



# 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 17,500 SF	Pads For Sale or Lease Lot 2 0.98 AC
	Lot 3 0.86 AC
	Lot 4 0.98 AC



## Traffic Counts

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

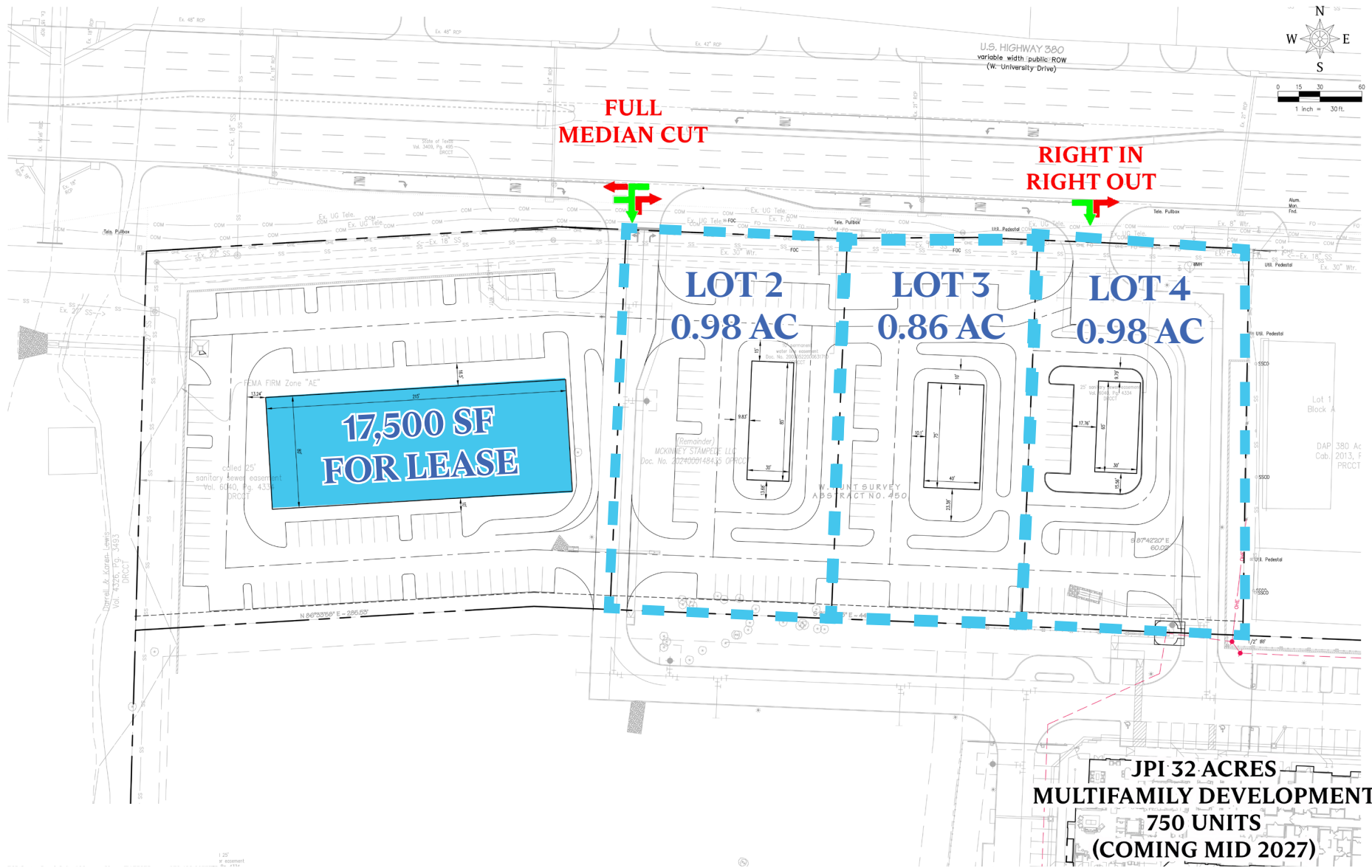


