

2.5+/- ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY

10021 Virginia Parkway | McKinney, TX

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Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer the opportunity to purchase a 2.5+/- acre commercial development site located at 10021 Virginia Parkway in McKinney, TX (the "Site"). The Site is currently zoned C-2 (Local Commercial District) creating the opportunity for a variety of commercial uses for a potential purchaser. Its prime location at the **hard corner of Virginia Parkway and Independence Parkway** offers excellent visibility and easy access, making it a highly desirable development Site. The Dallas North Tollway is located approximately 4 miles west of the Site, US 75 is approximately 6.5 miles to the East, and US 380 is less than a mile to the North. The Site is located at a busy intersection with no existing retail. The locations demographics are extremely strong, with a one-mile median household income of \$189,000 and a one-mile median home value of \$658,333. This is an excellent opportunity to acquire a hard corner in one of the fastest growing markets in Texas at a price of \$35 psf.

A 2% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity; a third party broker must register their client upon initial contact with VREA.

INVESTMENT OVERVIEW ⁽¹⁾

Property	2.5+/- Acres
Location	10021 Virginia Parkway, Mckinney, TX 75071 (33.20299, -96.75128)
Access	Available via Virginia Parkway (approximately 380 ft of frontage) & Independence Parkway (approximately 330 ft of frontage)
Utilities	Water and Sewer to the Site
Zoning	C2- Local Commercial District
Appraisal District Property ID	2857507
School District	Prosper ISD (A+ Rating on Niche)

(1) Purchaser to confirm all information during due diligence

PRICING

Asking Price	\$3,811,500
Asking Price Per Square Foot	\$35.00

TAX INFORMATION

Taxing Entity	Tax Rate
City of McKinney	0.415513
Collin County	0.149343
Collin College	0.081220
Prosper ISD	1.255200
Total Tax Rate	1.901276

DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 416
3-MILE | 29,798
5-MILE | 129,542

