

**FLORENCE AT MCKINNEY**  
4041 S CUSTER RD, UNIT 2240,  
MCKINNEY, TX – 75070  
MIXED UNIT DEVELOPMENT

OFFERED AT  
**34/SFT/YR + NNN**

**RETAIL / OFFICE / MEDICAL**

*Lease*



**BRAND NEW**

**2025 BUILT**



1736 SFT



24 FT FRONTAGE



24 X 79 X 14 FEET



28000 VPD



AMPLE PARKING

### **LEASE IN A THRIVING AREA**

The entire building is leased out. Huge traffic and foot fall.

600 apartments in walking distance (within same complex)

**SUITABLE FOR  
STOREFRONT  
RETAIL  
OFFICE**

**CUSTOM BUILT  
BAREHELL CONDITION**

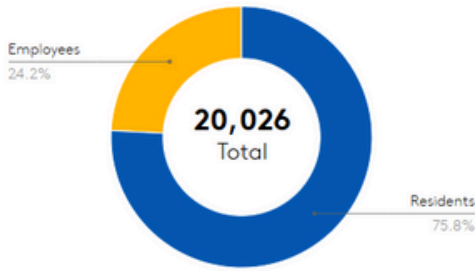




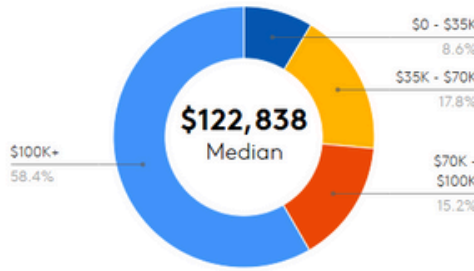
Grow  
Thrive  
Develop



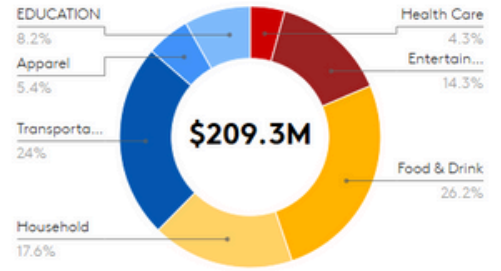
ABSOLUTE POPULATION



HOUSEHOLD INCOME



CONSUMER SPENDING



	1 MILE	3 MILE	5 MILE	15 MIN DRIVE
2024 Population	15,178	140,581	331,381	536,557
2029 Population	18,518	172,506	405,172	644,119
2024-2029 Projected Population Growth	22.0%	22.7%	22.3%	20.0%
Median Age	36.4	37.1	38.0	38.6
College Degree + Higher	60%	61%	59%	37%
Daytime Employees	4,848	23,858	63,599	166,845
Total Businesses	488	3,444	9,637	23,703
Average Household Income	\$152,941	\$159,830	\$156,789	\$146,280
Median Household Income	\$122,838	\$133,607	\$130,175	\$118,361
Total Consumer Spending	\$209.3M	\$2B	\$4.8B	\$7.7B
2024 Households	4,990	46,453	112,178	190,062
Average Home Value	\$512,042	\$529,497	\$511,253	\$499,426

**CONTACT:**

PHONE/TEXT +1.512.785.9903

**PROPERTY ADDRESS:**

4041 S CUSTER RD, UNIT 2240,  
MCKINNEY, TX – 75070  
COLLIN COUNTY

**HURRY!**

**LAST UNIT LEFT TO LEASE OUT OF 34 DOORS**

11

11 Acre Mix development

25

Completed in 2025



Ready to Occupy



700 Unit Apartments in same complex, 400 new apartments starting in May, preleased

**Existing Business in same complex:**

Ghazal Lounge

ICode

Tiger Ramen

Alloy Personal Trainer

Salnons by JC

Cubana Grill - Jamaican Restaurant

Venus - Medical Spa

Manifest - Men's Salon

Beem Sauna

The Veg Palace - Indian Restaurant



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**THRIVING AND FAST DEVELOPING CORRIDOR**