



414 Metro Park Dr, McKinney, TX 75071

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McKinney TX 75071

**Oren Stephen**  
ISL Commercial  
Principal  
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# 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.

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## PROPERTY FEATURES

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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

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## NEIGHBORING PROPERTIES

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

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## MECHANICAL

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HVAC	New
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	3 Phase
LIGHTING	Yes

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## TENANT INFORMATION

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LEASE TYPE	NNN
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## Location Summary

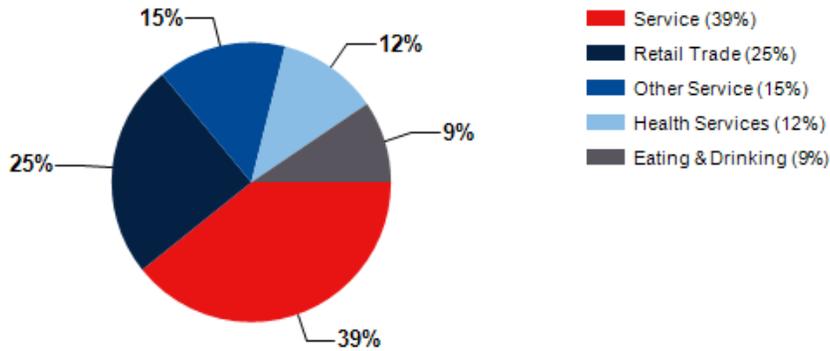
- **Road Access:** Directly off Highway 380 and TX-5, with easy connectivity to I-75 via local roads—ideal for shipping, logistics, or 18-wheeler access.

