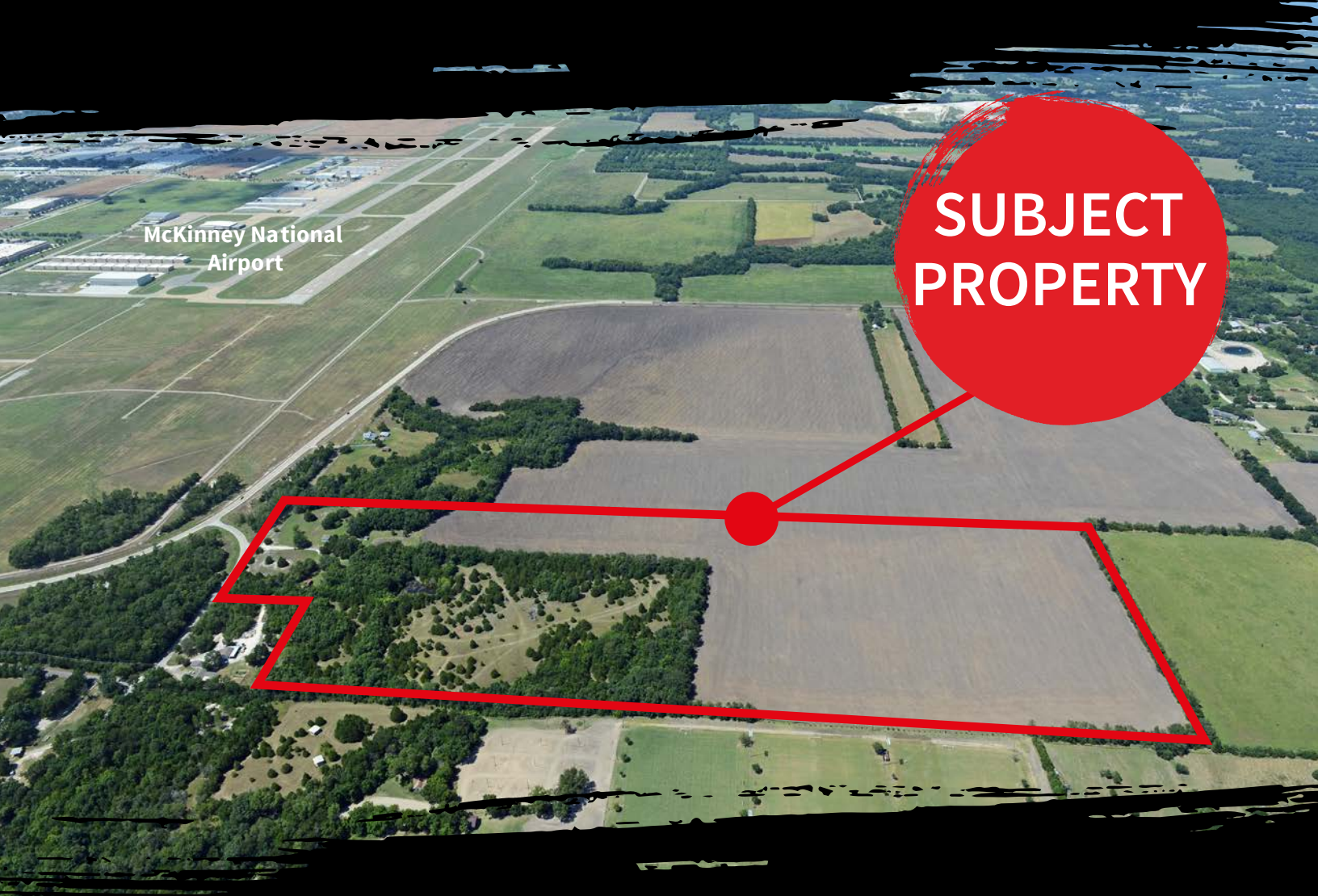


# McKinney Development Site

Industrial/Commercial Site



For Sale +/-53 Acres

McKinney, Texas

**Capital Markets | Land Practice Group**

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# THE OPPORTUNITY

JLL is pleased to present a development/investment opportunity in Collin County. This approximately 53 acre parcel is located at 3403 CR 317, McKinney, TX near the McKinney National Airport. The site is unzoned in the ETJ and falls within the Business & Aviation District of the One McKinney 2040 plan. This District supports uses including Aviation, Industrial/Manufacturing, Commercial and Employment Mix.

