



# .79 AC PAD SITE

For lease:  
SWQ US 380 &  
Lake Forest Dr  
McKinney, TX 75071

# Metrics

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## Location

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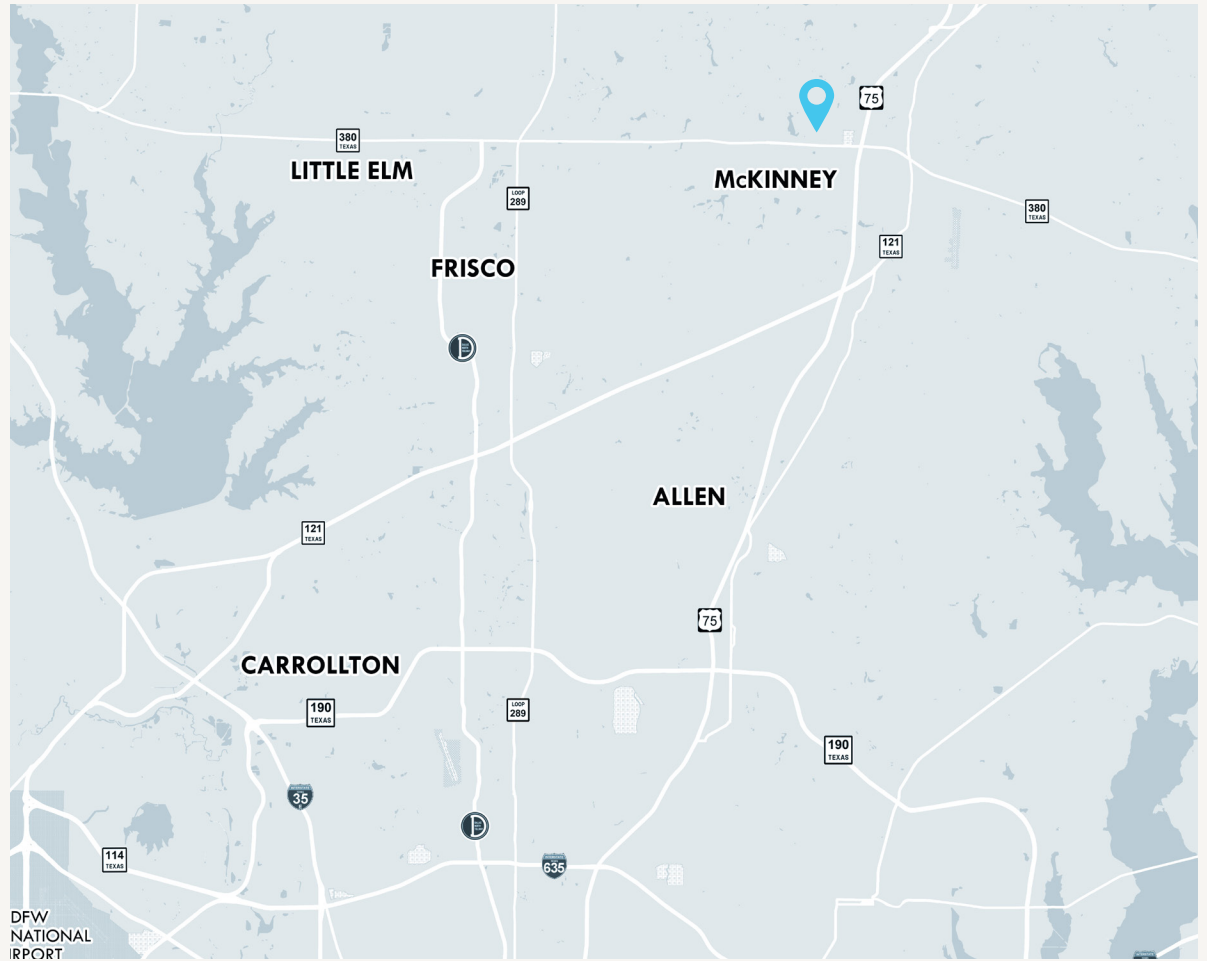
## Available Spaces

