

762,392 SF  
FIVE BUILDING MASTER-PLANNED  
COMMERCE PARK  
DELIVERING Q2 2027



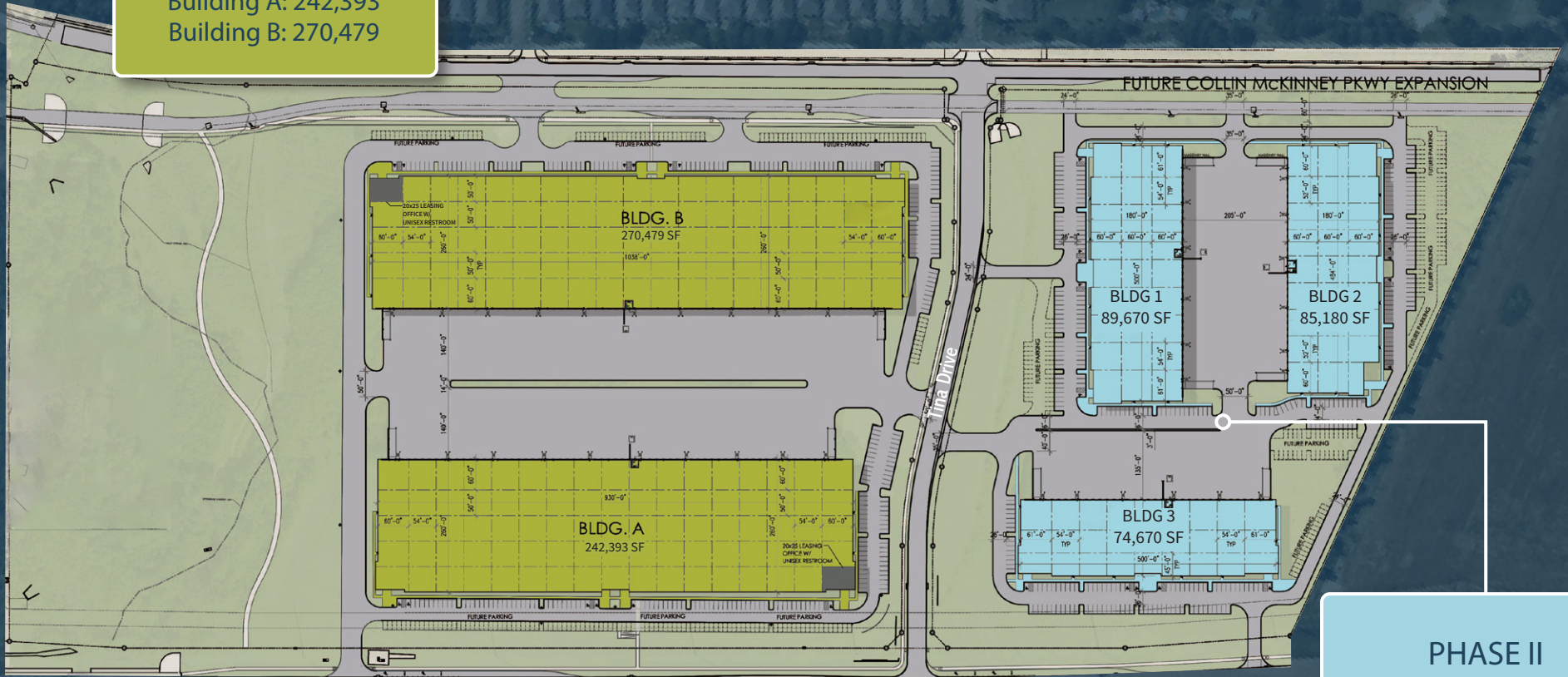
121 COMMERCE PARK



# PROJECT OVERVIEW

## PHASE I

Building A: 242,393  
Building B: 270,479



## PHASE II

Building 1: 89,670  
Building 2: 85,180  
Building 3: 74,670

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# BUILDING A

4920 TINA DR. | MCKINNEY, TX 75070



**Building Size**  
242,393 RSF  
(~930' x 260')



**Divisible to**  
40,000 SF