**SIMPSON**  
**Strong-Tie**

NO ZONING - ETJ

**SUBJECT  
PROPERTY  
+/- 53 Acres**





MCKINNEY NATIONAL  
AIRPORT



Harry McKillop Blvd/FM-546

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	192	17,491	97,051
2024 Population:	203	19,575	109,414
Pop Growth 2019-2024:	5.73%	11.91%	12.74%
Average Age:	41.50	39.10	36.50
Households			
2019 Total Households:	72	5,926	33,478
HH Growth 2019-2024:	5.56%	11.42%	12.82%
Median Household Inc:	\$68,749	\$54,748	\$74,397
Avg Household Size:	2.60	2.90	2.80
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$334,375	\$301,490	\$273,515
Median Year Built:	1985	1999	1999





# MCKINNEY, TEXAS

Located in the Dallas-Fort Worth metroplex just 35 minutes from DFW International Airport and 40 minutes from Love Field, McKinney is one of the most economically vibrant communities in North Texas. McKinney offers the perfect mix for successful business development.



**187,802**  
Population



**231%**  
Population Growth



**\$82,988**  
Median Household Income



**532,876**  
Labor Force





# MCKINNEY NATIONAL AIRPORT

McKinney National Airport (TKI) is a full-service North Texas general aviation resource located in McKinney, Texas. The airport offers easy access to surrounding cities, fewer delays and superior infrastructure and services.

McKinney National Airport continues to improve. This year the has airport completed construction on a new 40,000-square-foot hangar, by far the largest hangar at the airport, as part of a public-private partnership with Western LLC. The hangar will store up to four Gulfstream G-550 aircraft, have office spaces ready for tenant finish out and eight fully-enclosed garage spaces for car storage. Also, expected to be completed this year will be a 17,000-square-foot executive terminal. The new Executive Terminal at McKinney National Airport will offer more services, more amenities and an updated, expanded facility. Completion is expected in 2019.

