



**714,658 SF | DIVISIBLE FROM 14,560 - 221,317 SF**



## THE GATEWAY AT FORMATION PARK

N Central Expressway & Spur 195  
McKinney, Texas 75071

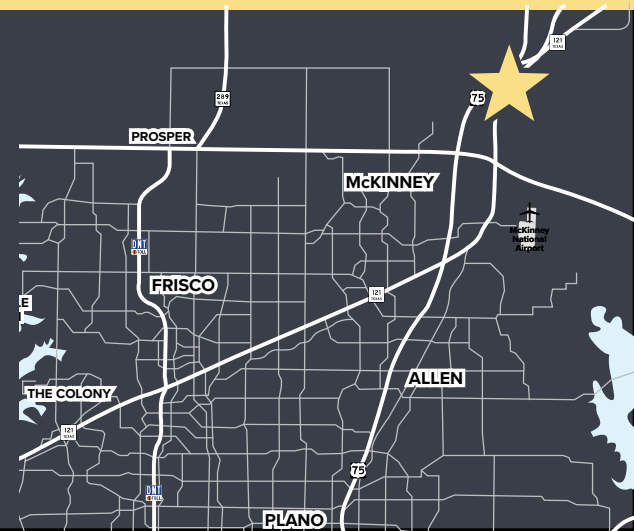
### LEASING CONTACTS



**JOSH BARNES, SIOR**  
972.280.8353  
jbarnes@holtlunsford.com

**BLAKE TROIANI**  
972.265.0126  
btroiani@holtlunsford.com

**WESTON PORTER**  
214.442.8933  
wporter@holtlunsford.com



# LOCATION



5  
TEXAS

380



THE GATEWAY AT  
FORMATION PARK

75

## DRIVE TIMES

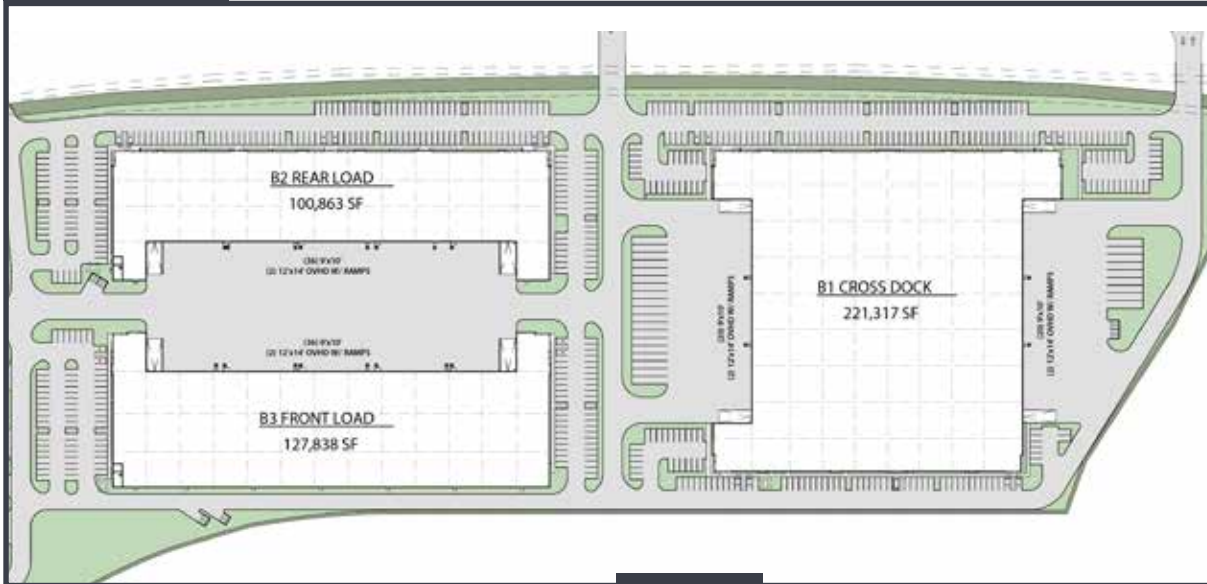
Hwy 380	3 mins	2.6 miles
Sam Rayburn Hwy 121	7 mins	6.7 miles
McKinney Airport	10 mins	5.3 miles
DNT	20 mins	13.7 miles
TI Sherman Plant	21 mins	22.4 miles
DFW Airport	32 mins	36.5 miles



# THE GATEWAY AT FORMATION PARK

N Central Expressway & Spur 195  
McKinney, Texas 75071

## PHASE 1



### PHASE 1

	Building 1	Building 2	Building 3
Building SF	221,317 SF	100,863 SF	127,838 SF
Divisible	96,690 SF	14,560 SF	37,440 SF
Office SF	BTS	BTS	BTS
Clear Height	36'	32'	32'
Dock Doors	40	36	36
Ramps	4	2	2
Truck Court	130'-185'	200' shared	200' shared
Sprinklers	ESFR	ESFR	ESFR
Column Spacing	56' W x 50' D	52' W x 40' D	52' W x 60' D
Speed Bay	60'	60'	60'
Building Depth	420'	140'	180'
Electrical	To spec	To spec	To spec
Car Parks	259	197	106
Trailer Parks	28	N/A	N/A
Loading	Cross-dock	Rear-load	Front-load

