

VILLAGE PARK SQUARE

Standalone Retail / Office Building

For Sale / Lease

UNDER CONSTRUCTION!

DELIVERY – JANUARY 2021



5400 Collin McKinney Parkway, McKinney, Texas 75070

Property Overview

- + 5,000 SF, standalone building
- + Retail / Office; C1 Zoning
- + Divisible into four 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 neighborhood services:
 - Church
 - Convenience store
 - Hair and nail salons
 - Pet grooming
 - 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
 - \$275 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

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Perfect Realty Partners LLC (TREC # 9003888)

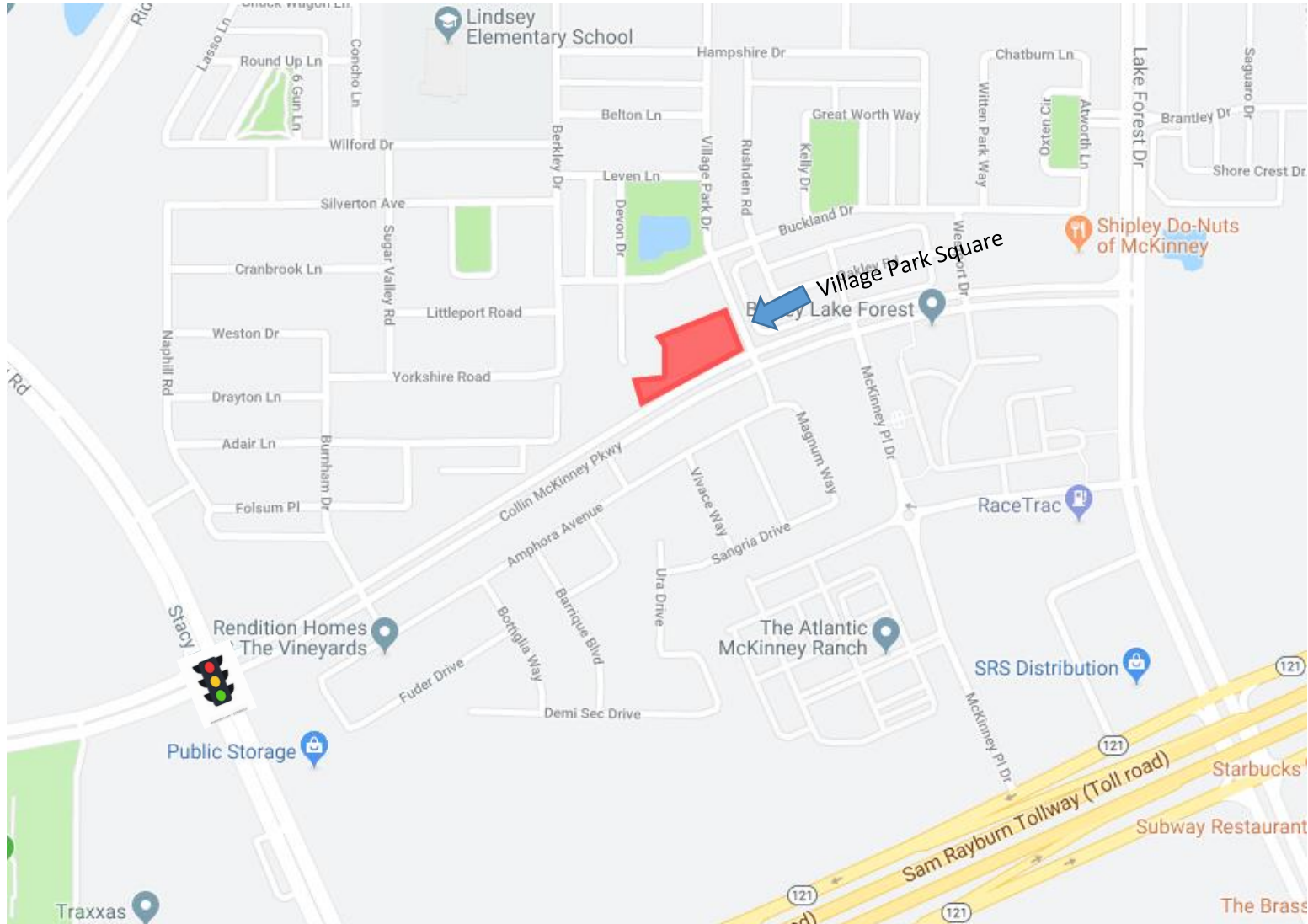
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Excellent Location! Minutes from Sam Rayburn Tollway, off Stacy Road



North West Corner of Collin McKinney Pkwy and Village Park Drive

