

# 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

## AVAILABLE

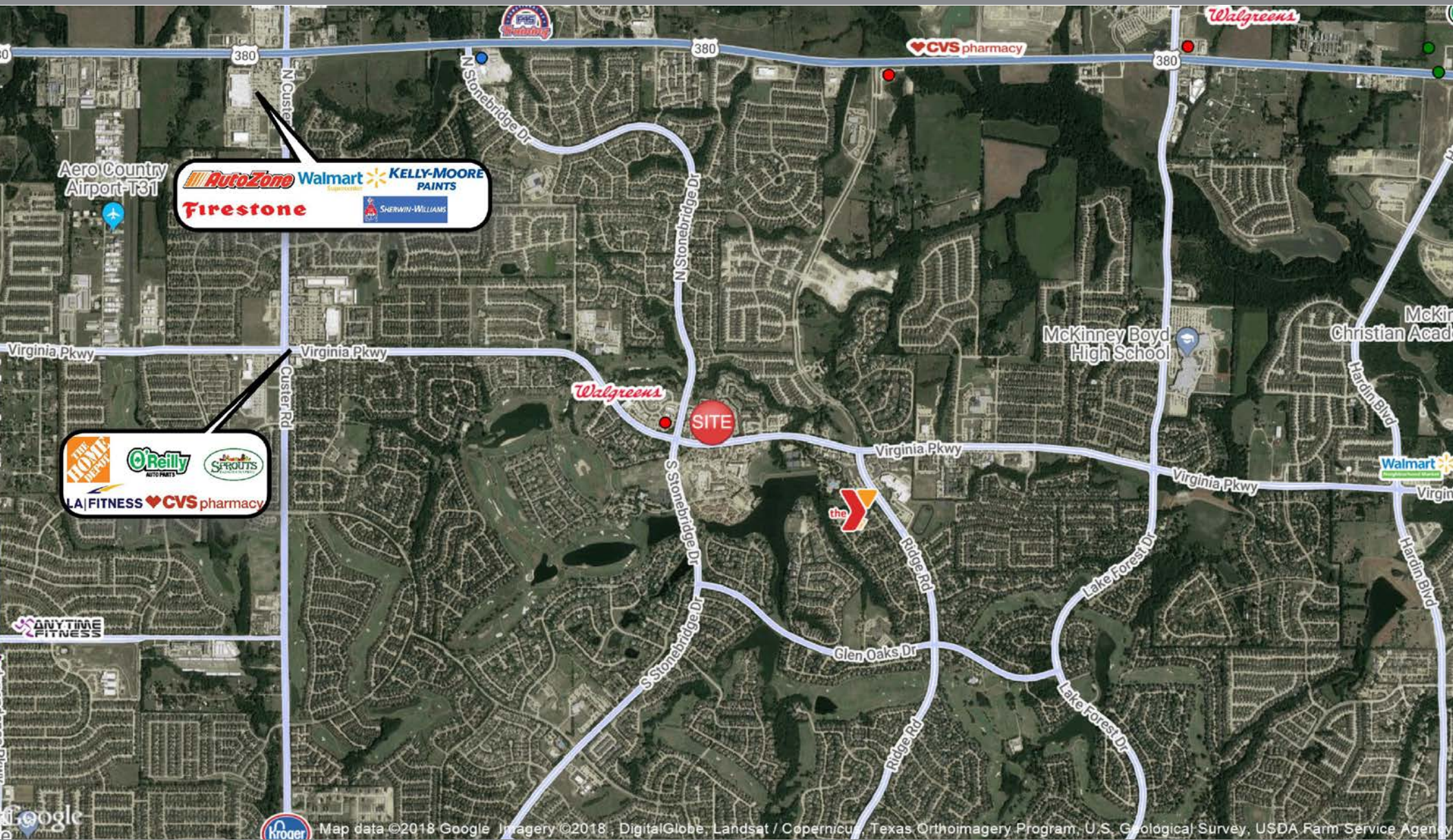
SUITE 115: ±1,400 Square Feet  
 SUITE 140: ±1,527 Square Feet



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# AERIAL MAP



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# DEMOGRAPHICS (3 MILES)

## ANNUAL HOUSEHOLD SPENDING



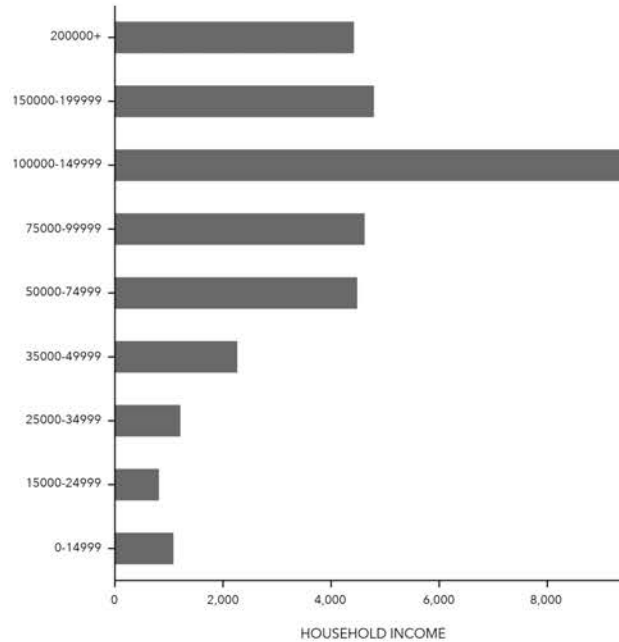
## INCOME



## Tapestry Segments



## KEY FACTS

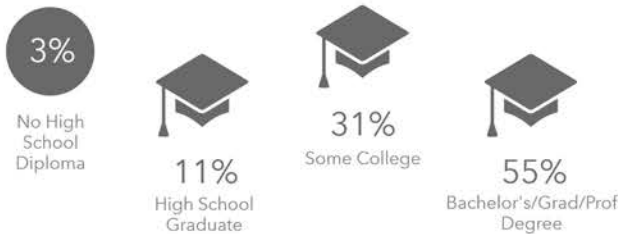


## Average Household Size for this area

**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

