



SHOP SPACE & PAD SITES

SWQ Hwy 380
& Hardin Blvd
McKinney, TX

Metrics

SWQ Hwy 380 & Hardin Blvd
McKinney, TX 75071

Location

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Available Spaces

Retail For Lease	Pads For Sale or Lease
17,462 SF	Lot 3
	1.10 AC

Traffic Counts

US 380	Hardin Blvd
105,633 VPD	19,167 VPD



Area Attractions



VENTURE

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Property Highlights

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1. Retail shop space for lease, with pads available for sale or ground lease, located in an affluent, high-growth Hwy 380 corridor
2. Prime frontage along U.S. Highway 380 with traffic counts exceeding 105,000 VPD
3. Excellent visibility and access from Hwy 380, with median cut construction scheduled to begin in Q3 2026
4. Adjacent to the new JPI 32-acre multifamily development, scheduled to break ground in Q3 2026
5. Pad delivery anticipated Q2 2027; Shop space delivery anticipated Q4 2027

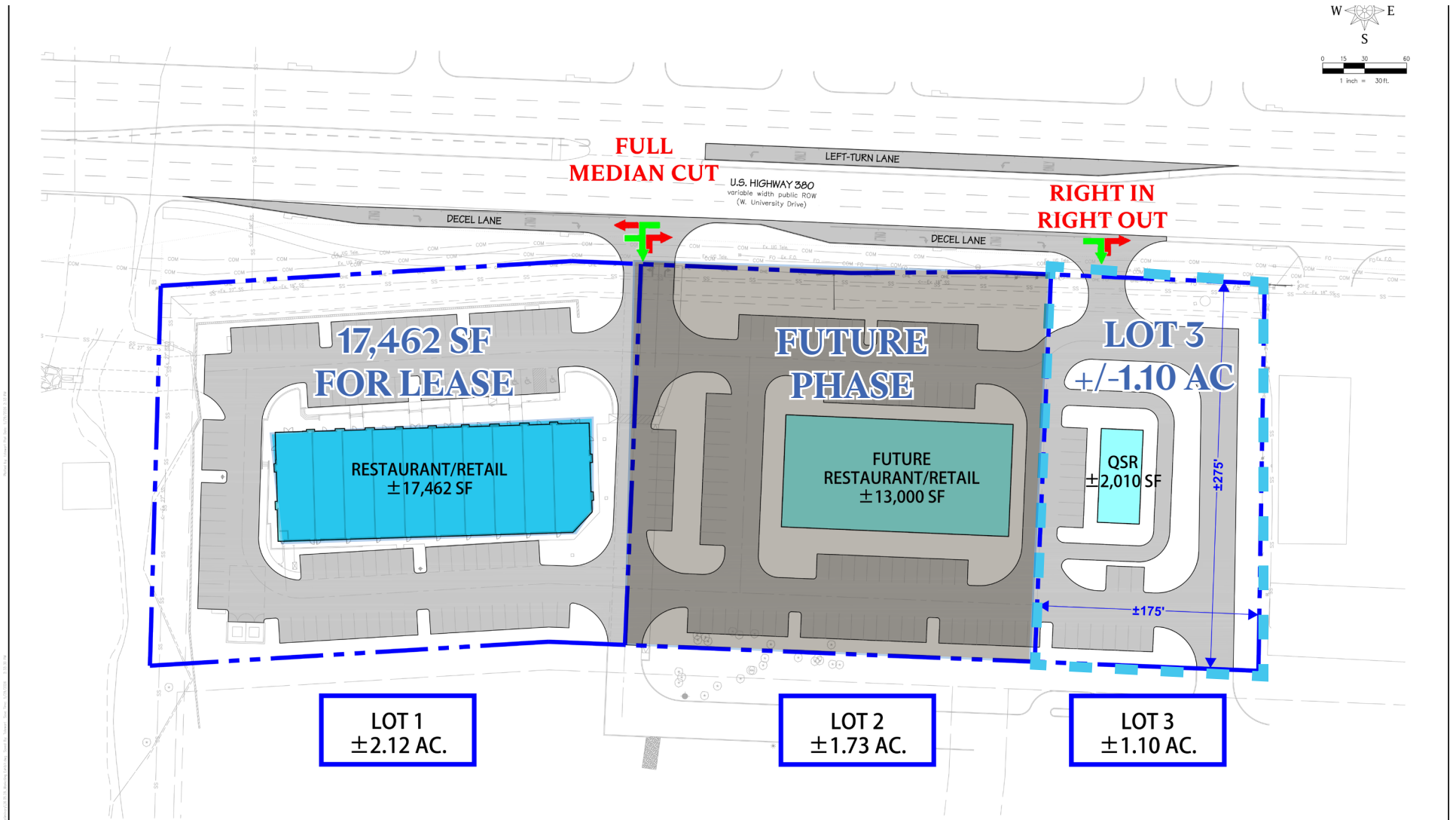


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,968	76,563	180,471
EST. DAYTIME POPULATION	2,109	28,405	57,935
EST. AVG. HH INCOME	\$121,570	\$171,316	\$169,255

Site Plan

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