

# NEC MCKINNEY RANCH PKWY & RIDGE RD MCKINNEY, TEXAS

FOR LEASE



**PROPERTY INFORMATION**

**LOCATION**  
NEC McKinney Ranch Pkwy (FM 720) & Ridge Road  
McKinney, Texas

**SIZE**  
22,000 SF  
Depth 65'

**TRAFFIC COUNTS**  
McKinney Ranch Pkwy: 11,704 VPD  
Ridge Road: 9,610 VPD  
(City of McKinney 2007)

**HIGHLIGHTS**

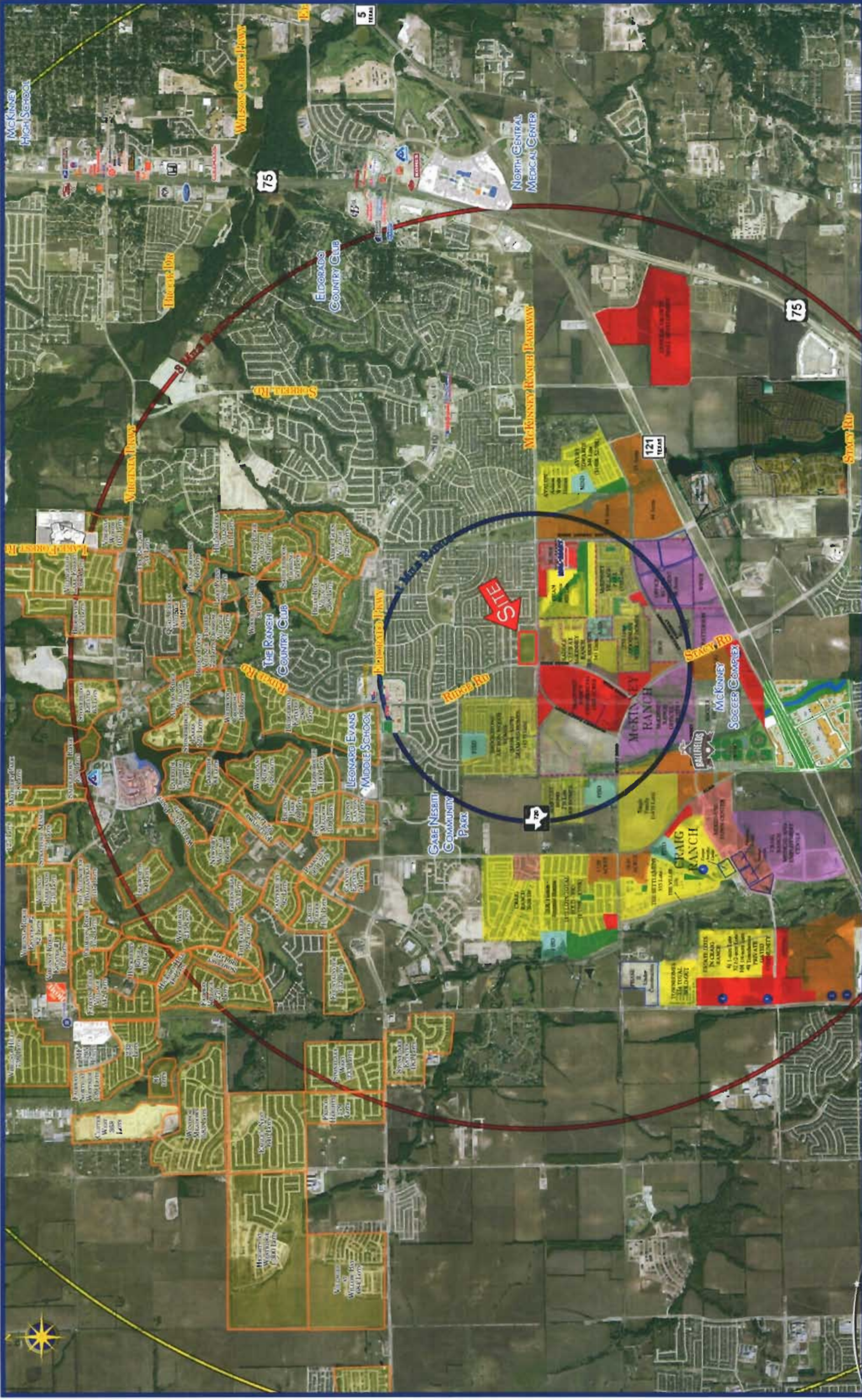
- Market holds substantial household incomes (in excess of \$130,000) within a 3-mile radius.
- Site is within close proximity to Craig Ranch, a 2,000-acre, mixed-use development.