MEDIAN HOUSEHOLD INCOME



1-MILE | \$189,308
3-MILE | \$106,638
5-MILE | \$89,672

MEDIAN HOME VALUE



1-MILE | \$658,333
3-MILE | \$328,049
5-MILE | \$299,646

2.5+/- ACRES
MCKINNEY, TX



2.5+/- ACRES
MCKINNEY, TX

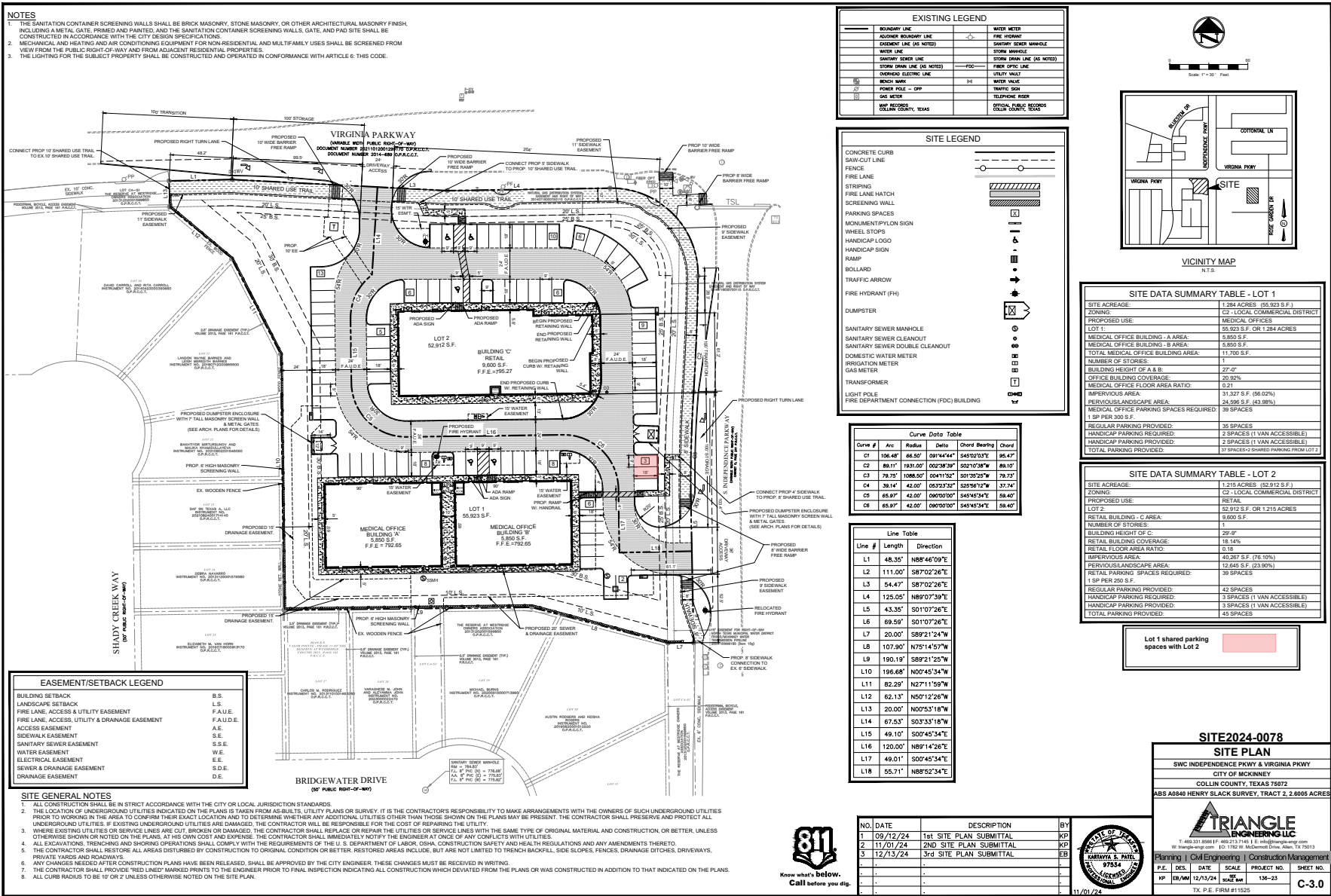


2.5+/- Acres

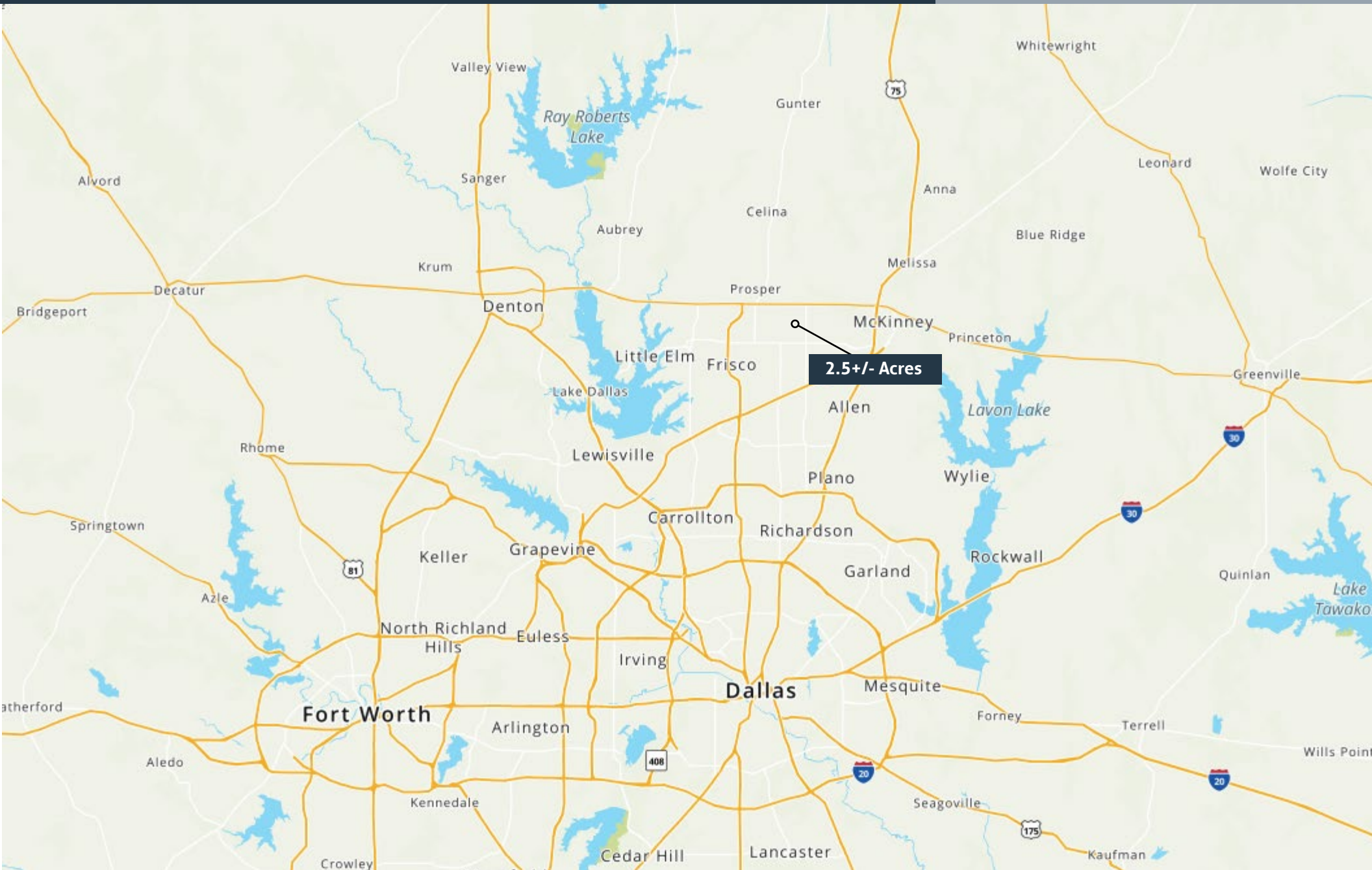
Independence Parkway

Virginia Parkway





2.5+/- ACRES
MCKINNEY, TX



INVESTMENT HIGHLIGHTS



Strategic Location

- The 2.5+/- acre Site is strategically located approximately 4 miles east of the Dallas North Tollway in McKinney, bordering Frisco. The Site has frontage along both Virginia Parkway and Independence Parkway, two major roads located in West McKinney.
- The Site is located between several single-family developments, with a one-mile median household income of \$189,000, providing an ample market for retail or commercial development.
- The Property is situated at the southwest hard corner of Virginia Parkway and Independence Parkway, allowing for unparalleled visibility and access.



Zoning

- The Site is zoned C2, which allows for mid-sized, medium intensity commercial, retail, office, service oriented, and professional uses, and accompanying accessory uses.
- The zoning allows for a maximum height of 3 stories and 45 feet.
- *Purchaser to do their own due diligence related to the zoning and potential uses.*



Population and Demographics

- Per the City of McKinney, the population is estimated to be 224,043, an increase of more than 10% since 2021.
- McKinney boasts a median household income of \$120,273, a strong economic base to support future growths.
- Market rent in the McKinney retail submarket per CoStar has grown by 4.3% within the last year and is expected to continue to grow.



