



# McKINNEY NORTHPORT

THREE BUILDING PROJECT UNDER CONSTRUCTION  
EST DELIVERY: Q1 2027

## FOR SALE OR LEASE

Developed by:



Leased by:

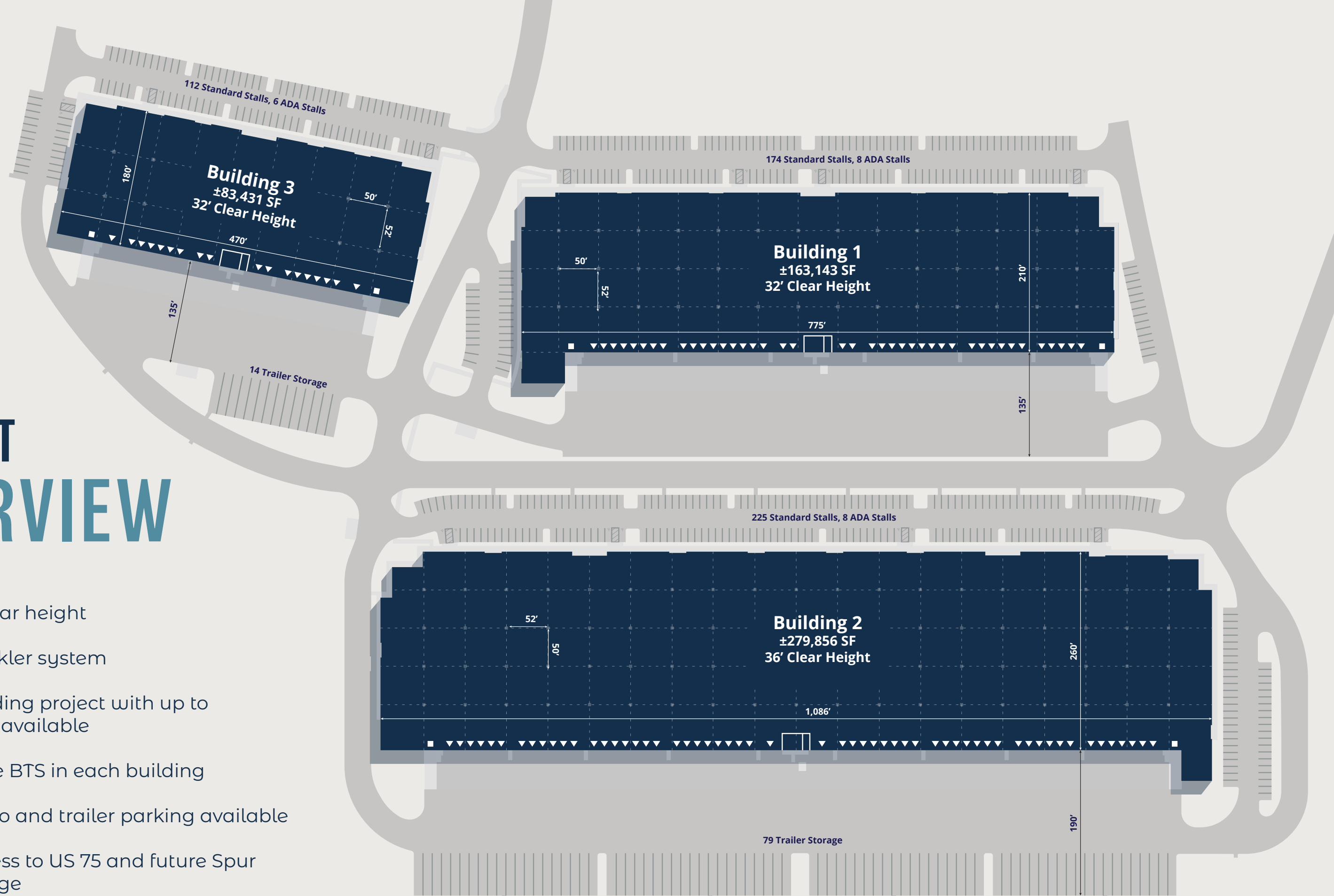


**BEN WALLACE** SIOR  
+1 972 692 6234  
