

# 8.07 ACRES

For Sale  
 NEC Stacy Road & Alma Road  
 McKinney, Texas  
 75070

# Metrics

NEC Stacy Road & Alma Road  
McKinney, Texas 75070

## Location

7460 Stacy Road

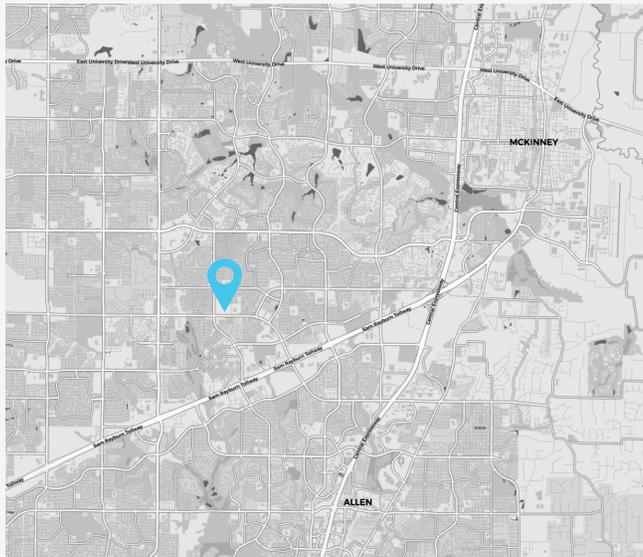
## Size

Land  
8.07 Acres

## Traffic Counts

Stacy Road  
25,198 VPD

Alma Road  
16,307 VPD



## Property Highlights

1. Future land use is Urban Living, with max density of 60 units per acre
2. Located adjacent to Craig Ranch, a 2,200 acre master planned community and TPC Craig Ranch, a PGA golf course
3. Busy intersection carrying over 42,000 VPD
4. Convenient access to major regional thoroughfares connecting to employment centers throughout North Dallas & Collin County

## 2025 Demographic Summary

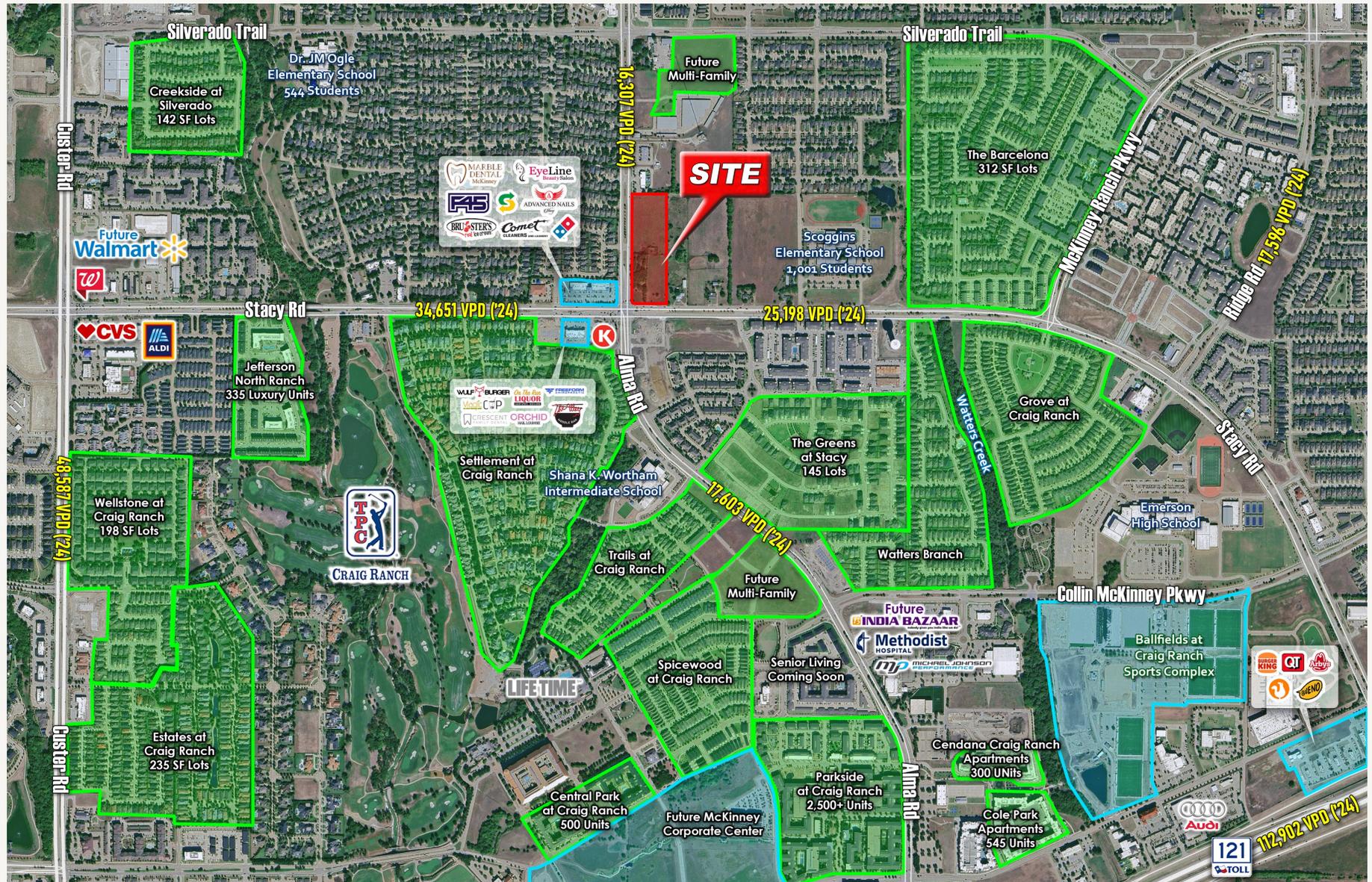
	1 MILE	3 MILES	5 MILES
EST. POPULATION	23,586	137,604	335,830
EST. DAYTIME POPULATION	2,445	32,493	87,472
EST. AVG. HH INCOME	\$152,768	\$198,958	\$192,646

## Area Attractions



# Mid Aerial

NEC Stacy Road & Alma Road  
McKinney, Texas 75070





NEC Stacy Road  
& Alma Road  
McKinney, Texas  
75070

**Jared Jowdy**  
**Assistant Vice President**  
jjowdy@venturedfw.com

**Ian Peterman**  
**Broker Relations Director**  
ipeterman@venturedfw.com

**Mike Geisler**  
**Founding Principal | Managing Partner**  
mgeisler@venturedfw.com

(214) 378-1212

[www.VentureDFW.com](http://www.VentureDFW.com)

8235 Douglas Ave  
Suite 720  
Dallas, Texas 75225

# VENTURE

\*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.





