

LAKE FOREST COMMONS

SEC Lake Forest Dr & McKinney Ranch Pkwy, McKinney, TX 75070



AVAILABLE	
AT LEASE/UC	
LEASE SIGNED	

Walmart ✨
2.1M VISITS PER YEAR
(PER ALPHAMAP)

LAKE FOREST TOWNHOMES
400+ HOMES

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Rendering

PROJECT SCOPE

- Signalized intersection across from Walmart Supercenter & less than a mile from TX-121
- Shop Space & Pad Sites Available For Lease / Sale



Bldg 1: Building 1: 1,500 - 3,420 SF
(for lease)

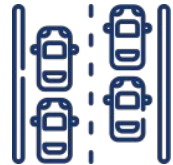
Building 2: 1,500 - 7,419 SF *(for lease)*

- Drive Thru Available

PAD SITES AVAILABLE

- Lot 4: .64 Acres
- Lot 6: 1.62 Acres

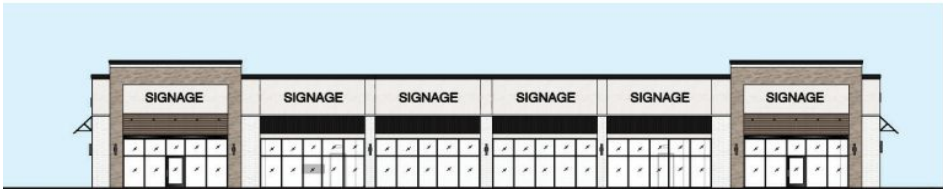
- Seeking Pad Users: Retail, Restaurant, QSR, & Medical



±45,200 VPD (Lake Forest Dr)
±11,000 VPD (McKinney Ranch Pkwy)

DEMOGRAPHICS

POPULATION	2 MILE	3 MILE	5 MILE
Current Year Estimate	47,233	122,918	294,198
HOUSEHOLDS	2 MILE	3 MILE	5 MILE
Current Year Estimate	15,851	43,763	102,071
INCOME	2 MILE	3 MILE	5 MILE
Average Household Income	\$135,785	\$134,066	\$130,212







AVAILABLE

AT LEASE/UC

LEASE SIGNED

LOI WORKING

LAKE FOREST TOWNHOMES
400+ HOMES

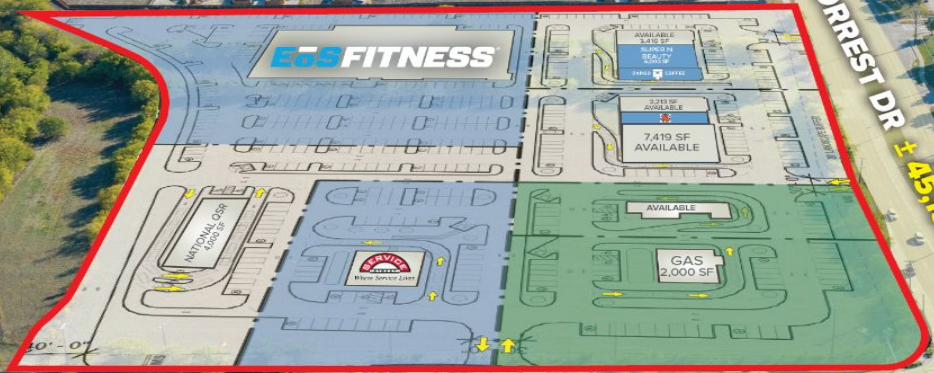
Walmart

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(PER ALPHAMAP)

BEST KIDS CARE PEDIATRIC

SUPERCUTS

GameStop



LAKE FOREST DR ± 45,157 VPD

MCKINNEY RANCH PKWY ± 12,731 VPD



MCKINNEY DISTRICT-WIDE STADIUM

AVAILABLE	
AT LEASE/UC	
LEASE SIGNED	
LOI WORKING	

LAKE FOREST TOWNHOMES
400+ HOMES



MCKINNEY RANCH PKWY ± 12,731 VPD



LAKE FORREST DR ± 45,157 VPD





Walmart
2.1M VISITS PER YEAR
(PER ALPHAMAP)

DOLLAR TREE **BENNY'S CAFE** **ROSATI'S**
GNC **51 RAINBOW** **SUSHI GO**
LIVE WELL INDIAN GRILL & MOMO HOUSE TAKE-OUT & DELIVERY

NAPOLI'S **ALLAY** SPINE & PAIN MANAGEMENT
Premier Care INTERNAL MEDICINE

GOLDEN CHICK

7 ELEVEN

SULTAN

TAKE 5

SUPERCUTS

BEST KIDS CARE PEDIATRIC

GameStop

LAKE FORREST DR ± 45,157 VPD

MCKINNEY RANCH PKWY ± 12,731 VPD

ESS FITNESS

AVAILABLE
AT LEASE/UC
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LOI WORKING