## PHASE 2



### PHASE 2

	Building 4	Building 5	Building 6
Building SF	30,000 SF	68,240 SF	166,400 SF
Divisible	30,000 SF	14,560 SF	45,760 SF
Office SF	BTS	BTS	BTS
Clear Height	28'	32'	32'
Dock Doors	4	20	36
Ramps	1	2	2
Truck Court	130'	130'	130'
Sprinklers	ESFR	ESFR	ESFR
Column Spacing	50' W x 46.6' D	52' W x 40' D	52' W x 53'4" D
Speed Bay	60'	60'	60'
Building Depth	200'	140'	220'
Electrical	To spec	To spec	To spec
Car Parks	39	161	223
Trailer Parks	N/A	N/A	N/A
Loading	Side-load	Rear-load	Rear-load

LEASED BY



JOSH BARNES, SIOR  
972.280.8353  
jbarnes@holtlunsford.com

BLAKE TROIANI  
972.265.0126  
btroianni@holtlunsford.com

WESTON PORTER  
214.442.8933  
wporter@holtlunsford.com

A PROJECT BY



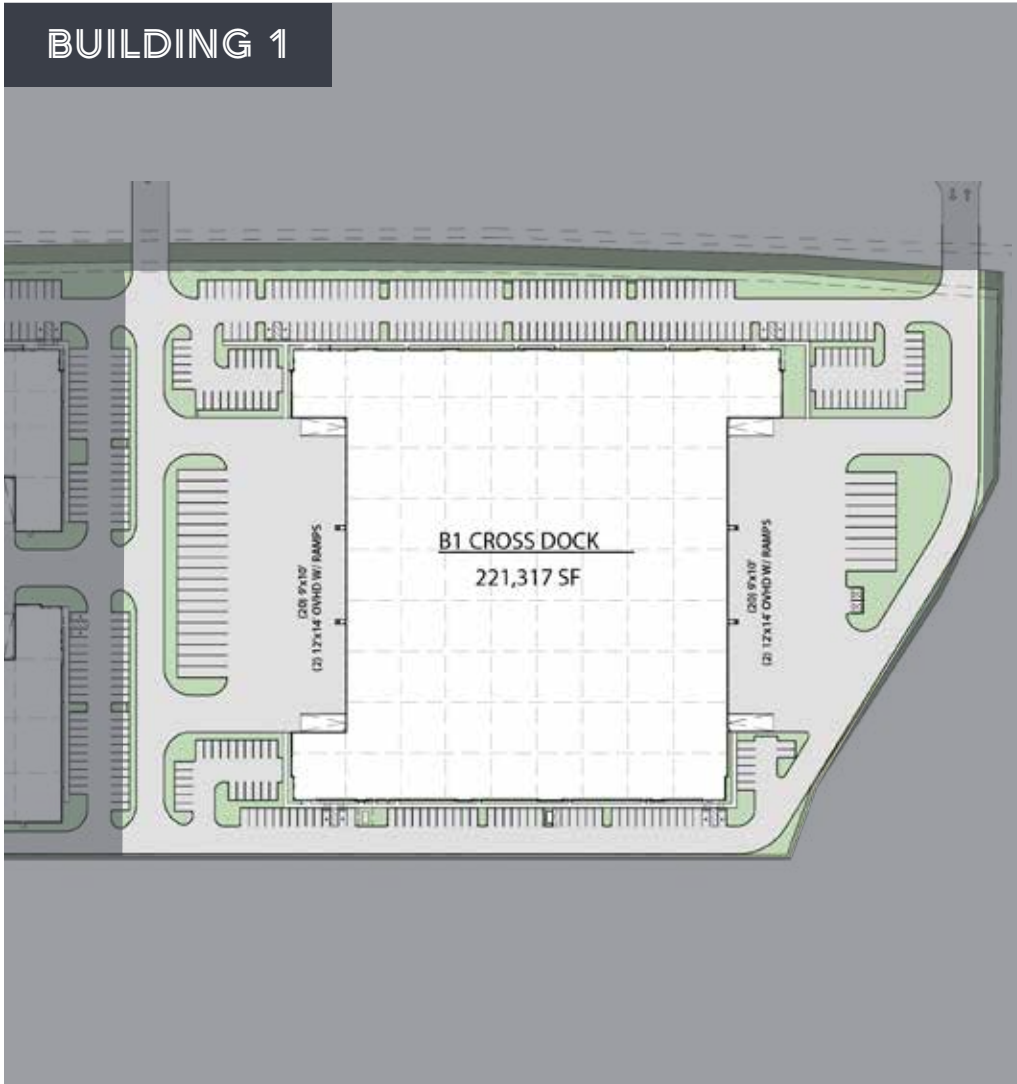


# THE GATEWAY AT FORMATION PARK

N Central Expressway & Spur 195  
McKinney, Texas 75071

PHASE 1

## BUILDING 1



	<b>TOTAL SIZE</b>	221,317 SF
	<b>DIVISIBLE</b>	96,690 SF
	<b>OFFICE AREA</b>	BTS
	<b>CLEAR HEIGHT</b>	36'
	<b>DOCK DOORS</b>	40
	<b>RAMPS</b>	4
	<b>TRUCK COURT</b>	130'-185'
	<b>SPRINKLERS</b>	ESFR
	<b>TYPICAL BAY SIZE</b>	56' W x 50' D
	<b>SPEED BAY</b>	60'
	<b>BUILDING DEPTH</b>	420'
	<b>ELECTRICAL</b>	To spec
	<b>CAR PARKS</b>	259
	<b>TRAILER PARKS</b>	28
	<b>LOADING</b>	Cross-dock

