



## 1.5 Acres At Lake Forest and Collin McKinney

Lake Forest & Collin McKinney, McKinney, TX 75070

**Brandon Scott**  
Victory Real Estate Group  
825 W Royal Lane ,Irving , TX 75039  
[brandon@victoryrealestategroup.com](mailto:brandon@victoryrealestategroup.com)  
(817) 703-4653  
License: 0505018



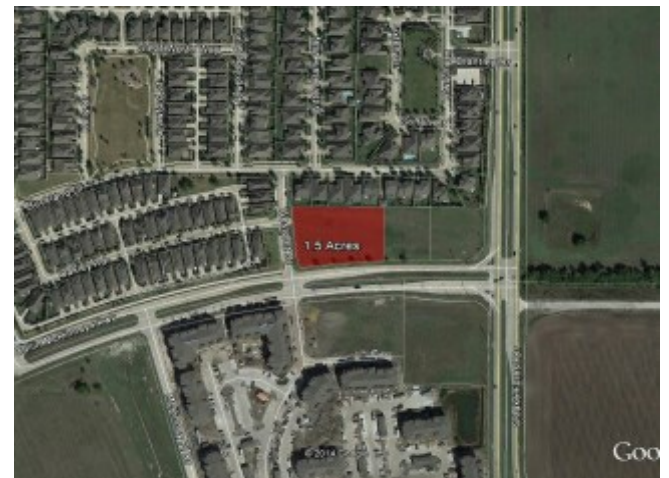
# 1.5 Acres At Lake Forest and Collin McKinney

\$816,750

1.5 Acres perfect for School, Office, Medical, Restaurant. Can be purchased with adjacent 1.54 acres. Great Location, High Traffic counts, numerous roof tops in immediate vicinity. One block north of Hwy 121.

- High Traffic Counts
- High Growth area
- Great access to Major Highways
- High household income
- Limited competition