ben.wallace@colliers.com

**NOAH DODGE**  
+1 214 217 4647  
noah.dodge@colliers.com

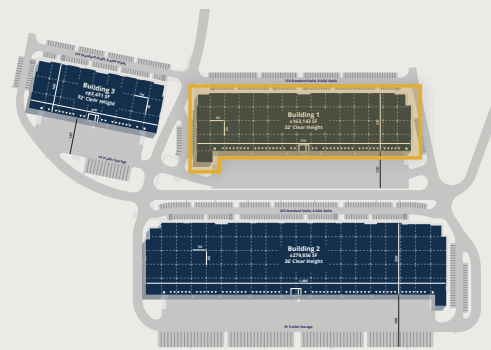
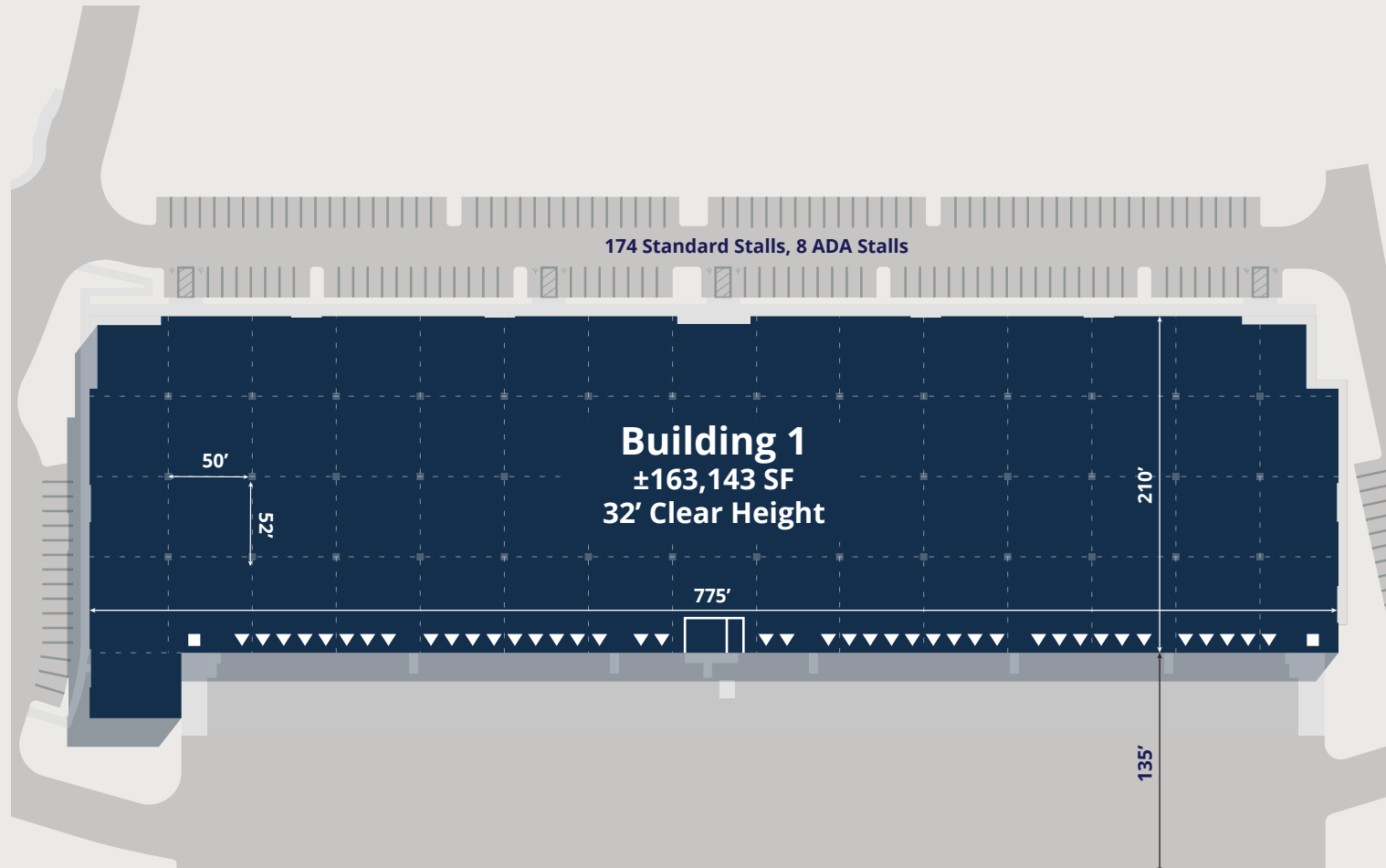
# PROJECT OVERVIEW

