

# 551 E University Dr, McKinney, TX



Pre-Leasing ±2,006-7,581 SF  
Flex with Office & Restroom  
3-Phase Heavy Power  
Highway 380 Frontage

## Main Contact

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# Property Overview

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New construction flex space now available for pre-lease in the thriving McKinney, TX market.

Listed By:  
Ross Miller | 469.352.8147



## Property Overview

M&D CRE is please to offer this new construction flex space for pre-lease. This fully insulated warehouse office space will feature 22,092 square-foot (10 suites). Currently, ±2,006 to 7,581 square-foot is available (±7,581 SF contig.) with a fully HVAC warehouse option and office space with 12x14 foot roll up doors, 22' clear height, and heavy power for each suite. Drive-through bay/loading option when you secure Suite 2 & 9 together, a total of 4,666 square feet. In addition, the property will include modern features with a full glass storefront and monumnet signage for each tenant. Pre-lease for custom office and mezzanine buildout. If a suite is not pre-leased, then it will arrive in shell space condition.

Located on East University Drive (Highway 380), on a 2.46 acre lot, the property offers ample paving for truck access and a 2:1,000 parking ratio for tenants. Located just off Loop 5 and 1.5 miles from Highway 75, the property presents a prime location with easy access to surrounding cities including Dallas, Denton, Greenville, and more. With a strong job market and economic profile, 551 E University Dr, McKinney presents a prime opportunity for light manufacturing opportunities including a variety of service businesses with only auto detailing allowed for automotive uses (limited automotive use). Heavy automotive is not allowed. Contact Ross Miller for more information.

|                   |                     |
|-------------------|---------------------|
| Available Spce    | 7,581 Contiguous SF |
| Zoning            | Light Manufacturing |
| Grade Level Doors | One 12x14 FT        |
| Clear Height      | 22 Feet             |
| Power             | 3P Heavy            |
| Parking           | 2:1,000 Ratio       |
| HVAC              | Optional            |
| Restrictions      | Heavy Automotive    |



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## Highlights

Fully Insulated

3P Heavy Power

25' Column Spacing

22' Clear Height

12'x14' Roll-Up Doors

Option for Full HVAC

Cross-Dock Option

Customization Available

Monument Signage



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# Location Overview

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Open your business within the thriving community of McKinney, TX.

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# Number One Best Real Estate Market (By Wallethub 2024)

## McKinney, TX Overview

McKinney, Texas, has recently been recognized as the 2024 Best Real Estate Market by WalletHub and ranks as the fourth fastest-growing city in the state. With an impressive 379% population growth between 1999 and 2019, coupled with a robust workforce of 601,539 within Collin County, McKinney offers a prime location for business operations and investment opportunities. This dynamic market presents an exceptional environment for commercial real estate investors seeking long-term growth and stability.

**1,293,047**

Residents  
Expected  
by 2028  
(Collin County)

**1,600,000**

Jobs  
Expected  
by 2035  
(Collin County)

**224,043**

Total  
City  
Population  
(McKinney, TX)

**379%**

1999-2019  
Population  
Growth  
(McKinney, TX)

