

# 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.



2390 E Camelback Rd, Suite 200  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)

**Jim Gardner**  
Executive Vice President  
602.224.4149 Direct  
480.596.9399 Office  
[jgardner@barclaygroup.com](mailto:jgardner@barclaygroup.com)

**Beau Williams**  
Associate  
602.224.4150 Direct  
480.596.9399 Office  
[bwilliams@barclaygroup.com](mailto:bwilliams@barclaygroup.com)



# 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

## AVAILABLE

Suite 145: ±2,520 Square Feet  
 Suite 200: ±1,400 Square Feet



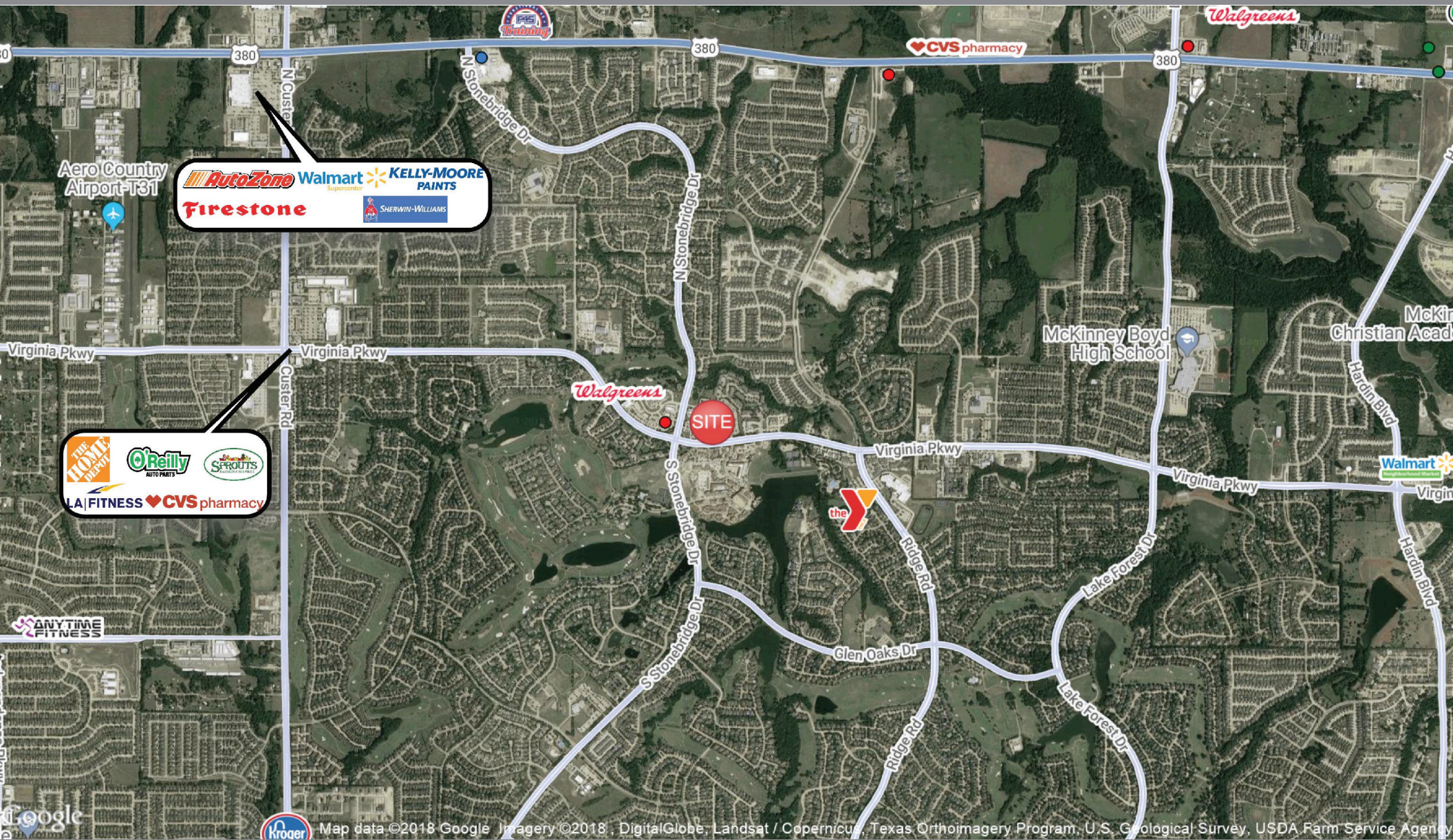
2390 E Camelback Rd, Suite 200  
 Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)

**Jim Gardner**  
 Executive Vice President  
 602.224.4149 Direct  
 480.596.9399 Office  
[jgardner@barclaygroup.com](mailto:jgardner@barclaygroup.com)