- 32' – 36' clear height
- ESFR sprinkler system
- Three building project with up to 526,430 SF available
- Spec Office BTS in each building
- Ample auto and trailer parking available
- Quick access to US 75 and future Spur 399 Frontage



# BUILDING 1

## 163,143 SF



163,143 SF Available

BTS Office

32' Clear Height

41 Overhead Dock Doors (9' x 10')

2 Ramped Doors (12' x 14')

182 Auto Spaces

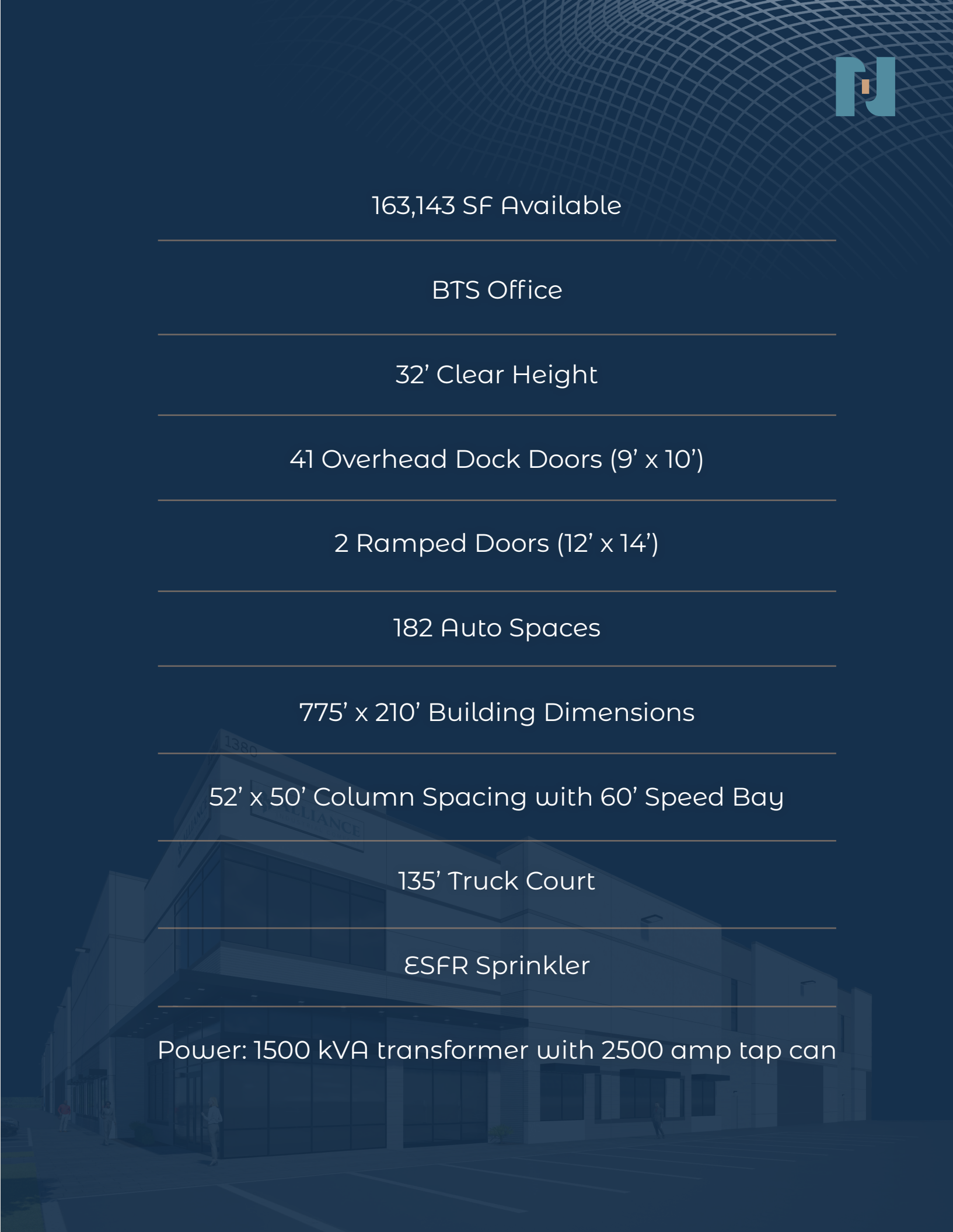
775' x 210' Building Dimensions

52' x 50' Column Spacing with 60' Speed Bay

135' Truck Court

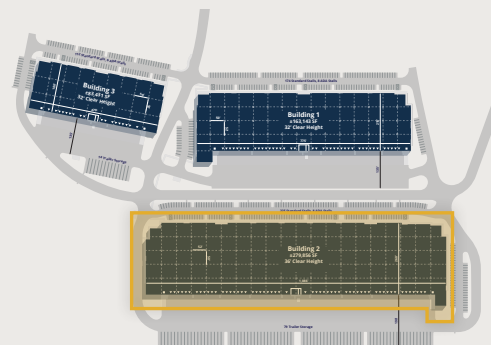
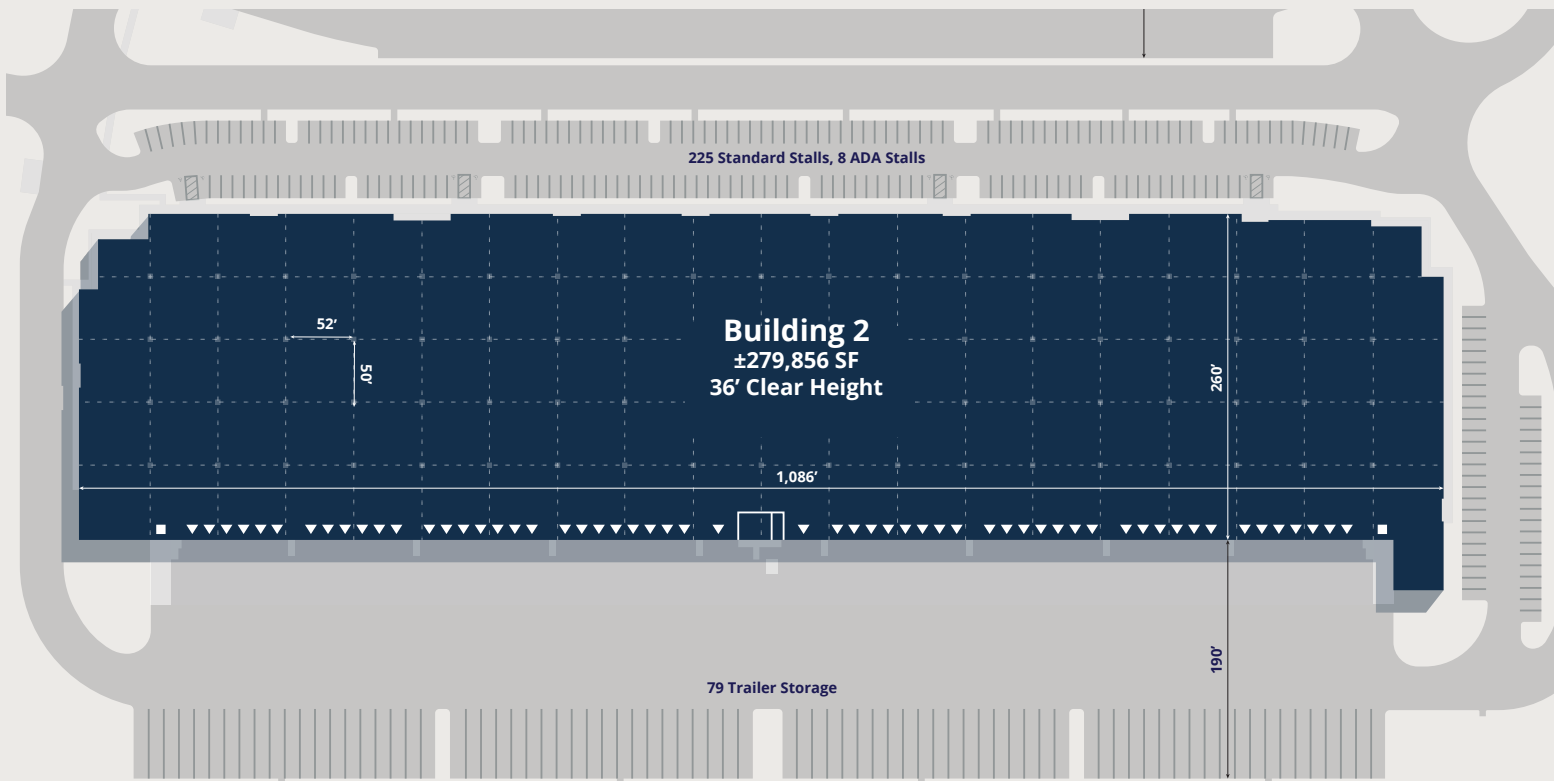
ESFR Sprinkler

