

STONEBRIDGE CROSSING | MCKINNEY, TEXAS

**ACRES:**

±15.90

SQUARE FEET:

±117,000

ZONING:

F1
Real Commercial

ADDRESS:

6700 VIRGINIA PARKWAY, MCKINNEY, TEXAS 75070

SUMMARY:

Stonebridge Crossing is an Albertsons anchored center located in the heart of Stonebridge Ranch. Stonebridge Ranch is a 5,000-acre master planned community with homes from \$150,000 to over \$1 million. Located in the heart of McKinney, Texas which has a daytime population of 45,000 and an average household income \$124,000 within a five mile radius. Major employers include Raytheon, Collins County, North Central Medical Center, McKinney ISD and United American Insurance.



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OVERVIEW

TRAFFIC COUNTS

Virginia Pkwy: 18,690 VPD
 Stonebridge: 20,008 VPD
 Total Traffic: 38,698 VPD

DEMOGRAPHICS

Average Household Income

| 1 Mile | 3 Miles | 5 Miles |
|-----------|-----------|-----------|
| \$135,970 | \$124,204 | \$123,806 |

Total Population

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 87,077 | 169,985 | 283,542 |

Daytime Population

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 18,288 | 45,399 | 85,651 |

Total Households

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 4,020 | 33,225 | 69,529 |



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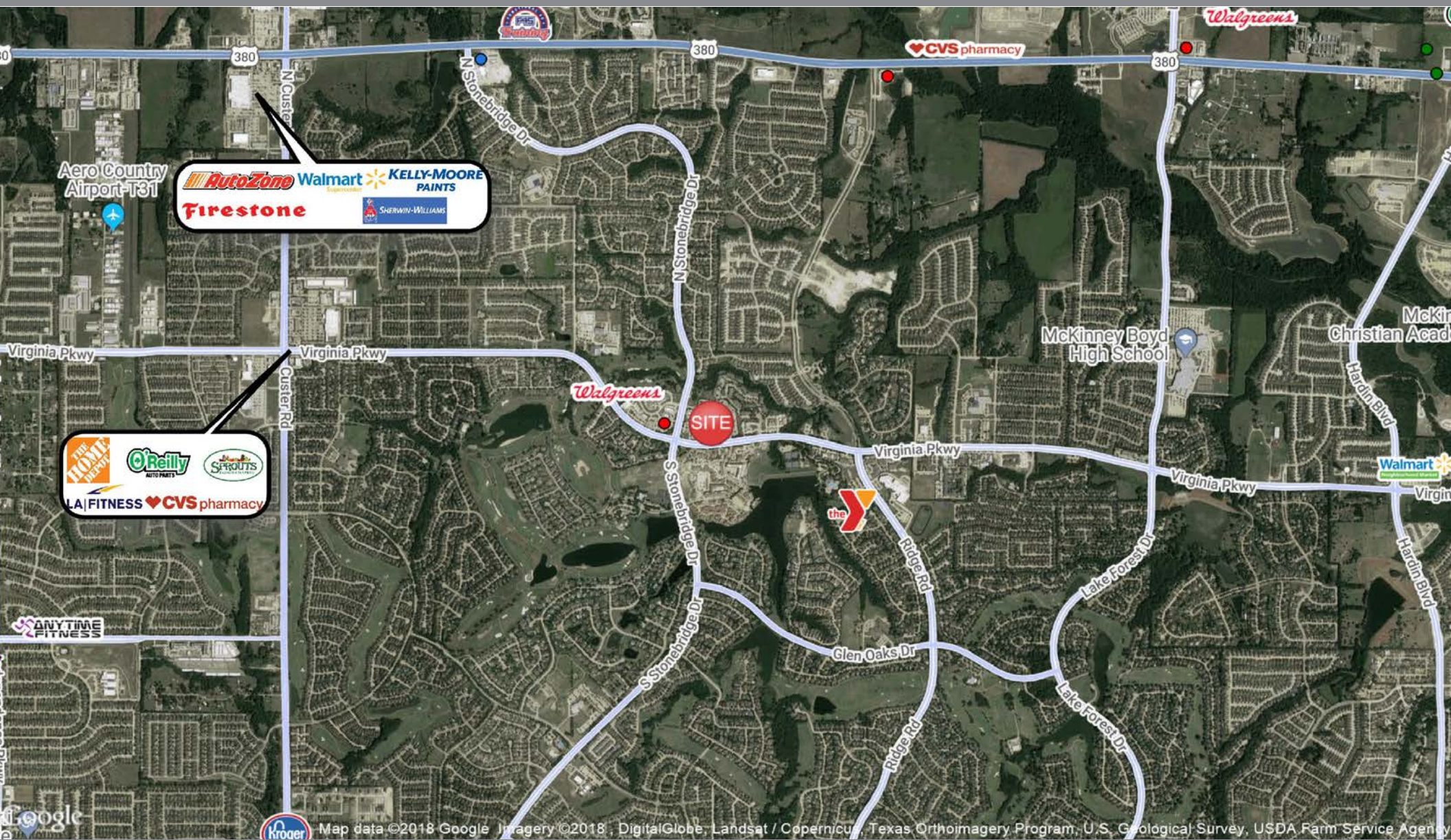
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AERIAL MAP



