



LAVON TECH CENTER

3 BUILDINGS TOTALING
1,025,550 SF



NATHAN LAWRENCE

+1 214 402 6016

nathan.lawrence@kbcadvisors.com

KRISTA RAYMOND

+1 972 971 2785

krista.raymond@kbcadvisors.com

WHIT MADDOX

+1 817 437 5708

whit.maddox@kbcadvisors.com

WILL CARNEY

+1 214 240 0014

will.carney@kbcadvisors.com

LOVETT
INDUSTRIAL



PROPERTY ADVANTAGES



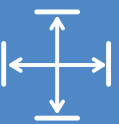
Immediate frontage along FM 2755
(McClendon Road)



Positioned within one of the fastest-growing
industrial corridors in Collin County



Minutes from SH 78, connecting tenants to
US-380, President George Bush Turnpike
(PGBT), SH 205, and greater DFW



Flexible Building Configurations featuring two
large cross-dock facilities and one front-load
building

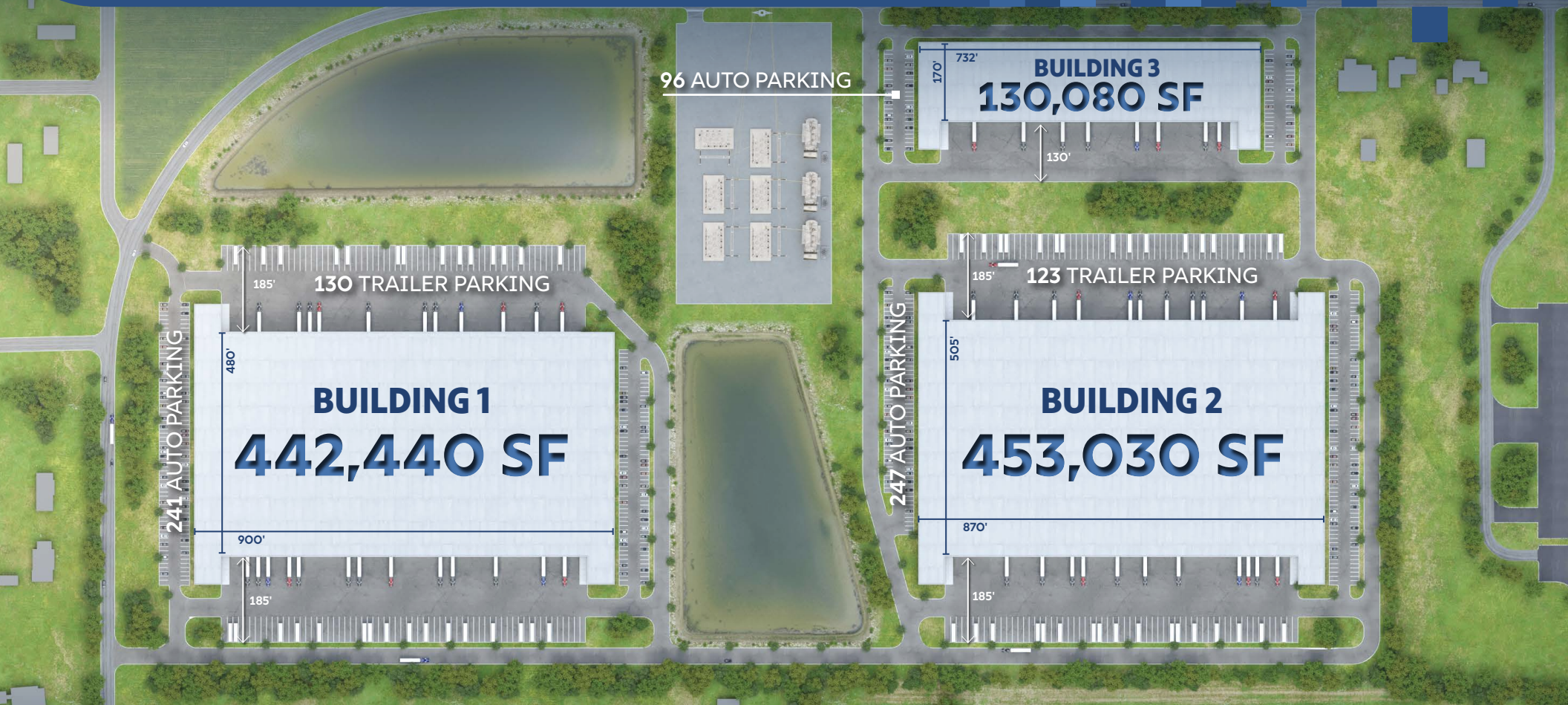


Power by Farmers/Rayburn Electric Coop:
20 MW available today, and up to 60 MW
by 2028