DFW HIGHLIGHTS

- The DFW area boasts a resilient and well-diversified economy, securing the fifth spot in the nation for growth, the total gross domestic product (GDP) for the Dallas-Fort Worth-Arlington metropolitan area (MSA) in 2023 was \$744 Billion. Recent surveys conducted by the Urban Land Institute have affirmed its stature, ranking it as the top market for real estate investment in 2025.
- The DFW metro's estimated population of 8.1 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- The Dallas Fed expects there to be 225,000 new jobs to be added in 2025, further solidifying its position as a powerhouse in employment dynamics.
- DFW's recent accolades include being ranked #2 in the nation for Most Commercial Projects Underway, attaining the status of the #5 Fastest-Growing Economy in 2022, and securing the position of the #6 Most Innovative City in the World.
- In 2024, DFW continued to solidify its reputation as a leader in innovation and growth. Recent accolades include ranking #3 among the fastest-growing startup cities in the U.S. due to robust venture capital activity and innovation ecosystems. Furthermore, DFW remains a key player in healthcare innovation, with the Medical Innovation District (MID) employing over 30,000 workers and housing cutting-edge facilities for medical training and biotechnology advancements.



GROSS METROPOLITAN PRODUCT

\$682 Billion



DFW POPULATION GROWTH

1.33% (2021-2022)



DFW ESTIMATED POPULATION

8.1 Million



Dallas



Fort Worth

ECONOMIC OVERVIEW

DFW continues to hold the position as the fourth largest economy among Metropolitan Statistical Areas (MSAs) in the United States, including 24 fortune 500 companies. Truist reports showcase DFW's stellar performance, leading in year over year job growth rate as of April 2023 and securing the second highest overall job growth rate among major US Metros. DFW's population of 8.3 million ranks fourth nationally and is projected to exceed 10 million by 2030, surpassing Chicago as the third largest metro in the US. Recent accolades include ranking second in the country for Most Commercial Projects Underway, fourth for fastest growing economy in 2022, and sixth as the most innovative city in the world. DFW shines as a beacon of economic strength, growth, and innovation.



DALLAS-FORT WORTH MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Wal-Mart	34,698
American Airlines	24,700
Bank of America	20,000
Texas Health Resources	19,230
Dallas ISD	18,314
Baylor Health Care System	17,097
AT&T	15,800
Lockheed Martin	14,126
JPMorgan Chase	13,500
UT Southwestern Medical Center	13,122

Source: Dallas Business Journal



AREA OVERVIEW

McKinney, located in the northeast corner of the DFW metroplex, is one of the fastest growing cities in North Texas. It has experienced strong population growth in recent years along with significant economic growth. McKinney is one of DFW's most desirable places to live and as more and more companies relocate to North Texas, the city's potential continues to grow. Despite its close proximity to Dallas, McKinney maintains a charming and relaxed atmosphere, complete with friendly communities and highly rated schools.

The city of McKinney had an estimated population of 213,509 as of 2023, having grown 9.3% since 2020. The median household income is \$120,273 with a median home price of \$530,000. Collin County hosts a population of 1.195 million, having grown 17.7% since 2020, making it one of the fastest growing counties in the state.

TRANSPORTATION



Air: DFW International Airport, located approximately 25 miles Southwest from the Site, is the third busiest airport in the world by aircraft movement and the second busiest in the world by passenger traffic. The total estimated economic output of DFW Airport is \$37 Billion and it served over 82 million passengers in 2023. American Airlines corporate headquarters is in Fort Worth and its main operational hub is DFW Airport. Additionally, located 25 miles to the south is Love Field airport. Love Field serves as the operational hub for Southwest Airlines and services about 17 million passengers per year. McKinney National, a small local airport, is located 9.24 miles to the East of the Site.



Highway: The Site is located in the DFW Metroplex and has nearby access to several major thoroughfares. Located in the heart of Collin County, the Site offers rapid access to Downtown Dallas via its proximity to both Dallas North Tollway and US 75. Dallas North Tollway is located 4 miles West of the Site, and US 75 is 6.5 miles to the East, both of which provide a direct route to downtown, and have major junctions connecting to I-635, SH 121, and President George Bush Turnpike. Located only a mile to the north is US Highway 380, a major east-west highway that spans over 670 miles.