LEASED BY



JOSH BARNES, SIOR  
972.280.8353  
jbarnes@holtlunsford.com

BLAKE TROIANI  
972.265.0126  
btroiiani@holtlunsford.com

WESTON PORTER  
214.442.8933  
wporter@holtlunsford.com

A PROJECT BY



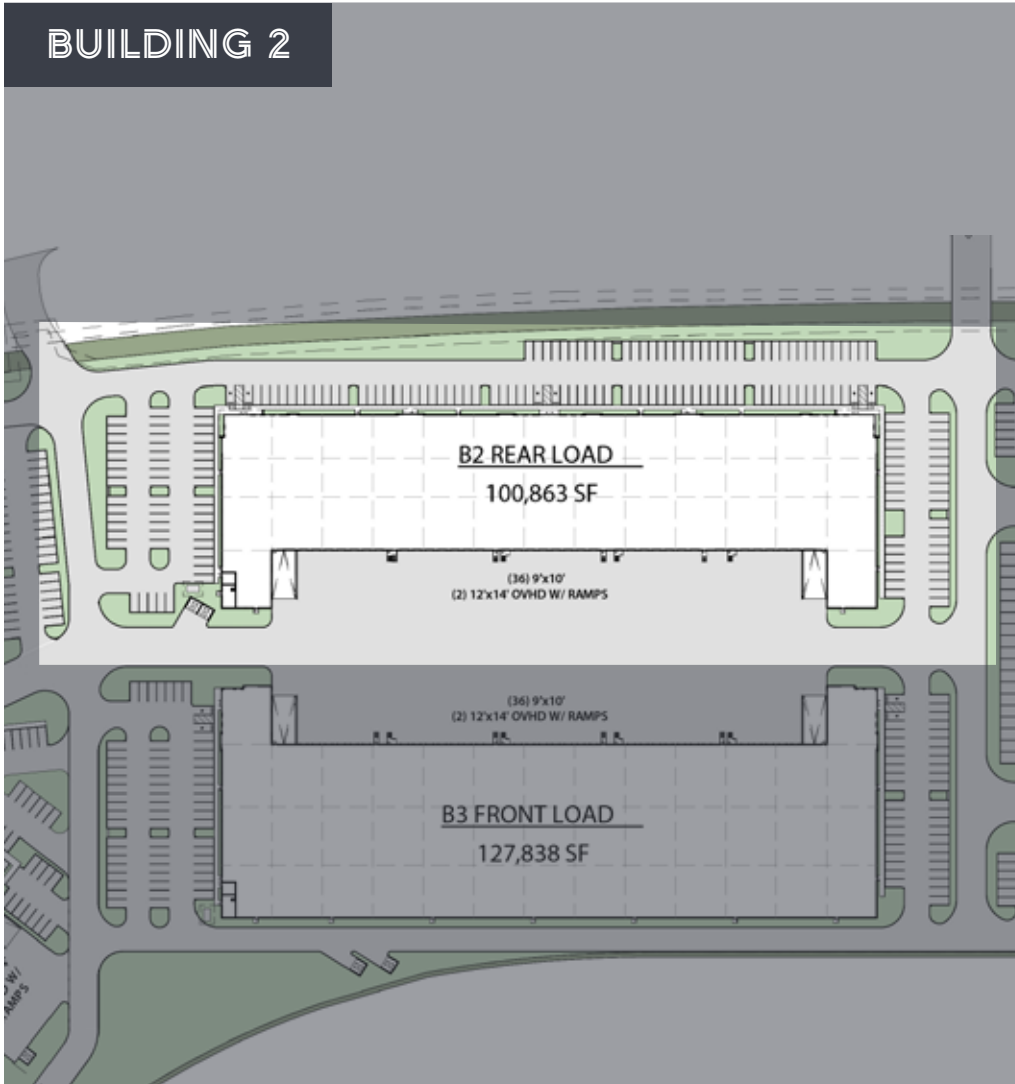


# THE GATEWAY AT FORMATION PARK

N Central Expressway & Spur 195  
McKinney, Texas 75071

PHASE 1

## BUILDING 2



	<b>TOTAL SIZE</b>	100,863 SF
	<b>DIVISIBLE</b>	14,560 SF
	<b>OFFICE AREA</b>	BTS
	<b>CLEAR HEIGHT</b>	32'
	<b>DOCK DOORS</b>	36
	<b>RAMPS</b>	2
	<b>TRUCK COURT</b>	200' shared
	<b>SPRINKLERS</b>	ESFR
	<b>TYPICAL BAY SIZE</b>	52' W x 40' D
	<b>SPEED BAY</b>	60'
	<b>BUILDING DEPTH</b>	140'
	<b>ELECTRICAL</b>	To spec
	<b>CAR PARKS</b>	197
	<b>TRAILER PARKS</b>	N/A
	<b>LOADING</b>	Rear-load