Lot 11  
.79 AC

## Traffic Counts

US 380  
54,804 VPD

Lake Forest Dr  
13,632 VPD



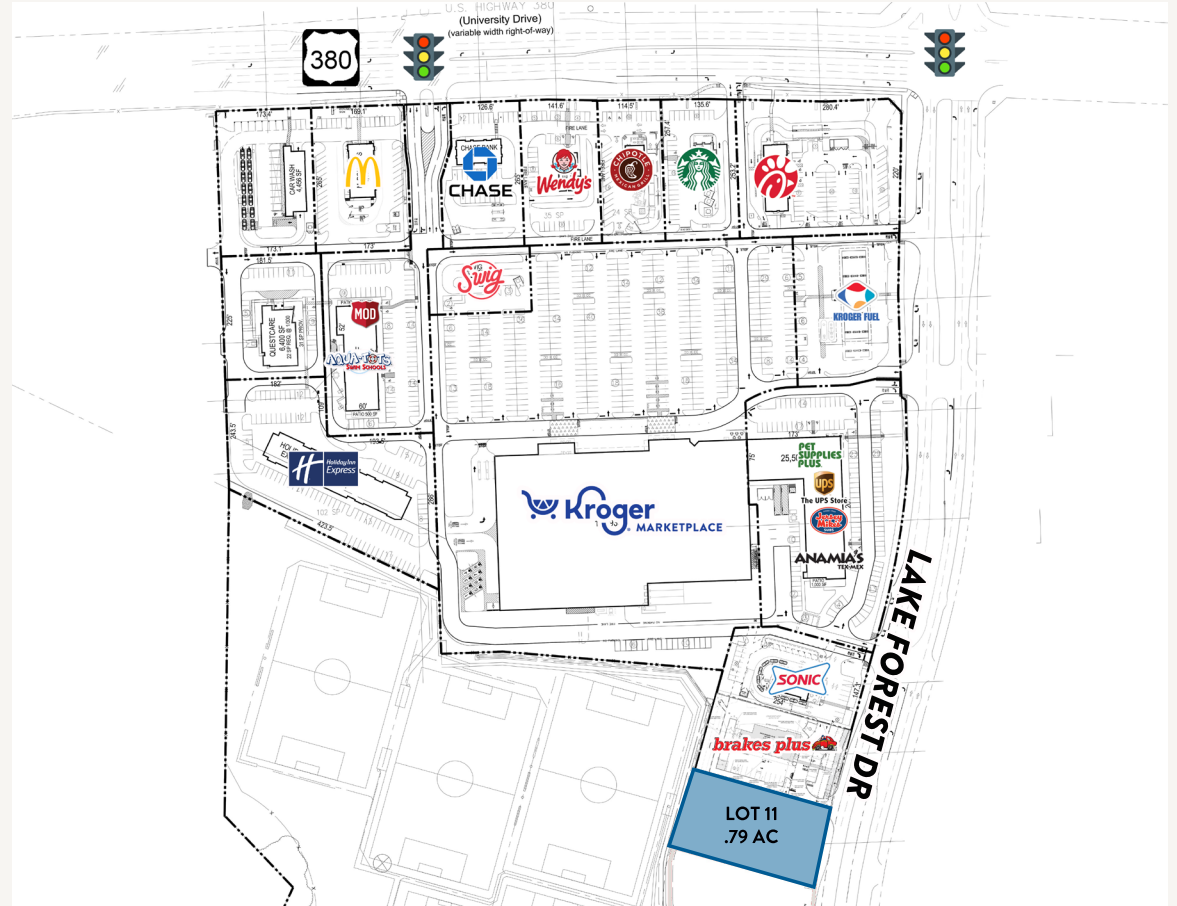
## Area Attractions



# Property Highlights

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1. Anchored by 123,000 sf large format Kroger Marketplace
2. Signalized intersection
3. Average household incomes within 1 mile exceed \$174K
4. Baylor Scott and White Medical Center – McKinney: 192 beds
5. Springstone Hospital: 72 beds
6. Zoning: Commercial Business