Power: 1500 kVA transformer with 2500 amp tap can



# BUILDING 2

## 279,856 SF



279,856 SF Available

BTS Office

36' Clear Height

57 Overhead Dock Doors (9' x 10')

2 Ramped Doors (12' x 14')

233 Auto Spaces

79 Trailer Positions

1086' x 260' Building Dimensions

52' x 50' Column Spacing with 60' Speed Bay

190' Truck Court

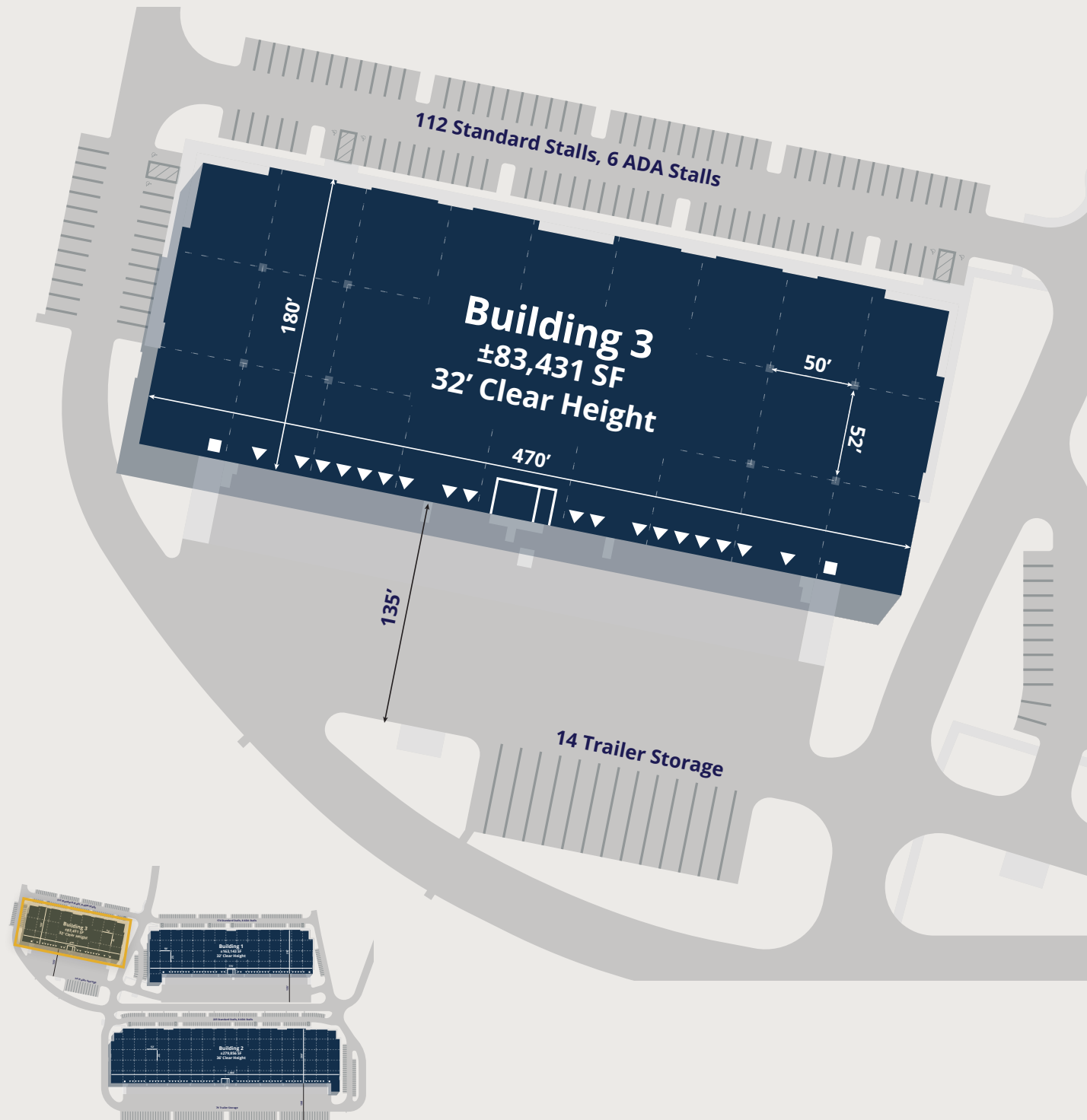
ESFR Sprinkler

Power: 1500 kVA transformers with 2500 amp tap can



# BUILDING 3

## 83,431 SF



83,431 SF Available

BTS Office

32' Clear Height

18 Overhead Dock Doors (9' x 10')

2 Ramped Doors (12' x 14')

118 Auto Spaces

14 Trailer Positions

470' x 180' Building Dimensions

52' x 50' Column Spacing with 60' Speed Bay

135' Truck Court

ESFR Sprinkler

Power: 1000 kVA transformers with 2500 amp tap can



## LABOR & DEMOGRAPHICS

McKinney Population	<b>224,000</b>
McKinney Pop Growth Rate	<b>15.2%</b> (2023-25)
McKinney National Growth Rank	<b>#4 U.S. County Growth</b> (2023-24)
McKinney Civilian Labor Force	<b>114,000+</b>
McKinney Total Businesses	<b>1,100+</b>
Collin County Population Growth (2023-24)	<b>+46,000 residents</b>
Collin County Population	<b>1.25M+</b>