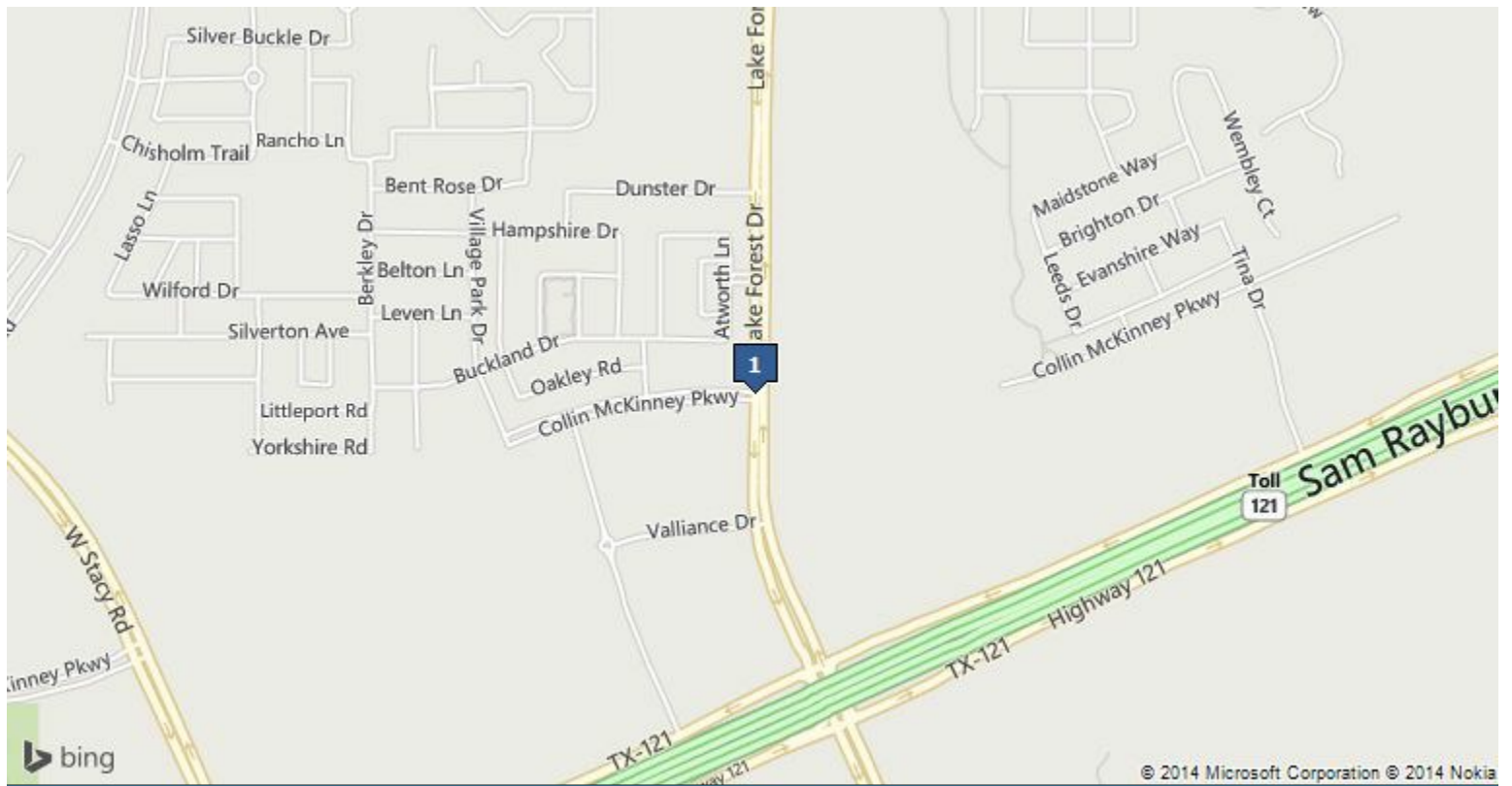
Price:	\$816,750
Property Type:	Land
Property Sub-type:	Office (land)
Additional Sub-types:	Commercial/Other (land)
Property Use Type:	Vacant/Owner-User
Zoning Description:	Commercial C1
Features:	Electricity/Power, Water, Telephone, Cable



**Lot 17R**

Price	\$816,750
Lot Size	1.50 AC
Price/AC	\$544,500
Lot Type	Office (land)
Min. Divisible	0.82 AC
Max. Contiguous	3.04 AC
Commission Split	2.5%

VILLAGE PARK #1A (CMC), BLK A, LOT 17-1, 1.5 ACRES



## Lake Forest & Collin McKinney, McKinney, TX 75070

From Hwy 121, North on Lake Forest, Property at the NW corner of Lake Forest and Collin McKinney

