



LAVON TECH CENTER

3 BUILDINGS TOTALING
1,035,200 SF



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LOVETT
INDUSTRIAL



PROPERTY ADVANTAGES



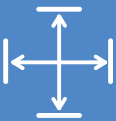
Immediate frontage along FM 2755
(McClendon Road)



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

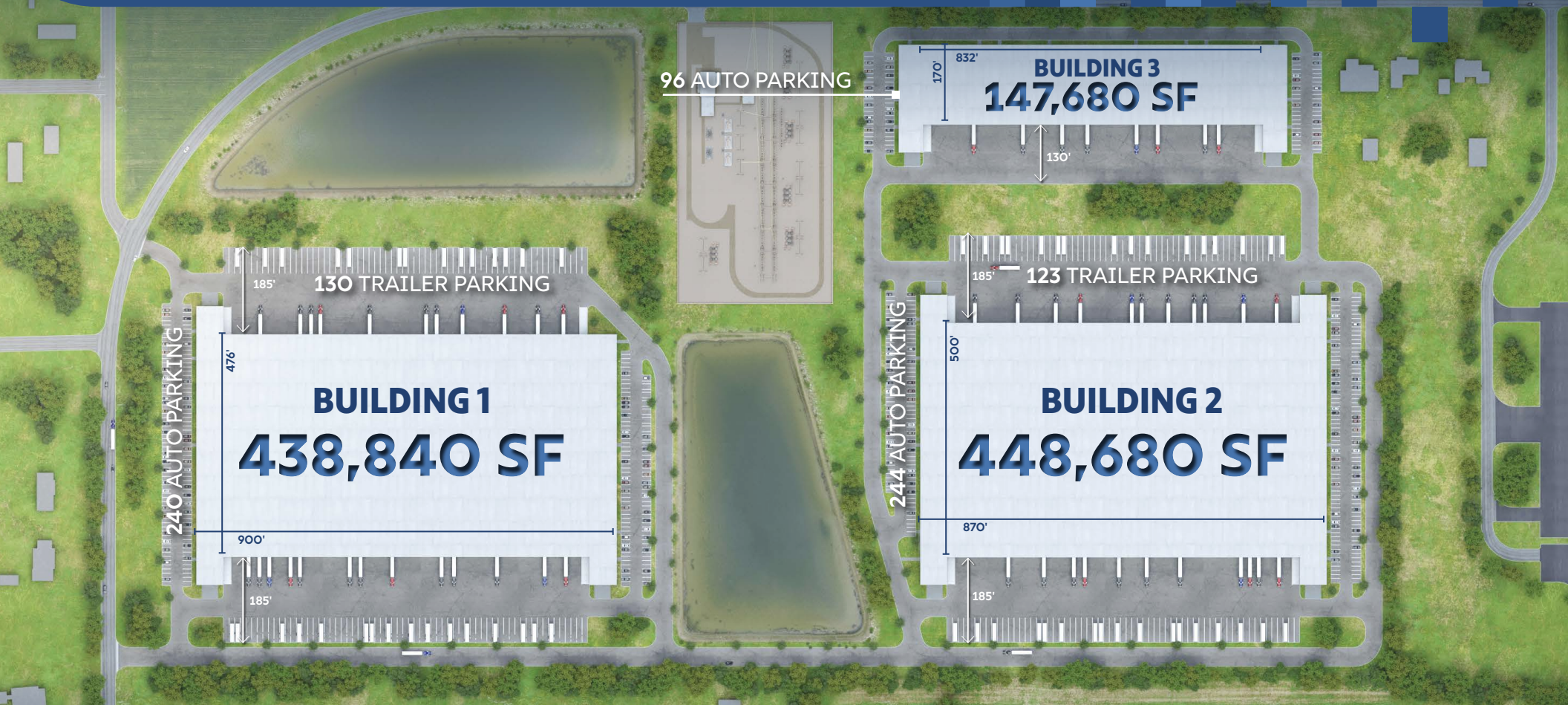


Flexible Building Configurations featuring two
large cross-dock facilities and one front-load
building



