



### FAMILY-ORIENTED TENANT MIX

Spring Creek is in a high-growth area approximately one mile from Collin County Community College. LA Fitness anchors the thriving shopping center and generates over 1,200-1,800 car trips per week. Other notable tenants include:

- Starbucks
- Taco Cabana
- Capital One
- Five Guys Burgers
- Panda Express
- Subway

### PROPERTY OVERVIEW

#### AVAILABLE

- Ground Lease or Build-to-Suit: +/- 3 acres

#### TRAFFIC COUNTS

- Spring Creek at U.S. 75: 56,435 CPD
- K Avenue at Spring Creek: 36,306 CPD
- U.S. 75: 230,000 CPD

#### DEMOGRAPHICS

	1Mile	3Mile	5Mile
Population:	115,022	284,015	459,357
Employment:	34,867	82,715	167,161
Average Income:	\$81,002	\$99,861	\$101,226

AVAILABLE FOR GROUND LEASE OR BUILT-TO-SUIT