# Demographics

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	4,586	36,562	105,688
2013 Female Population	4,787	37,945	110,195
% 2013 Male Population	48.93%	49.07%	48.96%
% 2013 Female Population	51.07%	50.93%	51.04%
2013 Total Population: Adult	6,357	50,238	146,593
2013 Total Daytime Population	6,161	61,326	184,034
2013 Total Employees	1,271	20,310	65,458
2013 Total Population: Median Age	32	34	34
2013 Total Population: Adult Median Age	40	43	43
2013 Total population: Under 5 years	905	6,580	18,418
2013 Total population: 5 to 9 years	960	7,450	21,139
2013 Total population: 10 to 14 years	761	6,757	19,590
2013 Total population: 15 to 19 years	579	4,830	14,443
2013 Total population: 20 to 24 years	454	2,609	8,682
2013 Total population: 25 to 29 years	688	3,866	11,933
2013 Total population: 30 to 34 years	974	6,129	16,810
2013 Total population: 35 to 39 years	1,051	8,001	21,651
2013 Total population: 40 to 44 years	883	6,939	20,051
2013 Total population: 45 to 49 years	616	5,953	17,597
2013 Total population: 50 to 54 years	430	4,372	13,160
2013 Total population: 55 to 59 years	318	3,357	9,811
2013 Total population: 60 to 64 years	277	2,957	8,325
2013 Total population: 65 to 69 years	202	1,996	5,641
2013 Total population: 70 to 74 years	155	1,323	3,668
2013 Total population: 75 to 79 years	65	740	2,242
2013 Total population: 80 to 84 years	33	378	1,386
2013 Total population: 85 years and over	22	270	1,336
% 2013 Total population: Under 5 years	9.66%	8.83%	8.53%
% 2013 Total population: 5 to 9 years	10.24%	10.00%	9.79%
% 2013 Total population: 10 to 14 years	8.12%	9.07%	9.07%
% 2013 Total population: 15 to 19 years	6.18%	6.48%	6.69%
% 2013 Total population: 20 to 24 years	4.84%	3.50%	4.02%
% 2013 Total population: 25 to 29 years	7.34%	5.19%	5.53%
% 2013 Total population: 30 to 34 years	10.39%	8.23%	7.79%
% 2013 Total population: 35 to 39 years	11.21%	10.74%	10.03%
% 2013 Total population: 40 to 44 years	9.42%	9.31%	9.29%
% 2013 Total population: 45 to 49 years	6.57%	7.99%	8.15%
% 2013 Total population: 50 to 54 years	4.59%	5.87%	6.10%
% 2013 Total population: 55 to 59 years	3.39%	4.51%	4.54%
% 2013 Total population: 60 to 64 years	2.96%	3.97%	3.86%
% 2013 Total population: 65 to 69 years	2.16%	2.68%	2.61%
% 2013 Total population: 70 to 74 years	1.65%	1.78%	1.70%
% 2013 Total population: 75 to 79 years	0.69%	0.99%	1.04%

# Demographics

<b>Population (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2013 Total population: 80 to 84 years	0.35%	0.51%	0.64%
% 2013 Total population: 85 years and over	0.23%	0.36%	0.62%
2013 White alone	6,874	56,858	161,162
2013 Black or African American alone	1,081	6,251	17,929
2013 American Indian and Alaska Native alone	47	384	1,234
2013 Asian alone	715	6,989	20,373
2013 Native Hawaiian and OPI alone	8	47	119
2013 Some Other Race alone	310	1,798	8,729
2013 Two or More Races alone	338	2,180	6,337
2013 Hispanic	1,194	7,278	28,004
2013 Not Hispanic	8,179	67,229	187,879
% 2013 White alone	73.34%	76.31%	74.65%
% 2013 Black or African American alone	11.53%	8.39%	8.30%
% 2013 American Indian and Alaska Native alone	0.50%	0.52%	0.57%
% 2013 Asian alone	7.63%	9.38%	9.44%
% 2013 Native Hawaiian and OPI alone	0.09%	0.06%	0.06%
% 2013 Some Other Race alone	3.31%	2.41%	4.04%
% 2013 Two or More Races alone	3.61%	2.93%	2.94%
% 2013 Hispanic	12.74%	9.77%	12.97%
% 2013 Not Hispanic	87.26%	90.23%	87.03%
2000 Not Hispanic: White alone	2,410	18,257	70,026
2000 Not Hispanic: Black or African American alone	126	575	3,341
2000 Not Hispanic: American Indian and Alaska Native alone	10	74	381
2000 Not Hispanic: Asian alone	61	515	2,669
2000 Not Hispanic: Native Hawaiian and OPI alone	2	12	39
2000 Not Hispanic: Some Other Race alone	1	21	100
2000 Not Hispanic: Two or More Races	32	196	946
% 2000 Not Hispanic: White alone	84.95%	88.40%	80.97%
% 2000 Not Hispanic: Black or African American alone	4.44%	2.78%	3.86%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.35%	0.36%	0.44%
% 2000 Not Hispanic: Asian alone	2.15%	2.49%	3.09%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.07%	0.06%	0.05%
% 2000 Not Hispanic: Some Other Race alone	0.04%	0.10%	0.12%
% 2000 Not Hispanic: Two or More Races	1.13%	0.95%	1.09%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	9,373	74,507	215,883
2013 Households	3,217	24,354	71,545

