

# VILLAGE PARK SQUARE

Daycare / Montessori Building

For Sale / Lease

UNDER CONSTRUCTION!

DELIVERY – FEBRUARY 2021



5450 Collin McKinney Parkway, McKinney, Texas 75070

## Property Overview

- + 10,00 SF Building plus 4,000 SF play area
- + SUP for Montessori school
- + 8 class rooms plus one multi-purpose room
- + 2000 SF fully finished attic space
- + Part of 17,000 SF, 3-building mixed use project
- + 59 parking spots total
- + New Construction, Available Feb' 2021
- + Beautiful masonry finish
- + Captured market of 1500 homes in Village Park subdivision
- + 3000 home within a mile from the building
- + Minutes from Lindsey Elementary School
- + Close to Emerson High School
- + For sale or lease
  - \$270 per SF, Shell Building
  - \$22 per SF + NNN

## Location Highlights

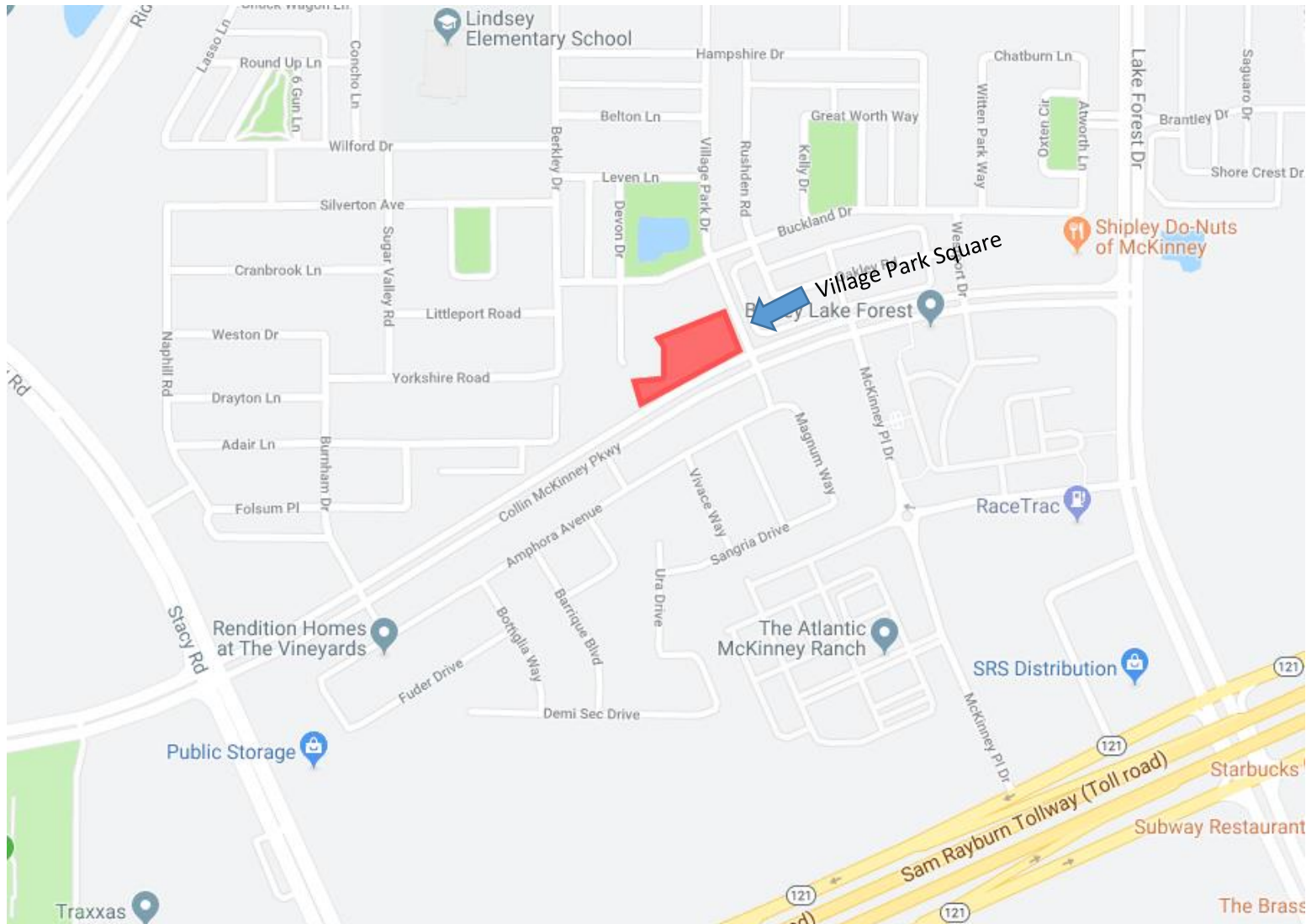
- ✚ NW corner of Collin McKinney and Village Park
- ✚ Frontage on Collin McKinney Pkwy
- ✚ Off Stacy Rd – 26,000 VPD
- ✚ Minutes from Sam Rayburn Toll Way
- ✚ Rapidly growing residential neighborhood
- ✚ 3000 homes within half a mile
  - Village Park
  - Avalon
  - Villas at Stacy
  - Avana McKinney Ranch Apartments
  - Century Lake Forest Apartments
  - Lake Forest, a brand-new Grand Homes' community
- ✚ Near Craig Ranch, a large master-planned community

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## Excellent Location! Minutes from Sam Rayburn Tollway, off Stacy Road



# North West Corner of Collin McKinney Pkwy and Village Park Drive