## 2025 Demographic Summary

	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

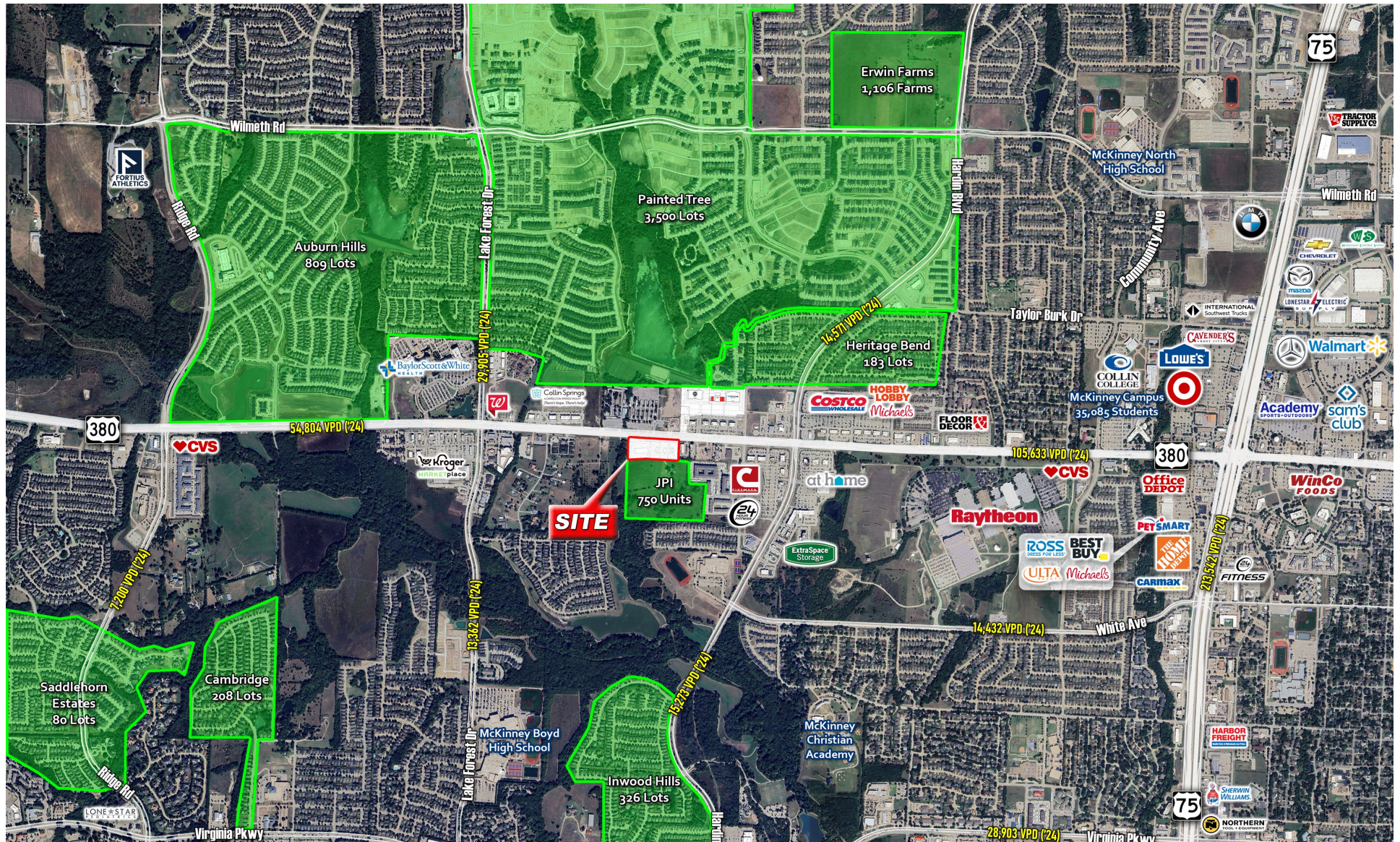
# Site Plan

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# Far Aerial

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