

NOW PRE-LEASING

DELIVERY
Q4 2026

BUSINESS PARK

SPORTS & ACTIVITY CENTER

MCKINNEY / MELISSA, TX

90,000

TOTAL SF

8

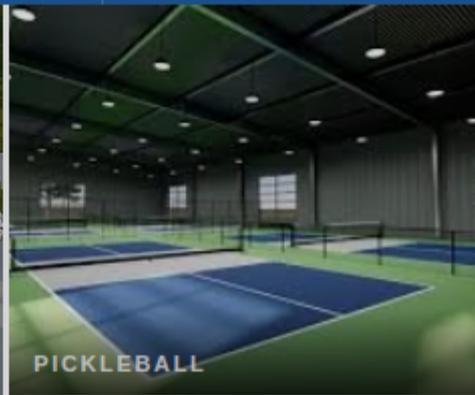
BUILDINGS

20-25ft

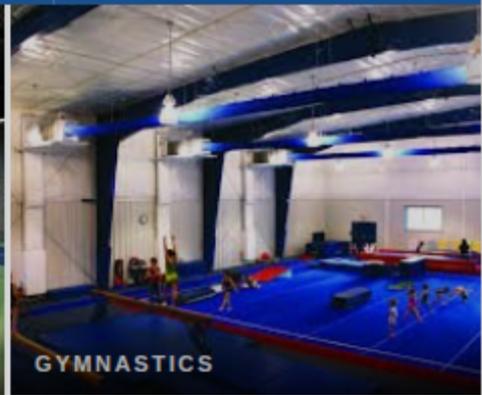
CLEAR HEIGHT

5K-20K

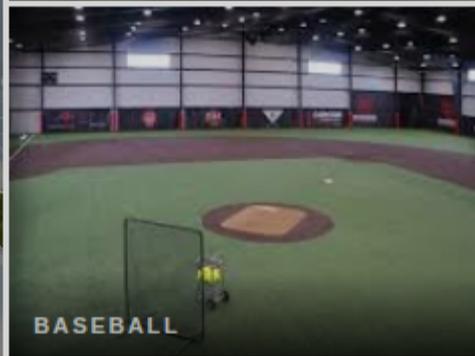
BUILDING SIZES



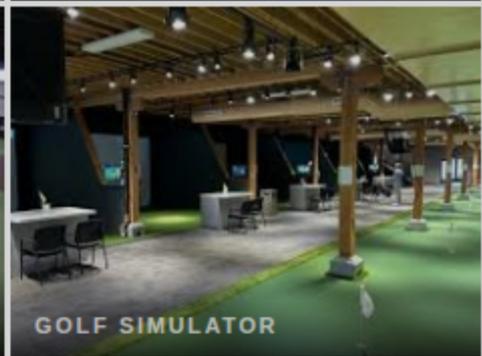
PICKLEBALL



GYMNASTICS



BASEBALL



GOLF SIMULATOR

LOCATION & ACCESS

6201 N McDonald Rd, McKinney TX 75454

- 2 access points along Hwy 5 (N McDonald Rd)
- Less than 1 mile from Hwy 121 / US-75 intersection
- High-visibility corridor
- Abundant surface parking

