

# THE VILLAGE AT INDEPENDENCE

10022 Virginia Pkwy | McKinney, TX 75071

**Future Mixed-Use  
Leasing Opportunity**

Leasing Brochure



**MATTHEWS™**

**Baylor Worman**

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## Project Scope

- Frontage at Independence and Virginia Parkway with multiple access points
- Situated within a hub of single-family developments & adjacent to Future DR Horton Townhome development
- Nearby national retailers include The Home Depot, Whole Foods Market, Walmart Supercenter, Chick-fil-A, and Target

## Vehicles Per Day:

**±29,878 VPD** (Custer Rd)

**±11,700 VPD** (Virginia Pkwy)

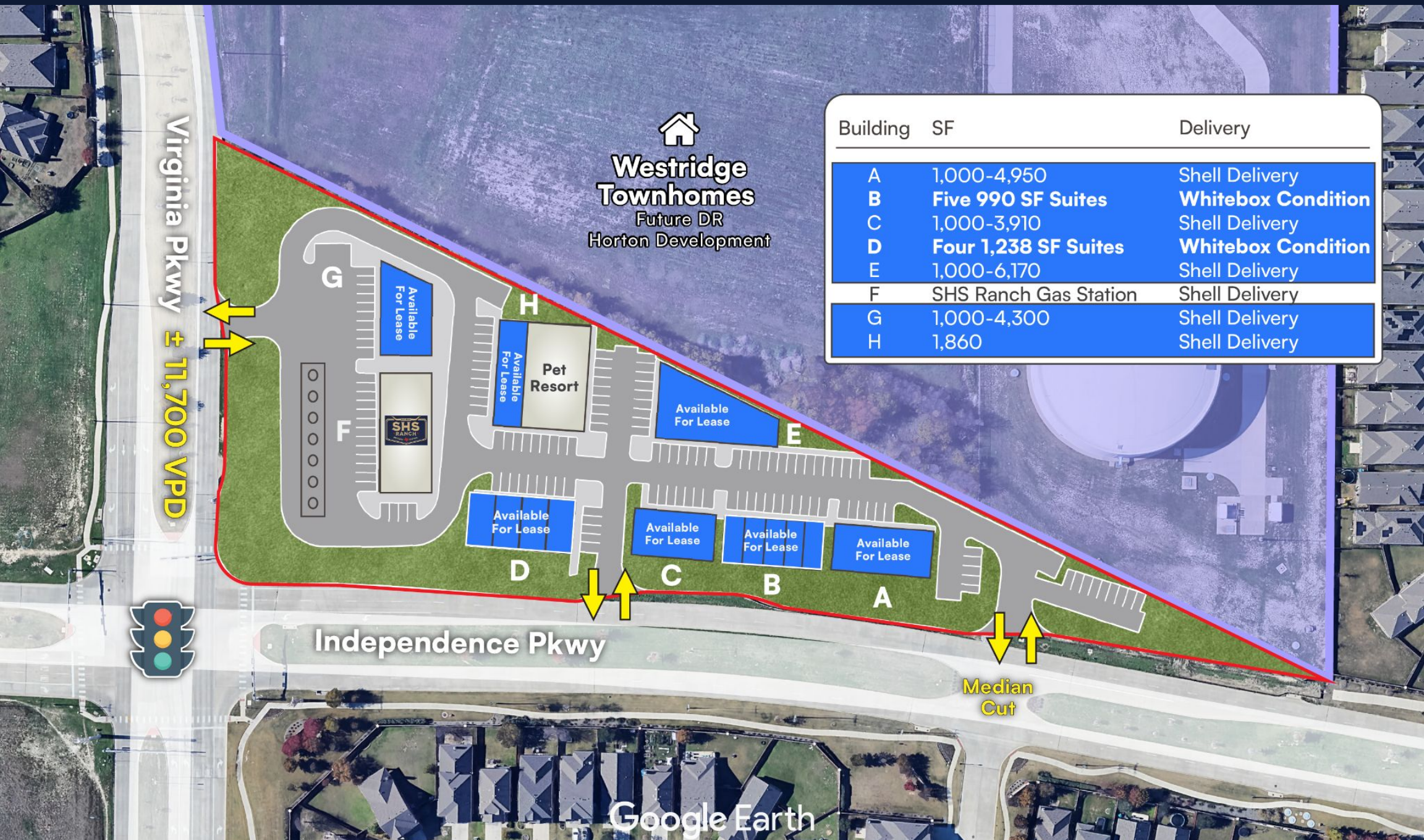
## Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	16,879	110,174	265,496
Current Year Estimate	17,376	103,924	239,778
2020 Census	16,482	90,074	198,896
Growth Current Year-Five-Year	-2.86%	6.01%	10.73%
Growth 2020-Current Year	5.43%	15.38%	20.55%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,754	36,739	93,393
Current Year Estimate	5,716	33,549	81,466
2020 Census	5,538	29,016	66,209
Growth Current Year-Five-Year	0.66%	9.51%	14.64%
Growth 2020-Current Year	3.21%	15.62%	23.04%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$177,437	\$226,600	\$210,176

## Availability

- **Building A: 1,000 - 4,950 SF**
  - Shell Delivery, can demise
- **Building B: Five 990 SF Suites**
  - To be delivered in Whitebox condition
- **Building C: 1,000 - 3,910 SF**
  - Shell Delivery, can demise
- **Building D: Four 1,238 SF Suites**
  - To be delivered in Whitebox condition
- **Building E: 1,000 - 6,170 SF**
  - Shell Delivery, can demise
- **Building F: SHS Ranch Gas Station**
- **Building G: 1,000 - 4,300 SF**
  - Shell Delivery, can demise
- **Building H: 1,000 - 9,360 SF**
  - (LOIs working - 7000 SF Pet Resort & 1500 SF Pet Store)





Virginia Pkwy ± 11,700 VPD

Independence Pkwy

Median Cut



Future Mixed-Use For Lease

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10022 Virginia Pkwy

McKinney, TX 75071



🏠  
**Westridge  
Townhomes**  
Future DR  
Horton Development

Median  
Cut

🏠  
**Fossil Creek  
at Westridge**  
Future DR  
Horton Development

Virginia Pkwy ± 11,700 VPD

Independence Pkwy

±1.5 AC  
Under Construction



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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





**Information About Brokerage Services**

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

**Confidentiality & Disclaimer Statement**

This Leasing Package contains select information pertaining to the business and affairs of **10022 Virginia Pky, McKinney, TX, 75071** ("Property"). It has been prepared by Matthews Real Estate Investment Services.™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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**Broker of Record**

**Patrick Graham**

License No. 9005919 (TX)