LEASED BY



JOSH BARNES, SIOR  
972.280.8353  
jbarnes@holtlunsford.com

BLAKE TROIANI  
972.265.0126  
btroiiani@holtlunsford.com

WESTON PORTER  
214.442.8933  
wporter@holtlunsford.com

A PROJECT BY

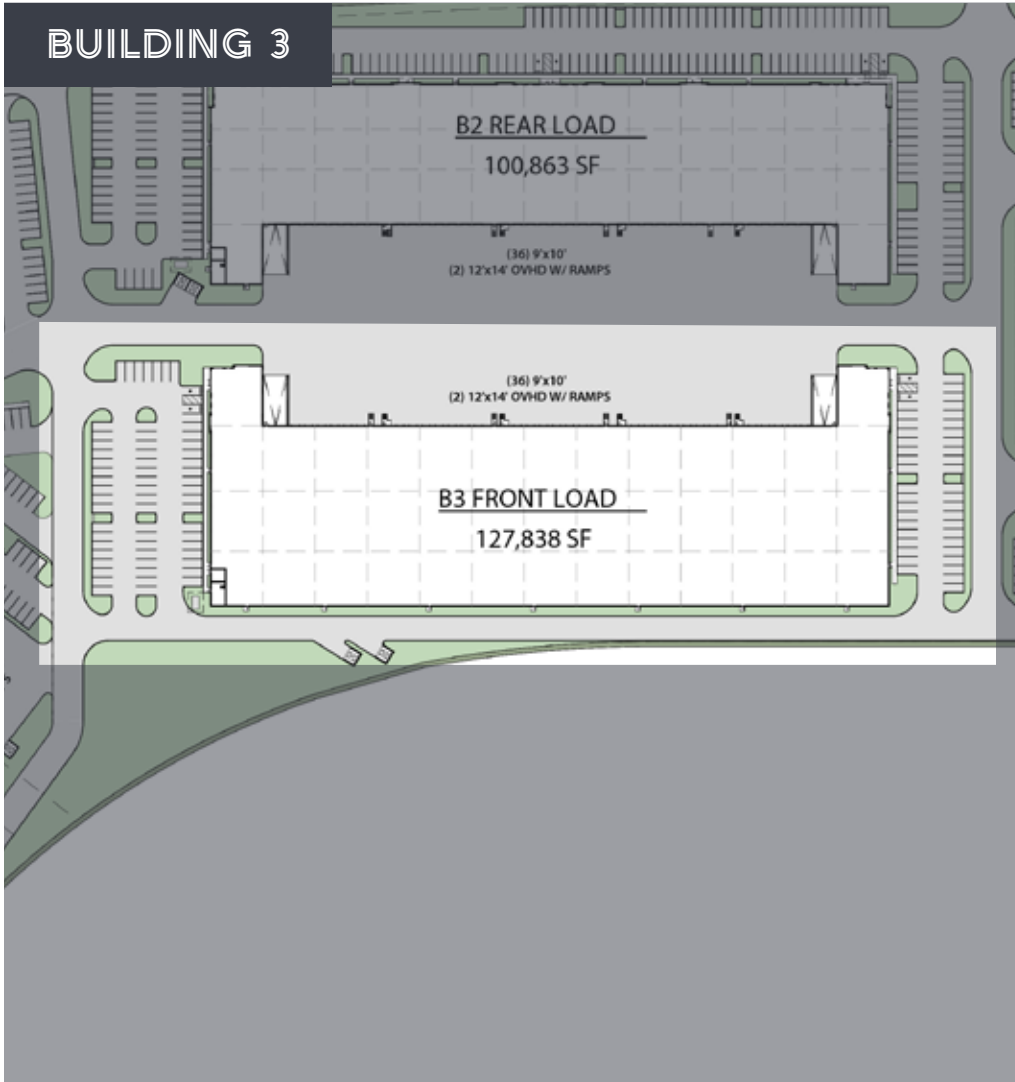




# THE GATEWAY AT FORMATION PARK

N Central Expressway & Spur 195  
McKinney, Texas 75071

PHASE 1



	<b>TOTAL SIZE</b>	127,838 SF
	<b>DIVISIBLE</b>	37,440 SF
	<b>OFFICE AREA</b>	BTS
	<b>CLEAR HEIGHT</b>	32'
	<b>DOCK DOORS</b>	36
	<b>RAMPS</b>	2
	<b>TRUCK COURT</b>	200' shared
	<b>SPRINKLERS</b>	ESFR
	<b>TYPICAL BAY SIZE</b>	52' W x 60' D
	<b>SPEED BAY</b>	60'
	<b>BUILDING DEPTH</b>	180'
	<b>ELECTRICAL</b>	To spec
	<b>CAR PARKS</b>	106
	<b>TRAILER PARKS</b>	N/A
	<b>LOADING</b>	Front-load

