

EVERGREEN PLAZA - PRE-LEASING

7851 ELDORADO PARKWAY
MCKINNEY, TX 75070



OFFERING SUMMARY

Lease Rate:	\$40 - 44 SF/yr (NNN)
Building Size:	18,000 SF
Minimum Divisibility	1,200 - 15000 SF
Year Built:	2025
Zoning:	Commercial
Market:	McKinney

PROPERTY OVERVIEW

Establish a location amidst McKinney's affluent communities and a high concentration of upscale golf courses and country clubs by claiming a spot in the mixed-use center at 7851 Eldorado Parkway.

Evergreen Plaza will span 18,000 square feet with a sophisticated presence of exposed stone and stylish autumn roofing. The spaces will be illuminated by natural light flowing in from the expansive windows in every suite. Lush landscaping will foster a comforting atmosphere that can be enjoyed from the patio, perfect for restaurants to provide outdoor seating. There is abundant parking to accommodate employees and clients, light medical services, and restaurants. Due to the speculative nature of the project, early tenants will have agency over the size and design of the space.

McKinney is one of the most exciting areas for development growth and affluent residents in the Dallas-Fort Worth metro. 7851 Eldorado Parkway is in a hyper-concentrated area of these positive indicators. The upscale Stonebridge Village neighborhood, Stonebridge Ranch Country Club, WestRidge Golf Course, The Dye Golf Club, and a brand new HEB grocery store and Trader Joe's are all virtually adjacent to the center. Tenants at Evergreen Plaza have the opportunity to be the go-to high-end destination for the desirable clientele that frequent the area.

The Methodist McKinney Hospital is also a quarter-mile away, providing a vast consumer pool and an excellent complement for medical-related tenants. Discover this immensely prosperous area and tap into one of the most robust resident pools in the Dallas-Fort Worth region with a premium space at Evergreen Plaza today.

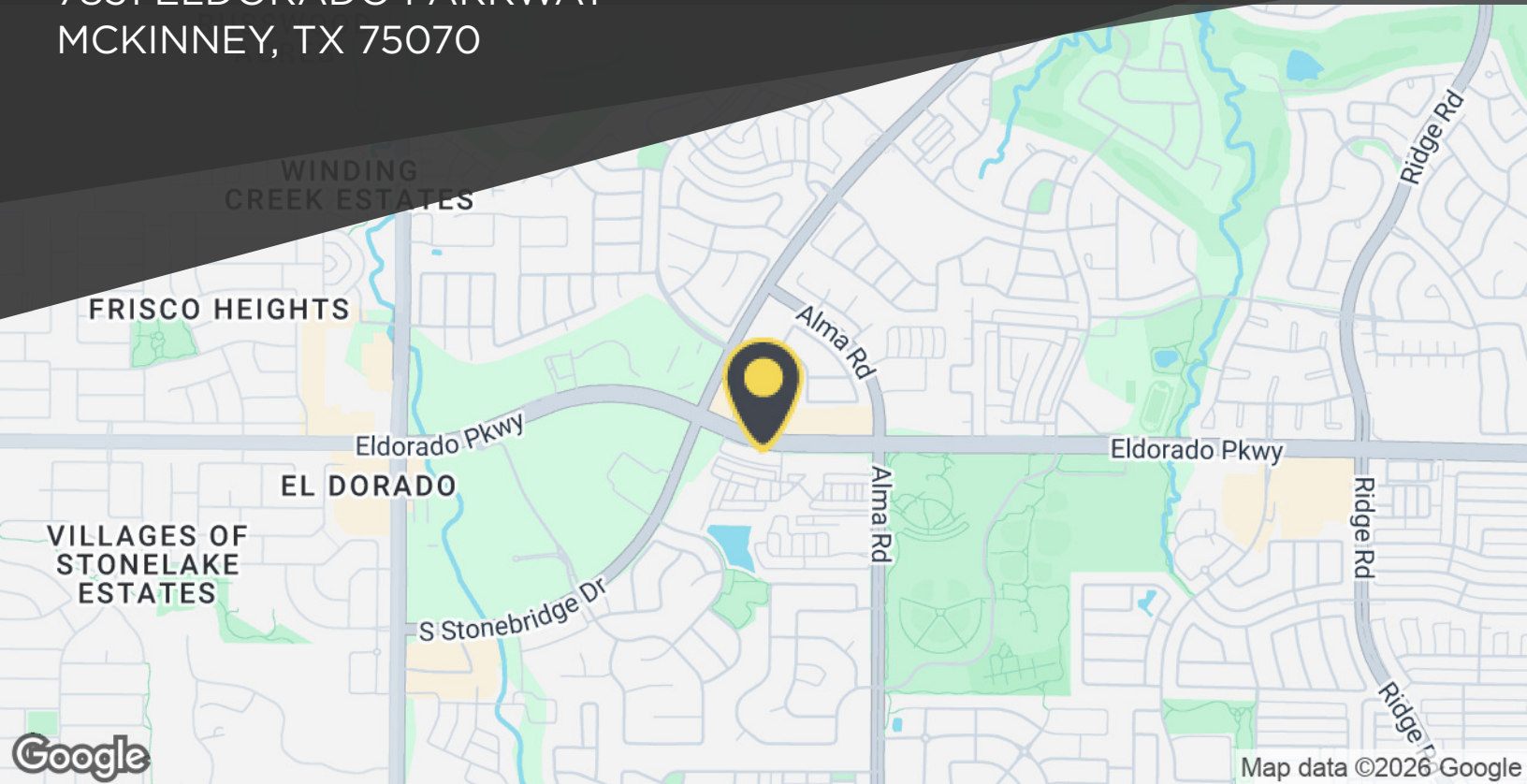
For more information or to schedule a tour, please contact:

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POPULATION

	0.5 MILES	1 MILE	3 MILES
Total Population	3,740	15,361	122,387
Average Age	38.1	37.4	37.4
Average Age (Male)	31.2	33.5	36.2
Average Age (Female)	40.0	39.0	37.7

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total Households	1,159	5,123	42,900
# of Persons per HH	3.2	3.0	2.9
Average HH Income	\$168,457	\$142,095	\$133,312
Average House Value	\$377,368	\$372,964	\$351,568

** Demographic data derived from 2020 ACS - US Census*

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