LINDSEY ELEMENTARY
844 STUDENTS

Walmart
2.1M VISITS PER YEAR
(PER ALPHAMAP)

MCGOWEN ELEMENTARY
568 STUDENTS

GRAND HOMES - LAKE FOREST II
400 HOMES

SUBJECT PROPERTY

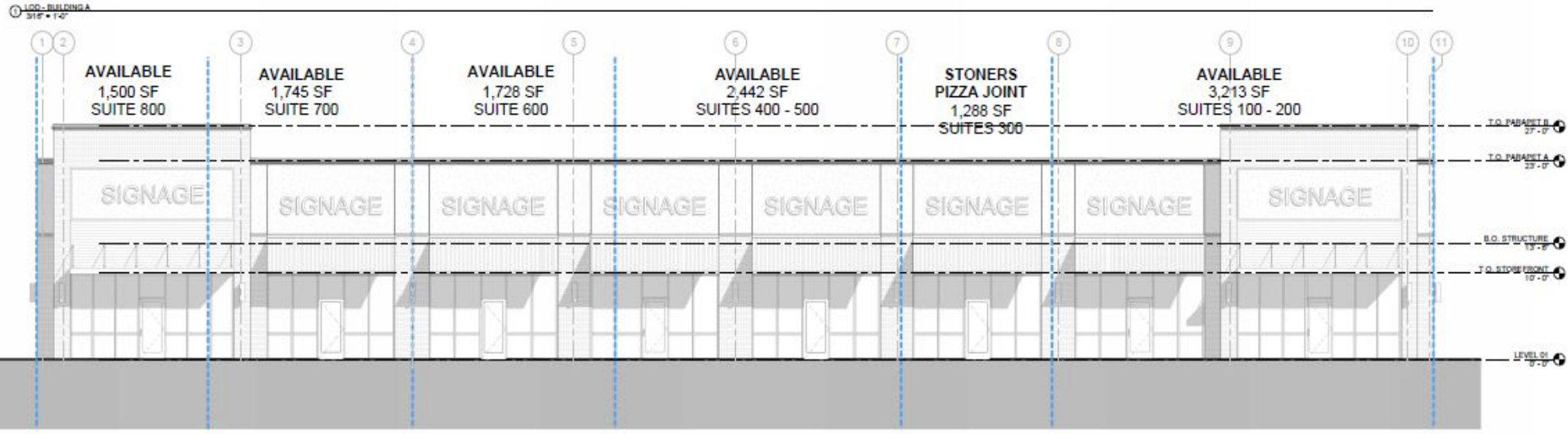
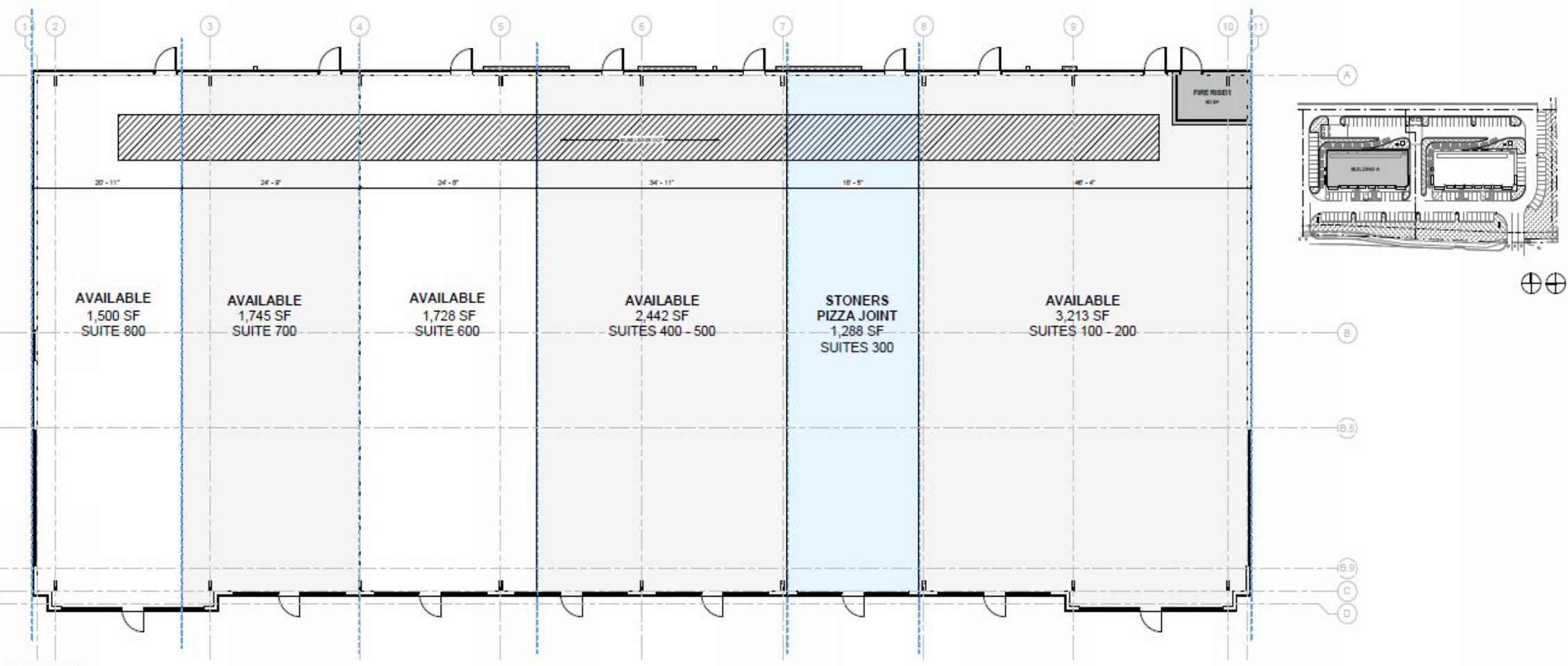
AVAILABLE [White Box]
AT LEASE/UC [Green Box]
LEASE SIGNED [Blue Box]



