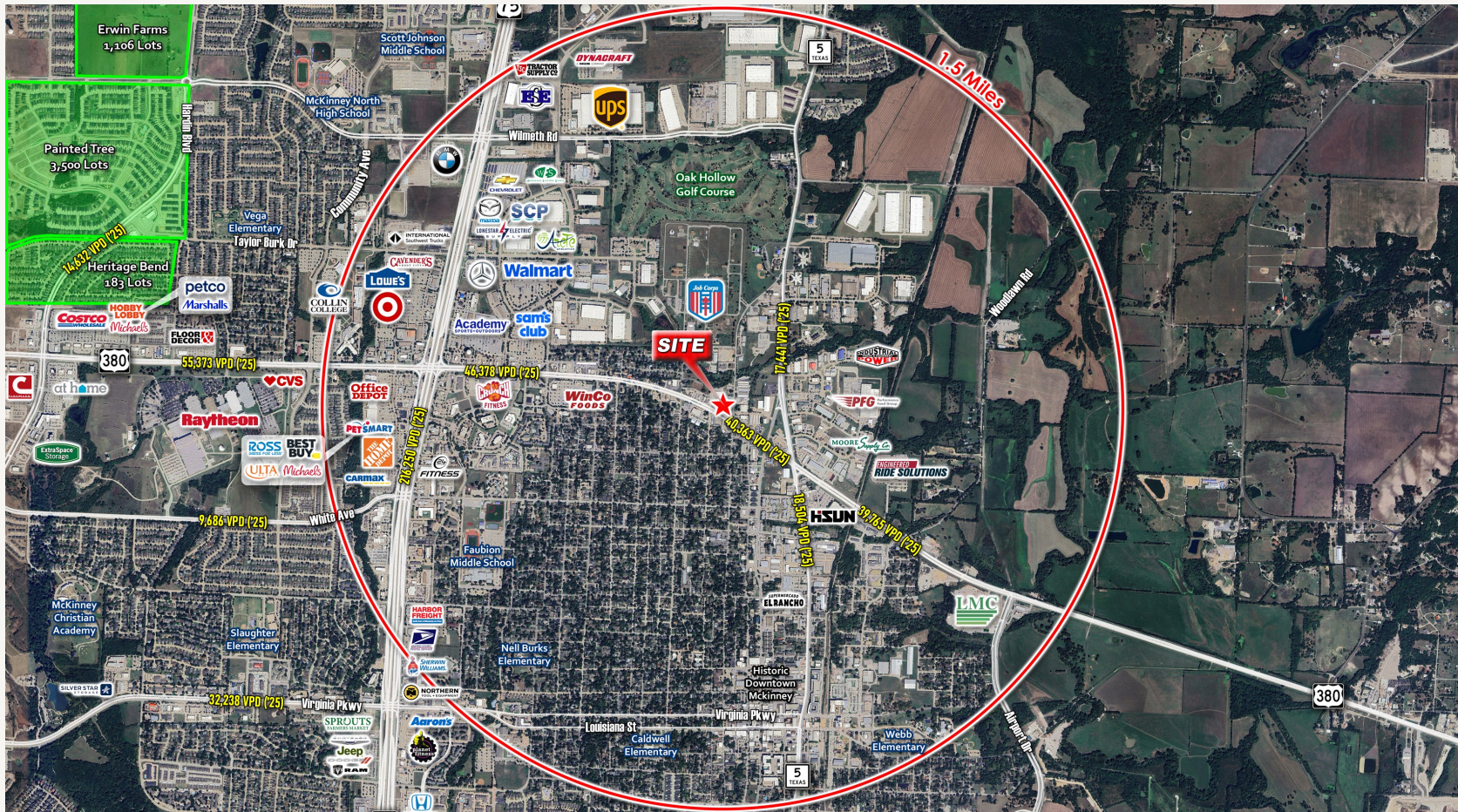




204 W UNIVERSITY

For lease:
McKinney, Texas
75069

VENTURE

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APJETROVIC@VENTUREDFW.COM

NATALIA SINGER
NSINGER@VENTUREDFW.COM

MIA UREÑA
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Metrics

204 W University Dr
McKinney, Texas 75069

Location

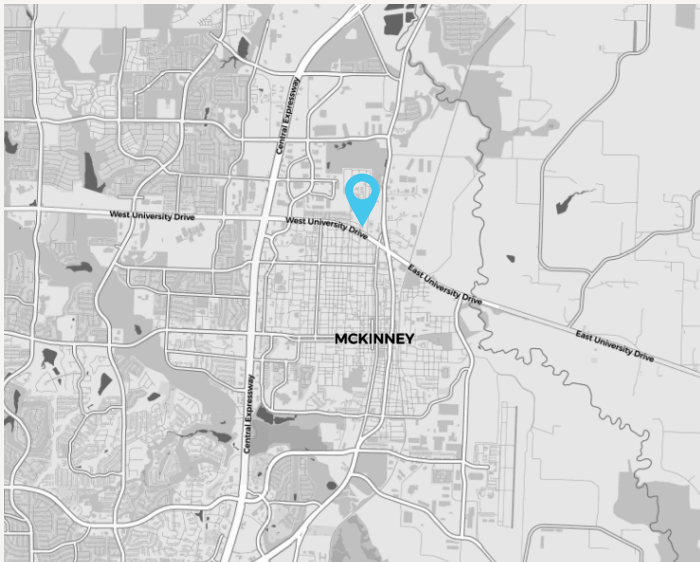
204 W University Dr

Available Space

1,708 SF

Traffic Counts

W University (US 380)
40,363 VPD



Property Highlights

1. Nearby McKinney ISD schools and Collin College, providing strong daytime student and staff traffic
