

For Sale



Shops at Painted Tree

2510 N Hardin Blvd.,
McKinney, Texas 75069



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800
Houston, Texas 77046

713-623-6944

hpiproperties.com



SHOPS AT PAINTED TREE

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PROPERTY INFORMATION

Sale Price	\$7,396,879.00
CAP Rate	6.25%
NOI	\$462,304.92
Building Size	12,963 SF
Lot Size	1.47 AC
Year Built	2025



PROPERTY HIGHLIGHTS

- Positioned at High-Visibility Signalized Intersection at Entrance of 1,100 Acre Painted Tree Master Planned Community
- Rapidly Growing Population within Affluent Trade Area - 222% population growth from 2000-2020 within a 3-mile radius
- Adjacent to US-380 & Just West of US-75, The Area's Dominant Retail & Traffic Corridor - Cosco, Raytheon Technologies (3,000 Employees), Target, Collin College (33,688 Students), The Home Depot, CineMark



DEMOGRAPHICS

Population (2025)	2 mi. - 30,179
	3 mi. - 65,505
	5 mi. - 161,846

Average HHI (2025)	2 mi. - \$150,207
	3 mi. - \$164,439
	5 mi. - \$170,135

Traffic Counts	N Hardin Blvd: 10,027 vpd
	US 380: 47,339 vpd
	N Central Expy: 107,764 vpd