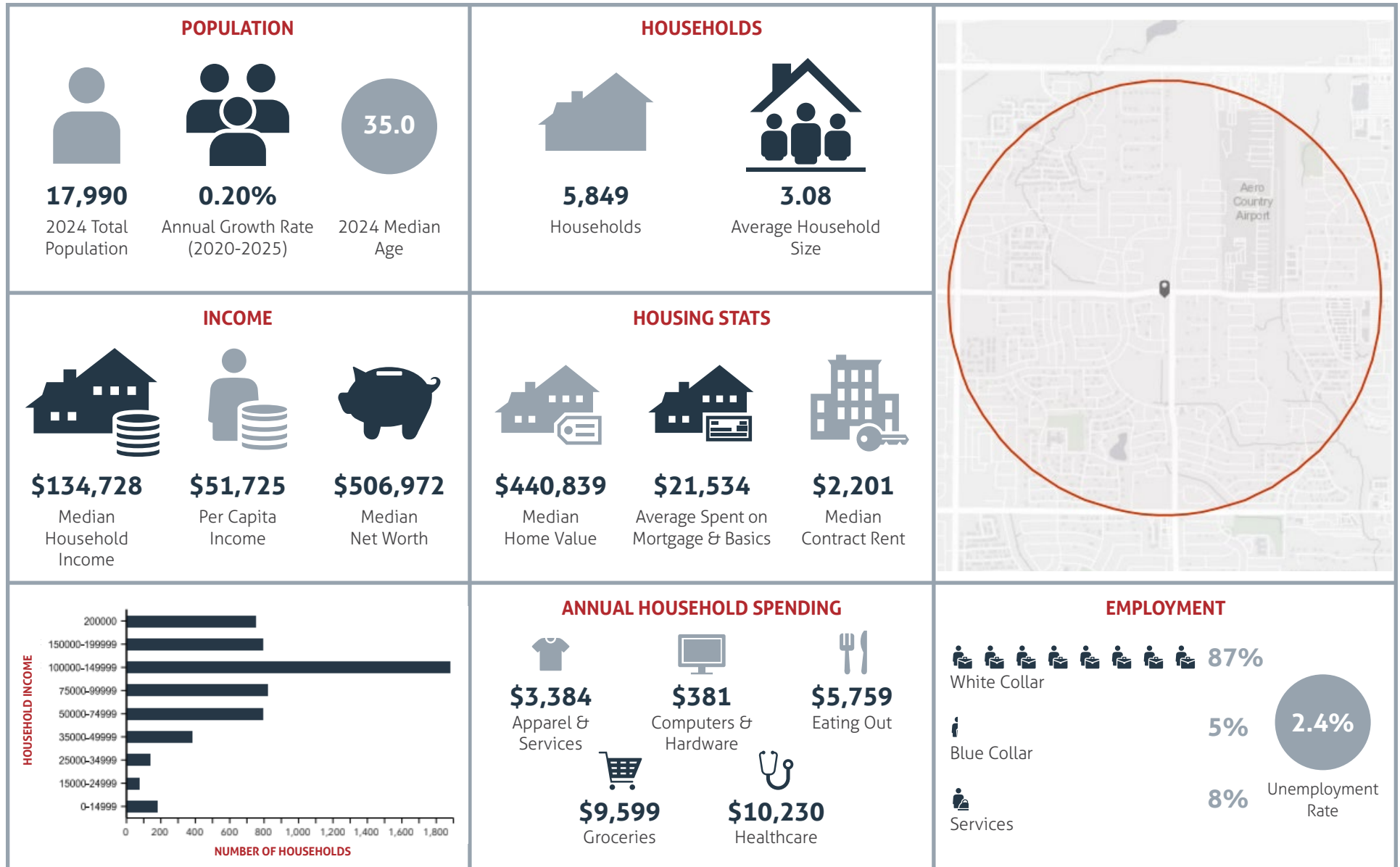


McKinney, TX

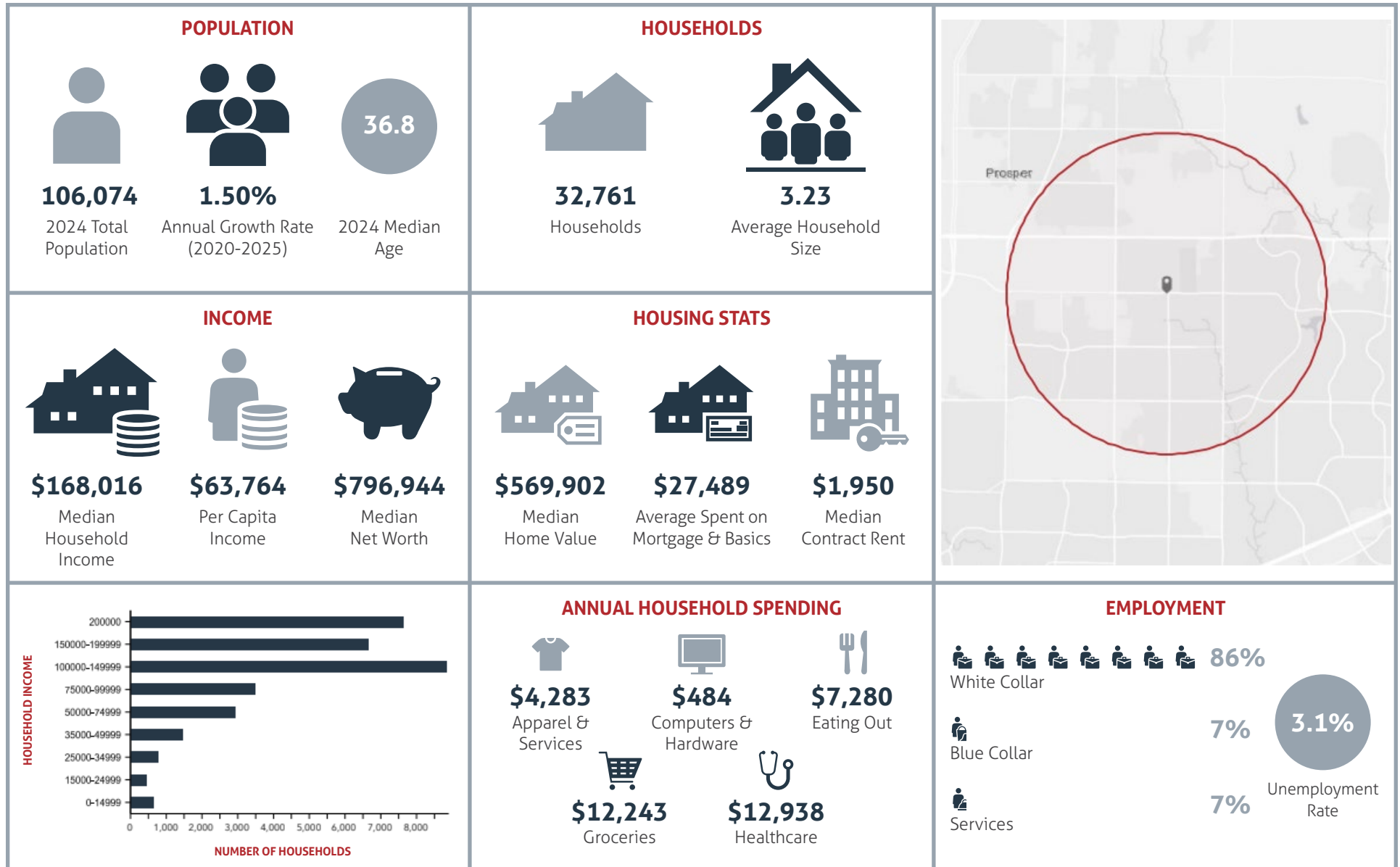