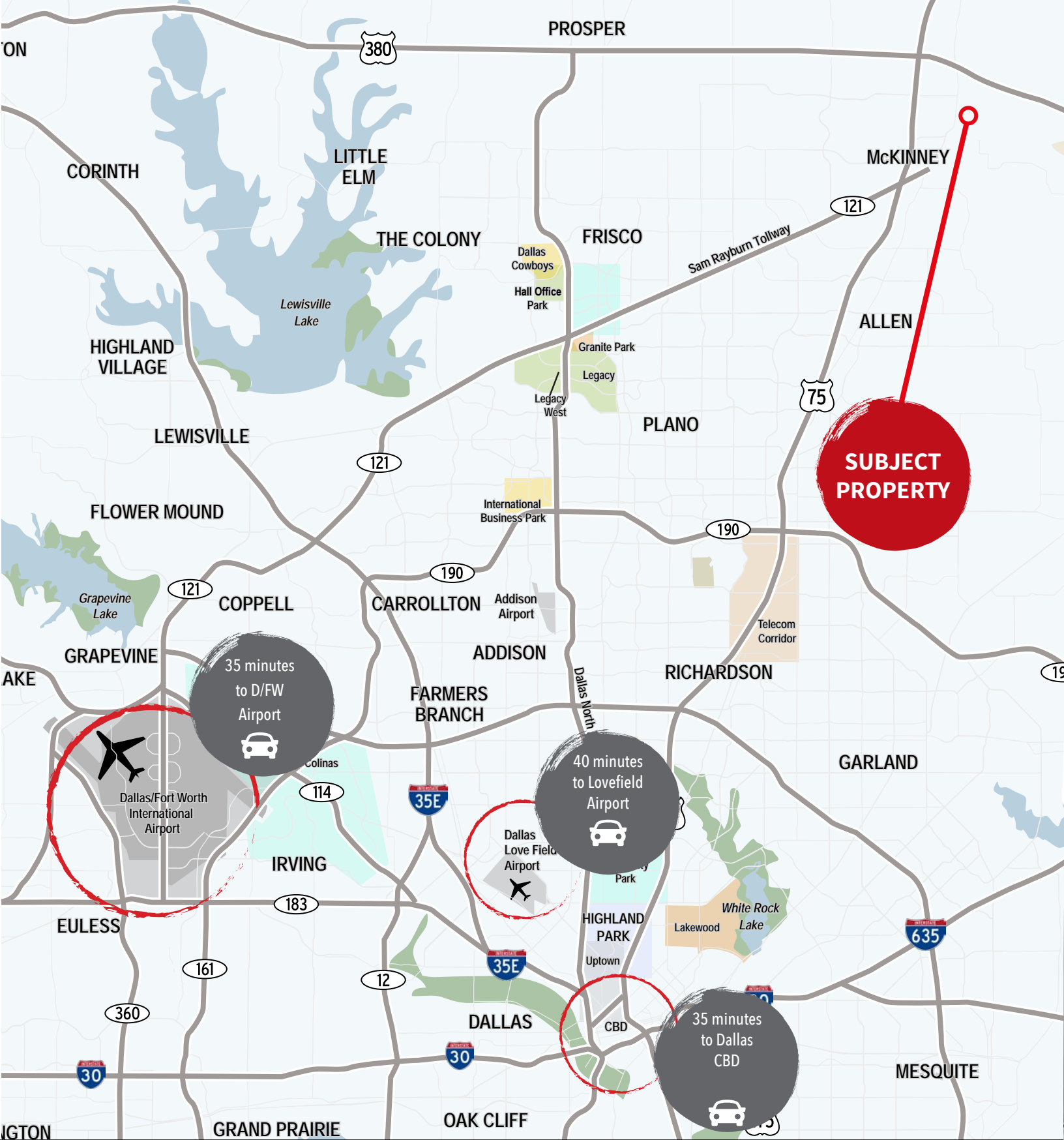


## NEW 17,000 SQ. FT. FBO & EXECUTIVE TERMINAL

- Two conference rooms
- Flight planning room
- Training room
- Pilot lounge
- Media room
- Refreshment center
- Outdoor lounge
- Wi-Fi
- Package storage
- On-site car rental fleet and services
- Curbside luggage service
- Porte-cochere entry
- 146 parking spaces
- Covered parking available for lease
- Build to suit office space available for lease

## NEW 39,900 SQ. FT. TRANSIENT HANGAR

- 39,900 sq. ft. transient hangar
- 28 ft. door height
- Office space with individual restrooms and hangar access available (build to suit)
- Eight vehicle garages available for lease
- Wi-Fi



## CONNECTIVITY

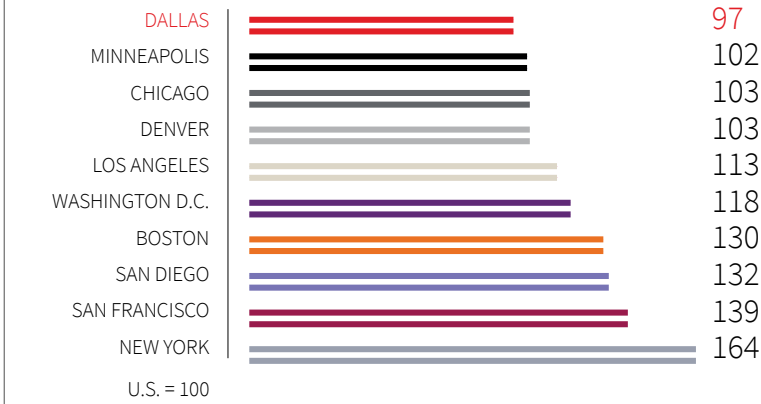
With a major highway traversing north-south and an international airport in its backyard, the site is well positioned in the path of growth and provides easy access to all of its amenities and beyond



# WHY DFW

Dallas-Fort Worth is a business-friendly environment with low taxes and numerous incentives that encourage continued growth and investment in Dallas-Fort Worth.

## COST OF DOING BUSINESS



## 0% STATE AND LOCAL INCOME TAX

The DFW is one of the most affordable in the country.

## HOUSING PRICES

12% less than the national average

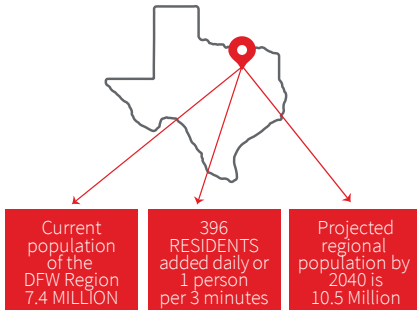
49% less than many other large metros;

a competitive advantage for companies seeking to keep labor costs low and recruit the best workers.



## POPULATION

The DFW Region has an abundant pipeline of talent for existing and new employers.



## MAGNET FOR TALENT



**370,899 students**

enrolled in higher education at major universities and community colleges in DFW.



**45,481**

Number of Bachelors, Masters and PhD degrees awarded in 2015 by DFW-area colleges and universities.



**272,745**

Number of graduates in 2015 from the 100+ colleges and universities within Texas and adjacent states.

## LABOR FORCE & GROWTH



The DFW regional labor force is **3.7 million**.

DFW ranks **1st** in job creation in 2017, adding **91,700 jobs**.





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