**Clear Height**  
32' measured at the  
first column



**Column Spacing**  
Speed Bays 54' x 60';  
Typical Bays 54' x 50'



**Configuration**  
Rear Dock



**Docks**  
52 docks doors &  
2 drive-in ramps



**Car Parking**  
141 parking spaces  
(96 future spaces)



**Lighting**  
LED exterior building  
lighting and pole  
lighting



**Power**  
2,000 amp,  
480Y/277V 3-phase,  
4 wire service



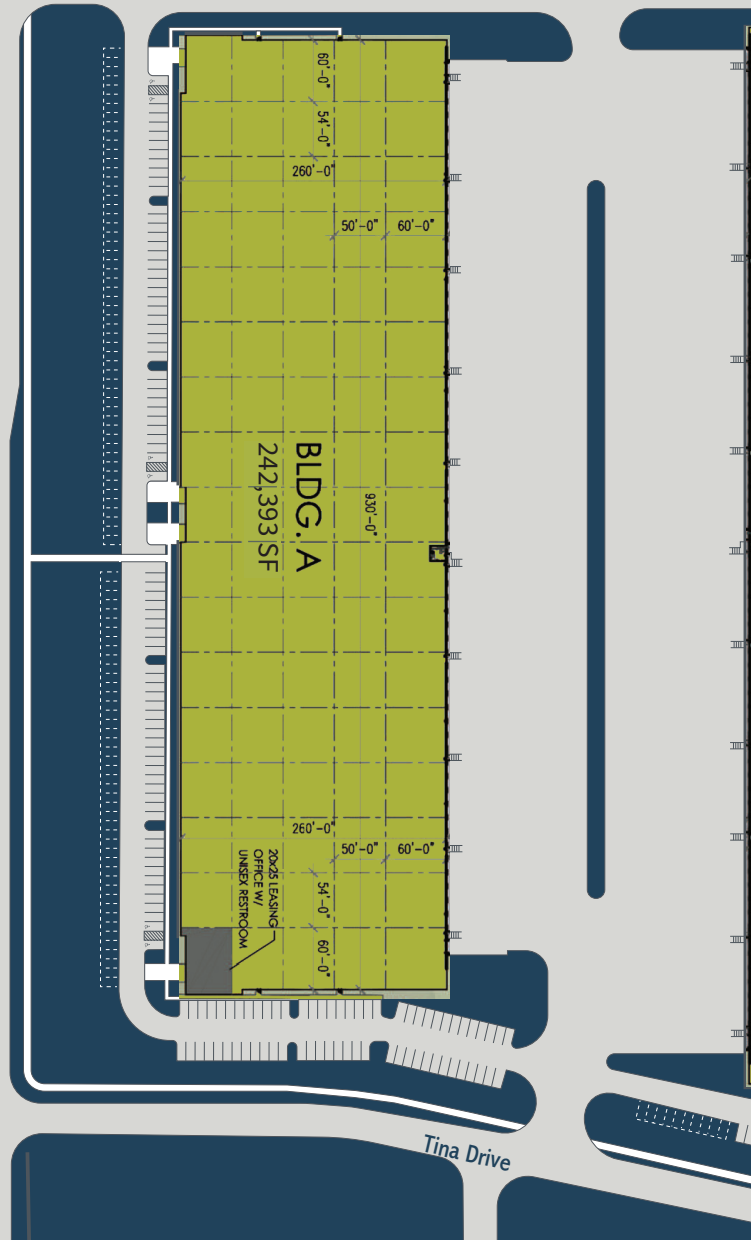
**Sprinklers**  
ESFR sprinkler  
system



