

CONFIDENTIAL PROPERTY EVALUATION

Prepared By: **Oren Stephen**

ISL Commercial

Principal

(407) 777-3133

orenstephenproperties@gmail.com

414 Metro Park Dr, McKinney, TX 75071

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AGENTS

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.

HIGHLIGHTS

- 10 Minutes to the Mckinney Airport
- New Build 3,000sf Bays
- Corner Location Facing 380 Available
- Great Tenant Mix



Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
Unit 104	Unit 104	3,005	\$16.00	NNN	Cam Charges are \$6 per square foot.
Unit 105	Unit 105	3,005	\$16.00	NNN	Cam Charges are \$6 per square foot.
Unit 106	Unit 106	3,005	\$18.00	NNN	Cam Charges are \$6 per square foot.

PROPERTY FEATURES	
NUMBER OF UNITS	3
NET RENTABLE AREA (SF)	9,015
LAND SF	91,302
LAND ACRES	2.10
YEAR BUILT	2024
ZONING TYPE	COMM
OFFICE SF	600
OFFICE TO WAREHOUSE RATIO	20%
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	5
DOCK HIGH DOORS	No
GRADE LEVEL DOORS	1
COLUMN SPACING	None
SKYLIGHTS	2
FENCED YARD	Yes

NEIGHBORING PROPERTIES	
NORTH	Interchange Str
SOUTH	State Road 380
EAST	Woodland Road
WEST	State Road 5

MECHANICAL	
HVAC	New
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	3 Phase
LIGHTING	Yes
TENANT INFORMATION	
LEASE TYPE	NNN

Location Summary

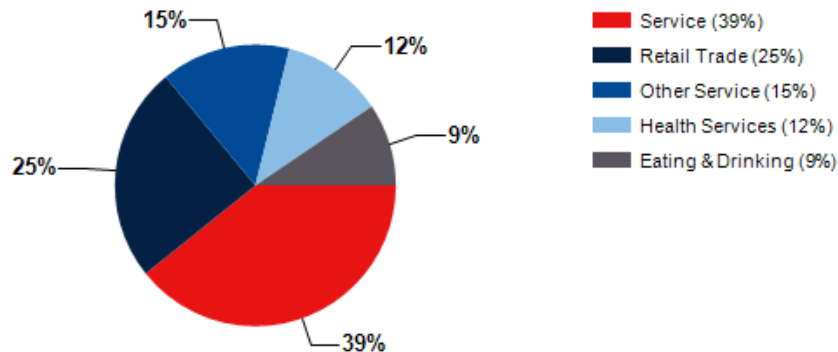
- **Road Access:** Directly off Highway 380 and TX-5, with easy connectivity to I-75 via local roads—ideal for shipping, logistics, or 18-wheeler access.

Zoning: ML (Light Industrial), suited for small manufacturing, distribution, or commercial service businesses.

- **Proximity to Downtown McKinney:** Just minutes drive south for retail, dining, and services

Nearby Commercial Activity: A variety of light-industrial users in the area; example: All Service Heating & Air is located at the same block—414 Metro Park Dr, Suite 302

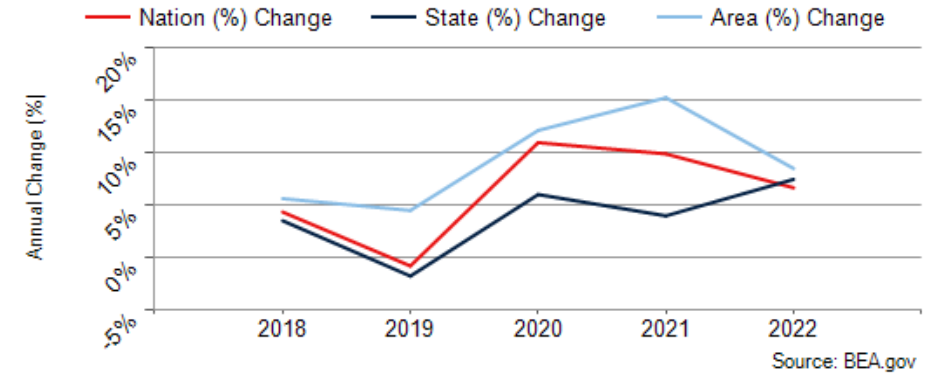
Major Industries by Employee Count



Largest Employers

Raytheon Intelligence & Space	4,200
McKinney Independent School District	2,920
Collin County	2,000
Globe Life	1,700
Encore Wire Corporation	1,653
City of McKinney	1,565
Medical City McKinney Hospital	1,424
Baylor Scott & White McKinney Hospital	1,171