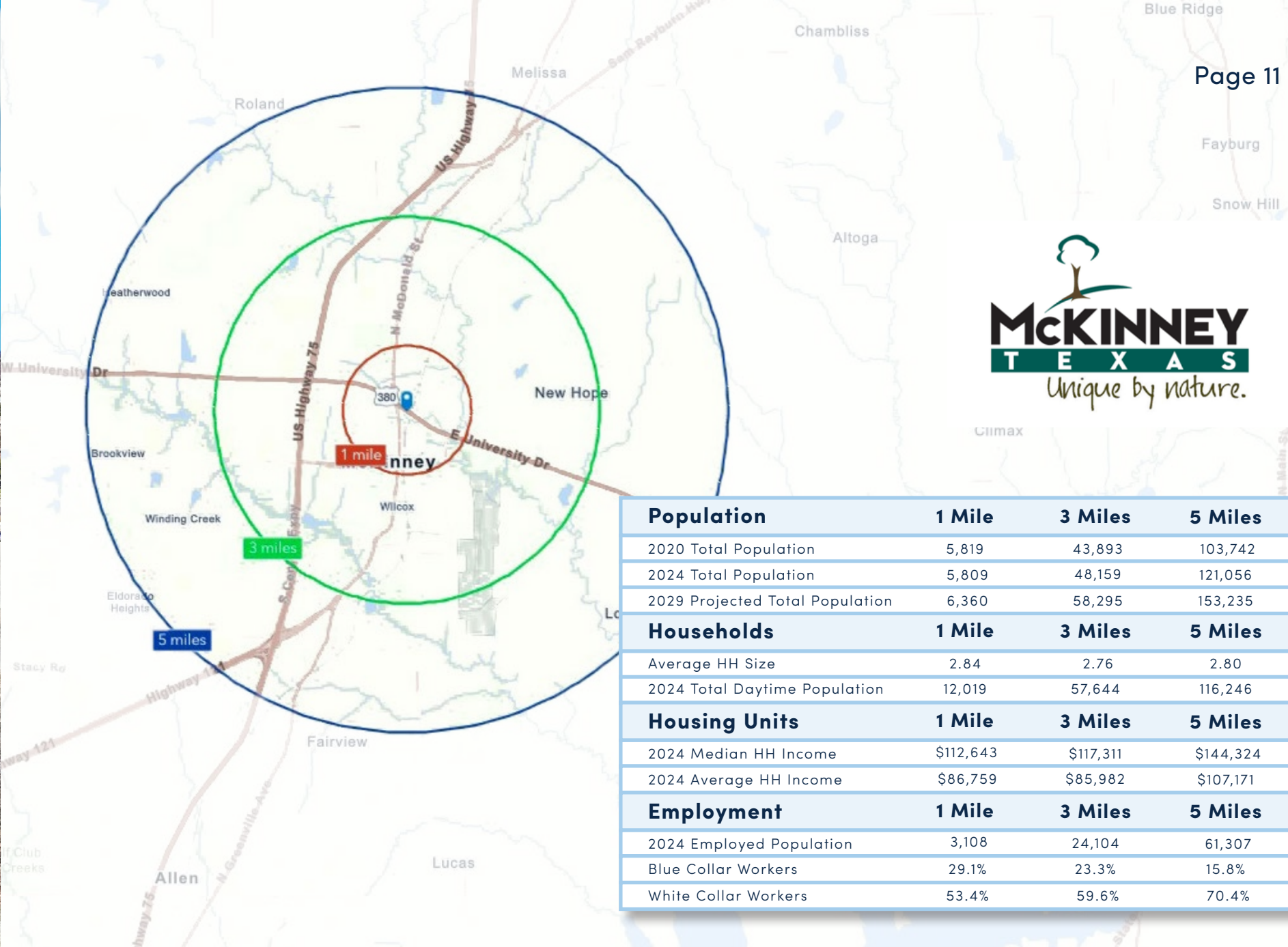


Highway 380 34,922 VPD

U-HAUL  
SPARKY'S  
CAR WASH

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**MD**  
& CRE



|                                 | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------------------|-----------|-----------|-----------|
| <b>Population</b>               |           |           |           |
| 2020 Total Population           | 5,819     | 43,893    | 103,742   |
| 2024 Total Population           | 5,809     | 48,159    | 121,056   |
| 2029 Projected Total Population | 6,360     | 58,295    | 153,235   |
| <b>Households</b>               |           |           |           |
| Average HH Size                 | 2.84      | 2.76      | 2.80      |
| 2024 Total Daytime Population   | 12,019    | 57,644    | 116,246   |
| <b>Housing Units</b>            |           |           |           |
| 2024 Median HH Income           | \$112,643 | \$117,311 | \$144,324 |
| 2024 Average HH Income          | \$86,759  | \$85,982  | \$107,171 |
| <b>Employment</b>               |           |           |           |
| 2024 Employed Population        | 3,108     | 24,104    | 61,307    |
| Blue Collar Workers             | 29.1%     | 23.3%     | 15.8%     |
| White Collar Workers            | 53.4%     | 59.6%     | 70.4%     |

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## **Non-Endorsement & Disclaimer Notice**

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Special Covid-19 Notice: All prospective buyers are strongly encouraged to fully utilize their opportunities and obligations to conduct detailed due diligence and seek expert advice as needed, particularly in light of the unpredictable effects of the ongoing COVID-19 pandemic. M&D Real Estate has not been hired to conduct, and is not responsible for conducting, due diligence on behalf of any prospective purchaser. M&D Real Estate's core expertise is in marketing properties and facilitating transactions between buyers and sellers. M&D Real Estate and its professionals do not and will not serve as legal, accounting, contractor, or engineering consultants. We strongly advise all potential buyers to engage other professionals for assistance with legal, tax, regulatory, financial, and accounting matters, as well as inquiries regarding the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees, and in light of the volatility created by COVID-19, buyers should rely solely on their own projections, analyses, and decision-making processes.

**M&D Commercial Group is a service mark of M&D Real Estate, LP.**





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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|                                                                    |                      |                            |                      |
|--------------------------------------------------------------------|----------------------|----------------------------|----------------------|
| M&D CRE,LLC                                                        | 9010586              | danny@mdregroup.com        | 469.607.0471         |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.          | Email                      | Phone                |
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| Ross Miller                                                        | 0802154              | ross.miller@mdcregroup.com | 469-352-7147         |
| Sales Agent/Associate's Name                                       | License No.          | Email                      | Phone                |
| <input type="text"/>                                               | <input type="text"/> | <input type="text"/>       | <input type="text"/> |
| Buyer/Tenant/Seller/Landlord Initials                              |                      |                            | Date                 |