

# VILLAGE PARK SQUARE

2,000 SF Standalone Office Building

For Sale / Lease

CONSTRUCTION NEARLY  
COMPLETE!

DELIVERY – JANUARY



5500 Collin McKinney Parkway, McKinney, Texas 75070

## Property Overview

- + 2,000 SF, standalone building
- + Extremely rare, and hard to find
- + Office; C1 Zoning
- + Divisible into two suites
- + Part of 17,000 SF, 3-building mixed use project
- + 59 parking spots total
- + New Construction, Available Jan' 2021
- + Ideal for a variety of office users:
  - Physician office
  - Dentist
  - Chiropractor
  - Veterinarian
  - Physical Therapist
  - Dance, music school / Learning center
  - Medical / Dentist / Chiropractor office
  - Real estate/insurance office
- + Captured market of 1500 homes in Village Park subdivision
- + For sale or lease
  - \$285 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
- + Signalized intersection at Stacy-Collin McKinney
- + 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

**Srinivas Chaluvadi, MS, MBA, PMP**

Perfect Realty Partners LLC (TREC # 9003888)

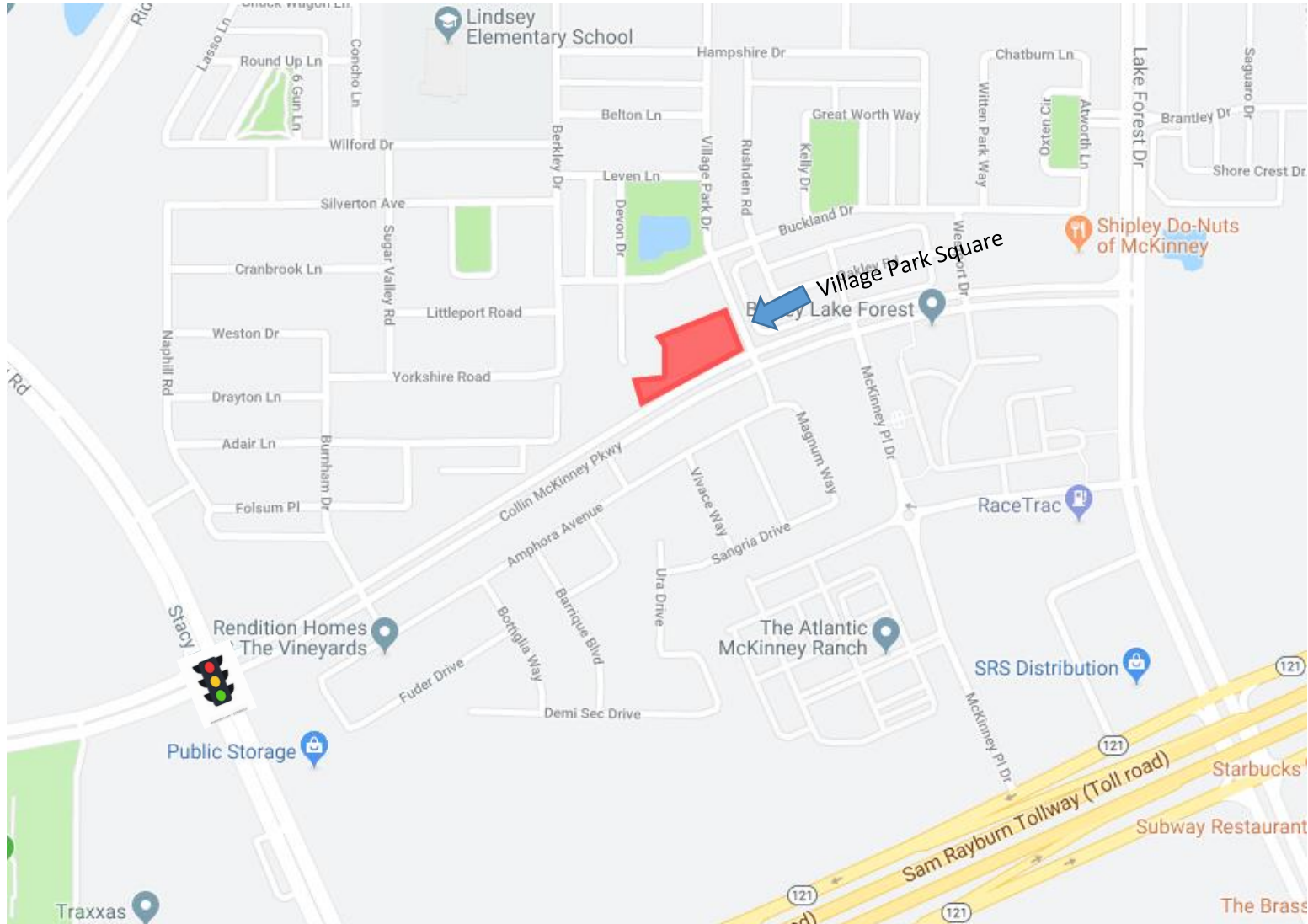
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## Excellent Location! Minutes from Sam Rayburn Tollway, off Stacy Road



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