LEASED BY



JOSH BARNES, SIOR  
972.280.8353  
jbarnes@holtlunsford.com

BLAKE TROIANI  
972.265.0126  
btroiiani@holtlunsford.com

WESTON PORTER  
214.442.8933  
wporter@holtlunsford.com

A PROJECT BY

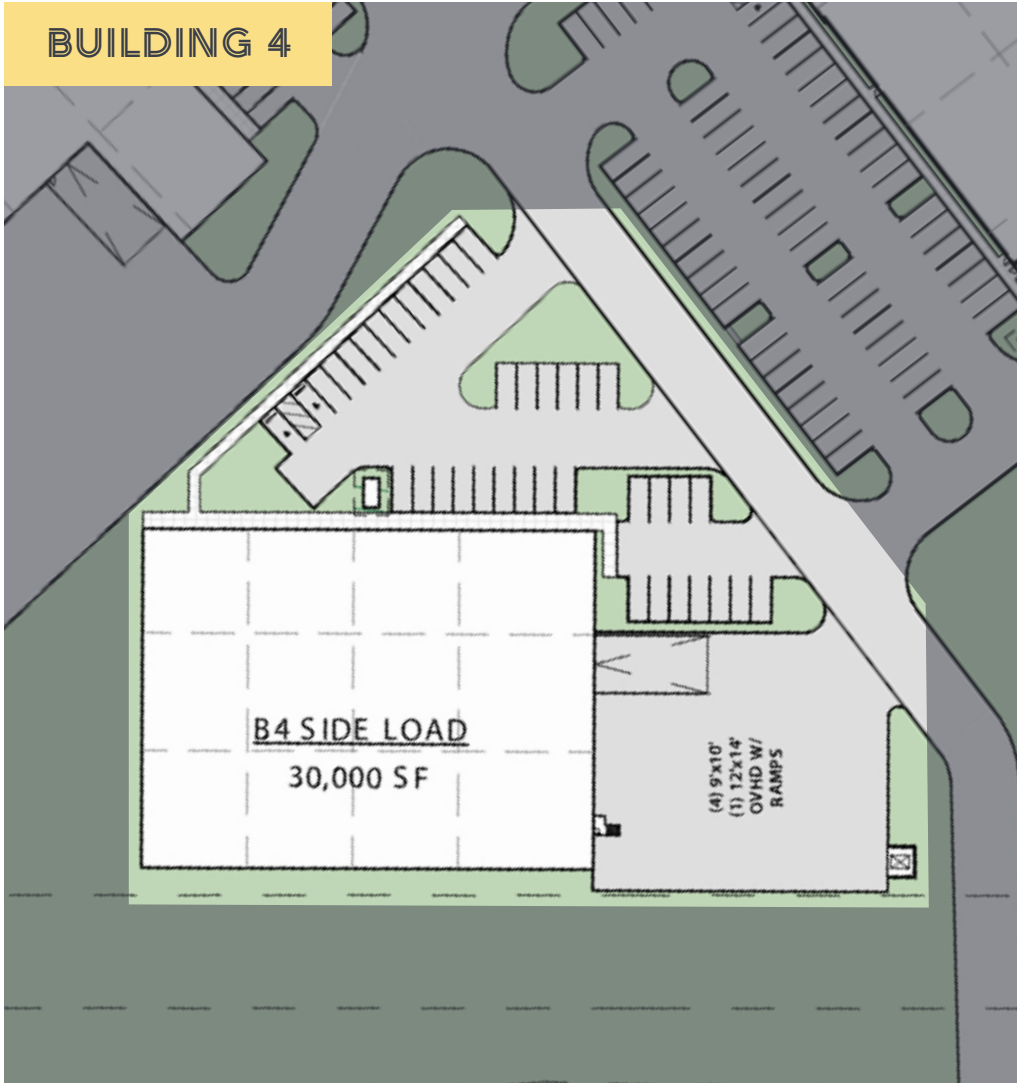




# THE GATEWAY AT FORMATION PARK

N Central Expressway & Spur 195  
McKinney, Texas 75071

PHASE 2



	<b>TOTAL SIZE</b>	30,000 SF
	<b>DIVISIBLE</b>	30,000 SF
	<b>OFFICE AREA</b>	BTS
	<b>CLEAR HEIGHT</b>	28'
	<b>DOCK DOORS</b>	4
	<b>RAMPS</b>	1
	<b>TRUCK COURT</b>	130'
	<b>SPRINKLERS</b>	ESFR
	<b>TYPICAL BAY SIZE</b>	50'W x 46.6'D
	<b>SPEED BAY</b>	60'
	<b>BUILDING DEPTH</b>	200'
	<b>ELECTRICAL</b>	To spec
	<b>CAR PARKS</b>	39
	<b>TRAILER PARKS</b>	N/A
	<b>LOADING</b>	Side-load