**Truck Court**  
135' deep



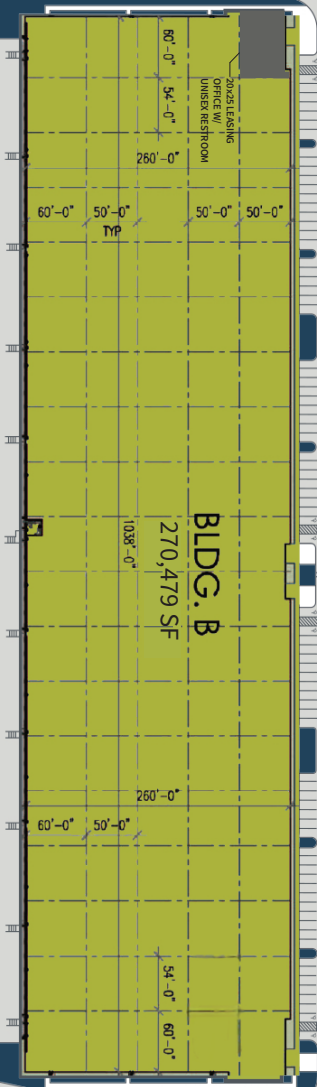
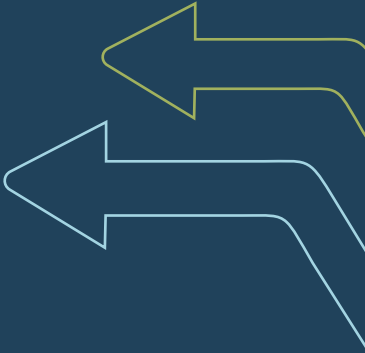
SH - 121