*For Information*  
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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2008 Population	11,892	65,953	160,913
2008 Avg. HH Income	\$112,907	\$130,327	\$112,823

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McKinney High School

Wilson Green Pkwy

75

5 Miles

North Central Medical Center

Eldorado Country Club

Hickory Ln

Sheriff Rd

McKinney Ranch Parkway

75

Vincentia Pkwy

121 Miles

Stacy Rd

Apple Forest Ln

The Rancho Country Club

Pleasanton Pkwy

Red Arrow SITE

Ridge Rd

Leonard Evans Middle School

McKinney Ranch

McKinney Soccer Complex

Gabe Nesbitt Community Park

Craig Ranch

Various residential lot labels including 'Windsor Ranch', 'The Meadows', 'The Villas', etc.



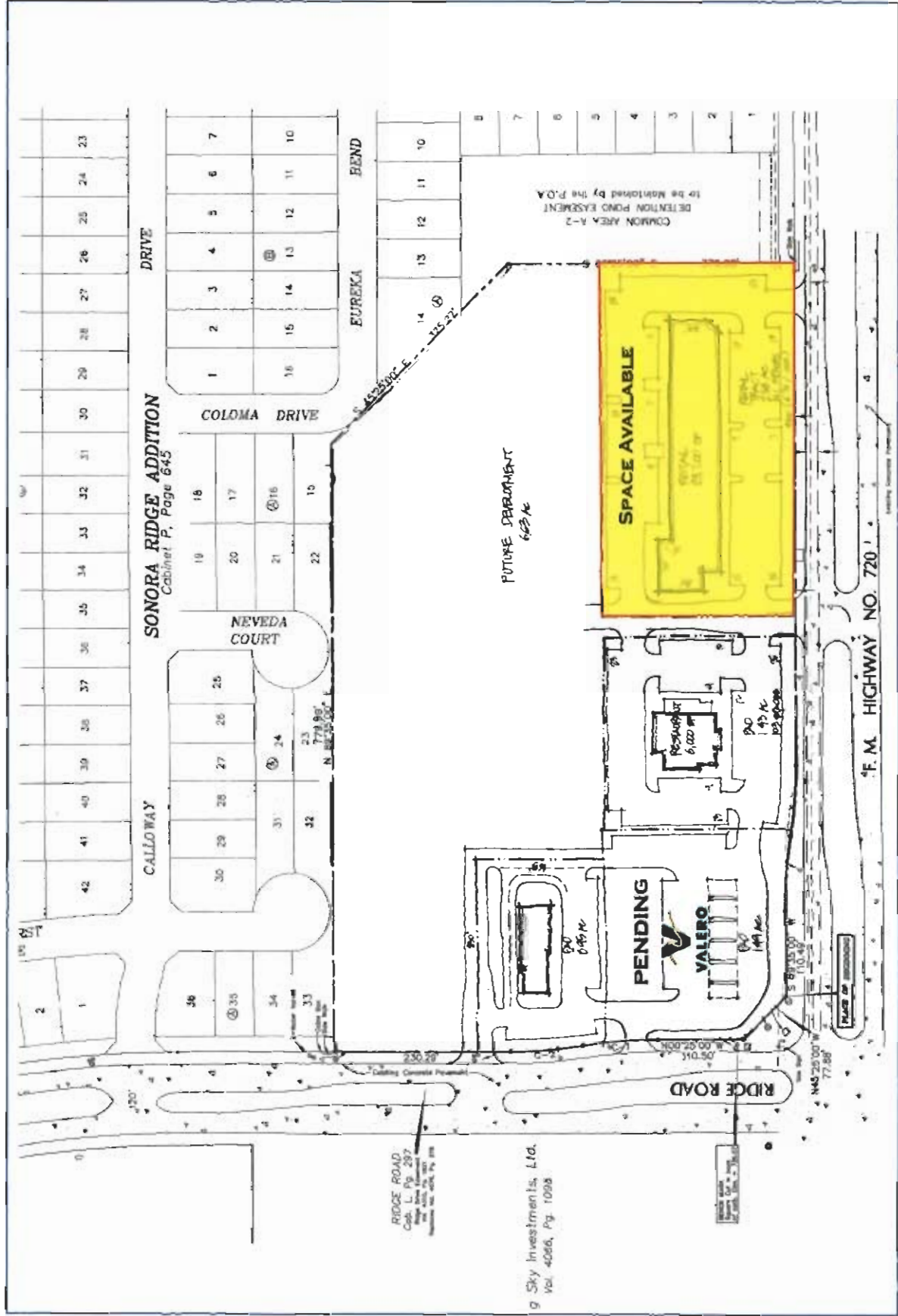
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McKinney, Texas



VENTURE 214-378-1212  
COMMERCIAL  
DALLAS, TEXAS 75245

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MCKINNEY, TEXAS



RIDGE ROAD  
 Sky Investments, Ltd.  
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