**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

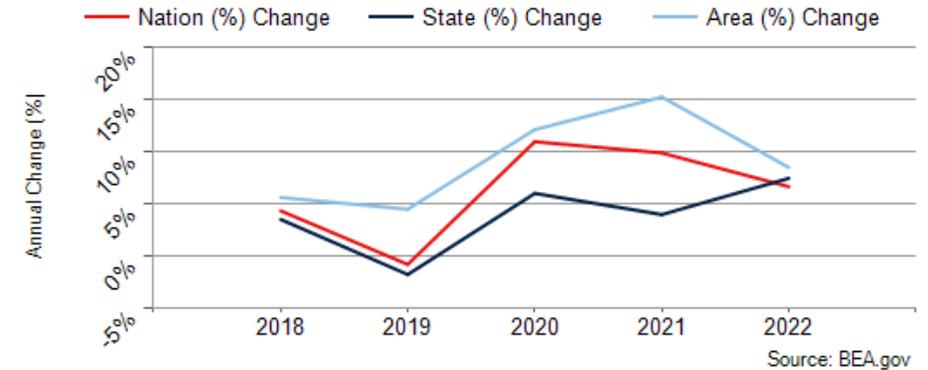
## Major Industries by Employee Count

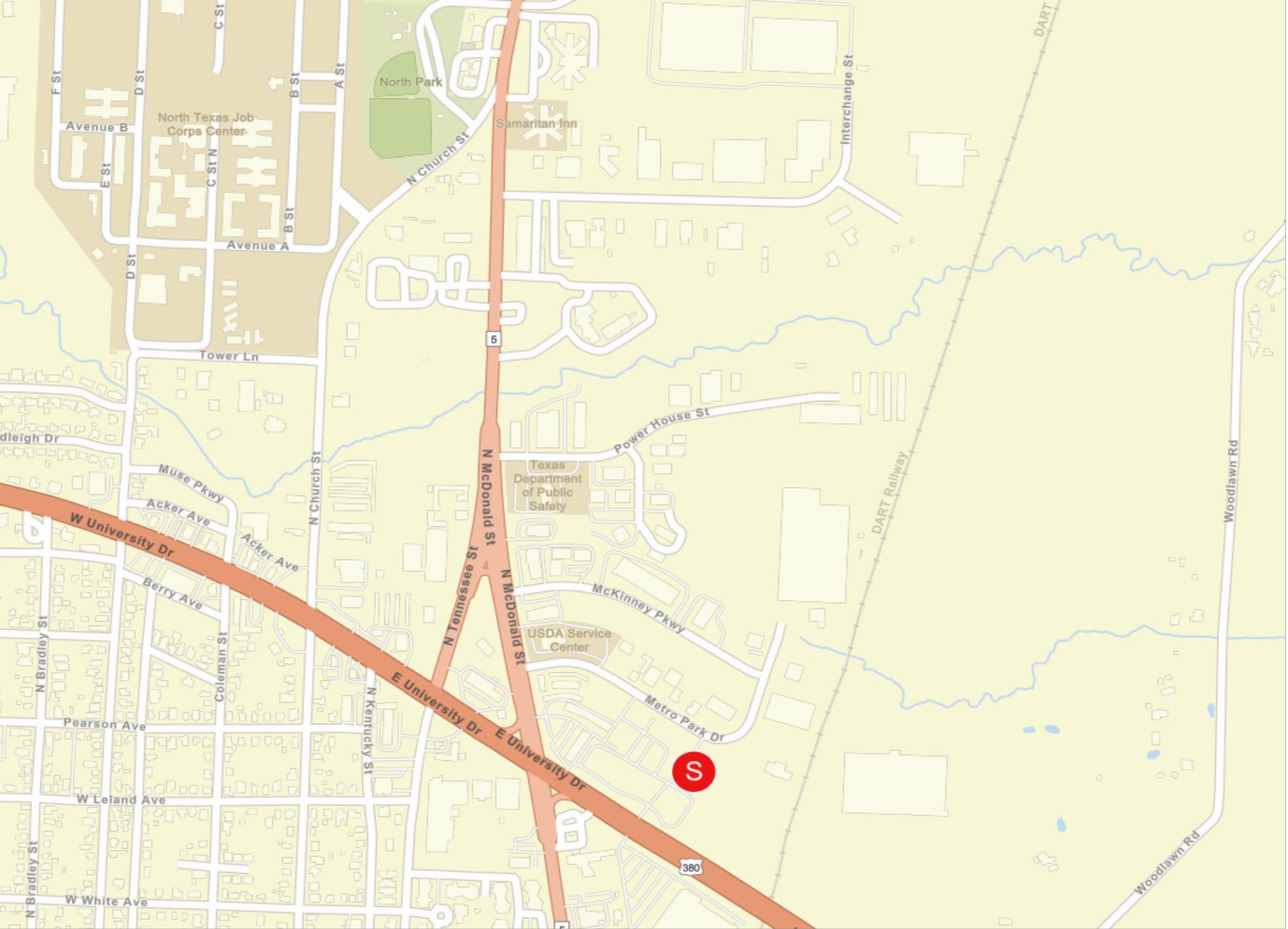


