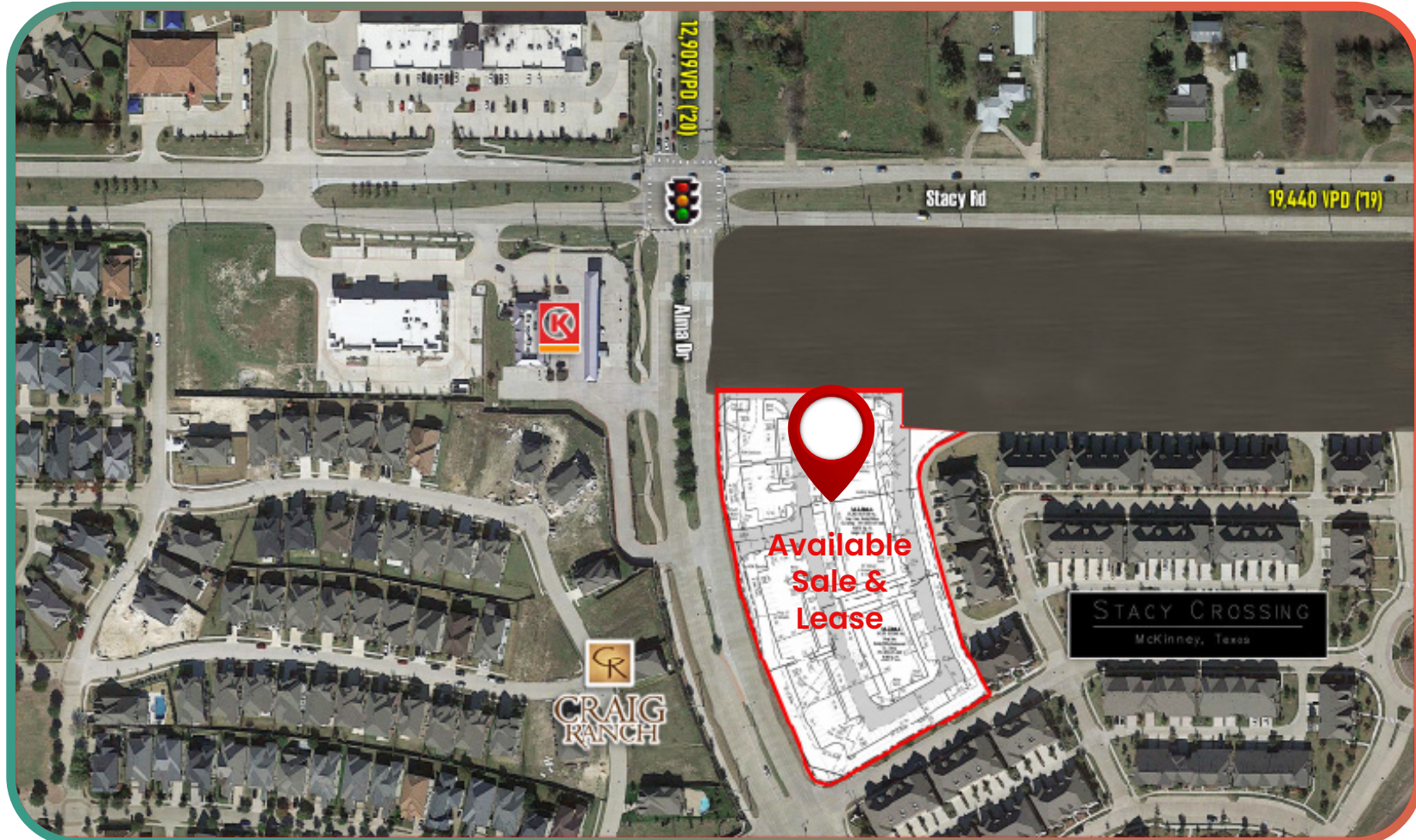


SITE SUMMARY TABLE			
	LOT-1	LOT-2	LOT-3
LOT AREA	1.56 AC	1.21 AC	1.45 AC
BUILDING AREA	12,014 SF	10,461 SF	11,306 SF
PARKING REQUIRED	RESTAURANT 1 PER 150 (40%) = 32	RESTAURANT 1 PER 150 (40%) = 28	RESTAURANT 1 PER 150 (40%) = 30
	RETAIL 1 PER 250 (60%) = 29	RETAIL 1 PER 250 (60%) = 26	RETAIL 1 PER 250 (60%) = 27
PARKING PROVIDED	95 SPACES	67 SPACES	59 SPACES



Aerial

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Visit Us or Contact for More Information

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