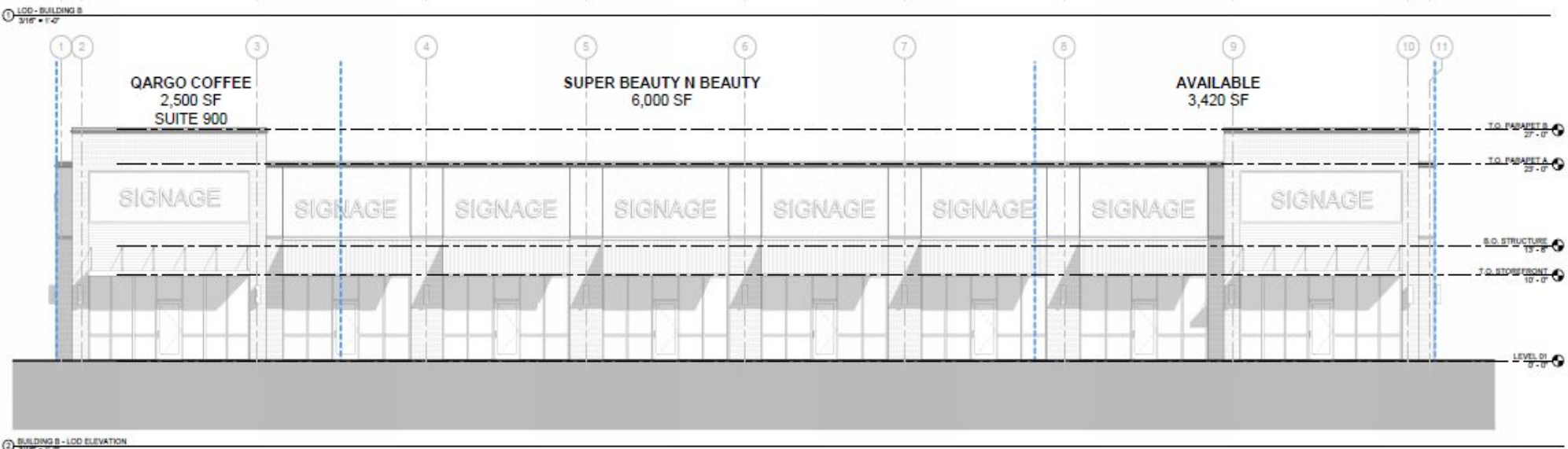
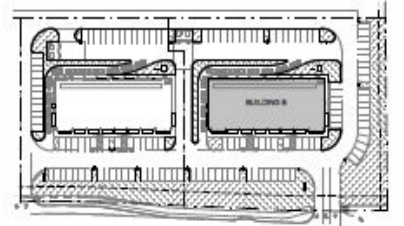
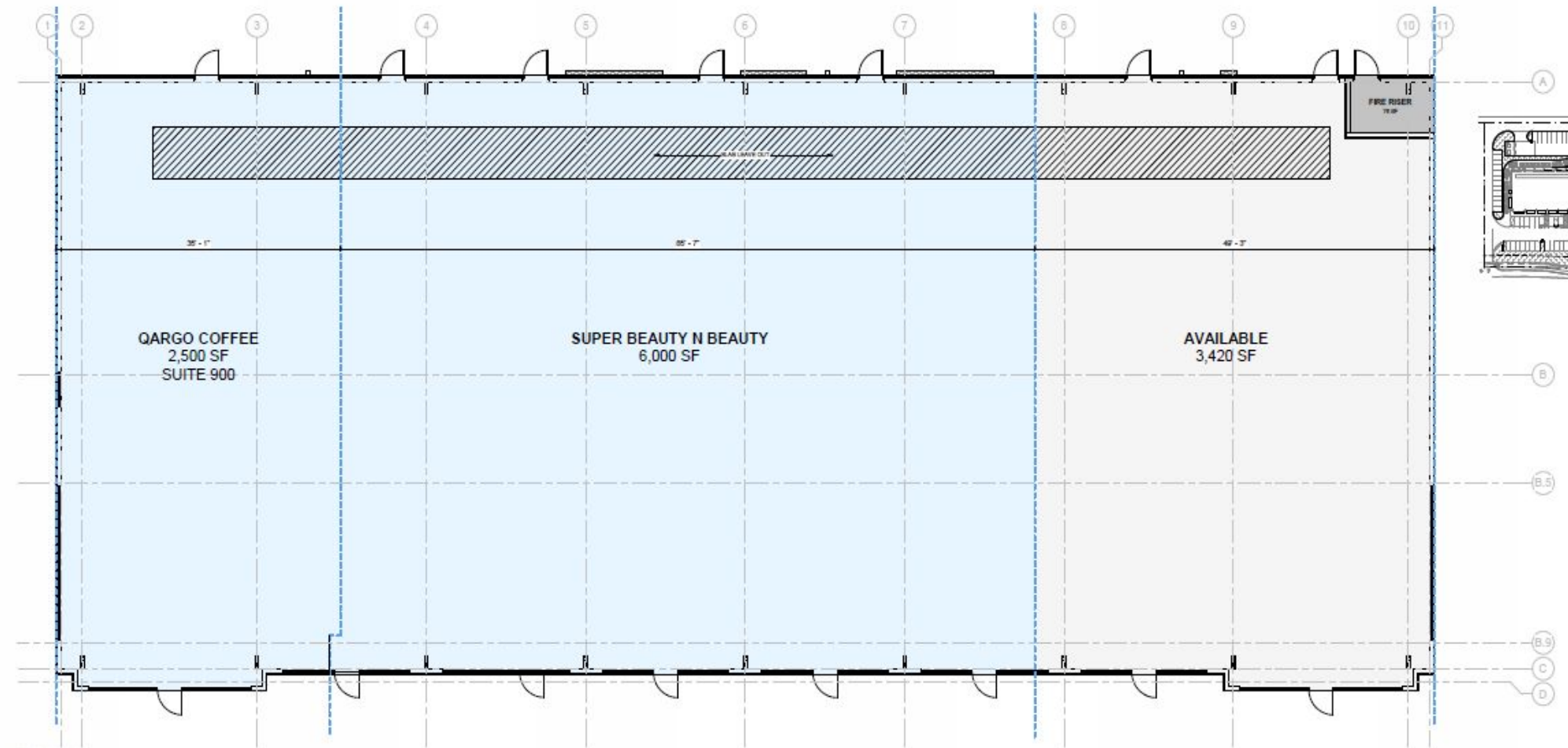
LAKE FOREST DR ± 45,157 VPD

