



# PROPERTY OVERVIEW



## LOCATION

Northeast Quadrant of Future Custer Road & the Outer Loop in McKinney, Texas

## HIGHLIGHTS

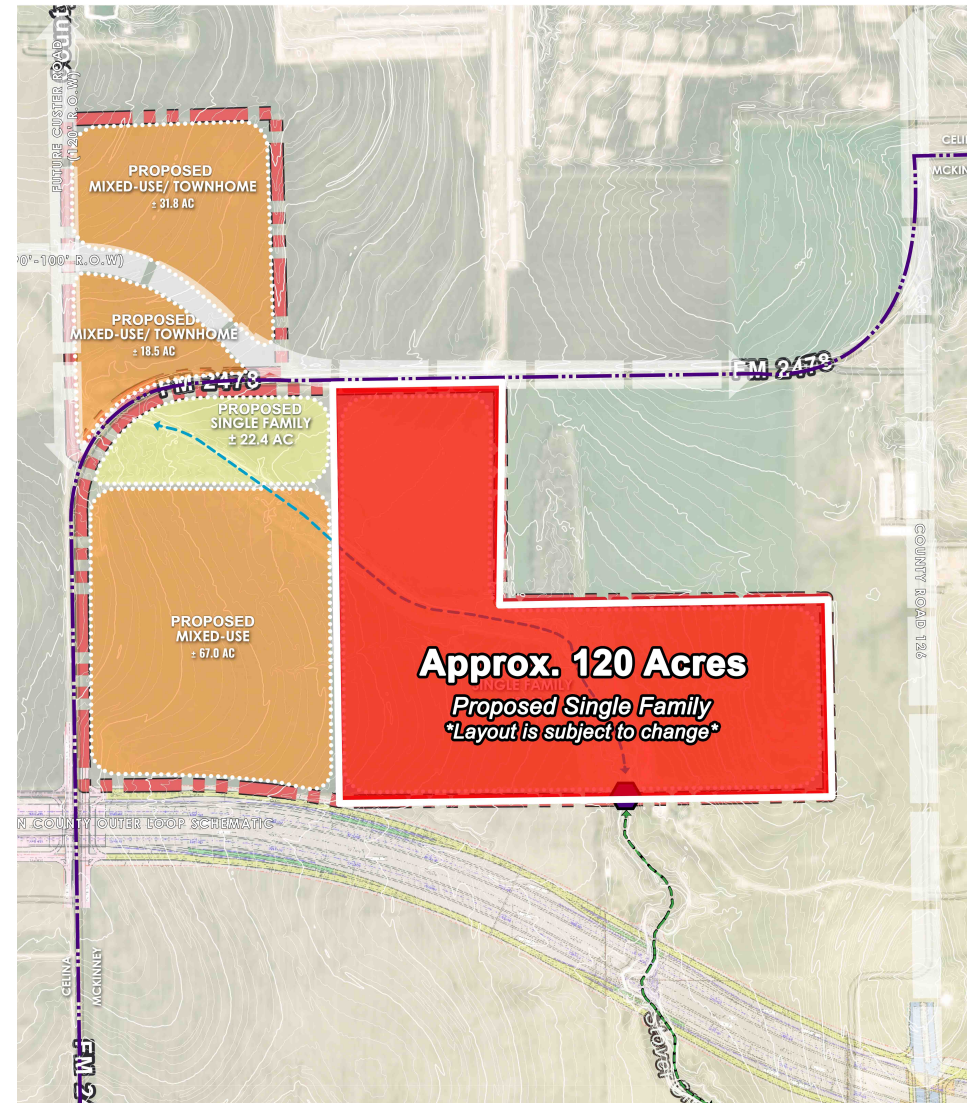


- Approximately 120 +/- acres of Single Family land
- Property is located in the ETJ and is currently unzoned. *Layout is subject to change*
- North McKinney is primarily a residential area, characterized by various neighborhoods, housing developments, and communities.
- Residents of North McKinney can enjoy access to parks, recreational facilities, and green spaces. Some popular parks in McKinney include Gabe Nesbitt Community Park, Towne Lake Recreation Area, and Bonnie Wenk Park.
- North McKinney offers a range of shopping centers, restaurants, and amenities to cater to the needs of residents and visitors.



## DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
<b>TOTAL POPULATION</b>	9,730	44,327	128,435
<b>HOUSEHOLDS</b>	2,948	13,613	39,144
<b>AVERAGE HH INCOME</b>	\$223,084	\$198,006	\$196,077



# MCKINNEY HIGHLIGHTS

## CITY FEATURES

- McKinney is located in one of the fastest growing counties in America where history meets innovation and is located approx. 30 miles north of Dallas
- McKinney celebrates its rich heritage while embracing progress and provides the perfect blend of urban accessibility, authentic small-town appeal, and beautiful parks and nature areas
- As of January 2024, McKinney's population is now at a record 214,810 - *a growth of more than 160,000 residents*
- McKinney has a reputation as one of the best places in the region to live, start a family and start or grow a business



## ADJACENT ATTRACTIONS

- Byron Nelson Golf Tournament
- Heard Natural Science Museum & Wildlife Sanctuary
- McKinney National Airport
- Over 170 Locally owned business in Downtown McKinney
- Planned \$220 Million Dollar open-air Music Venue - *Notes Live*



# CELINA HIGHLIGHTS

## CITY FEATURES

- #1 fastest growing city in North Texas by the Dallas Business Journal in 2019 and 2020
- Celina's maximum projected buildout population is approximately 350,000
- Celina is actively planning, zoning, and incentivizing major employers to locate in the area. Celina plans on continuing to be an attractive place to live and work by providing a vibrant downtown, walkable, urban development, and great quality of life
- Retail and commercial businesses are moving into Celina, creating expansion and development which are keeping a rapid pace throughout the city



## ADJACENT ATTRACTIONS

- Multiple wineries and vineyards
- Celina Balloon Festival
- Lewisville Lake
- Ray Roberts Lake & State Park
- Just a 24 minute drive to the bustling city and employment hub of Frisco

# DFW METROPLEX HIGHLIGHTS

Dallas/Fort Worth is home to more than 10,000 corporate headquarters, the largest concentration in the U.S. As a leading business and financial center, the DFW metro boasts an excellent quality of life with amenities including the arts, professional sports organizations and a wide array of entertainment destinations. According to the Dallas Regional Chamber, Dallas/Fort Worth is regularly identified as one of the nation's top markets for new and expanded corporate facilities. DFW has attracted an impressive list of expansions or relocations that spans several diverse industries, maintaining a "Top 5" position for such investments across the United States.

MORE THAN  
**10,000**  
CORPORATE  
HEADQUARTERS

## 1<sup>ST</sup> FASTEST GROWING METRO IN THE U.S.

±400 NEW RESIDENTS EACH DAY  
MORE THAN 1.3 MILLION RESIDENTS  
WERE ADDED FROM 2010 TO 2020  
AND OVER 10.6 MILLION PEOPLE ARE  
EXPECTED TO LIVE IN DFW IN 2040

## 2<sup>ND</sup> IN REVENUE GENERATED FROM FORTUNE 500 COMPANIES

PRO-BUSINESS  
ENVIRONMENT WITH  
**LOW COST OF LIVING**  
& DOING BUSINESS

HIGHLY DESIRABLE CENTRAL U.S.  
LOCATION WITH THE **WORLD'S**  
**3RD-BUSIEST** AIRPORT

## 3<sup>RD</sup> HIGHEST PROJECTED GROWTH AMONG MAJOR U.S. MARKETS IN 2021 (OVER 196,000 NET JOBS ADDED)