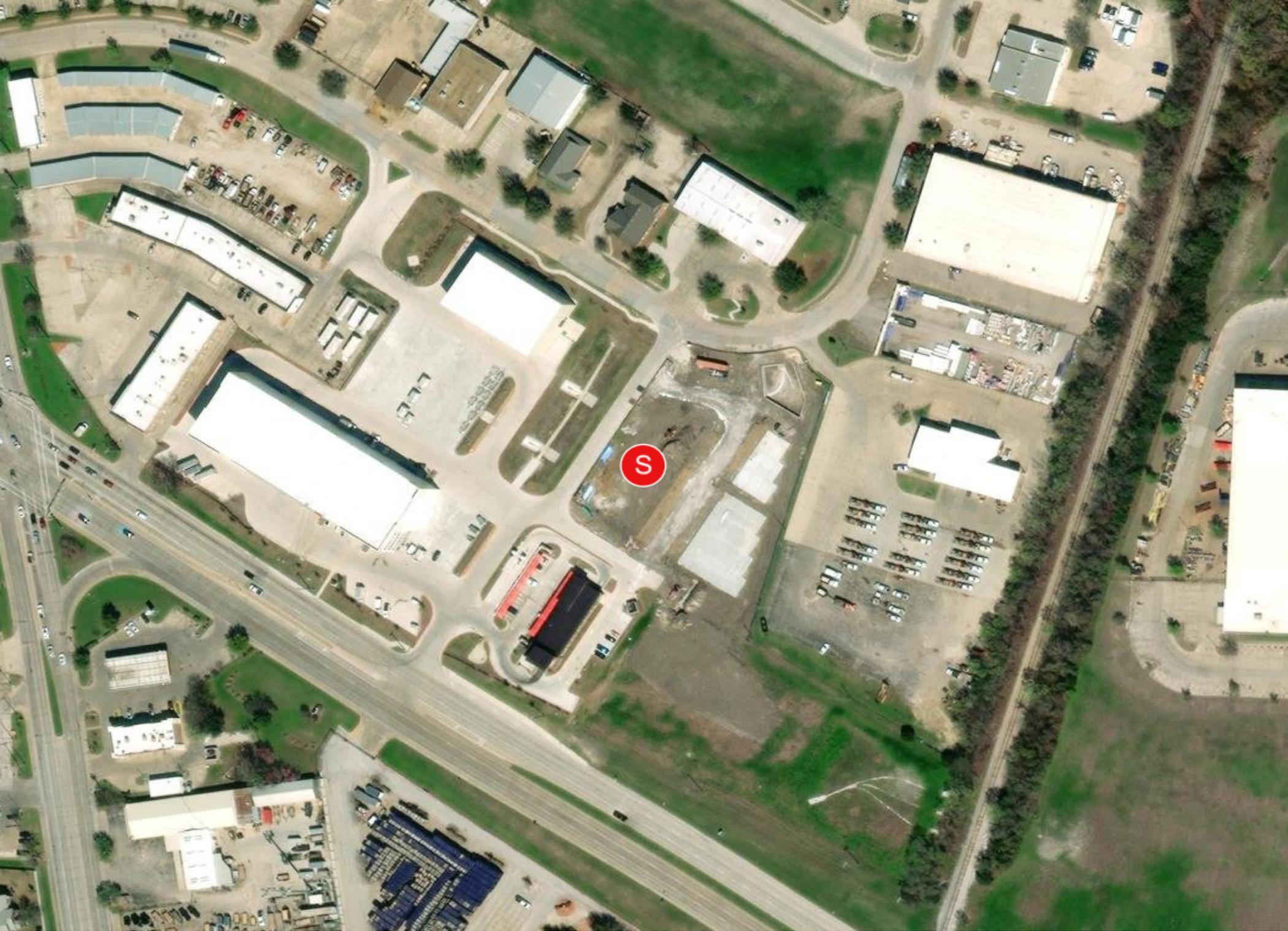
## Largest Employers

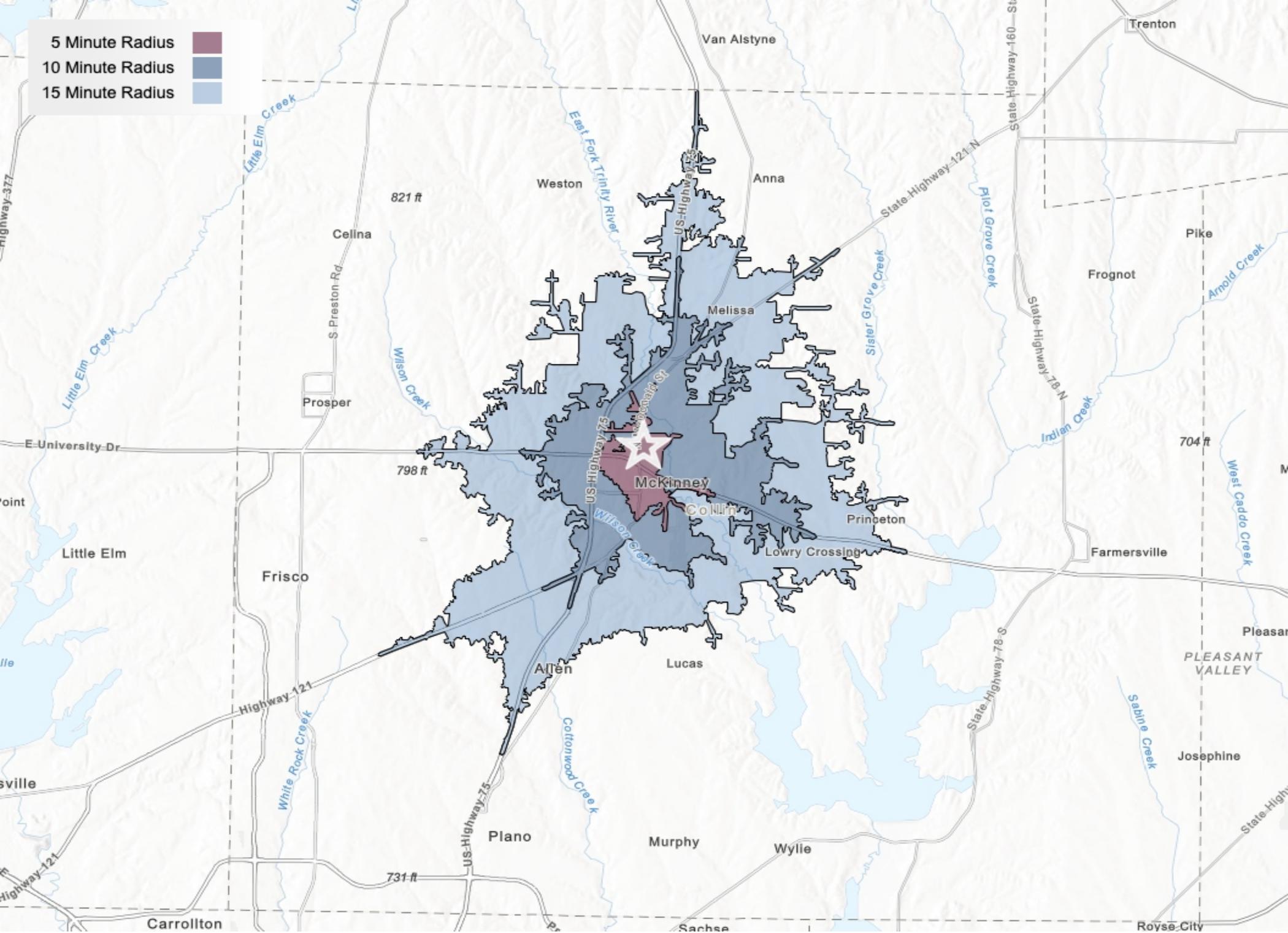
Raytheon Intelligence & Space	4,200
McKinney Independent School District	2,920
Collin County	2,000
Globe Life	1,700
Encore Wire Corporation	1,653
City of McKinney	1,565
Medical City McKinney Hospital	1,424
Baylor Scott & White McKinney Hospital	1,171