Collin County GDP Trend





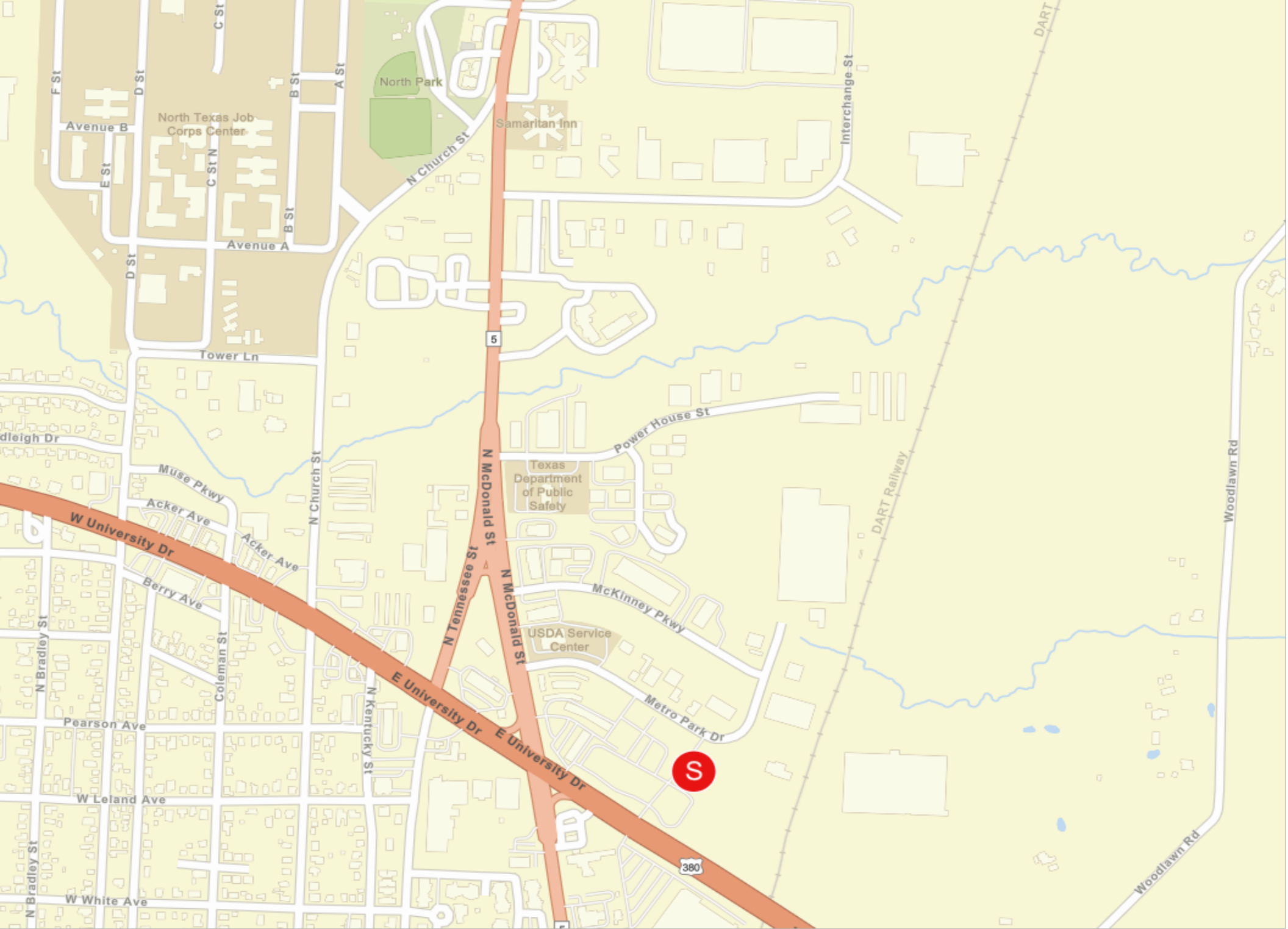
Restrooms

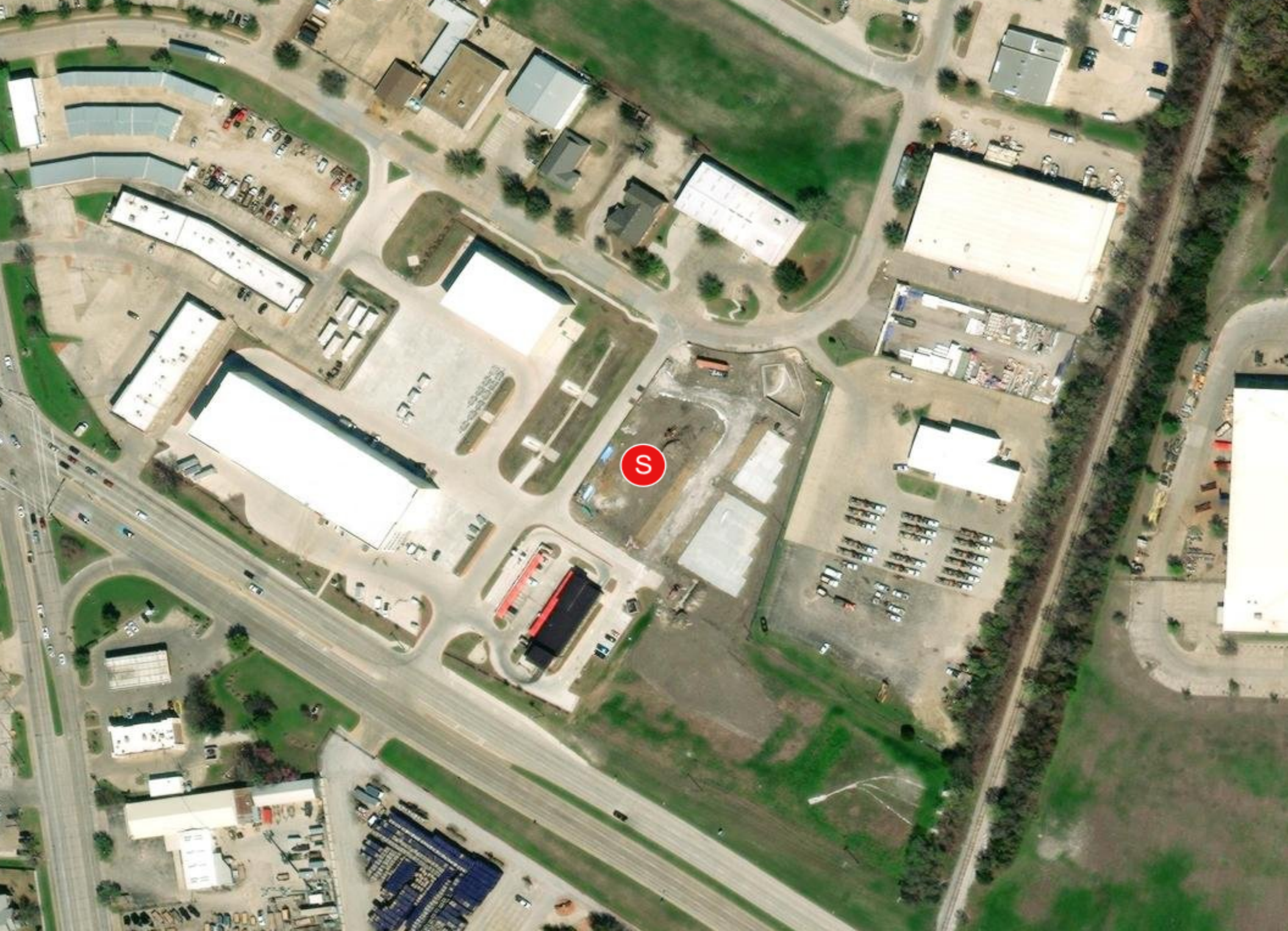


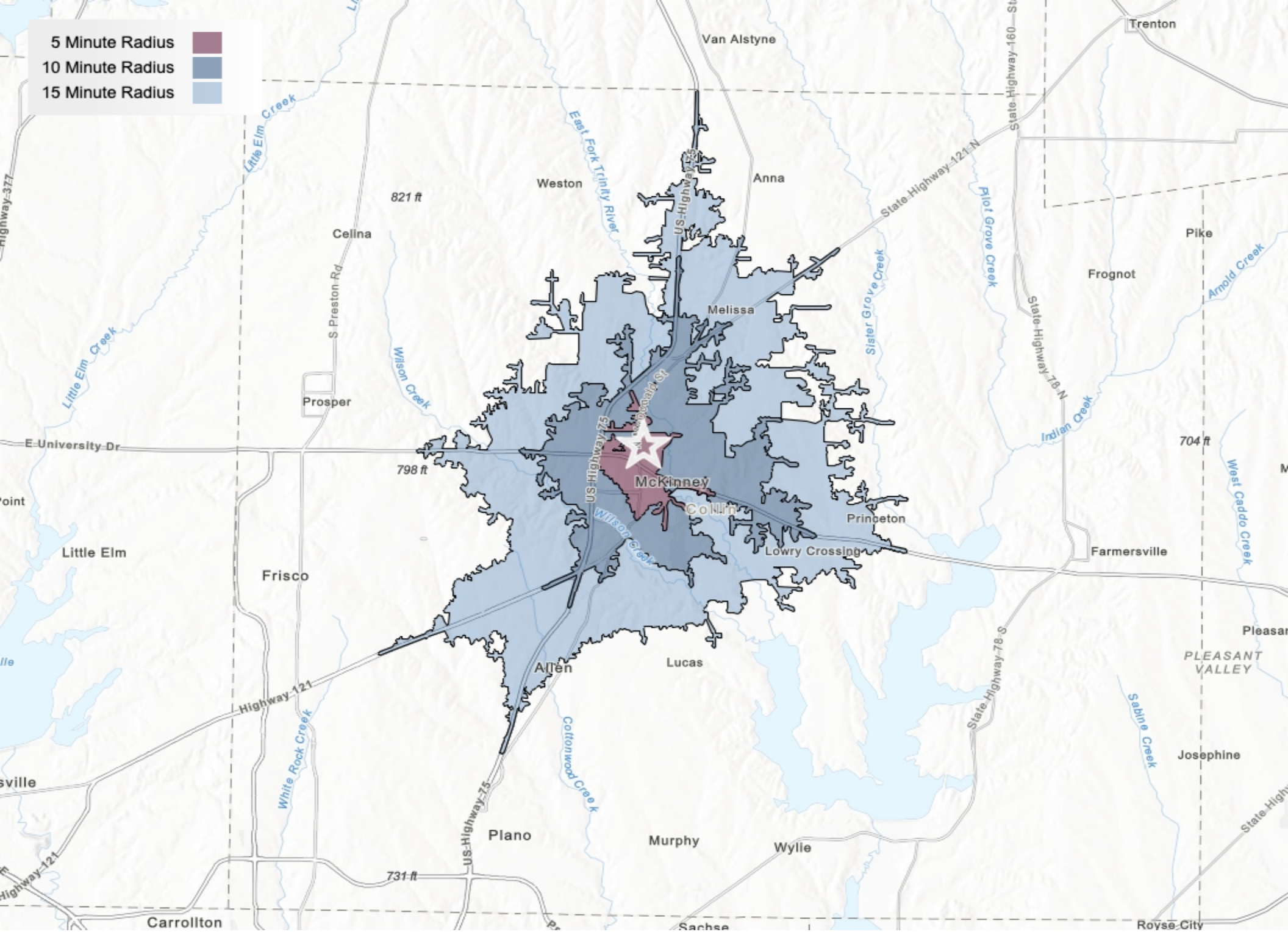
Office Space



Bay Space

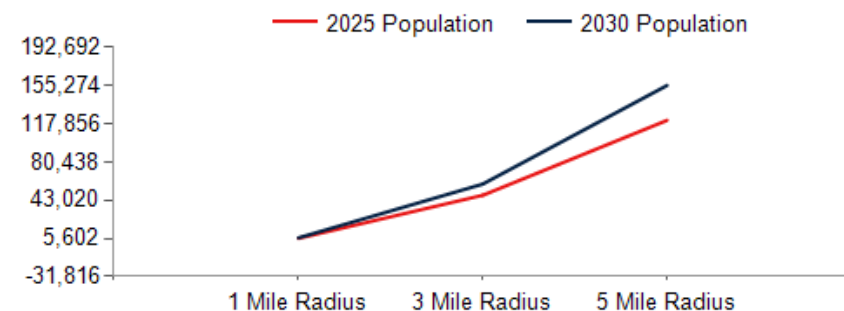




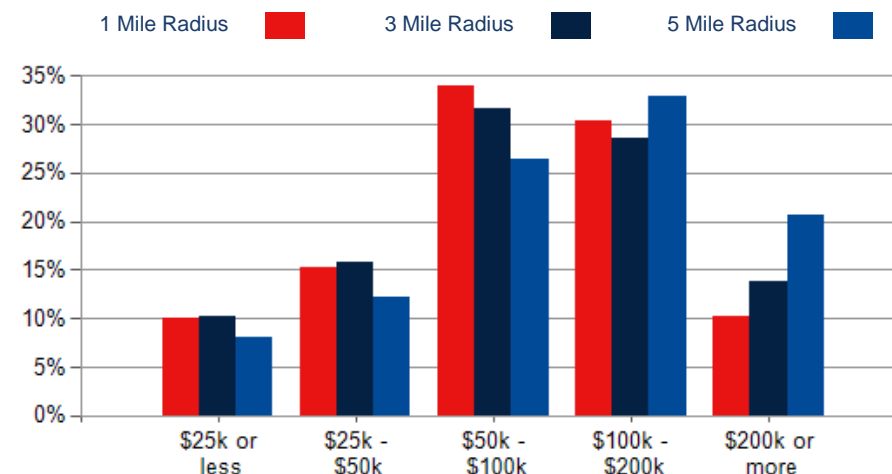