LEASED BY



JOSH BARNES, SIOR  
972.280.8353  
jbarnes@holtlunsford.com

BLAKE TROIANI  
972.265.0126  
btroianni@holtlunsford.com

WESTON PORTER  
214.442.8933  
wporter@holtlunsford.com

A PROJECT BY

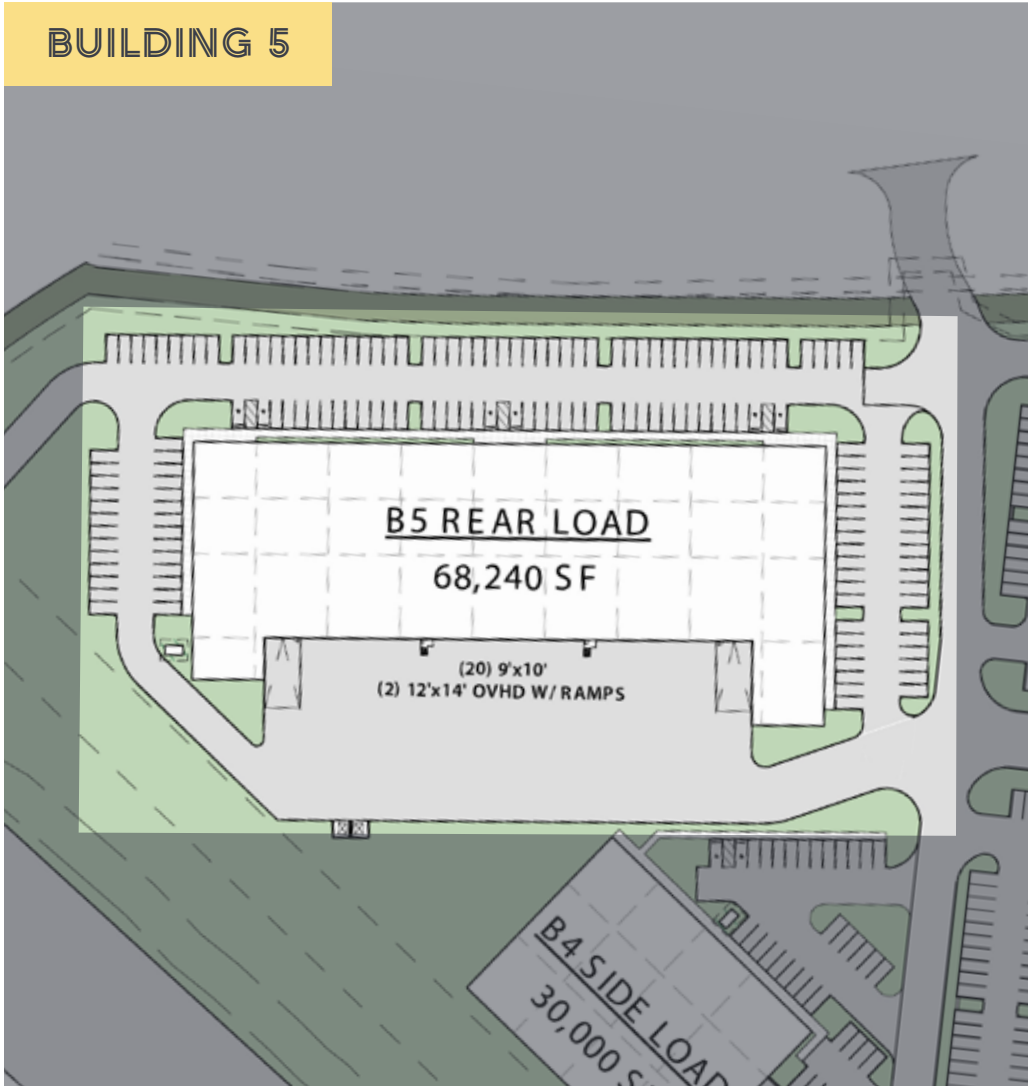




# THE GATEWAY AT FORMATION PARK

N Central Expressway & Spur 195  
McKinney, Texas 75071

PHASE 2



	<b>TOTAL SIZE</b>	68,240 SF
	<b>DIVISIBLE</b>	14,560 SF
	<b>OFFICE AREA</b>	BTS
	<b>CLEAR HEIGHT</b>	32'
	<b>DOCK DOORS</b>	20
	<b>RAMPS</b>	2
	<b>TRUCK COURT</b>	130'
	<b>SPRINKLERS</b>	ESFR
	<b>TYPICAL BAY SIZE</b>	52' W x 40' D
	<b>SPEED BAY</b>	60'
	<b>BUILDING DEPTH</b>	140'
	<b>ELECTRICAL</b>	To spec
	<b>CAR PARKS</b>	161
	<b>TRAILER PARKS</b>	N/A
	<b>LOADING</b>	Rear-load