ZONING & PERMITTED USES

C3 ZONING

WAREHOUSE

GYM / FITNESS STUDIO

LIGHT INDUSTRIAL

YOUTH & AFTER-SCHOOL

SPORTS ACADEMIES

IDEAL TENANT USES

BUILT FOR MOVEMENT & ACTIVITY

BASKETBALL

BASEBALL

GYMNASTICS

GOLF SIMULATOR

VOLLEYBALL

PICKLEBALL

SWIM SCHOOL

DANCE STUDIO

FITNESS STUDIO

MARTIAL ARTS

CRICKET

PICKLEBALL

AFTER-CARE LEARNING

CHILDREN'S PLAY CENTER

PERSONAL TRAINING

LIGHT INDUSTRIAL

PROPERTY SPECS

CUSTOM DESIGNED TO FIT YOUR NEEDS

20-25 ft clear height, single slope roof

full clear span, zero interior columns

Full clear span construction

completely open floor plan, no obstructions

Sprinkler systems in all buildings

fully fire-protected, code compliant

Flexible building sizes

6,000 to 19,000 SF · configurable to your program

Fully customizable inside & out

interior finish-out, flooring, lighting, HVAC & dividers

Exterior customization

storefront, signage, roll-up doors & facade options

Grade-level loading

easy equipment delivery & setup

Ample surface parking

built for high-traffic youth programs

Pre-leasing incentives available

ask about TI packages & early-bird rates

SECURE YOUR SPACE BEFORE WE OPEN

Pre-leasing now · 6201 N McDonald Rd · McKinney, TX 75454 · Delivery Q4 2026

CALL OR TEXT
(214) 212-1251

EMAIL

mgodvin@mrg-cap.com

BUSINESS PARK · MCKINNEY, TX

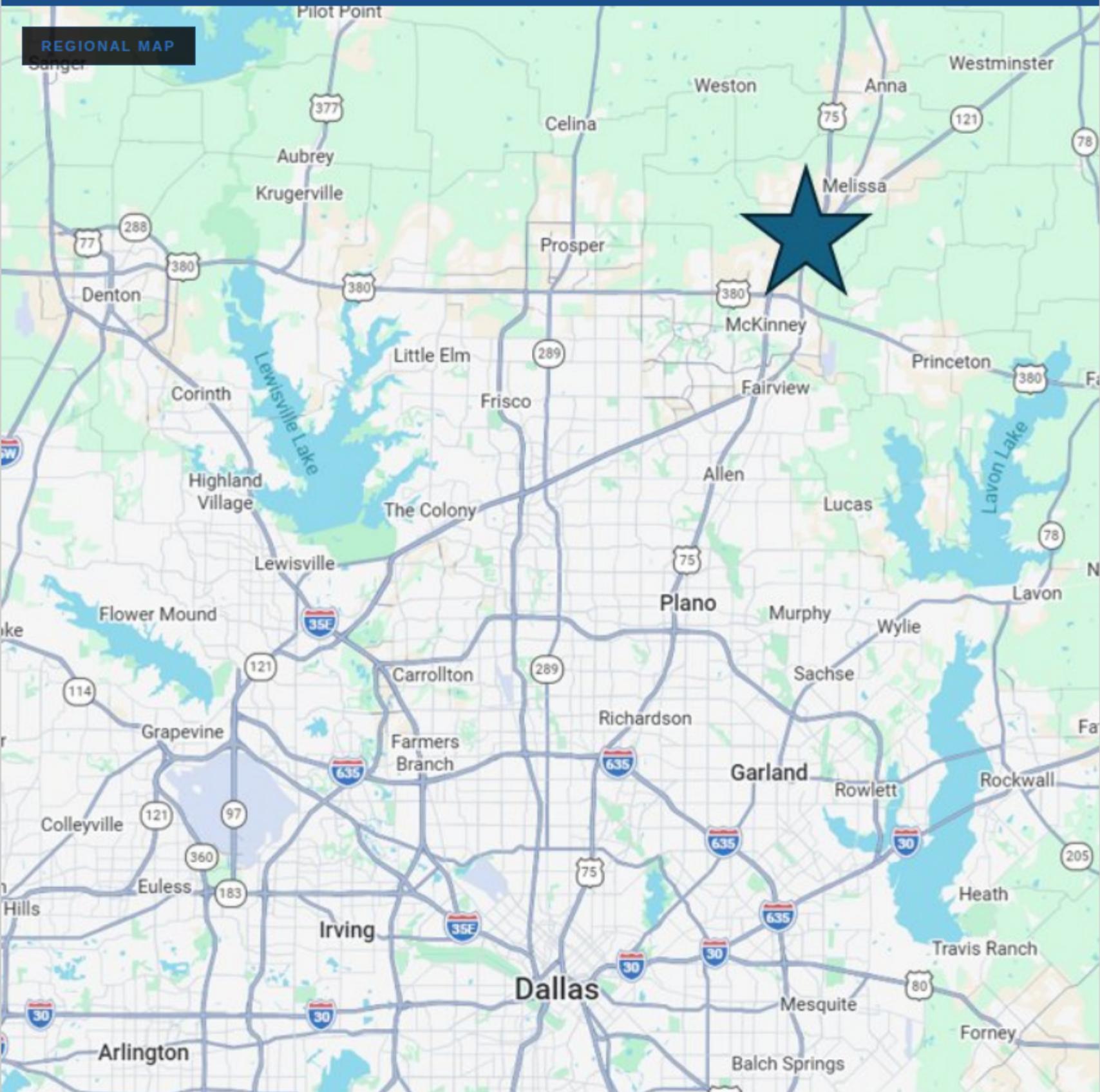
All information is preliminary and subject to change. Square footages are approximate. Renderings for illustration purposes only.

LOCATION

STRATEGIC NORTH TEXAS LOCATION

6201 N McDonald Rd
McKinney / Melissa, TX 75454

REGIONAL MAP



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