

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



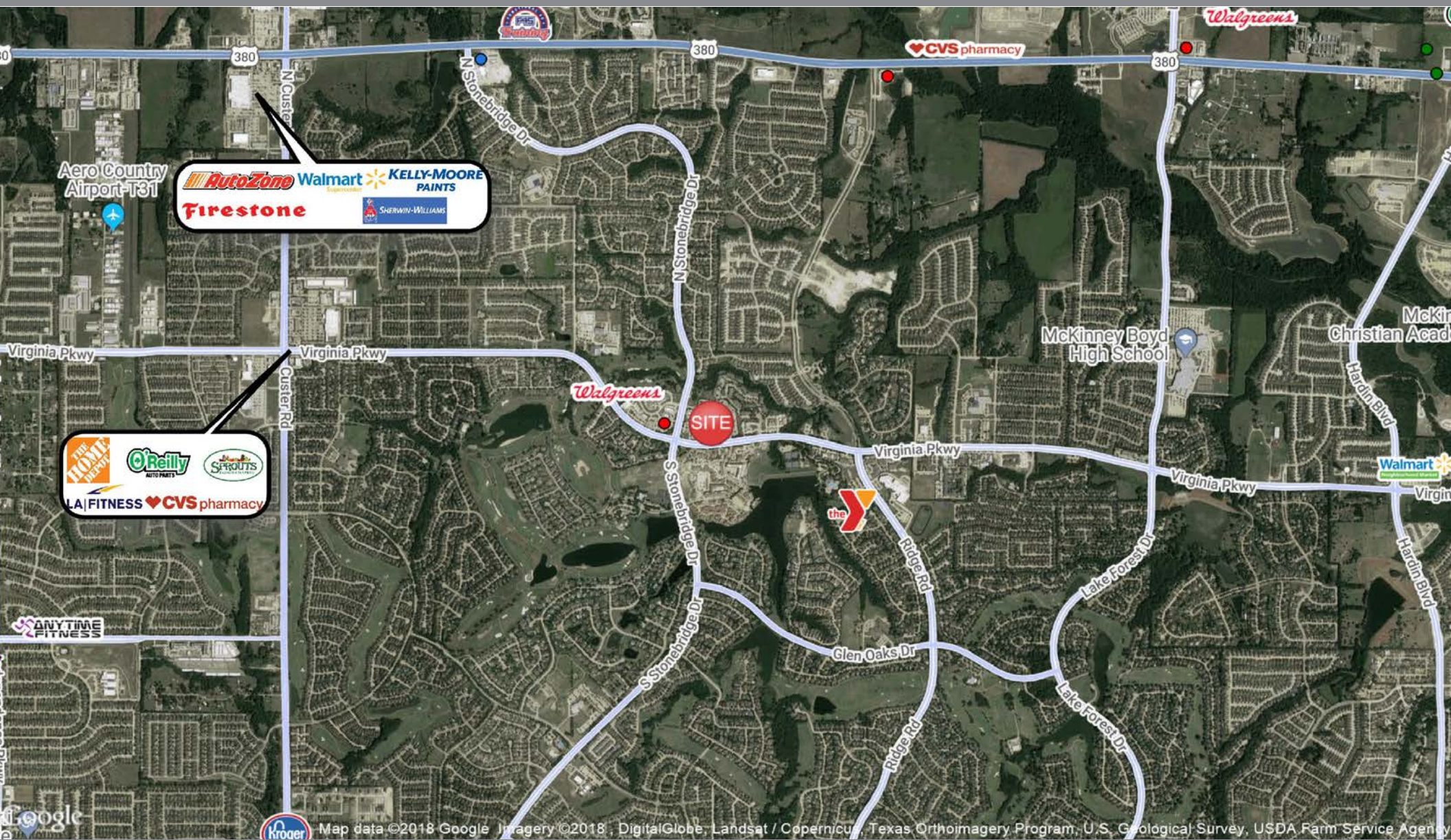
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AERIAL MAP



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DEMOGRAPHICS (3 MILES)

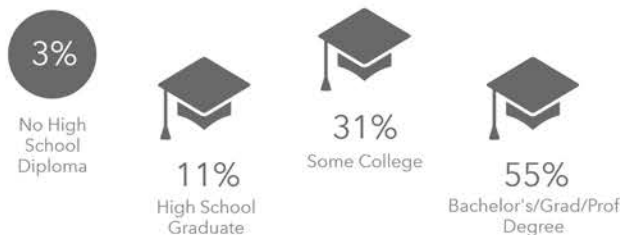
ANNUAL HOUSEHOLD SPENDING



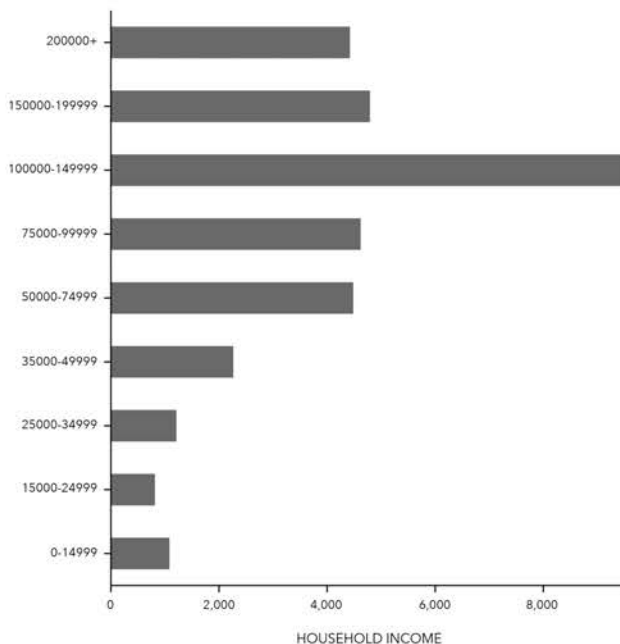
KEY FACTS



EDUCATION



INCOME



Tapestry Segments



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



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