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,842	29,594	50,988
2010 Population	5,537	40,120	79,835
2025 Population	5,602	47,797	121,147
2030 Population	6,126	58,722	155,274
2025 African American	866	8,172	17,492
2025 American Indian	81	567	1,083
2025 Asian	102	1,906	7,575
2025 Hispanic	2,421	15,730	27,968
2025 Other Race	1,083	6,269	10,002
2025 White	2,415	22,976	67,744
2025 Multiracial	1,053	7,865	17,122
2025-2030: Population: Growth Rate	9.00%	21.00%	25.45%

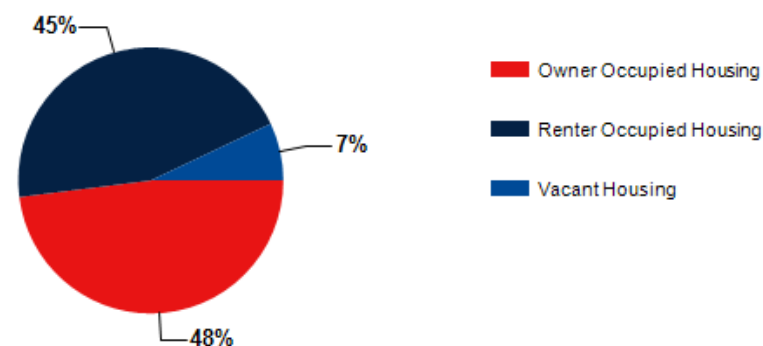
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	105	956	1,867
\$15,000-\$24,999	90	739	1,526
\$25,000-\$34,999	151	1,236	2,395
\$35,000-\$49,999	145	1,384	2,744
\$50,000-\$74,999	261	2,312	5,114
\$75,000-\$99,999	398	2,930	6,054
\$100,000-\$149,999	357	2,641	7,067
\$150,000-\$199,999	233	2,077	6,891
\$200,000 or greater	199	2,290	8,759
Median HH Income	\$86,492	\$87,144	\$107,763
Average HH Income	\$111,255	\$119,125	\$144,684