## Collin County GDP Trend







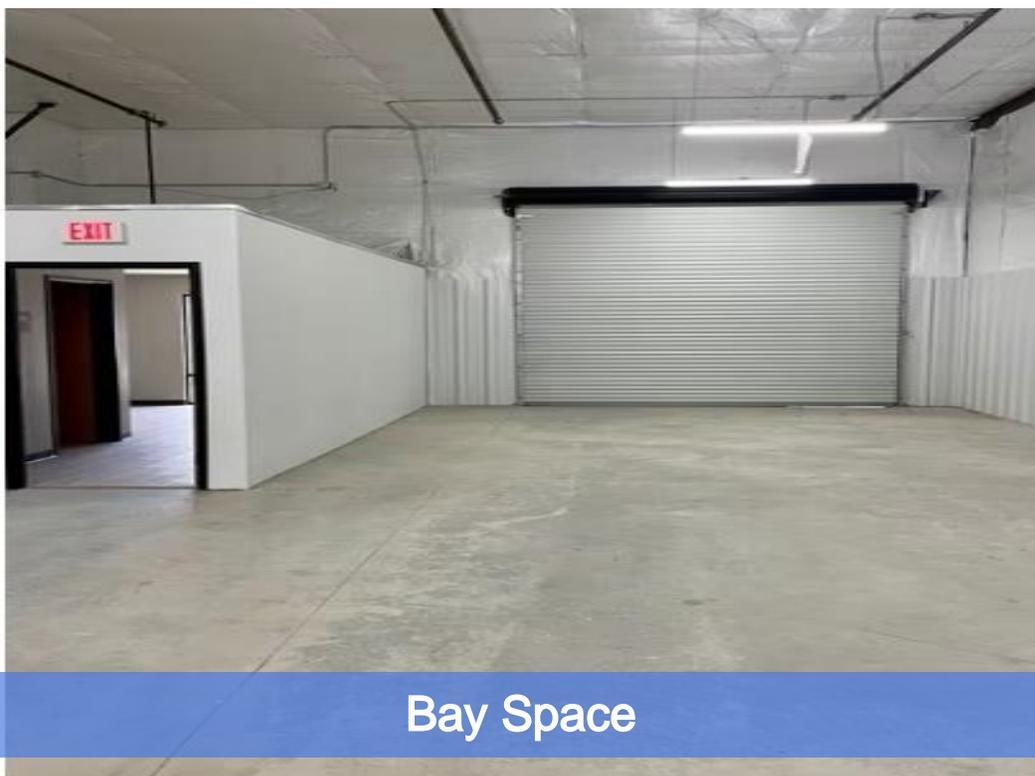




Restrooms



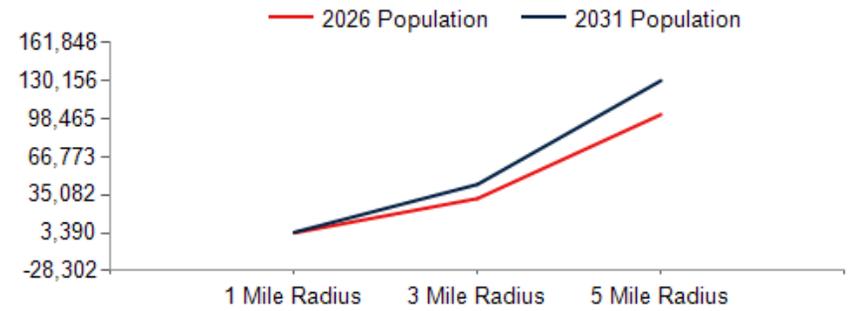
Office Space



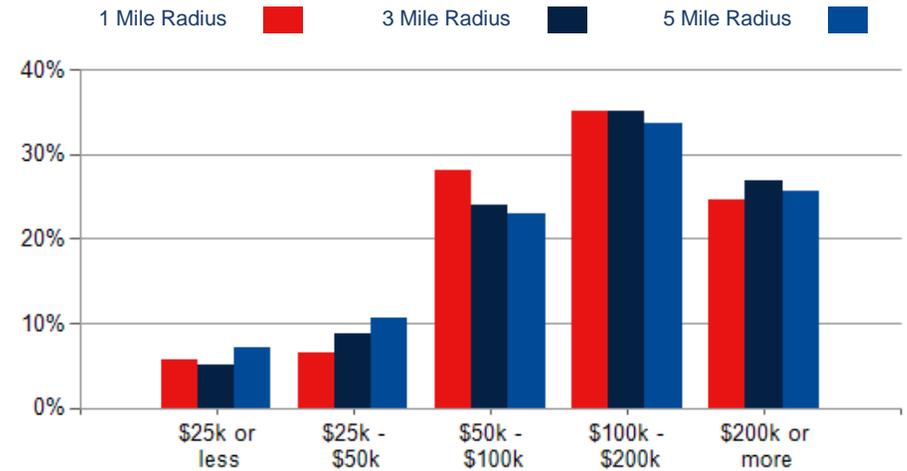
Bay Space

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	987	9,570	34,035
2010 Population	1,413	16,563	50,640
2026 Population	3,390	31,990	101,908
2031 Population	3,873	43,804	130,156
2026 African American	570	5,162	15,003
2026 American Indian	42	321	989
2026 Asian	233	1,931	5,975
2026 Hispanic	716	7,501	23,783
2026 Other Race	253	2,569	8,574
2026 White	1,880	17,407	56,527
2026 Multiracial	406	4,562	14,751
2026-2031: Population: Growth Rate	13.50%	32.45%	25.05%

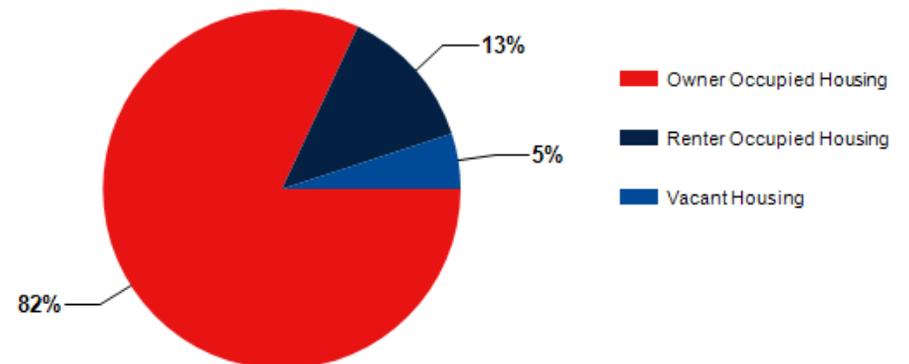
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	27	296	1,534
\$15,000-\$24,999	36	228	948
\$25,000-\$34,999	26	418	1,364
\$35,000-\$49,999	47	469	2,311
\$50,000-\$74,999	108	951	3,580
\$75,000-\$99,999	204	1,495	4,329
\$100,000-\$149,999	157	1,859	6,144
\$150,000-\$199,999	232	1,709	5,495
\$200,000 or greater	272	2,736	8,845
Median HH Income	\$132,668	\$131,557	\$125,583
Average HH Income	\$160,267	\$161,067	\$155,430



