

# VENTURE WILSON CROSSING FOR LEASE/GROUND LEASE/BTS

214.378.1212

NWC US 75 & LAUD HOWELL PKWY  
MCKINNEY, TX

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DEVELOPED BY:  
**UCD**  
UNITED COMMERCIAL  
DEVELOPMENT



LOCATION

NWC US 75 & LAUD HOWELL PKWY  
MCKINNEY, TX 75071

SIZE

40 AC COMMERCIAL LAND

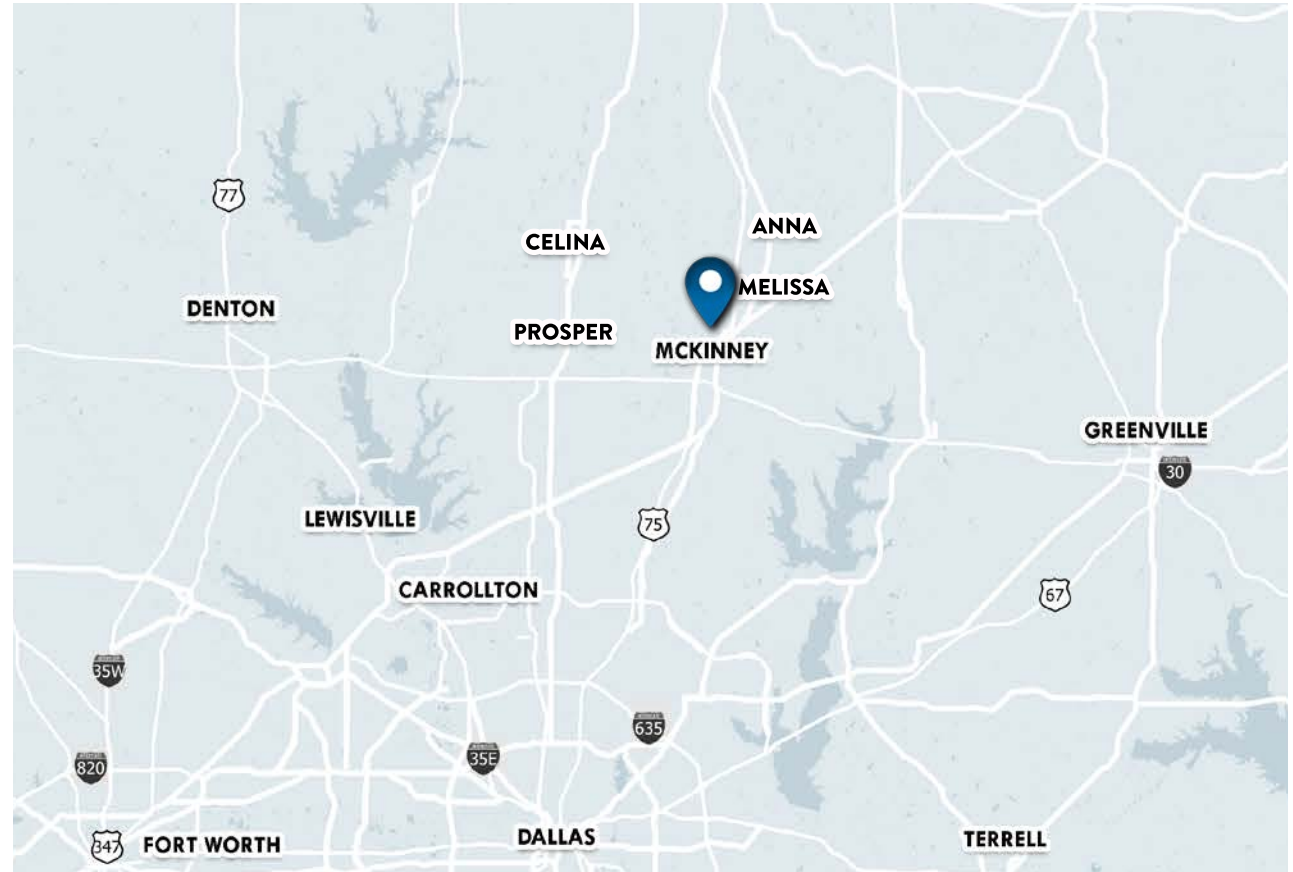
PADS AVAILABLE FOR GL, BTS  
ANCHOR LAND AVAILABLE