# Demographics

## Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2013	371	8,795	18,214
Household Change 2010-2013	32	2,192	3,911
% Population Change 2010-2013	4.12%	13.38%	9.21%
% Household Change 2010-2013	1.00%	9.89%	5.78%
Population Change 2000-2013	6,536	53,854	129,398
Household Change 2000-2013	2,304	17,697	42,196
% Population Change 2000 to 2013	230.38%	260.76%	149.62%
% Household Change 2000 to 2013	252.35%	265.84%	143.77%

## Housing

	1-mi.	3-mi.	5-mi.
2000 Housing Units	935	7,082	31,963
2000 Occupied Housing Units	913	6,655	29,351
2000 Owner Occupied Housing Units	900	6,262	22,917
2000 Renter Occupied Housing Units	13	393	6,434
2000 Vacant Housings Units	22	423	2,611
% 2000 Occupied Housing Units	97.65%	93.97%	91.83%
% 2000 Owner occupied housing units	98.58%	94.09%	78.08%
% 2000 Renter occupied housing units	1.42%	5.91%	21.92%
% 2000 Vacant housing units	2.35%	5.97%	8.17%

## Income

	1-mi.	3-mi.	5-mi.
2013 Household Income: Median	\$85,080	\$109,279	\$96,021
2013 Household Income: Average	\$92,017	\$117,938	\$107,723
2013 Per Capita Income	\$31,582	\$38,550	\$35,763
2013 Household income: Less than \$10,000	118	541	2,030
2013 Household income: \$10,000 to \$14,999	28	192	1,078
2013 Household income: \$15,000 to \$19,999	34	378	1,624
2013 Household income: \$20,000 to \$24,999	51	322	1,848
2013 Household income: \$25,000 to \$29,999	292	640	1,953
2013 Household income: \$30,000 to \$34,999	73	316	1,539
2013 Household income: \$35,000 to \$39,999	66	576	2,299
2013 Household income: \$40,000 to \$44,999	31	295	2,022
2013 Household income: \$45,000 to \$49,999	193	643	1,981
2013 Household income: \$50,000 to \$59,999	117	1,026	4,340
2013 Household income: \$60,000 to \$74,999	318	2,049	6,337
2013 Household income: \$75,000 to \$99,999	713	3,657	10,372
2013 Household income: \$100,000 to \$124,999	486	4,154	10,049
2013 Household income: \$125,000 to \$149,999	281	2,917	7,014
2013 Household income: \$150,000 to \$199,999	235	3,792	9,203
2013 Household income: \$200,000 or more	181	2,856	7,856
% 2013 Household income: Less than \$10,000	3.67%	2.22%	2.84%
% 2013 Household income: \$10,000 to \$14,999	0.87%	0.79%	1.51%



# Demographics

<b>Income (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2013 Household income: \$15,000 to \$19,999	1.06%	1.55%	2.27%
% 2013 Household income: \$20,000 to \$24,999	1.59%	1.32%	2.58%
% 2013 Household income: \$25,000 to \$29,999	9.08%	2.63%	2.73%
% 2013 Household income: \$30,000 to \$34,999	2.27%	1.30%	2.15%
% 2013 Household income: \$35,000 to \$39,999	2.05%	2.37%	3.21%
% 2013 Household income: \$40,000 to \$44,999	0.96%	1.21%	2.83%
% 2013 Household income: \$45,000 to \$49,999	6.00%	2.64%	2.77%
% 2013 Household income: \$50,000 to \$59,999	3.64%	4.21%	6.07%
% 2013 Household income: \$60,000 to \$74,999	9.88%	8.41%	8.86%
% 2013 Household income: \$75,000 to \$99,999	22.16%	15.02%	14.50%
% 2013 Household income: \$100,000 to \$124,999	15.11%	17.06%	14.05%
% 2013 Household income: \$125,000 to \$149,999	8.73%	11.98%	9.80%
% 2013 Household income: \$150,000 to \$199,999	7.30%	15.57%	12.86%
% 2013 Household income: \$200,000 or more	5.63%	11.73%	10.98%