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DEMOGRAPHICS (3 MILES)

ANNUAL HOUSEHOLD SPENDING



KEY FACTS

100,925

Population

34.7

Median Age



33,225

Households

\$84,900

Median Disposable Income

EDUCATION

3%

No High School Diploma



11%

High School Graduate



31%

Some College



55%

Bachelor's/Grad/Prof Degree

INCOME



\$107,155

Median Household Income



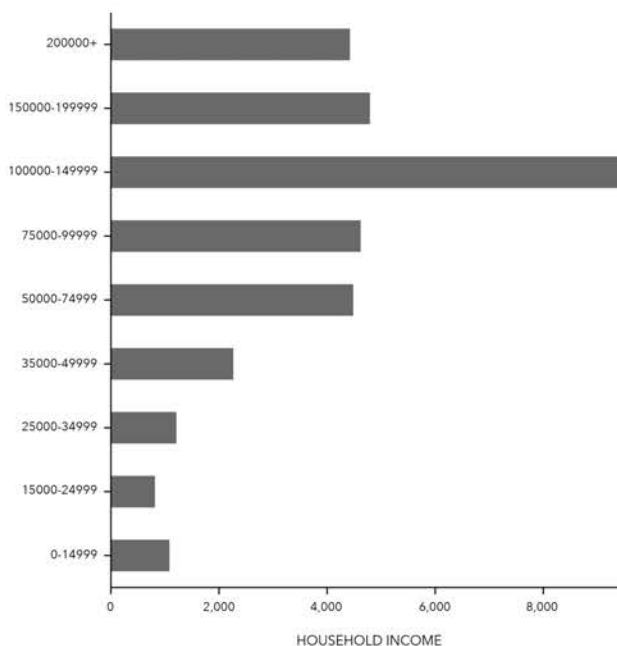
\$42,042

Per Capita Income



\$282,857

Median Net Worth



Tapestry Segments



1C

Boomburbs

20,022 households

60.3%

of Households



7A

Up and Coming Families

7,240 households

21.8%

of Households



1B

Professional Pride

3,048 households

9.2%

of Households

Average Household Size for this area

3.03

which is more than the average for United States

| Area | Value | 0.00 | 4.00 |
|---------------|-------|------|------|
| This area | 3.03 | | |
| Collin County | 2.79 | | |
| Texas | 2.78 | | |
| United States | 2.59 | | |

EMPLOYMENT



White Collar



Blue Collar



Services

83%

7%

10%

2.0%

Unemployment Rate



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