

McKinney

SQUARE

MCKINNEY, TX



595 UNITS IN FRISCO SCHOOL DISTRICT SIGNIFICANTLY BELOW REPLACEMENT COST



OFFERING SUMMARY





INVESTMENT OVERVIEW

Jones Lang LaSalle Americas. Inc. or its state-licensed affiliate has been exclusively retained to offer an opportunity for qualified investors to purchase the fee simple interest in McKinney Square, a premier multifamily asset located in McKinney, Texas. Delivered in 2017, the 595-unit luxury community sets the standard for upscale suburban living with extensive amenity offerings and sophisticated interior finishes while still providing income lift for potential investors. The Property benefits from McKinney’s strong fundamentals, including top-rated schools, exceptional quality of life, and surrounding economic drivers. Strategically positioned just blocks from the prestigious Craig Ranch master-planned community, McKinney Square offers superior connectivity with convenient access to State Highway 121 and US Highway 75. This prime location provides residents with seamless access to Legacy West, North Dallas’s premier employment corridor, while being surrounded by established retail destinations and entertainment options.

INVESTMENT HIGHLIGHTS

INSTITUTIONAL ASSET WITH VALUE-ADD OPPORTUNITY – McKinney Square presents the opportunity to acquire an institutional asset with luxury finish outs in a prime suburban location. While the Property was built in 2017, the opportunity exists for potential buyers to implement other income generators in order to increase revenue. Additionally, effective rents at the Property trail the competitive set by \$280 allowing for further upside.

Income Generator	Charge	#	Additional Monthly Income	Additional Annual Income
Add +/- 50 Covered Parking at \$35 per month	\$35	50	\$1,750	\$21,000
Add Bulk WiFi	\$75	595	\$44,625	\$535,500
Add +/- 20 Private Yards at \$150 per month	\$150	20	\$3,000	\$36,000
Add +/- 595 Tech Package at \$50 per month	\$50	595	\$29,750	\$357,000
Add 285 Washer/Dryer sets at \$45 per month	\$45	285	\$12,825	\$153,900
TOTAL			\$91,950	\$1,103,400

HIGHLY AFFLUENT DEMOGRAPHIC BASE



\$185,445

Average Household Income
(3 mile)



81%

of Population has White Collar Jobs
(3 mile)



89%

of Population has had some College Education
(3 mile)

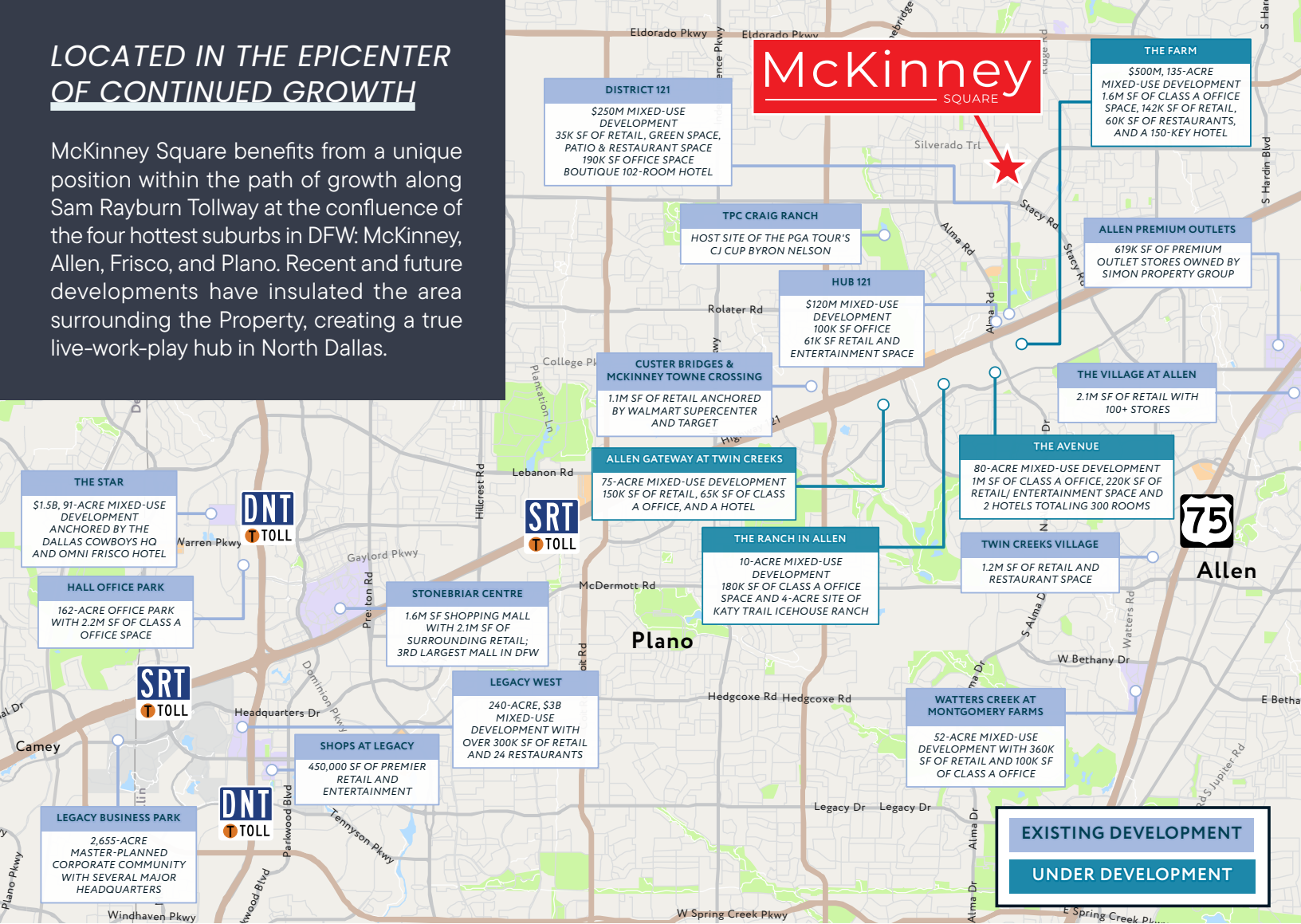


\$734,416



Average Home List Price
(3 mile)

LOCATED IN THE EPICENTER OF CONTINUED GROWTH

McKinney Square benefits from a unique position within the path of growth along Sam Rayburn Tollway at the confluence of the four hottest suburbs in DFW: McKinney, Allen, Frisco, and Plano. Recent and future developments have insulated the area surrounding the Property, creating a true live-work-play hub in North Dallas.



ACCLAIMED FRISCO INDEPENDENT SCHOOL DISTRICT – Frisco’s nationally recognized public schools are a major draw to the area. Residents at McKinney Square are served by the exemplary Elliott Elementary, Scoggins Middle, and Independence High School, all of which are ranked as some of the top schools on the state and national level.

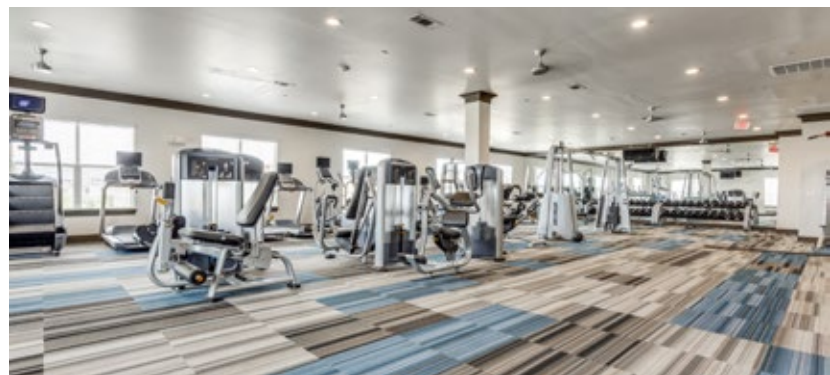
FRISCO ISD	ELLIOTT ELEMENTARY	SCOGGINS MIDDLE	INDEPENDENCE HIGH
 <p>TOP 1% of School Districts Nationally Niche.com</p>	 <p>Niche.com</p>	<p>TOP 3% of Middle Schools Nationally Niche.com</p>	<p>TOP 2% of High Schools Nationally Niche.com</p>

SIGNIFICANT DISCOUNT TO REPLACEMENT COST – The Property represents a unique opportunity to acquire an institutional, Class “A” asset at discount of roughly 30% to replacement cost. Due to rising development costs, market conditions would require new product with rents approximately 35% above current effective rents at McKinney Square making the development of like-kind product extremely difficult.



PROPERTY DESCRIPTION

Address:	6600 McKinney Ranch Parkway McKinney, TX 75070
Year Built:	2017
Current Occupancy:	94.5% (as of 9/2/25)
Total Units:	595
Average Unit Size:	790 SF
Rentable Square Footage:	470,300 SF
Stories:	3
Land Area:	18.7 acres
Density:	31.8 units per acre
Parking:	555 open surface spaces 160 one car garages (\$150 per month) 16 two car garages (\$250 per month) 176 tandem spaces behind garages 907 total parking spaces or 1.52 spaces/unit



UNIT MIX SUMMARY:

Units	Unit Description	Type	% of Total	SF	Market Rent	Rent per SF	Effective Rent	Rent per SF
160	1 BR - 1 BA	A1	27%	651	\$1,166	\$1.79	\$1,194	\$1.83
33	1 BR - 1 BA	A2	6%	658	\$1,188	\$1.81	\$1,194	\$1.81
57	1 BR - 1 BA	A3	10%	720	\$1,199	\$1.67	\$1,237	\$1.72
42	1 BR - 1 BA	A4	7%	738	\$1,247	\$1.69	\$1,217	\$1.65
45	1 BR - 1 BA	A5	8%	771	\$1,282	\$1.66	\$1,311	\$1.70
108	1 BR - 1 BA	A6	18%	797	\$1,312	\$1.65	\$1,327	\$1.66
9	2 BR - 2 BA	B1	2%	955	\$1,708	\$1.79	\$1,567	\$1.64
72	2 BR - 2 BA	B2	12%	994	\$1,758	\$1.77	\$1,697	\$1.71
61	2 BR - 2 BA	B3	10%	1,032	\$1,758	\$1.70	\$1,642	\$1.59
8	2 BR - 2 BA	B4	1%	1,063	\$1,808	\$1.70	\$1,622	\$1.53
595			100%	790	\$1,361	\$1.72	\$1,354	\$1.71



COMMUNITY FEATURES:



2 Luxe, Resort-Style Swimming Pools with Tanning Decks & Heated Spas



24/7 Fully-Equipped, High-Tech Fitness Center



Outdoor Entertainment Kitchen



Outdoor Gathering Lounge with Firepit and Movie Theater



Mezzanine eLounge with HDTV, Shuffleboard, WiFi & Computer Lab



Chic Resident Lounge



High-Tech Video Gaming Lounge



Dog Park



Private Indoor Tanning Facility



Virtual Aerobics & Wellness Studio



Pet Spa

UNIT FEATURES:



Energy Star Stainless Steel Appliances



Granite Countertops



Modern Cabinetry



Custom Backsplash



Slate or Heather Grey Wood Plank-Style Flooring



Designer Hardware & Lighting



Under Cabinet Lighting



Separate Showers with Rainwater Shower Heads



Private Garages*



Full-size washer/dryer*

**In select units*



ADDITIONAL INFORMATION

If you have any questions or require additional information, please contact any of the individuals below.

BILL MILLER, Senior Managing Director, bill.miller@jll.com (469) 232.1986

GREG TORO, Senior Managing Director, greg.toro@jll.com (469) 232.1995

CLINT COE, Managing Director, clint.coe@jll.com (214) 438.6184

CAROLINE NOVAK, Director, caroline.novak@jll.com (469) 232.1959

WILLIAM JENNINGS, Vice President, william.jennings@jll.com (469) 232.1998

For questions regarding debt structures on this property, please contact:

MONA CARLTON, Senior Managing Director, mona.carlton@am.jll.com (469) 232.1908



Offer Date: TBD

Timing: All submissions must include specific terms relating to Due Diligence and Closing time periods.

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.