<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Childrens/Infants clothing stores	\$1,100,353	\$7,027,346	\$20,866,070
2013 Jewelry stores	\$926,109	\$6,077,808	\$15,036,155
2013 Mens clothing stores	\$868,543	\$6,335,556	\$17,709,936
2013 Shoe stores	\$950,653	\$7,296,344	\$21,070,699
2013 Womens clothing stores	\$1,570,334	\$11,609,931	\$35,139,959
2013 Automobile dealers	\$13,786,832	\$85,102,760	\$252,240,467
2013 Automotive parts and accessories stores	\$2,877,707	\$17,350,333	\$51,255,678
2013 Other motor vehicle dealers	\$1,096,624	\$7,385,526	\$18,030,250
2013 Tire dealers	\$1,424,272	\$8,325,473	\$24,169,108
2013 Hardware stores	\$11,896	\$86,871	\$296,897
2013 Home centers	\$222,748	\$1,527,717	\$4,419,956
2013 Nursery and garden centers	\$336,412	\$2,158,878	\$6,162,467
2013 Outdoor power equipment stores	\$870,316	\$2,830,122	\$6,375,274
2013 Paint andwallpaper stores	\$14,312	\$130,071	\$402,963
2013 Appliance, television, and other electronics stores	\$1,830,798	\$12,659,747	\$36,827,457
2013 Camera andphotographic supplies stores	\$224,963	\$1,686,786	\$4,545,102
2013 Computer andsoftware stores	\$4,700,054	\$32,283,203	\$93,601,686
2013 Beer, wine, and liquor stores	\$684,804	\$4,983,862	\$14,614,669
2013 Convenience stores	\$3,386,880	\$24,515,020	\$70,876,254
2013 Restaurant Expenditures	\$3,423,131	\$26,501,565	\$77,153,431
2013 Supermarkets and other grocery (except convenience) stores	\$12,372,987	\$88,962,255	\$260,711,702
2013 Furniture stores	\$1,481,396	\$9,938,517	\$28,156,567
2013 Home furnishings stores	\$3,995,563	\$22,612,618	\$62,789,498
2013 General merchandise stores	\$18,488,452	\$122,523,454	\$349,545,372
2013 Gasoline stations with convenience stores	\$11,151,452	\$76,780,543	\$223,427,954
2013 Other gasoline stations	\$8,114,724	\$54,798,836	\$160,079,353
2013 Department stores (excl leased depts)	\$17,562,342	\$116,445,646	\$334,509,218
2013 General merchandise stores	\$18,488,452	\$122,523,454	\$349,545,372
2013 Other health and personal care stores	\$1,242,463	\$8,515,889	\$24,870,258



# Demographics

## Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2013 Pharmacies and drug stores	\$3,757,205	\$26,584,532	\$76,952,621
2013 Pet and pet supplies stores	\$1,093,127	\$7,750,432	\$22,179,240
2013 Book, periodical, and music stores	\$317,994	\$2,092,751	\$6,067,807
2013 Hobby, toy, and game stores	\$338,938	\$2,556,573	\$7,215,553
2013 Musical instrument and supplies stores	\$76,215	\$472,681	\$1,448,335
2013 Sewing, needlework, and piece goods stores	\$96,920	\$931,679	\$2,943,909
2013 Sporting goods stores	\$301,769	\$1,892,490	\$6,073,891