2. Significant new rooftops nearby: Painted Tree (3,500 lots), Erwin Farms (1,106 lots), Heritage Bend nearby
3. Dense infill location with 39,000+ residents in the immediate ZIP
4. Established retail corridor surrounded by Walmart, Sam's Club, WinCo, Academy, Lowe's, Target, Costco

2026 Demographic Summary

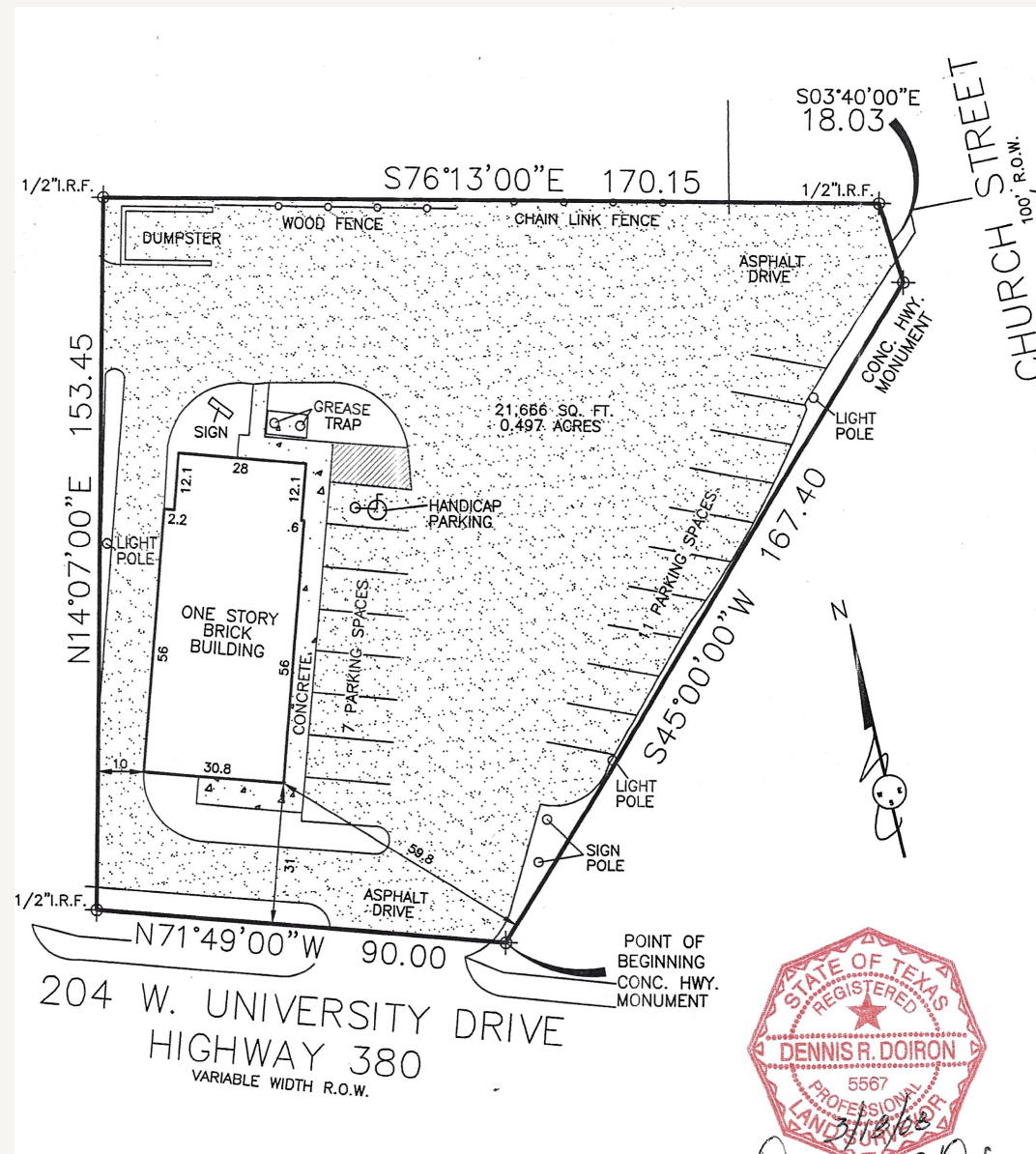
	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,014	58,967	134,044
EST. DAYTIME POPULATION	9,480	30,882	50,061
EST. AVG. HH INCOME	\$119,969	\$131,867	\$157,745