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

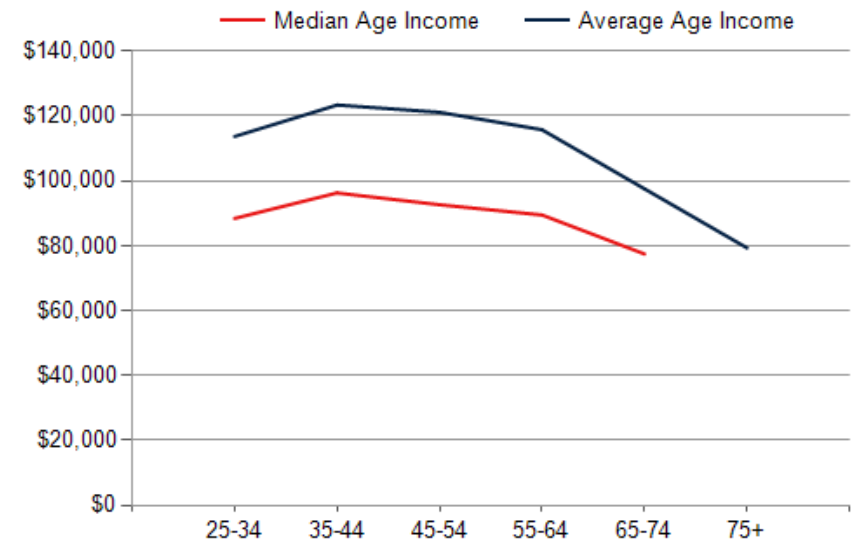
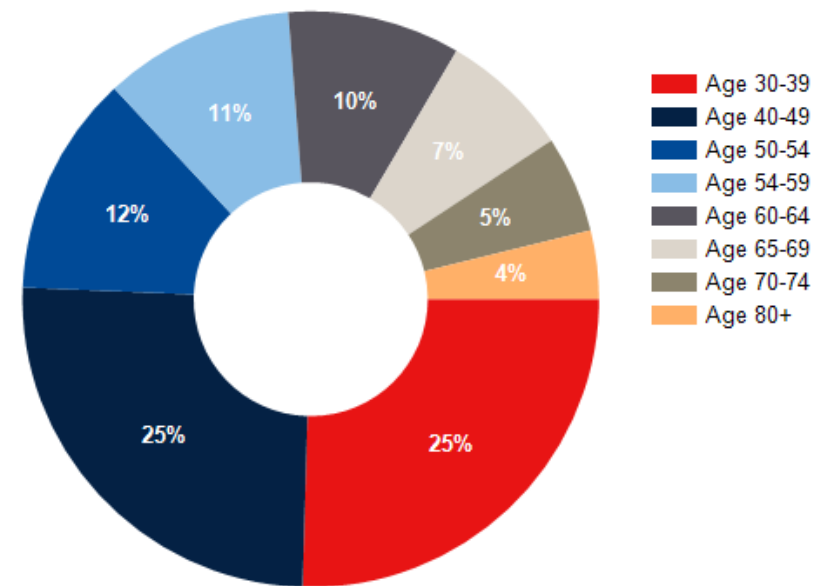


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	392	3,483	7,951
2025 Population Age 35-39	389	3,485	8,745
2025 Population Age 40-44	396	3,503	9,156
2025 Population Age 45-49	377	3,163	8,343
2025 Population Age 50-54	381	3,200	8,235
2025 Population Age 55-59	328	2,751	6,962
2025 Population Age 60-64	297	2,484	6,333
2025 Population Age 65-69	223	2,005	5,051
2025 Population Age 70-74	167	1,481	4,072
2025 Population Age 75-79	118	1,053	3,253
2025 Population Age 80-84	68	612	1,865
2025 Population Age 85+	98	554	1,660
2025 Population Age 18+	4,213	36,331	90,642
2025 Median Age	36	36	37
2030 Median Age	36	36	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$88,410	\$80,876	\$93,656
Average Household Income 25-34	\$113,688	\$108,164	\$126,610
Median Household Income 35-44	\$96,277	\$99,783	\$128,307
Average Household Income 35-44	\$123,392	\$133,119	\$158,859
Median Household Income 45-54	\$92,639	\$100,709	\$140,025
Average Household Income 45-54	\$121,144	\$133,978	\$171,536
Median Household Income 55-64	\$89,492	\$95,455	\$130,593
Average Household Income 55-64	\$115,771	\$130,025	\$165,800
Median Household Income 65-74	\$77,456	\$79,730	\$88,252
Average Household Income 65-74	\$97,550	\$113,116	\$126,933
Average Household Income 75+	\$79,333	\$76,335	\$83,837

Population By Age



Demographic Data is MISSING

Go to DEMOGRAPHICS > GENERAL page and click on the "Reload Demographic Data" to update this data.

Uncheck "Race" under Demographics in the Publisher Tree to remove this page from the PDF.