**Beau Williams**  
 Associate  
 602.224.4150 Direct  
 480.596.9399 Office  
[bwilliams@barclaygroup.com](mailto:bwilliams@barclaygroup.com)



# AERIAL MAP



**BARCLAY**  
GROUP

2390 E Camelback Rd, Suite 200  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)

**Jim Gardner**  
Executive Vice President  
602.224.4149 Direct  
480.596.9399 Office  
[jgardner@barclaygroup.com](mailto:jgardner@barclaygroup.com)

**Beau Williams**  
Associate  
602.224.4150 Direct  
480.596.9399 Office  
[bwilliams@barclaygroup.com](mailto:bwilliams@barclaygroup.com)



# DEMOGRAPHICS (3 MILES)

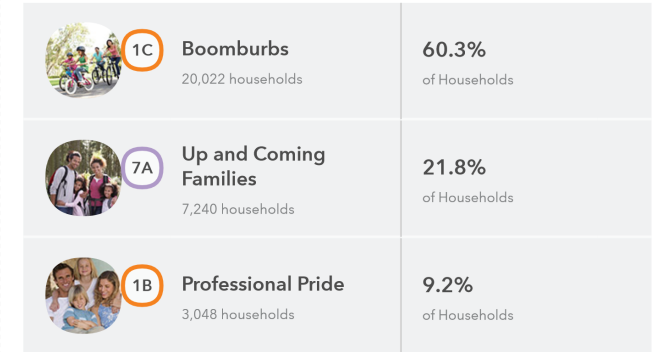
## ANNUAL HOUSEHOLD SPENDING



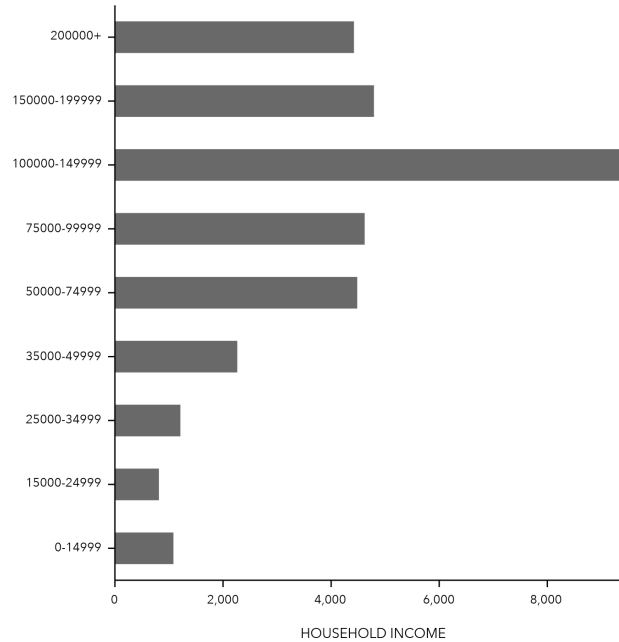
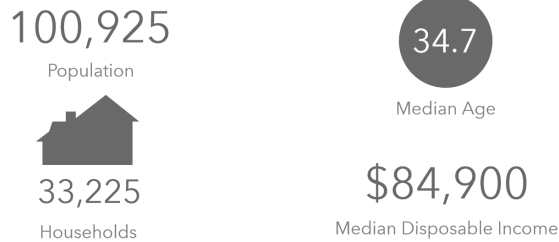
## INCOME



## Tapestry Segments



## KEY FACTS

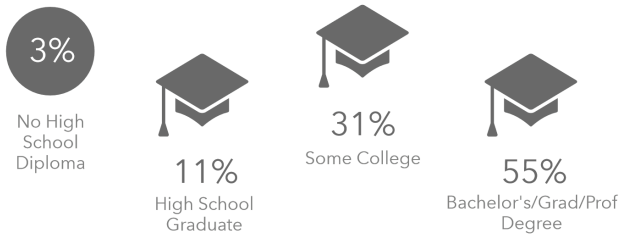


## Average Household Size for this area

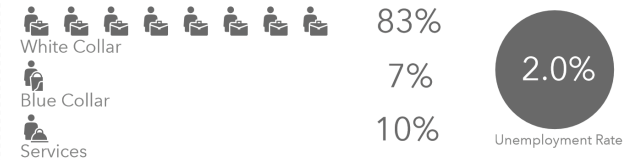
**3.03** which is more than the average for United States

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

## EDUCATION



## EMPLOYMENT



2390 E Camelback Rd, Suite 200  
Phoenix, Arizona, 85016  
www.BarclayGroup.com

**Jim Gardner**  
Executive Vice President  
602.224.4149 Direct  
480.596.9399 Office  
jgardner@barclaygroup.com

**Beau Williams**  
Associate  
602.224.4150 Direct  
480.596.9399 Office  
bwilliams@barclaygroup.com