Area Attractions



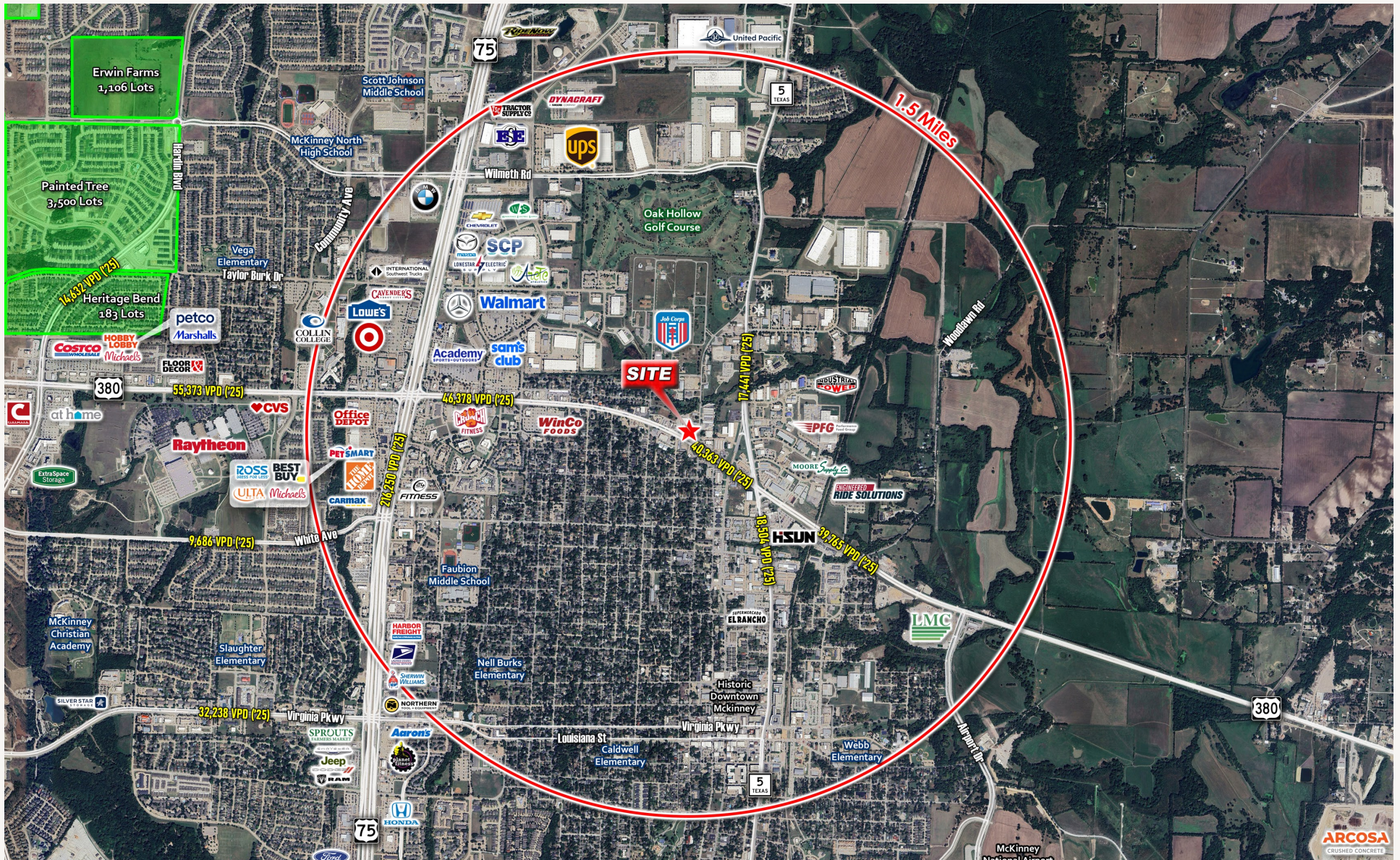
Survey

204 W University Dr
McKinney, Texas 75069



Aerial

204 W University Dr
McKinney, Texas 75069



204 W University
McKinney, Texas
75069

Amy Pjetrovic

Principal

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Mia Ureña

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VENTURE

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

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- Treat all parties to a real estate transaction honestly and fairly.

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Buyer/Tenant/Seller/Landlord Initials

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