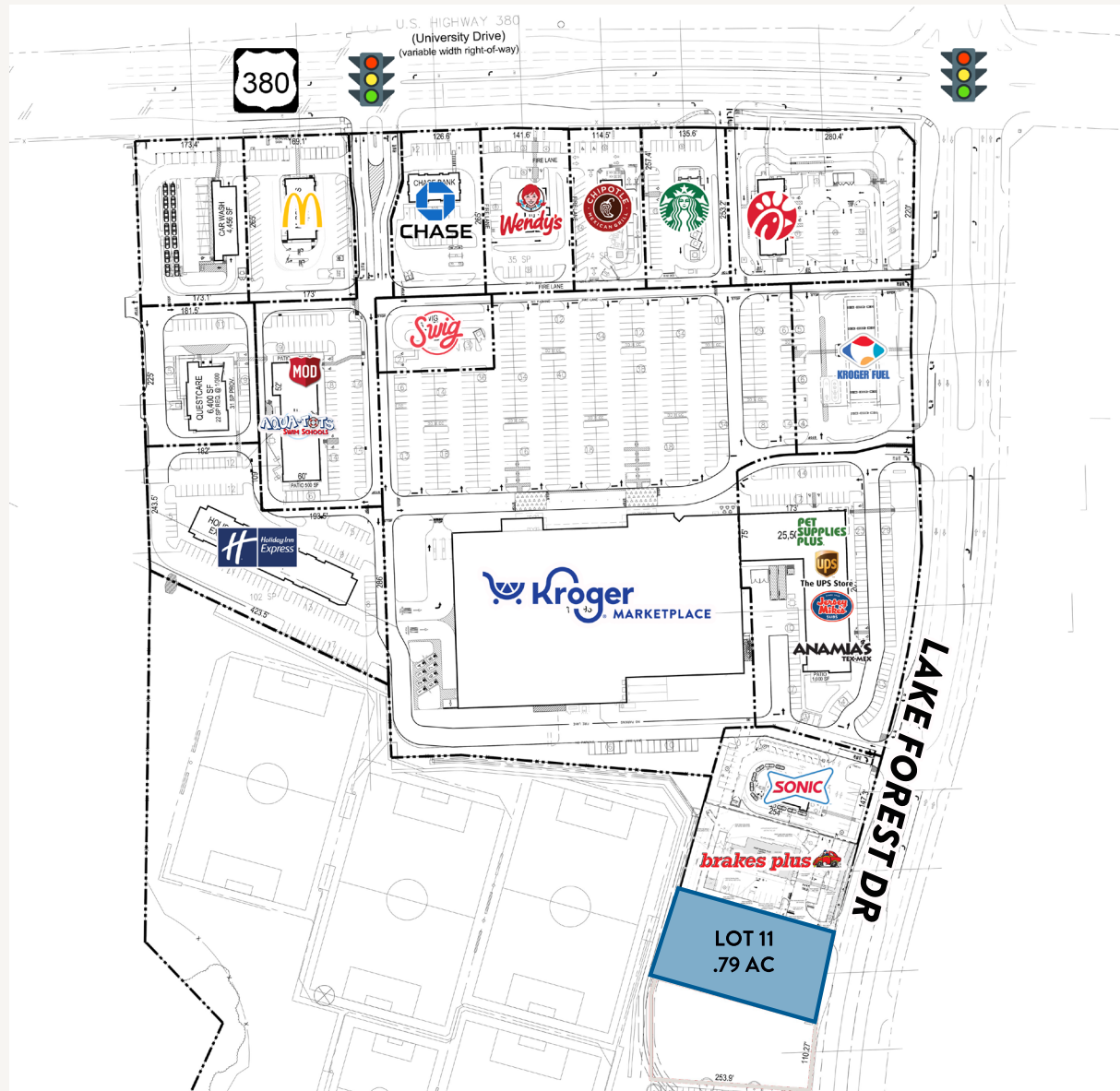


## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,801	75,496	207,906
EST. DAYTIME POPULATION	1,657	21,059	61,647
EST. AVG. HH INCOME	\$174,265	\$193,314	\$172,100