LEASED BY



JOSH BARNES, SIOR  
972.280.8353  
jbarnes@holtlunsford.com

BLAKE TROIANI  
972.265.0126  
btroiani@holtlunsford.com

WESTON PORTER  
214.442.8933  
wporter@holtlunsford.com

A PROJECT BY

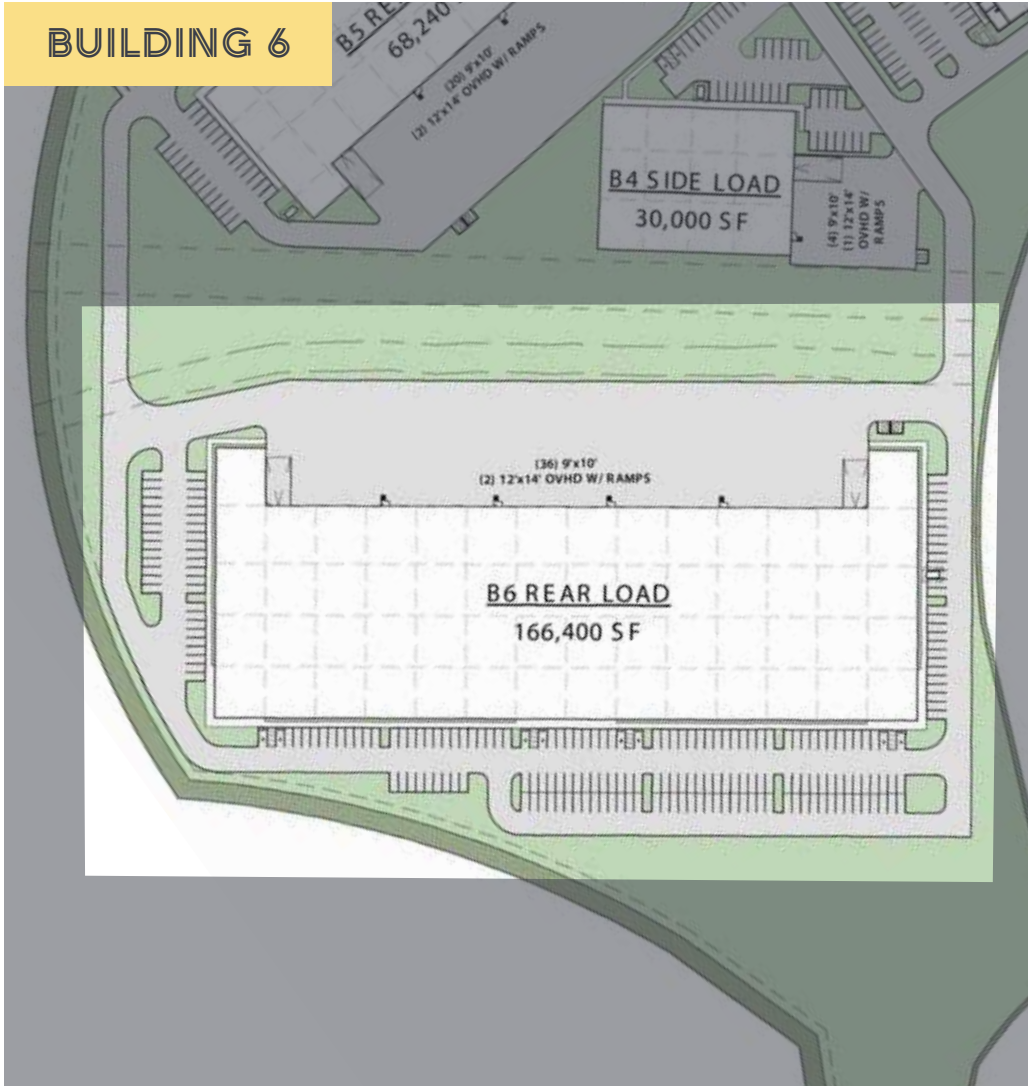




# THE GATEWAY AT FORMATION PARK

N Central Expressway & Spur 195  
McKinney, Texas 75071

PHASE 2



	<b>TOTAL SIZE</b>	166,400 SF
	<b>DIVISIBLE</b>	45,760 SF
	<b>OFFICE AREA</b>	BTS
	<b>CLEAR HEIGHT</b>	32'
	<b>DOCK DOORS</b>	36
	<b>RAMPS</b>	2
	<b>TRUCK COURT</b>	130'
	<b>SPRINKLERS</b>	ESFR
	<b>TYPICAL BAY SIZE</b>	52' W x 53'4" D
	<b>SPEED BAY</b>	60'
	<b>BUILDING DEPTH</b>	220'
	<b>ELECTRICAL</b>	To spec
	<b>CAR PARKS</b>	223
	<b>TRAILER PARKS</b>	N/A
	<b>LOADING</b>	Rear-load

LEASED BY



JOSH BARNES, SIOR  
972.280.8353  
jbarnes@holtlunsford.com

BLAKE TROIANI  
972.265.0126  
btroiiani@holtlunsford.com

WESTON PORTER  
214.442.8933  
wporter@holtlunsford.com

A PROJECT BY





# THE GATEWAY AT FORMATION PARK

N Central Expressway & Spur 195  
McKinney, Texas 75071

## LONG BRANCH \$1.3B Mixed Use Development



155 total acres  
1.6k multi family homes  
135k SF of retail  
318k SF office campus  
100 room hotel  
Future home of \$500M Texas Health hospital