MCKINNEY RANCH PKWY ± 12,731 VPD

FUTURE OFFICE & RETAIL



② BUILDING A - LOD ELEVATION
3/8" = 1'-0"





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MCKINNEY, TX

McKinney, Texas, is a vibrant and rapidly growing city located in the northeastern part of the state, *approximately 30 miles North of downtown Dallas*. Known for its unique blend of historic charm and modern amenities, McKinney has earned a reputation as one of the best places to live in the United States. Its robust economy has attracted businesses and job opportunities, contributing to the city's population growth.

McKinney, Texas is the *6th fastest growing city in Texas* and boasts a diverse and thriving retail landscape that caters to the needs and preferences of its rapidly growing population. The city's retail scene offers a mix of traditional and contemporary shopping experiences. Historic Downtown McKinney is a standout attraction, featuring an array of boutique shops, antique stores, and unique boutiques housed in beautifully preserved historic buildings. This area hosts popular events like the McKinney Farmers Market and Arts in Bloom Festival, drawing locals and visitors alike. Beyond the historic district, McKinney also has several modern shopping centers, such as Eldorado Plaza and The Village at Allen, which house popular national retailers, department stores, and dining options.

216,397

MCKINNEY
POPULATION

\$116,000

AVG HOUSEHOLD
INCOME IN TRADE AREA

#6

FASTEST
GROWING CITY