# BUILDING B

4820 TINA DR. | MCKINNEY, TX 75070



Collin McKinney Parkway

Tina Drive



**Building Size**  
270,479 RSF  
(~1038' x 260')



**Divisible to**  
40,000 SF



**Clear Height**  
32' measured at the  
first column



**Column Spacing**  
Speed Bays 54' x 60';  
Typical Bays 54' x 50'



**Configuration**  
Rear Dock



**Docks**  
59 docks doors &  
2 drive-in ramps



**Car Parking**  
141 parking spaces  
(90 future spaces)



**Lighting**  
LED exterior building  
lighting and pole  
lighting



**Sprinklers**  
ESFR sprinkler  
system



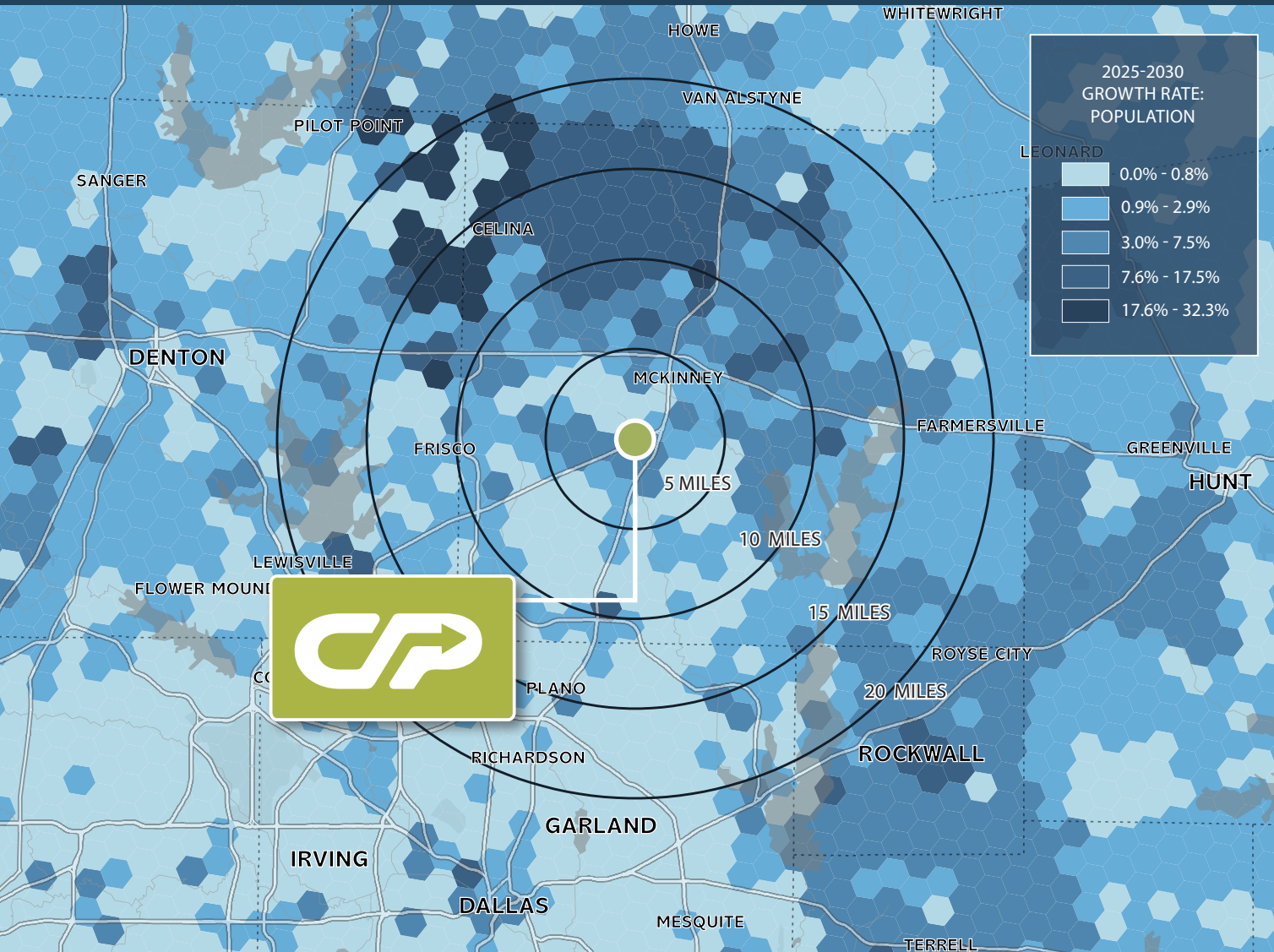
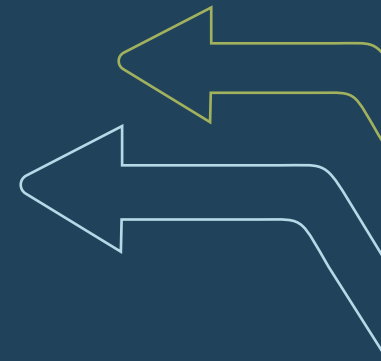
**Power**  
2,000 amp,  
480Y/277V 3-phase,  
4 wire service