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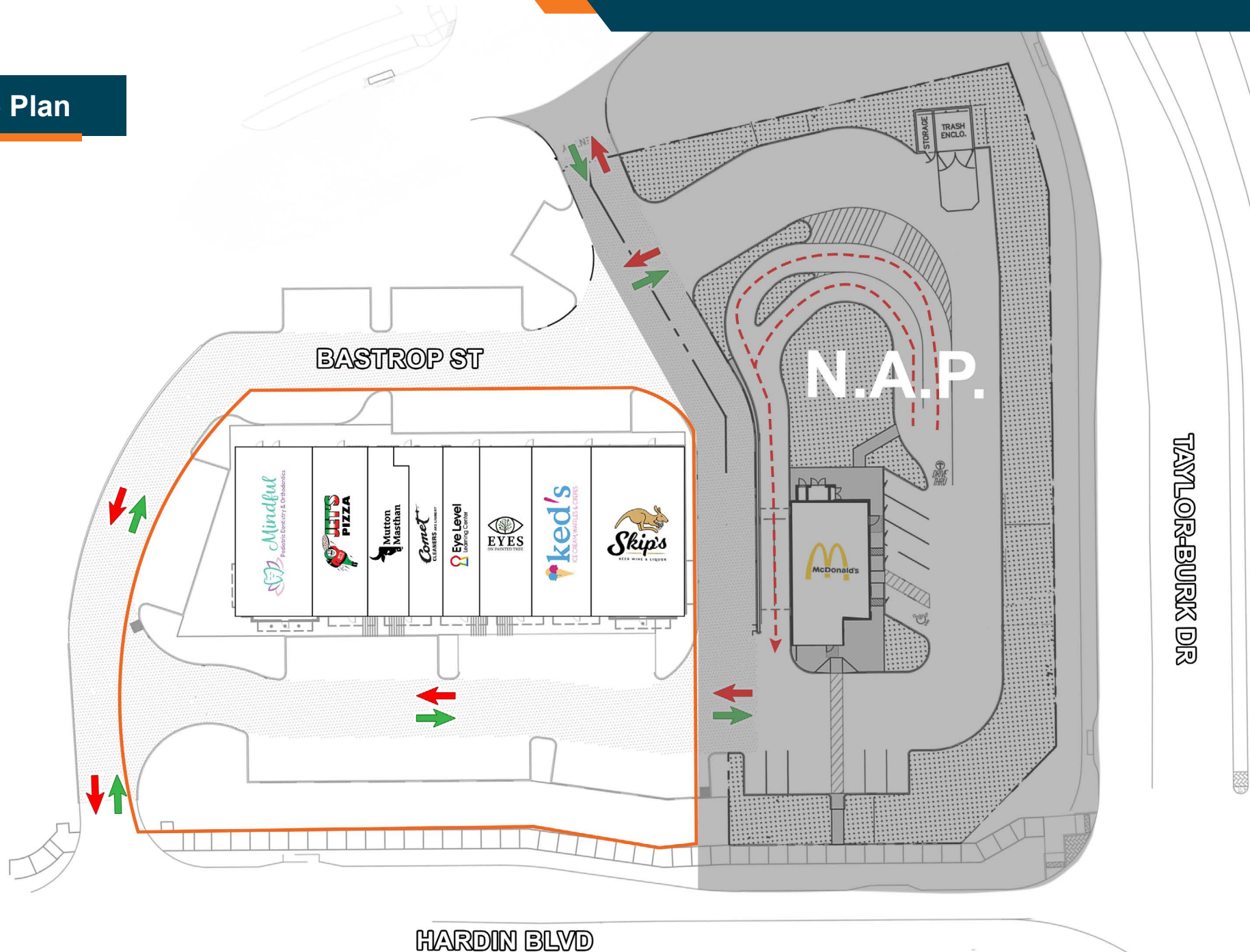
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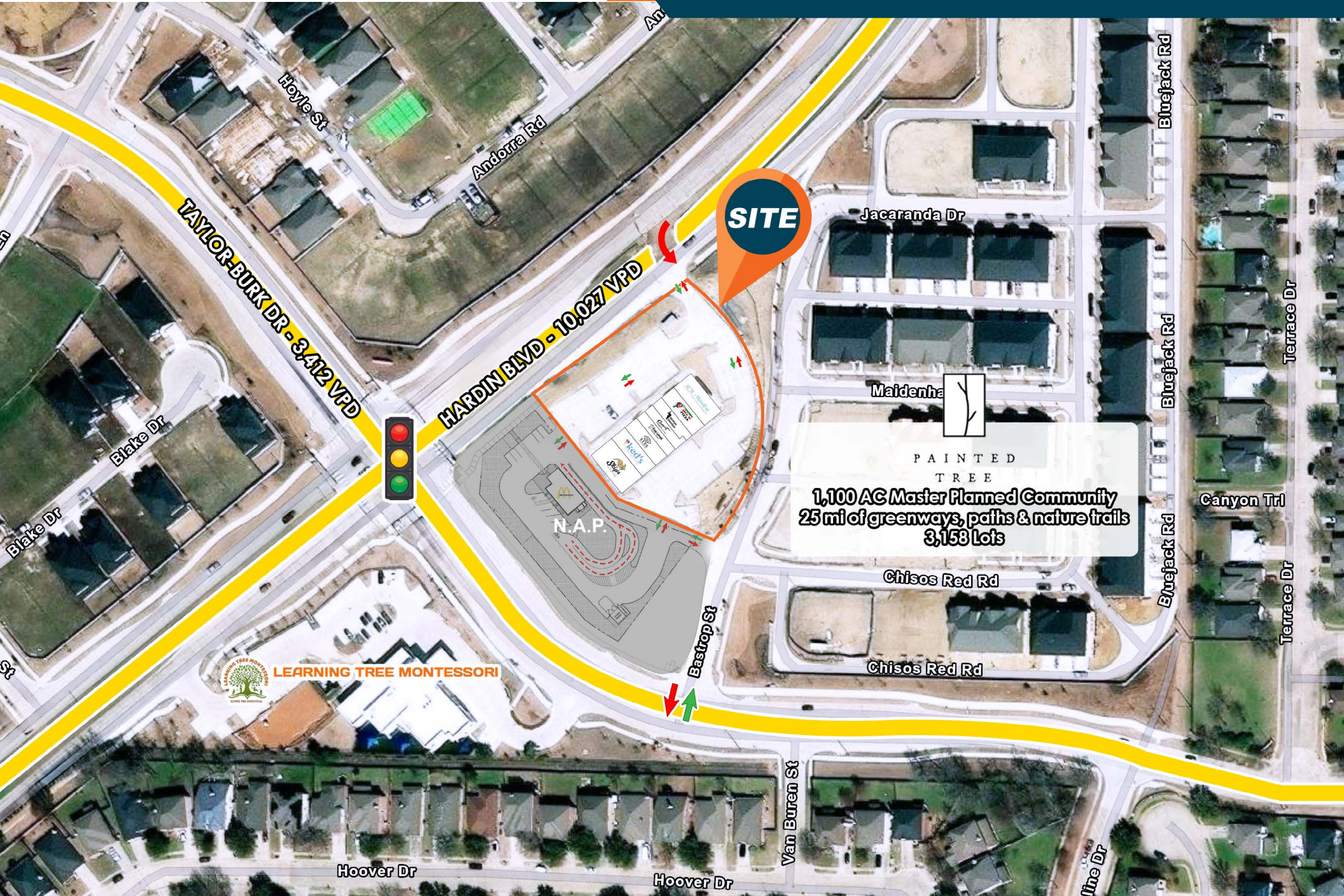
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PROPERTY INFORMATION	2 MI	3 MI	5 MI
Population (2025)	30,132	64,634	158,793
Projected Population (2030)	34,631	73,187	177,235
Census Population (2020)	25,444	56,367	144,596
Historic Annaul Growth (2020-2025)	+4,689	+8,267	+14,196
Median Age	35.8	36.8	37.8
RACE AND ETHNICITY (2025)	2 MI	3 MI	5 MI
White	53.5%	55.3%	57.5%
Black or African American	18.0%	16.1%	15.5%
American Indian or Native American	0.7%	0.7%	0.6%
Asian	12.4%	11.7%	11.9%
Other Race	5.4%	5.7%	5.2%
INCOME	2 MI	3 MI	5 MI
Est. Avg. Household Income	\$110,803	\$161,136	\$171,017
Projected Avg. Houshold Income (2030)	\$111,077	\$159,862	\$170,085
Est. Per Capita Income (2025)	\$47,621	\$55,605	\$62,086

Site Plan





SITE

PAINTED TREE
1,100 AC Master Planned Community
25 mi of greenways, paths & nature trails
3,158 Lots

LEARNING TREE MONTESSORI



