



# SH 121 PADS & RETAIL

For lease:  
 NWQ Stacy Rd &  
 SH 121  
 McKinney, TX 75070

VENTURE

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# Metrics

NWQ Stacy Rd & SH 121  
McKinney, TX 75070

## Location

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## Available Spaces

Retail Building  
6,356 SF GLA  
4,816 SF Available

## Traffic Counts

SH 121	Stacy Rd
89,242 VPD	37,287 VPD



## Area Attractions



# Property Highlights

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1. In close proximity to Emerson High School
2. Adjacent to 65 acre McKinney Soccer Stadium at Craig Ranch with recent \$25 million renovation.
3. Strong demographics with over \$178k Avg Household Income in 3 miles
4. Located on the dynamic SH 121 retail corridor



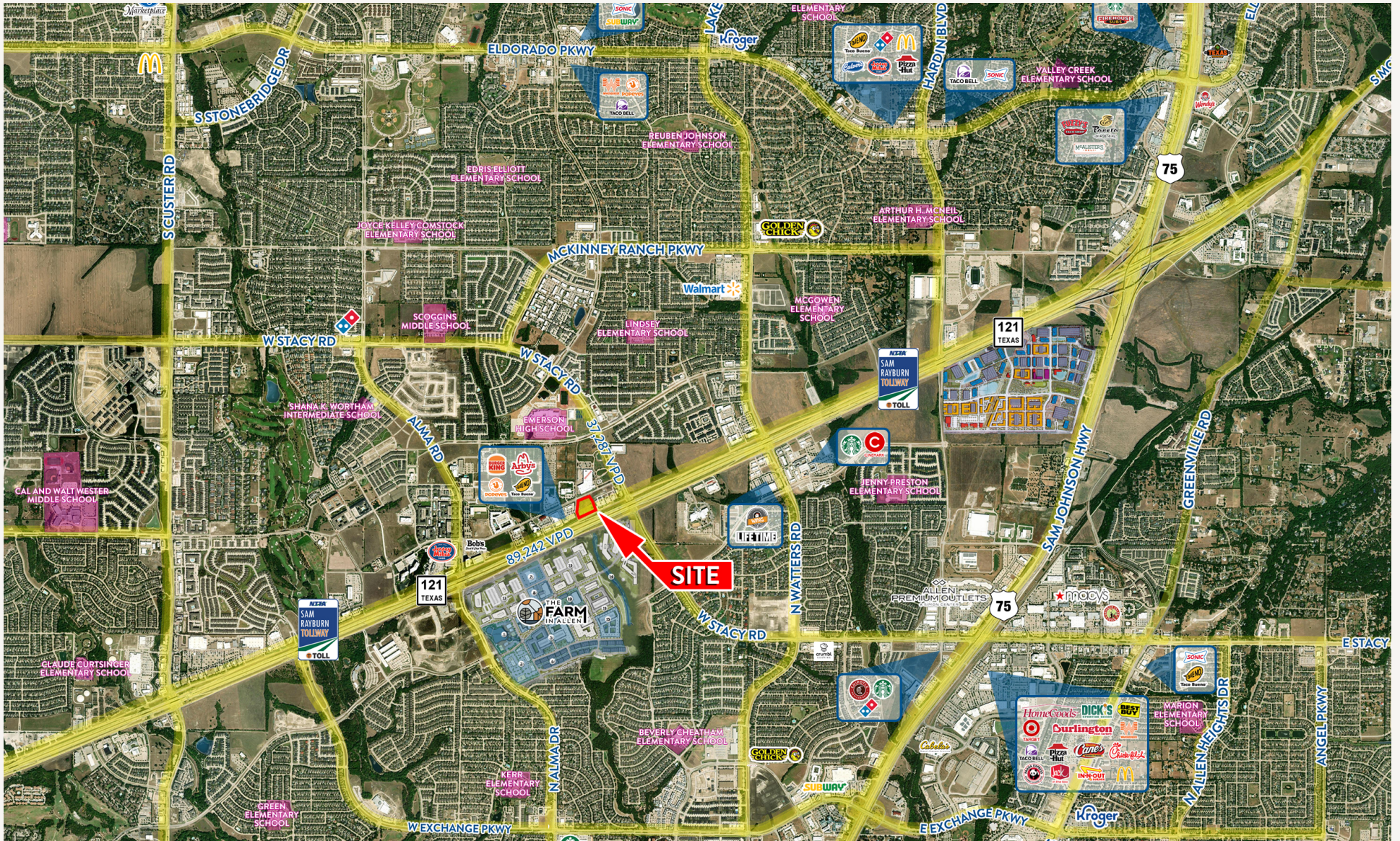
## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,555	131,542	335,231
EST. DAYTIME POPULATION	2,404	36,335	92,132
EST. AVG. HH INCOME	\$185,724	\$178,700	\$179,189



# Aerial

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# VENTURE

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