TO FRISCO -  
UNIVERSAL KIDS RESORT  
OPENING LATE 2026

380

FUTURE HWY 380  
EXPANSION

COLLIN COUNTY  
COURT HOUSE

75

5

TO SHERMAN - TEXAS  
INSTRUMENTS

## THE GATEWAY AT FORMATION PARK

### LOGISTICS AND MANUFACTURING NEIGHBORS



### RETAIL AMENITIES



### RETAIL AMENITIES



Raytheon  
Technologies

TO MCKINNEY NATIONAL AIRPORT -  
COMMERCIAL FLIGHTS STARTING LATE 2026

380

# PROJECT HIGHLIGHTS



Immediate access and visibility to North Central Expressway



Abundant blue collar/white collar labor force



Direct entry to diamond interchange



Close proximity to McKinney National Airport



Optimal site plan and building specs for diverse tenant mix

# LOCATION HIGHLIGHTS

## Collin County Stats

**1.25M**

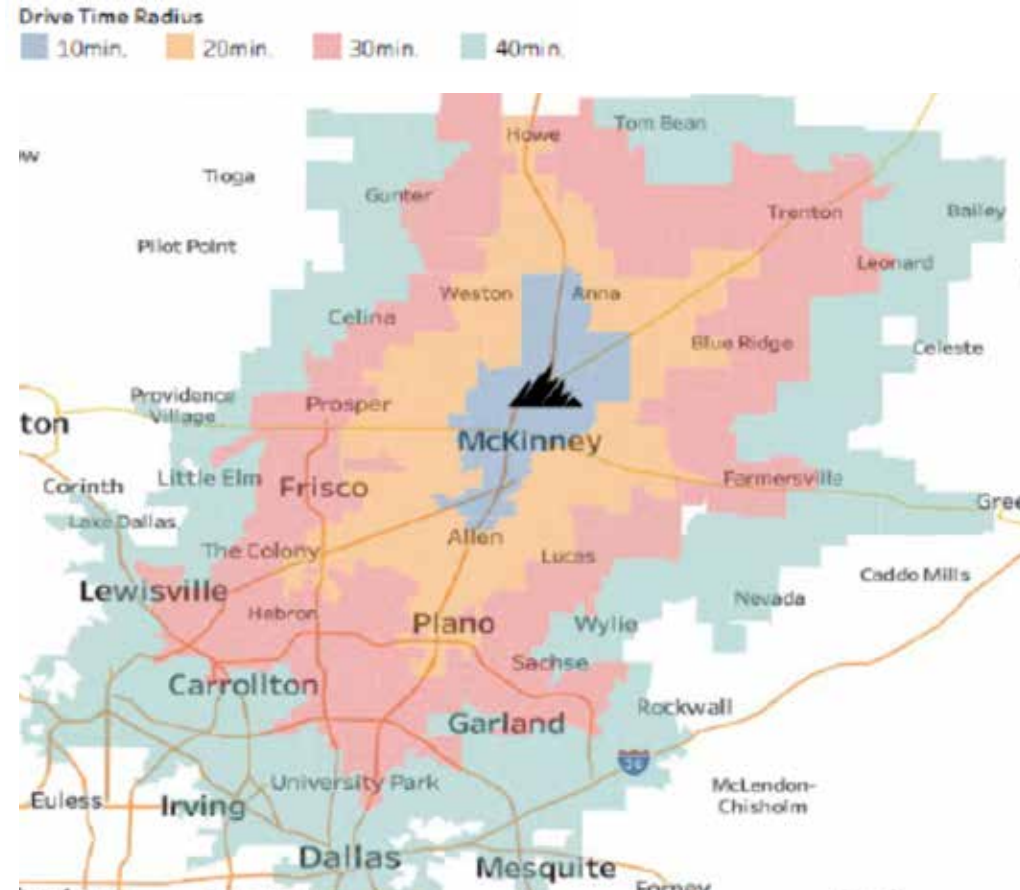
Current Population

**13.10%**

5 Year Projected Growth

**37.20%**

10 Year Census Population Growth



Collin County is home to three of the top five **FASTEST GROWING** cities in the United States

## Project Specific Stats

**1.94M**

Population within  
30 min radius

**6.50%**

5 Year Projected  
Population Growth

**9.63%**

5 Year Projected  
Labor Growth

**132,026**

Vehicles Per Day  
on Highway 75



# THE GATEWAY AT FORMATION PARK

N Central Expressway & Spur 195  
McKinney, Texas 75071

LEASED BY



**HOLT LUNSFORD**  
COMMERCIAL

A PROJECT BY



**FORMATION**

## CONTACTS

**JOSH BARNES, SIOR**

972.280.8353

[jbarnes@holtlunsford.com](mailto:jbarnes@holtlunsford.com)

**BLAKE TROIANI**

972.265.0126

[btroiani@holtlunsford.com](mailto:btroiani@holtlunsford.com)

**WESTON PORTER**

214.442.8933

[wporter@holtlunsford.com](mailto:wporter@holtlunsford.com)

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



# Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Designated Broker of Firm	License No.	Email	Phone
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone