



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



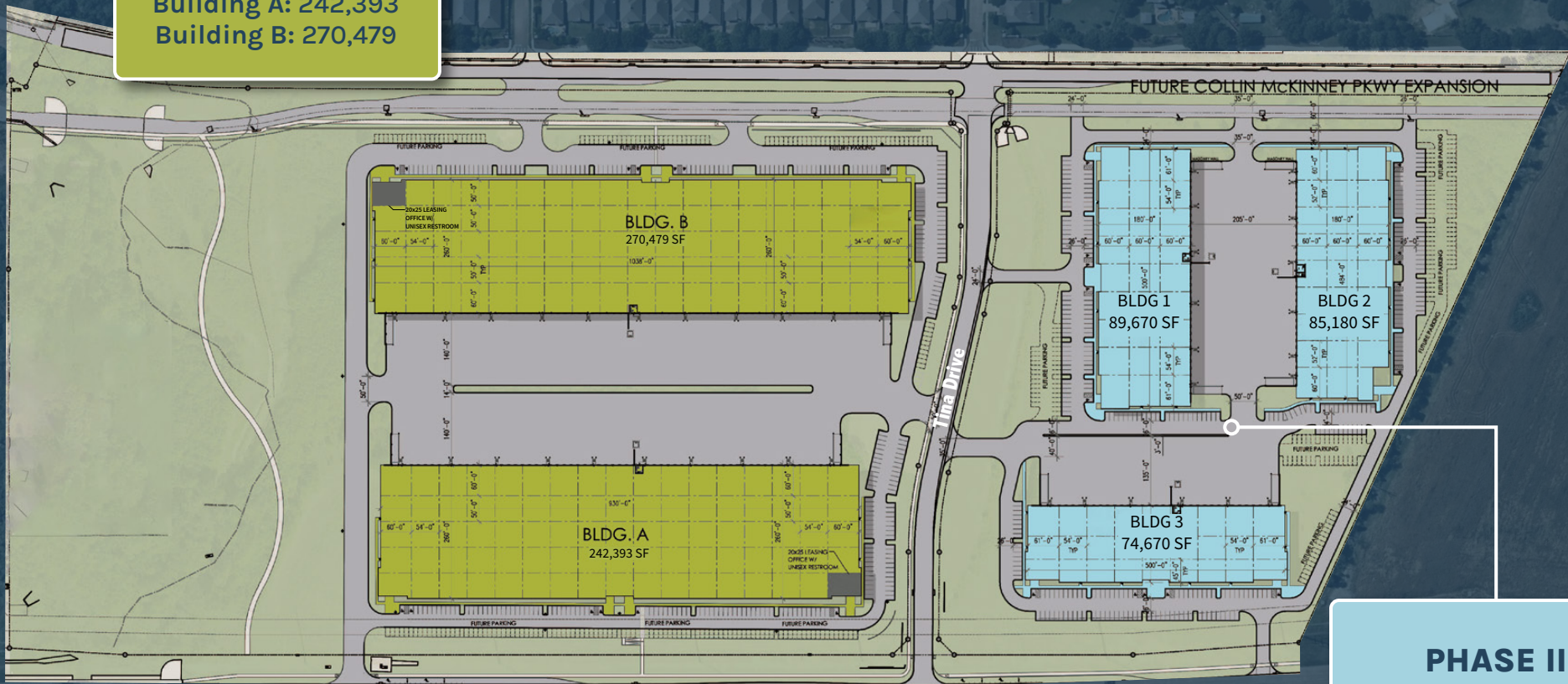
121 COMMERCE PARK



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

SH - 121



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



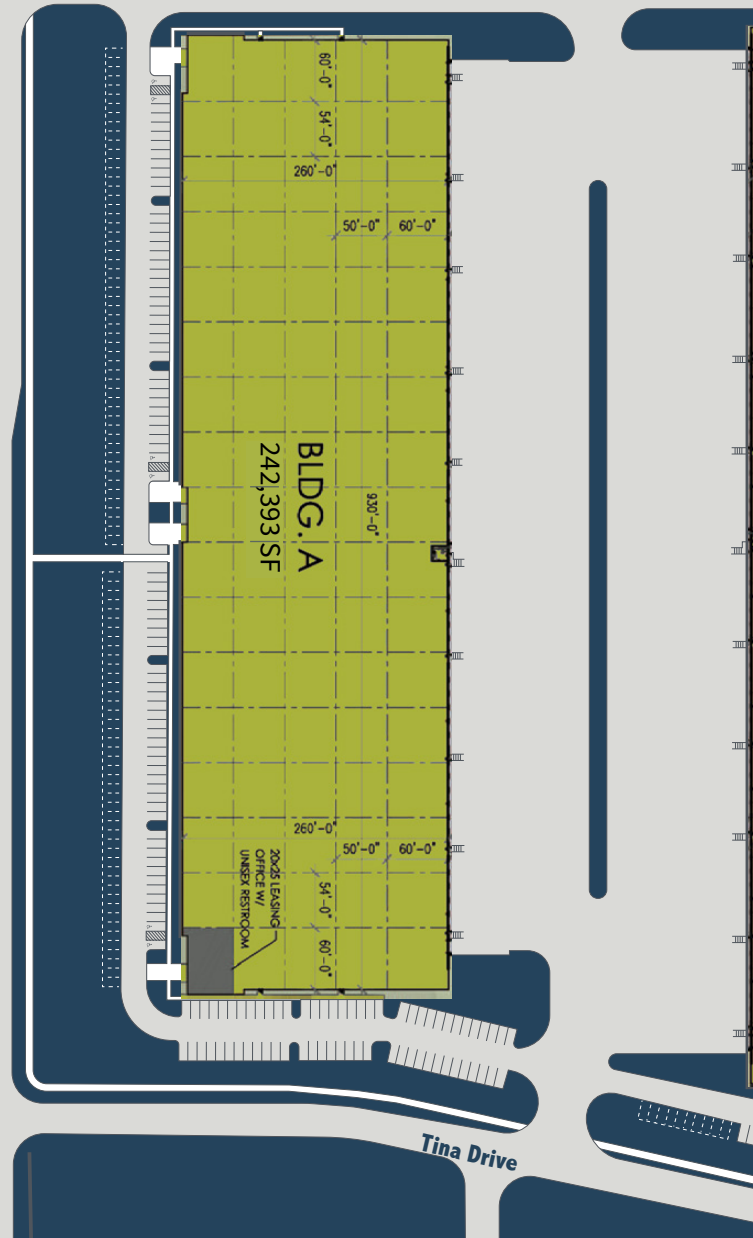
Sprinklers
ESFR sprinkler
system

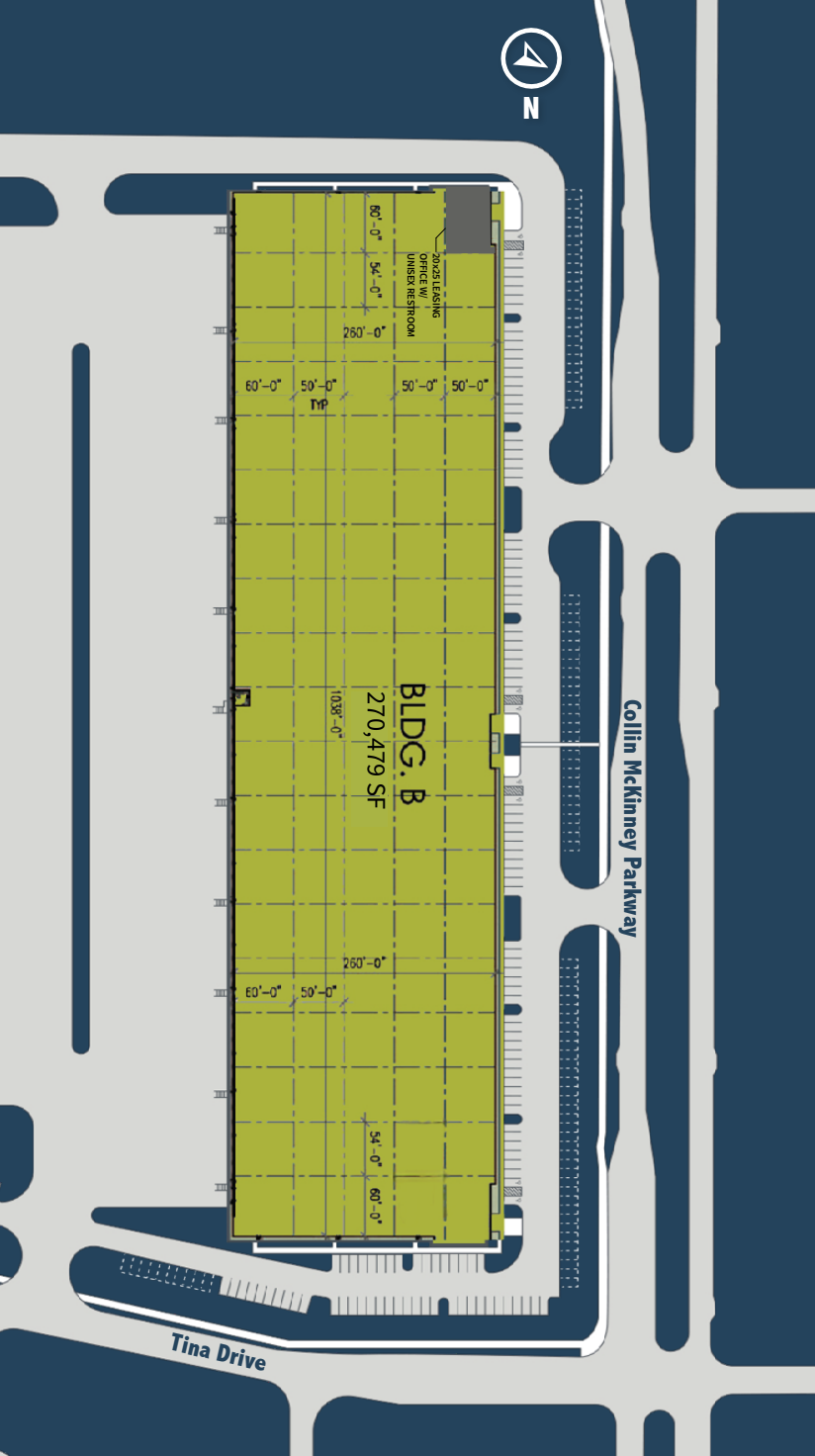


Truck Court
135' deep



SH - 121





BUILDING B

4820 TINA DR. | MCKINNEY, TX 75070



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

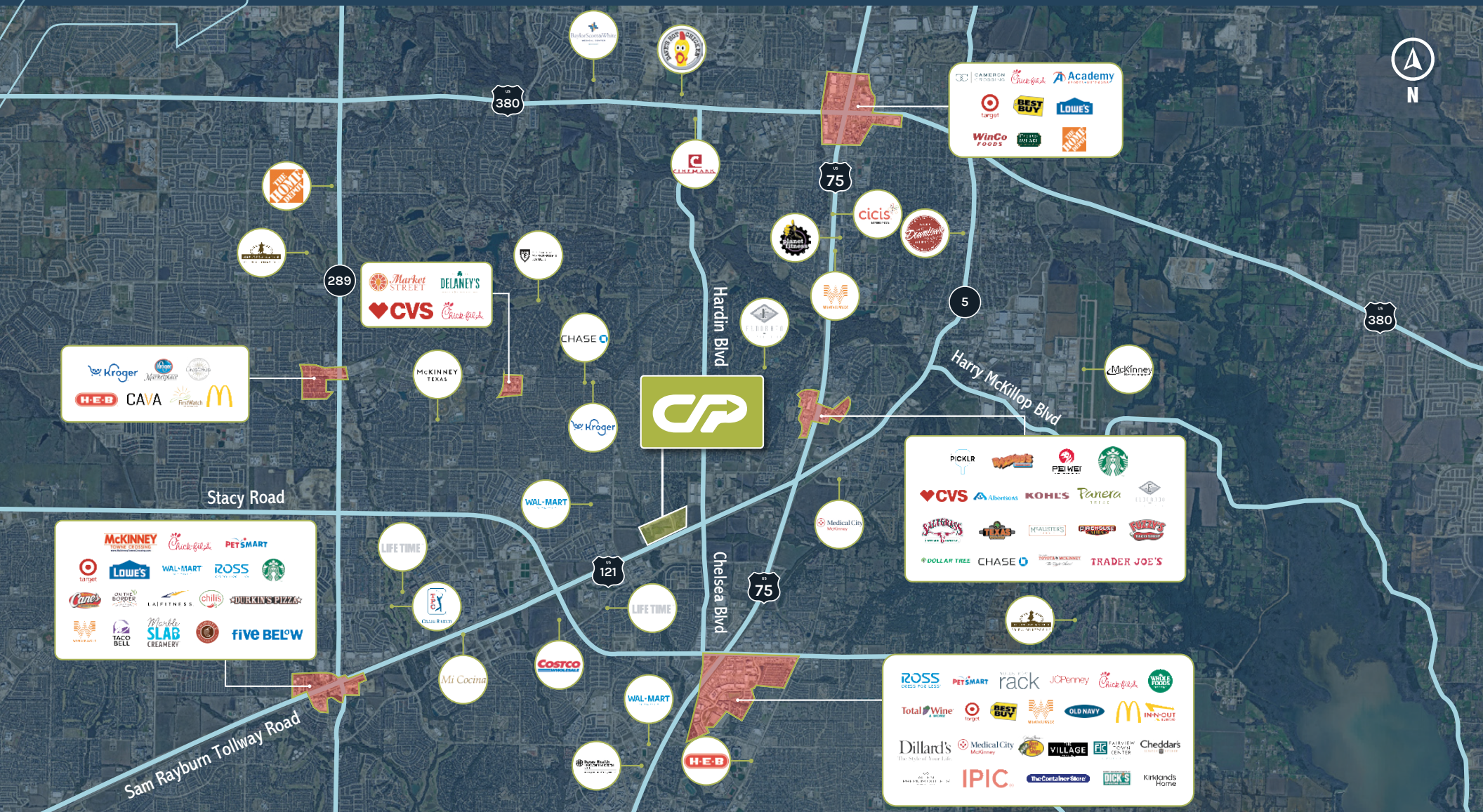


Power
2,000 amp,
480Y/277V 3-phase,
4 wire service

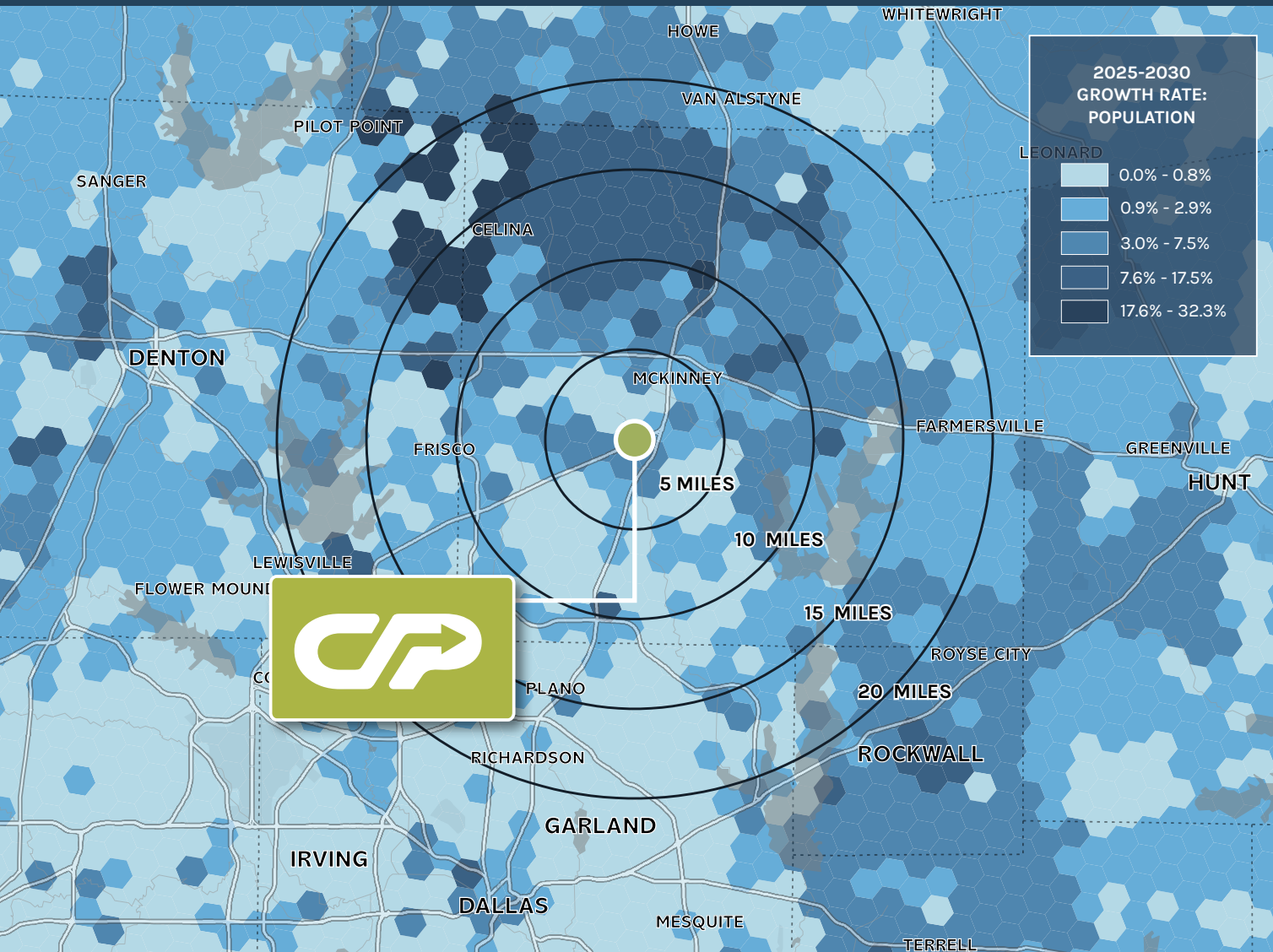


Truck Court
135' deep
294' shared

LOCATION OVERVIEW



THRIVING GROWTH MARKET

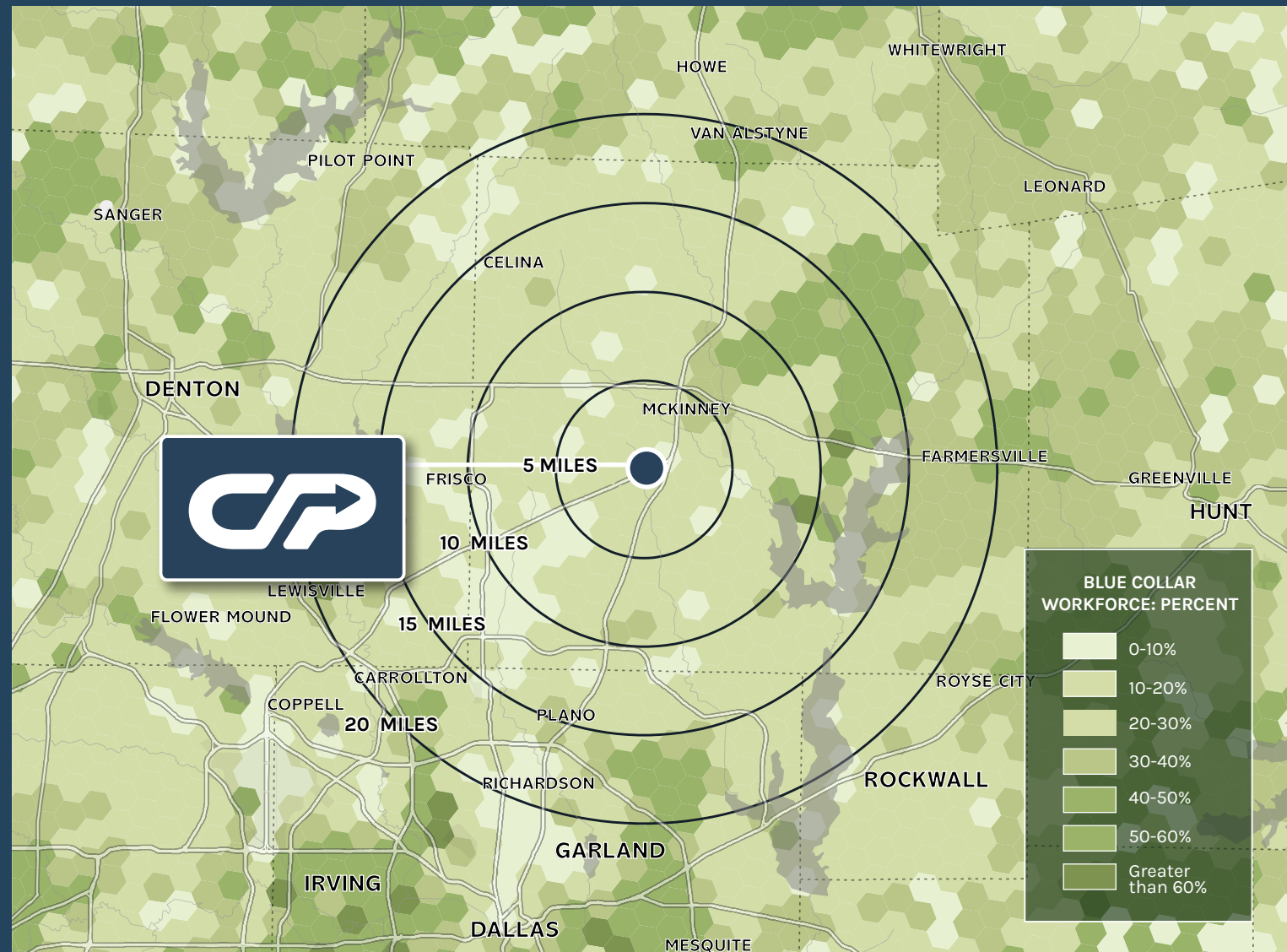


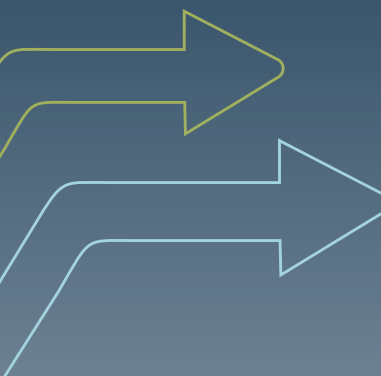
Located in the heart of McKinney's booming growth corridor, this site benefits from exceptional population expansion projected at 3.0-7.5% through 2030.

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

KURT GRIFFIN

Kurt.Griffin@jll.com

214 438 6372

NATHAN ORBIN

Nathan.Orbin@jll.com

214 438 1649



121 COMMERCE PARK



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. 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.