Water Capacity: Up to 500,000 gallons
per day available

PROPERTY SPECIFICATIONS



BUILDING 1 442,440 SF

CONFIGURATION	CROSS DOCK
AUTO PARKING	241
TRAILER PARKING	130

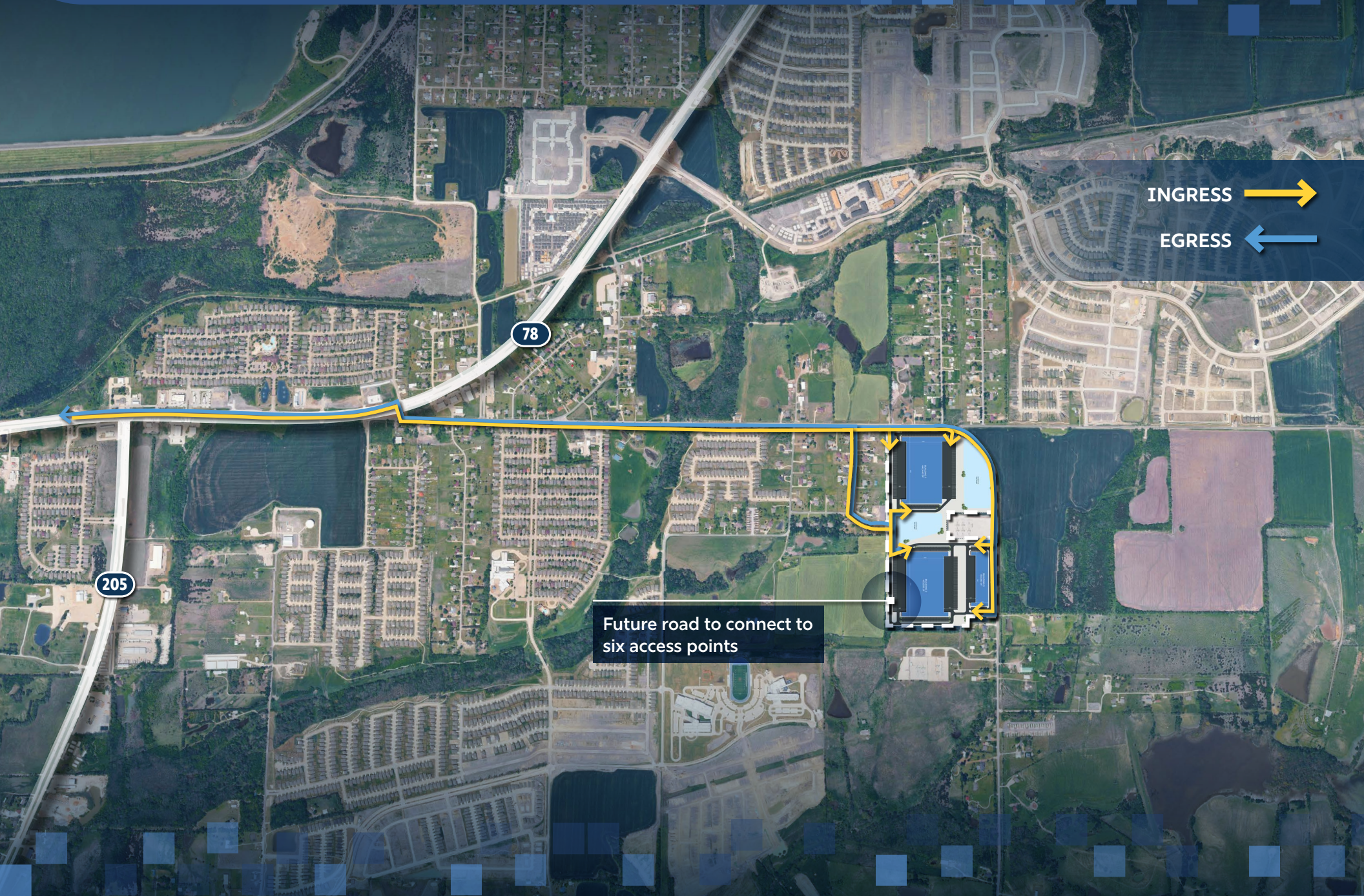
BUILDING 2 453,030 SF

CONFIGURATION	CROSS DOCK
AUTO PARKING	247
TRAILER PARKING	123

BUILDING 3 130,080 SF

CONFIGURATION	FRONT LOAD
AUTO PARKING	96

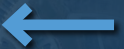
LOCAL ACCESS



INGRESS



EGRESS



78

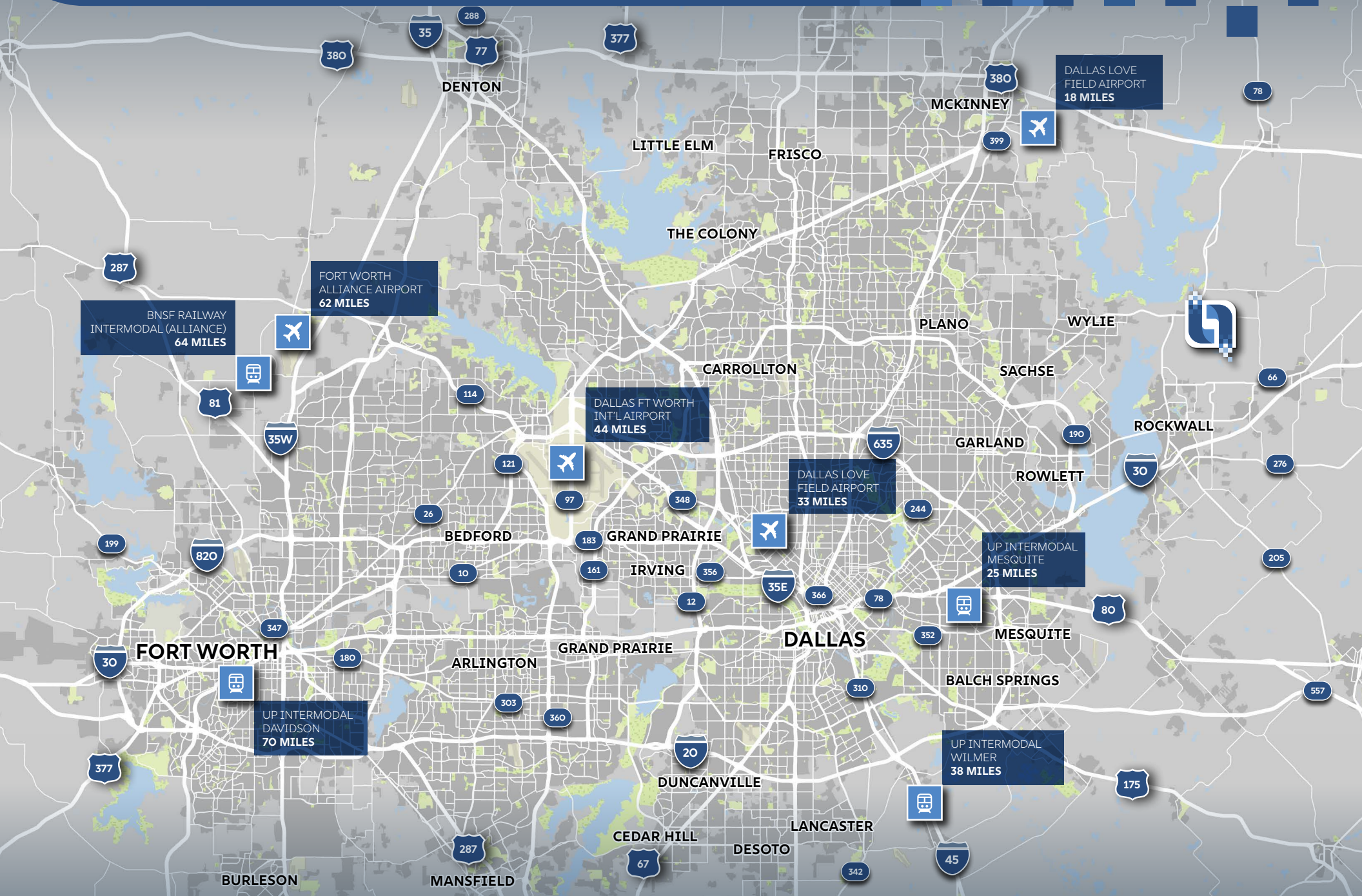
205

Future road to connect to
six access points

DEMOGRAPHICS & LABOR



REGIONAL REACH



NATIONAL DISTRIBUTION

337,063,945

TOTAL POPULATION



3 DAY DRIVE TIME

260,831,876

TOTAL POPULATION



2 DAY DRIVE TIME

72,566,905

TOTAL POPULATION



1 DAY DRIVE TIME

SEATTLE

BILLINGS

MINNEAPOLIS

CHICAGO

DETROIT

BOSTON

SALT LAKE CITY

NEW YORK

DENVER

PHILADELPHIA

INDIANAPOLIS

WICHITA

LAS VEGAS

NASHVILLE

CHARLOTTE

LOS ANGELES

ATLANTA

PHOENIX

DALLAS



AUSTIN

HOUSTON

NATHAN LAWRENCE

+1 214 402 6016

nathan.lawrence@kbcadvisors.com

KRISTA RAYMOND

+1 972 971 2785

krista.raymond@kbcadvisors.com

WHIT MADDOX

+1 817 437 5708

whit.maddox@kbcadvisors.com

WILL CARNEY

+1 214 240 0014

will.carney@kbcadvisors.com

LOVETT
INDUSTRIAL



©2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

KBCADVISORS.COM