TRAFFIC COUNTS

<b>US 75</b>	<b>LAUD HOWELL PKWY</b>
117,627 VPD 2022	11,051 VPD 2022

PROPERTY HIGHLIGHTS

- ★ **LARGEST UNDEVELOPED RETAIL TRACT ON US 75 IN MCKINNEY, TEXAS**
- ★ **HARD CORNER INTERSECTION WITH EXCELLENT EXPOSURE TO US 75**
- ★ **SITE IS ADJACENT TO TRINITY FALLS, A 2000 ACRE MASTER PLANNED COMMUNITY WITH HOMES IN THE MID \$300S TO THE \$900S. THE COMMUNITY WILL INCLUDE 4 MCKINNEY INDEPENDENT SCHOOL DISTRICT SCHOOLS.**
- ★ **TRINITY FALLS IS ESTIMATED TO HAVE 5,000 HOMES UPON COMPLETION AND OVER 11,00 RESIDENTS. ESTIMATED COMPLETION IS PROJECTED BY 2028. CURRENT POPULATION IS 6,333 WITH MEDIAN INCOME OF \$170,000**
- ★ **ONE OF THE HIGHEST RESIDENTIAL GROWTH MARKETS IN DFW**
- ★ **LAUD HOWELL RD IS PLANNED TO BE EXTENDED AND WILL CONNECT TO FRONTIER PKWY (FM 1461)**



2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES	7 MILES
EST. POPULATION	887	26,363	84,709	175,477
EST. DAYTIME POPULATION	135	15,303	30,739	49,591
EST. AVG. HH INCOME	\$119,350	\$120,239	\$127,394	\$141,365