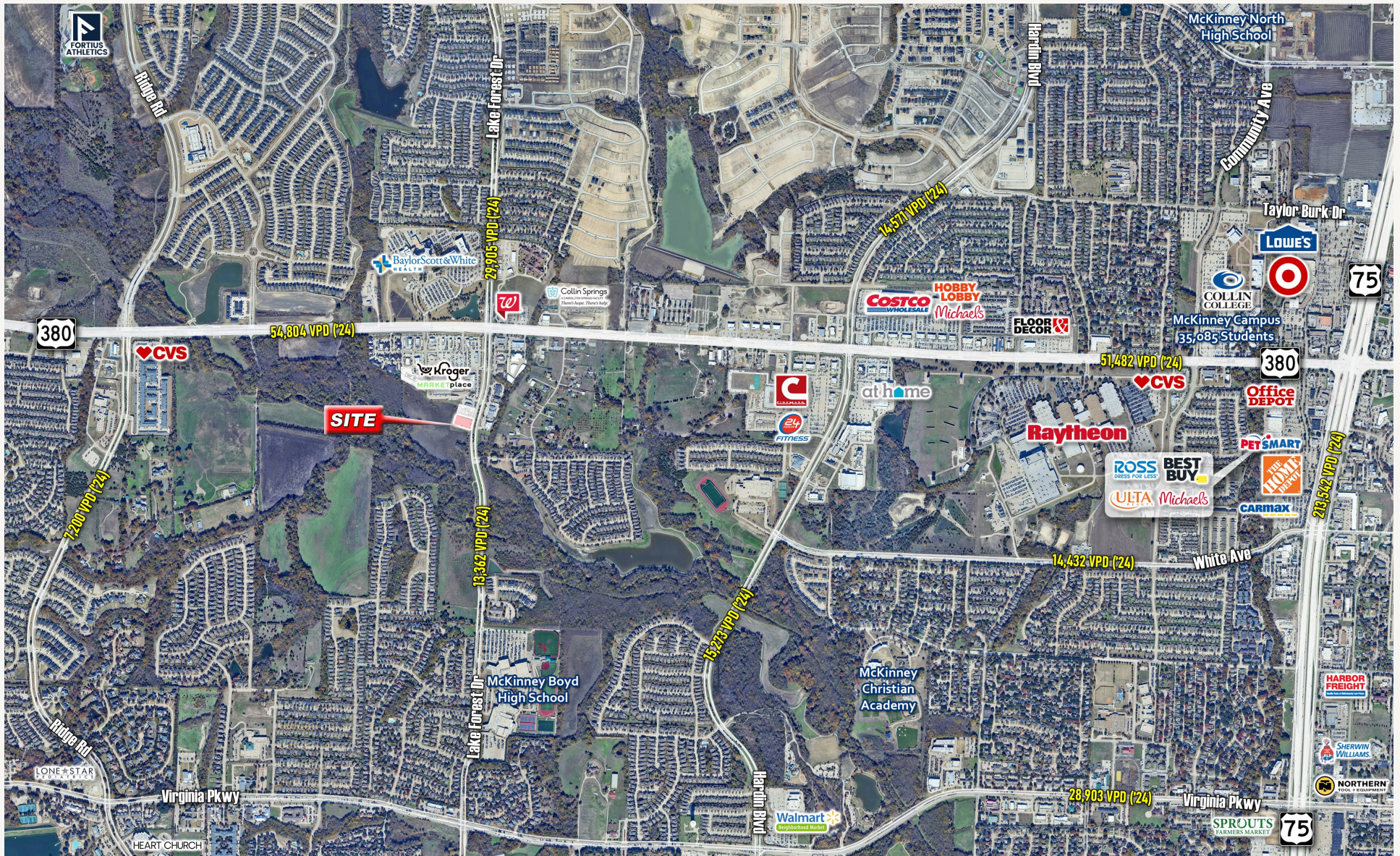
# Site Plan

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# Aerial

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DEVELOPED BY:



**Amy Pjetrovic**  
**Principal**

apjetrovic@venturedfw.com

**Natalia Singer**  
**Senior Vice President**

nsinger@venturedfw.com

**Mia Ureña**  
**Transaction Manager**

murena@venturedfw.com

(214) 378-1212

[www.VentureDFW.com](http://www.VentureDFW.com)

8235 Douglas Ave  
Suite 720  
Dallas, Texas 75225

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