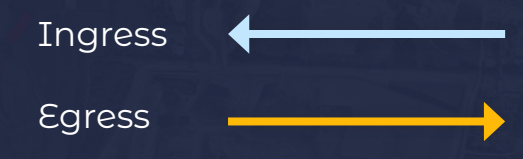
## DRIVE TIMES

- 0.6 miles** to North Central Expy
- 0.8 miles** to McKinney National Airport
- 2.2 miles** to Hwy. 380
- 30.8 miles** to Texas Instruments Inc, Sherman TX
- 31.5 miles** to GlobiTech, Inc Sherman, TX
- 37 miles** to Dallas
- 37 miles** to DFW International Airport
- 39 miles** to Love Field Airport
- 60 miles** to Fort Worth

HWY 75

HWY 121

HWY 75



Starbucks

TRADER JOE'S

belk

PEI WEI

BED BATH & BEYOND

CVS

FIREHOUSE SUBS

Holiday Inn

Little Caesars

Wendy's

Albertsons

KOHL'S

TEXAS ROADHOUSE

LA FITNESS

HSUN

amazon

MP

Robert Mullen Ltd 1979

SIMPSON

Strong-Tie

modular power solutions

SHERATON

EST. 1937

McKINNEY NORTHPORT

McKINNEY NATIONAL AIRPORT

McKINNEY NATIONAL AIRPORT

New Commercial Terminal Under Construction

CINTAS

SPEC'S

Baker Distributing Company

displayit

Future Spur 399

Future Spur 399

Farm to Market 546

Developed by:



Leased by:



# McKINNEY NORTHPORT

**BEN WALLACE** SIOR

+1 972 692 6234

[ben.wallace@colliers.com](mailto:ben.wallace@colliers.com)

**NOAH DODGE**

+1 214 217 4647

[noah.dodge@colliers.com](mailto:noah.dodge@colliers.com)