Dallas Fort Worth International Airport

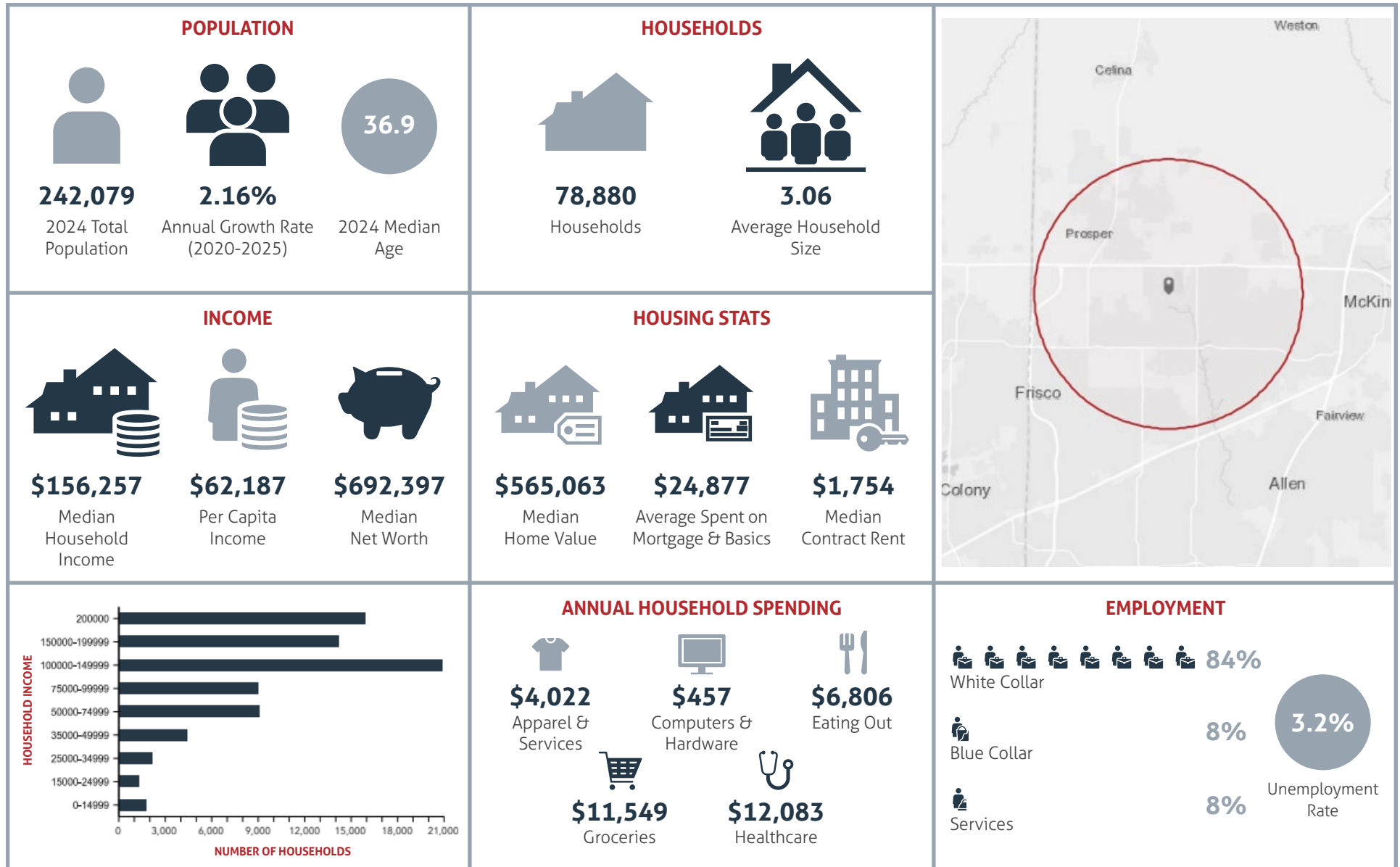
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (a client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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