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

PROPERTY SPECIFICATIONS



BUILDING 1 438,840 SF

CONFIGURATION	CROSS DOCK
AUTO PARKING	240
TRAILER PARKING	130

BUILDING 2 448,680 SF

CONFIGURATION	CROSS DOCK
AUTO PARKING	244
TRAILER PARKING	123

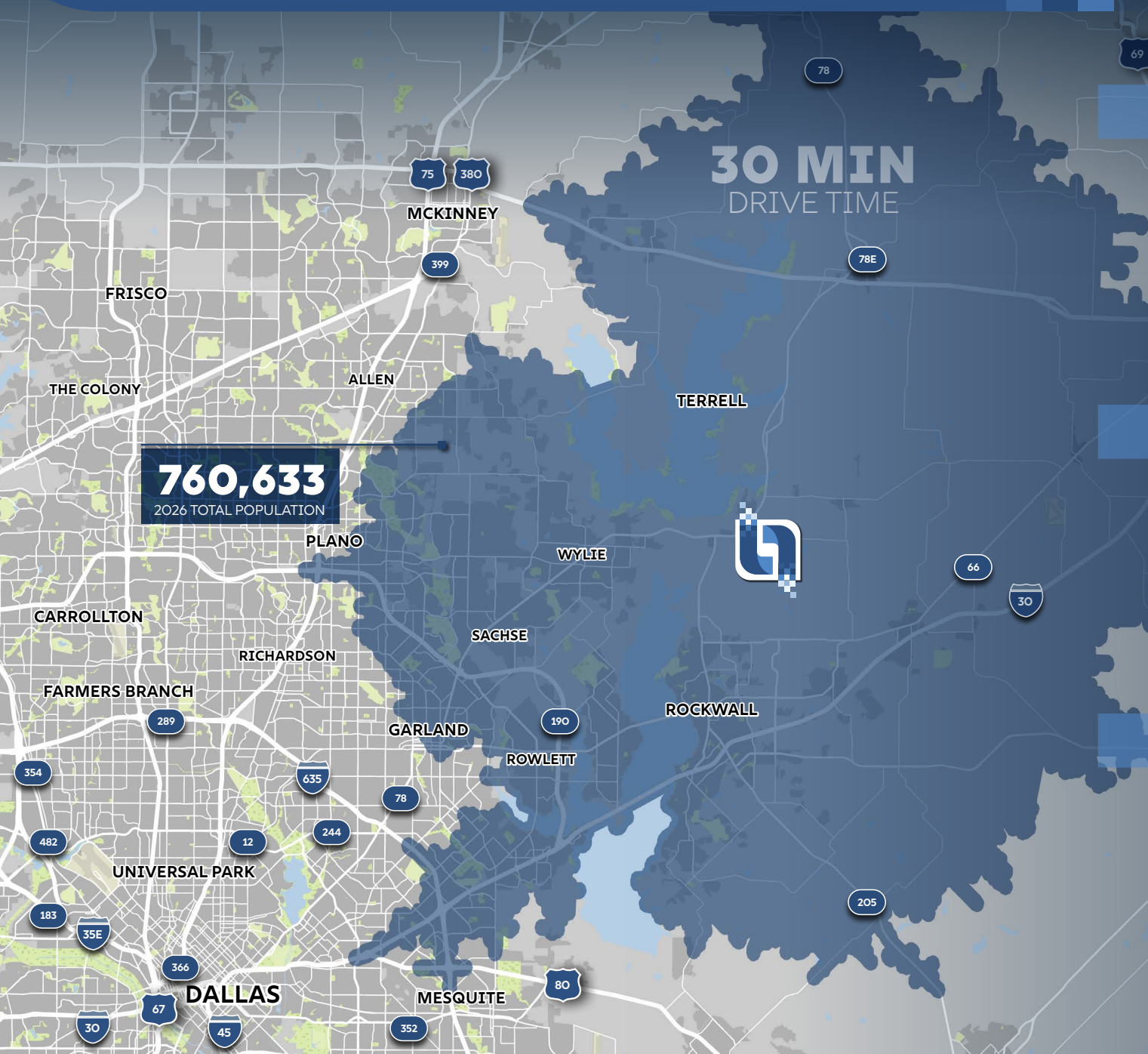
BUILDING 3 147,680 SF

CONFIGURATION	FRONT LOAD
AUTO PARKING	96
TRAILER PARKING	N/A



Future road to connect to six access points

DEMOGRAPHICS & LABOR



30 MIN
DRIVE TIME

760,633
2026 TOTAL POPULATION



WAREHOUSE WORKERS

AVG. EARNINGS (HOURLY) **\$17.66**