**Truck Court**  
135' deep  
294' shared



# THRIVING GROWTH MARKET

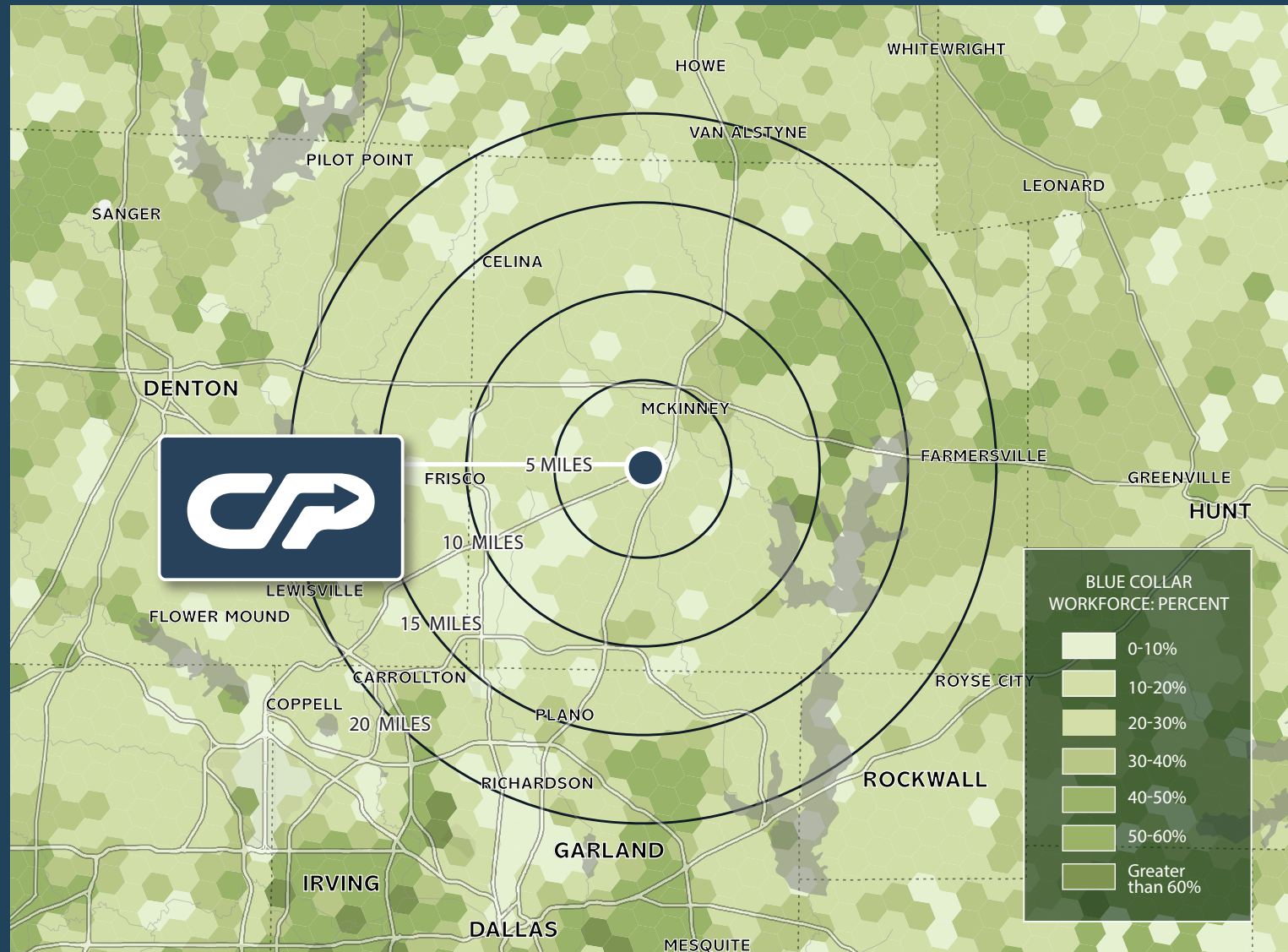


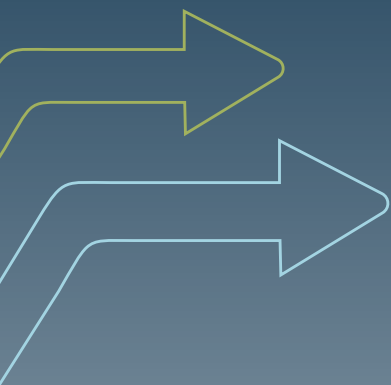
Located in the heart of McKinney's booming growth corridor, this site benefits from exceptional population expansion projected at 3.0-7.5% through 2030.

Positioned within the Dallas-Fort Worth metroplex's prime northward migration pattern, the area captures sustained demographic growth with even higher growth rates of up to 32% in surrounding zones. The consistent multi-year growth projections indicate long-term market stability and investment potential in one of Texas's fastest-growing suburban markets.

# BLUE COLLAR WORKFORCE

The strategic position within this established workforce corridor ensures reliable foot traffic and customer demand, particularly for businesses offering value-driven services and products that cater to working professionals and their families.





## CONTACT INFORMATION

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