

# NWC CUSTER RD & VIRGINIA PKWY

11.4 ACRES/PAD SITES AVAILABLE

MCKINNEY, TEXAS

CLAY MOTE



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



Aero Country Airport

**SITE**



O'Reilly  
Kwik-Kar

19,008 VPD

CUSTER RD

8,415 VPD

VIRGINIA PKWY

VIRGINIA HILLS DR



LA FITNESS



Italian Garden  
David's Gold & Silver

Style-Floors

SONIC

TACO BELL

Cutting Edge  
PAYLESS CLEANERS

Easy Doctor  
Ichiban

CHASE

CVS

DANA COMPASS

Orthodontist  
Medical Clinic

Donnis

PERKINS DENTISTRY  
Nail Salon

Spence Family Dentistry

STORAGE

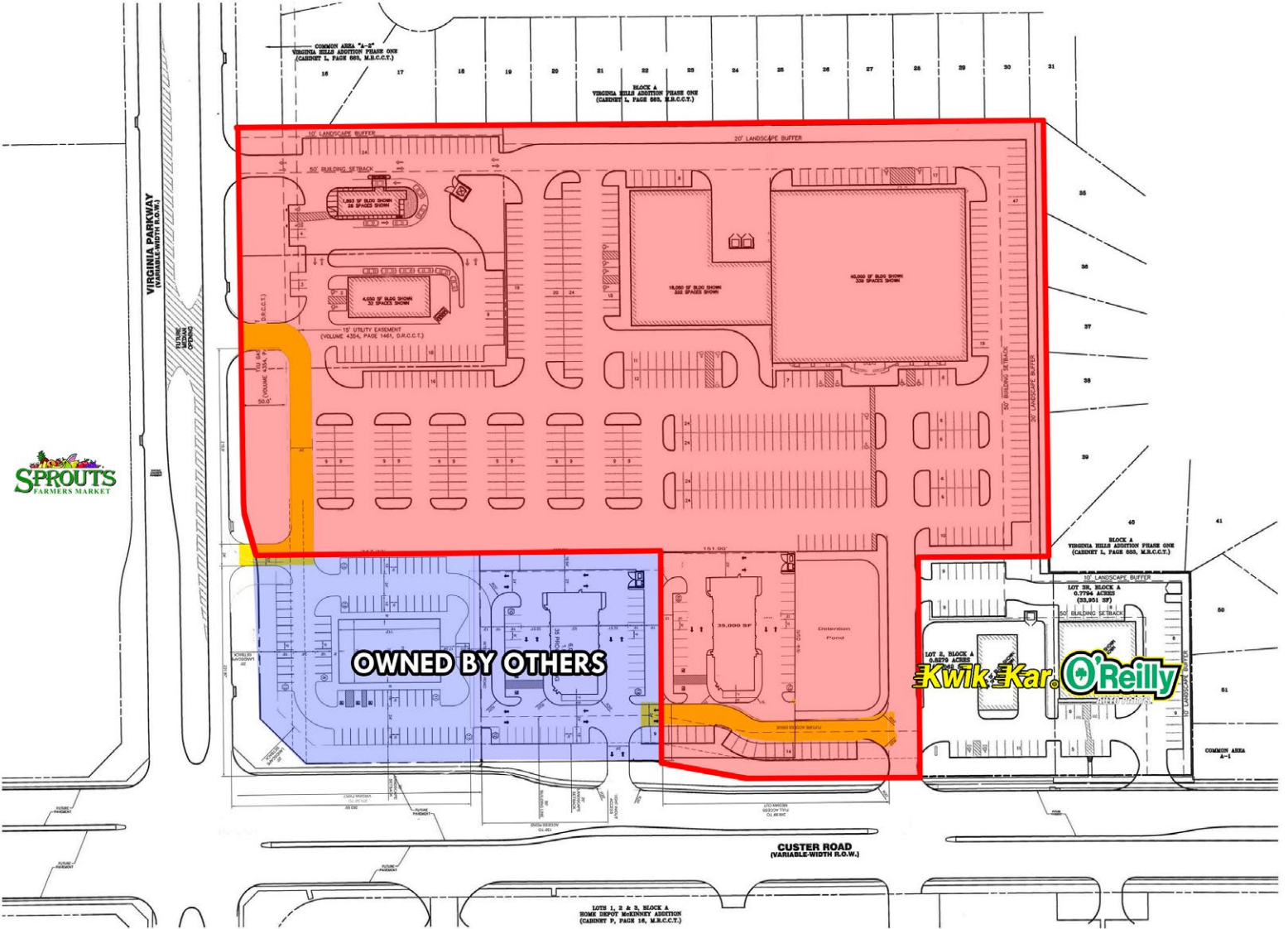
THE HOME DEPOT

Greenhaven Apartments  
216 Units  
93% Leased

Falcon Creek Park

GT Eddins Elementary School

# NWC CUSTER RD & VIRGINIA PKWY



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	13,439	80,478	170,108
2017 EST AVG HH INCOME	\$127,727	\$132,834	\$135,249

TRAFFIC COUNTS	
CUSTER RD (FM 2478)	24,745 VPD (MCKINNEY 2015)
VIRGINIA PKWY	13,519 VPD (MCKINNEY 2015)

- ### HIGHLIGHTS
- Custer Road recently completed to six lanes divided
  - Home development west of site has picked up in 2011 and 2012 with 585 lots being delivered in the Prestwick development to First Texas Homes, Lennar and Beazer
  - Only available developable corner along Custer Road between US 380 and Stacy Road