2026 Resident Workers	% Change in Resident Workers (2020-2026)	2026 Net Commuters
9,411	32%	-4,414



FORKLIFT DRIVERS

AVG. EARNINGS (HOURLY) **\$20.10**

2026 Resident Workers	% Change in Resident Workers (2020-2026)	2026 Net Commuters
1,339	50%	-915

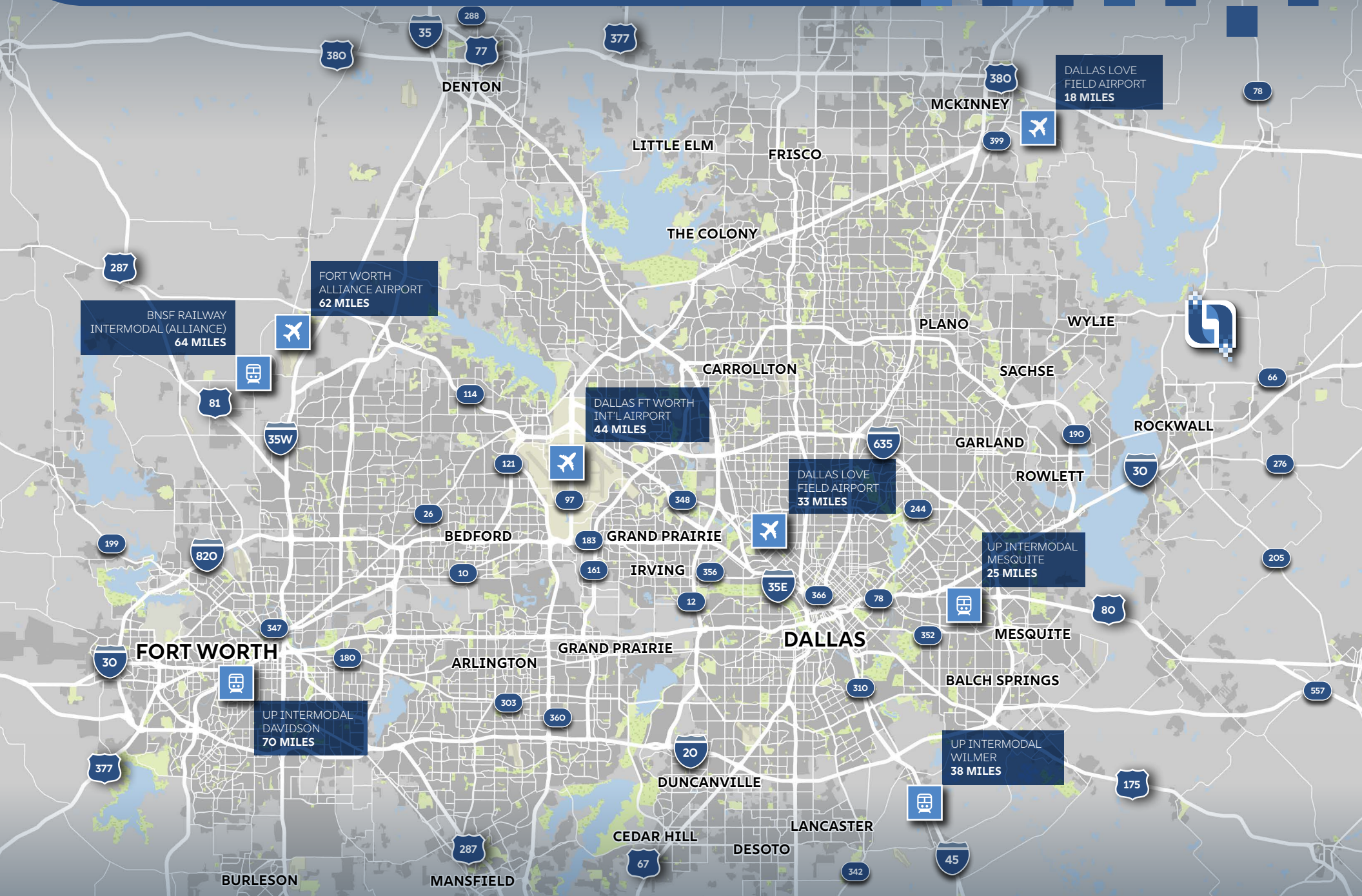


MANUFACTURERS & FABRICATORS

AVG. EARNINGS (HOURLY) **\$20.16**

2026 Resident Workers	% Change in Resident Workers (2020-2026)	2026 Net Commuters
2,277	6%	-1,358

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

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