AREA ATTRACTIONS





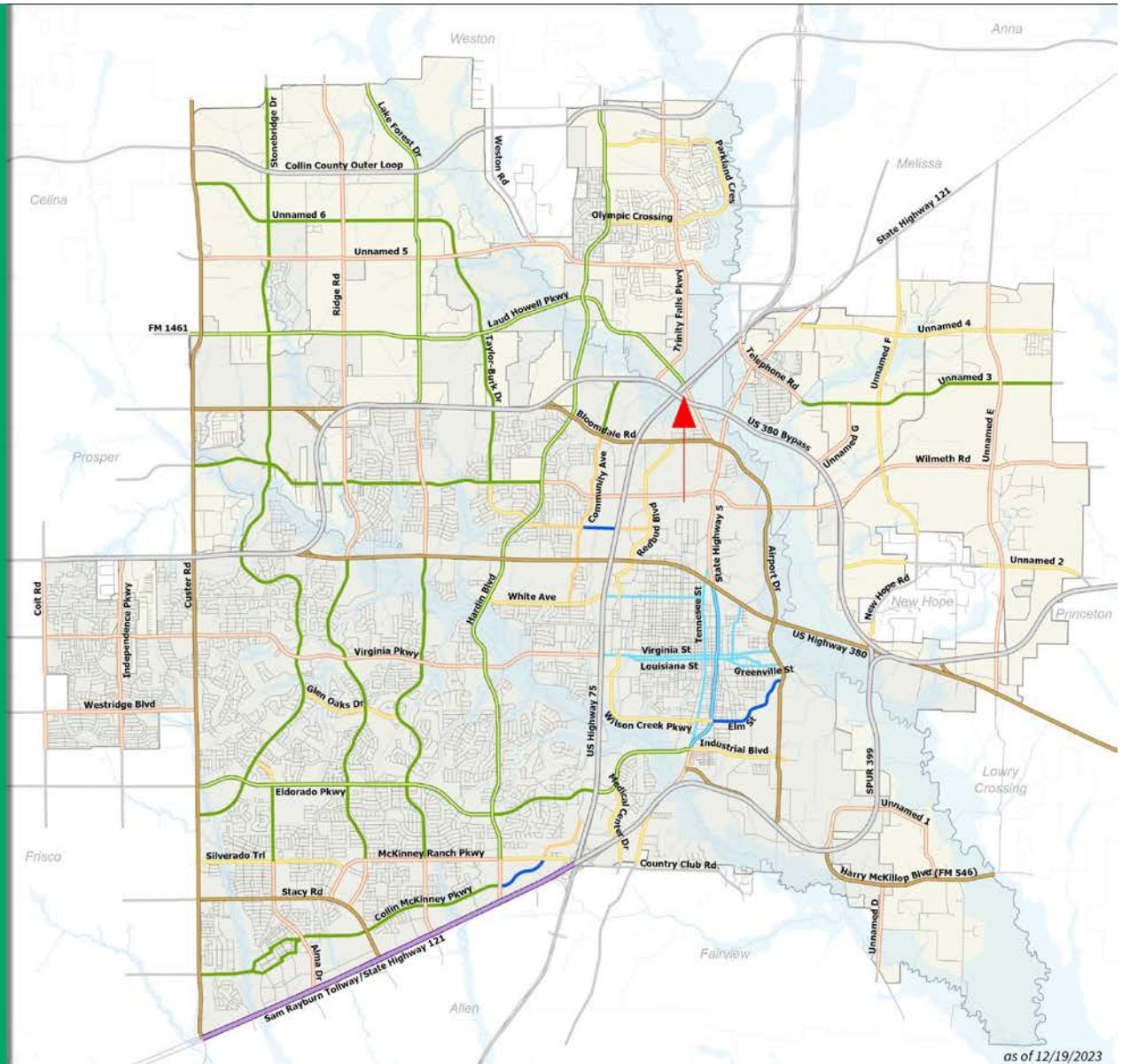


# MASTER THOROUGHFARE PLAN

## LEGEND

-  Major Regional Highway/Multi-Modal
-  Tollway
-  Principal Arterial (130' - 6 lanes)
-  Major Arterial (124' - 6 lanes)
-  Greenway Arterial (140' - 6 lanes)
-  Greenway Arterial (120' - 4 lanes)
-  Minor Arterial (100' - 4 lanes divided)
-  Minor Arterial (80' - 4 lanes undivided)
-  Minor Arterial (70' - 3 lanes)
-  Town Thoroughfare (4 lanes)
-  Town Thoroughfare (2-3 lanes)
-  McKinney City Limits
-  McKinney ETJ
-  Other Cities

Disclaimer: The Master Thoroughfare Plan provides generalized locations for future thoroughfares. Alignments may shift as roads are engineered and designed to accommodate floodplain areas and to meet sound engineering and urban planning principles. The Roadway lines shown on the plan are not precise (site specific) locations of future thoroughfares.



as of 12/19/2023









## TRINITY FALLS

- 2,000 acre master planned community. Homes in mid \$300's to \$900's
- Approximately 5,000 homes upon completion and over 11,000 residents. Completion is estimated for 2028.
- Current population is 6,333 with median income of \$170,000

## LAUD HOWELL EXTENSION

- Estimated completion 1st Q 2027
- 2 lane divided from Hwy 75 to Honey Creek
- 4 lane divided to Lake Forest



## HONEY CREEK

- 4,000 single family homes
- 4,000-6,000 multifamily units
- Lots begin to deliver late 2026/early 2027
- +/-600 lots estimated to deliver early 2027. Total build-out TBD estimated over 12-15 years.





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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

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- Treat all parties to a real estate transaction honestly and fairly.

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<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
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Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amy Pjetrovic</b>	<b>550374</b>	<b>apjetrovic@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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Date





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