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

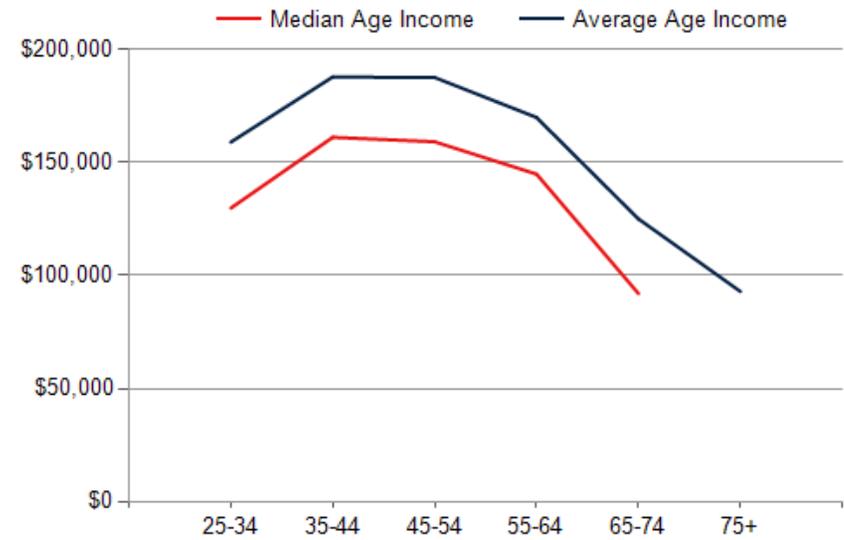
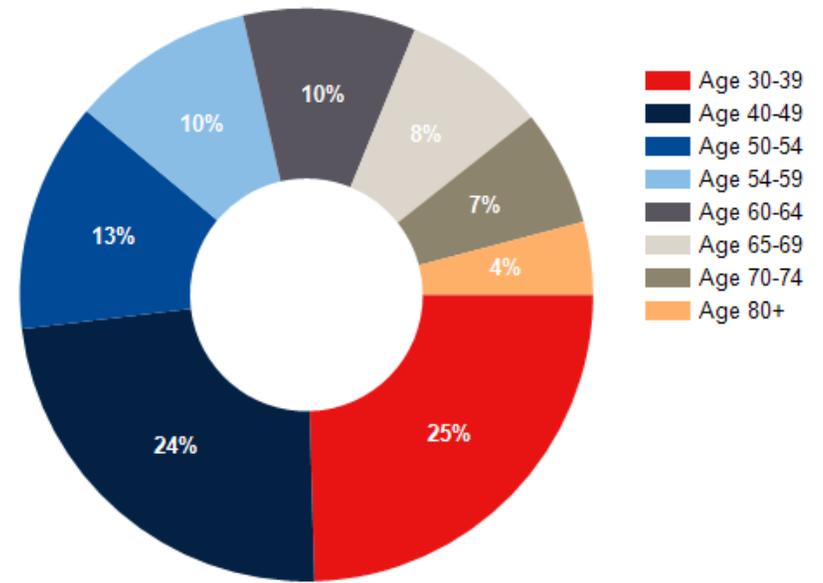


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	221	2,261	6,662
2026 Population Age 35-39	263	2,552	7,715
2026 Population Age 40-44	239	2,515	7,888
2026 Population Age 45-49	225	2,290	7,052
2026 Population Age 50-54	256	2,158	6,777
2026 Population Age 55-59	204	1,769	5,725
2026 Population Age 60-64	192	1,612	5,206
2026 Population Age 65-69	161	1,256	4,260
2026 Population Age 70-74	129	887	3,271
2026 Population Age 75-79	81	606	2,342
2026 Population Age 80-84	56	362	1,348
2026 Population Age 85+	29	267	977
2026 Population Age 18+	2,558	23,740	75,281
2026 Median Age	38	36	36
2031 Median Age	39	36	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$129,828	\$119,607	\$110,969
Average Household Income 25-34	\$159,022	\$150,758	\$142,889
Median Household Income 35-44	\$161,178	\$153,710	\$147,211
Average Household Income 35-44	\$187,859	\$176,968	\$171,947
Median Household Income 45-54	\$159,188	\$146,796	\$151,221
Average Household Income 45-54	\$187,640	\$177,293	\$179,644
Median Household Income 55-64	\$144,859	\$142,971	\$141,148
Average Household Income 55-64	\$169,927	\$174,893	\$171,059
Median Household Income 65-74	\$91,966	\$105,356	\$97,292
Average Household Income 65-74	\$125,024	\$139,897	\$132,494
Average Household Income 75+	\$92,920	\$95,674	\$86,587

Population By Age





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Principal

AGENTS

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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.

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