

University Business Park

2021 Commerce Drive
McKinney, TX 75069

FOR SALE



REBECCA KUHL
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0636848, Texas

ALHELI ACEVEDO
Commercial Real Estate Agent



PROPERTY SUMMARY

2021 COMMERCE DRIVE | MCKINNEY, TX 75069



Property Summary

Building SF:	33,092
Lot Size:	4.98 Acre
Floors:	2
Parking:	62
Year Built:	2007
Building Expanded	2024
Warehouse:	17,858
Office:	13,633
Inventory / Storage Room	1,602
Offices	25
Training / Event Room	1
Engineering Lab	1
Conference Rooms	2
Grade-level Loading	2
Dock-high Loading	1
Warehouse Fire Sprinklered	100%

Property Overview

A well-maintained, owner-occupied flex/office building offering approximately 33,092 square feet on 4.98 acres. The property features a combination of professional office space, an air-conditioned warehouse, and convenient grade-level loading. Expanded in 2024, the building offers a flexible layout that can accommodate a variety of business operations. The property presents an excellent opportunity for an owner-user seeking a sizable facility in the growing McKinney market.

Location Overview

Located in McKinney, one of North Texas' prominent growth markets, the property provides access to major regional transportation routes, including US Highway 75, US Highway 380, State Highway 5, and the Sam Rayburn Tollway. McKinney offers access to the broader Dallas-Fort Worth workforce, expanding business activity, and McKinney National Airport.

Businesses relocating to or expanding within McKinney may have access to customized economic-development incentives and business assistance through the City of McKinney and the McKinney Economic Development Corporation. Programs are evaluated based on factors such as capital investment, job creation, wages, and overall economic impact.

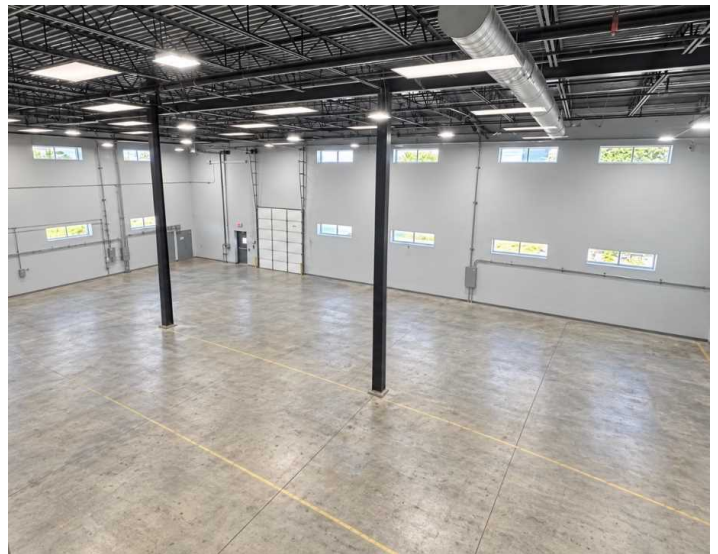
KW COMMERCIAL
501 W. George Bush Hwy. Ste 125
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PROPERTY PHOTOS

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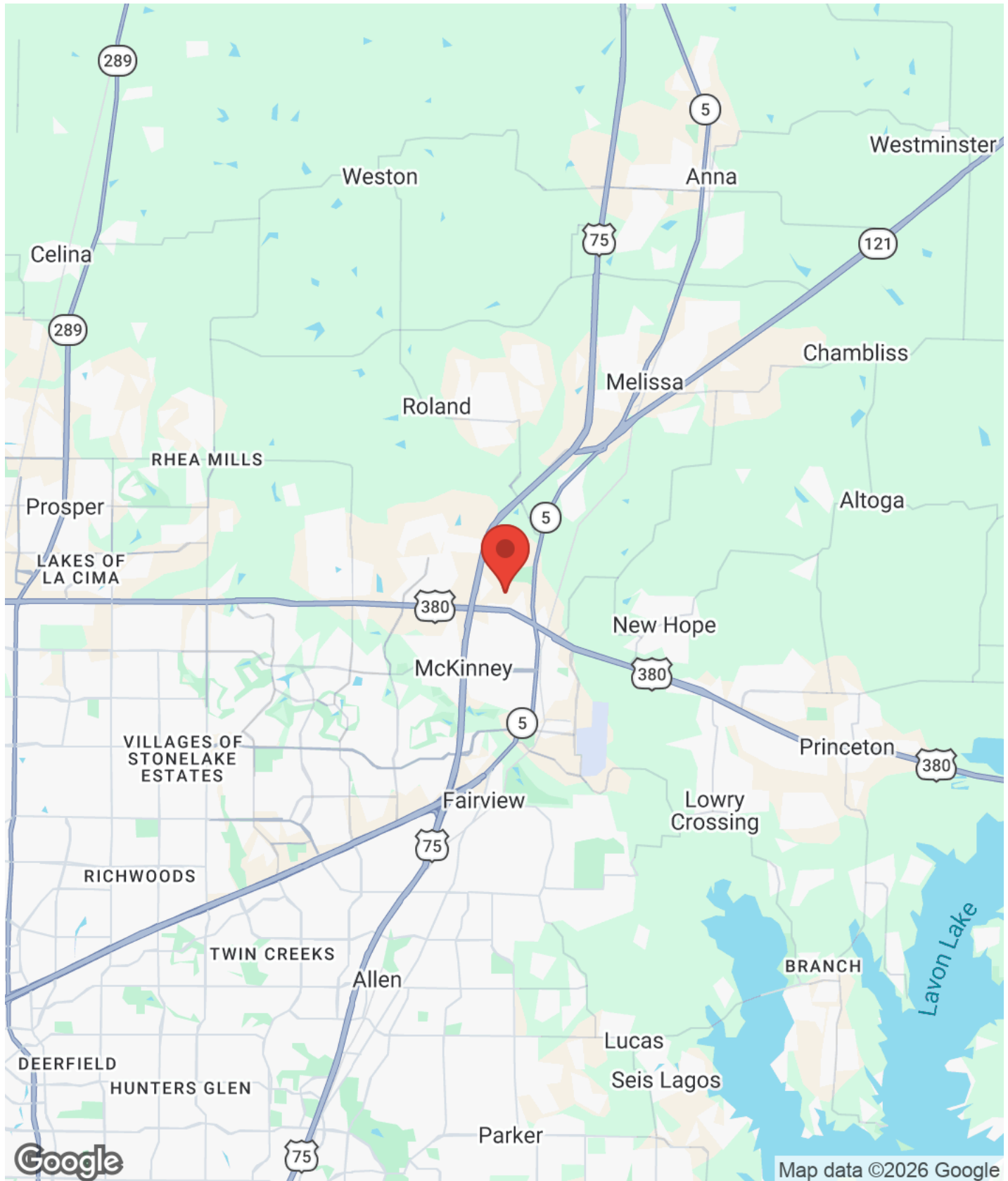


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REGIONAL MAP

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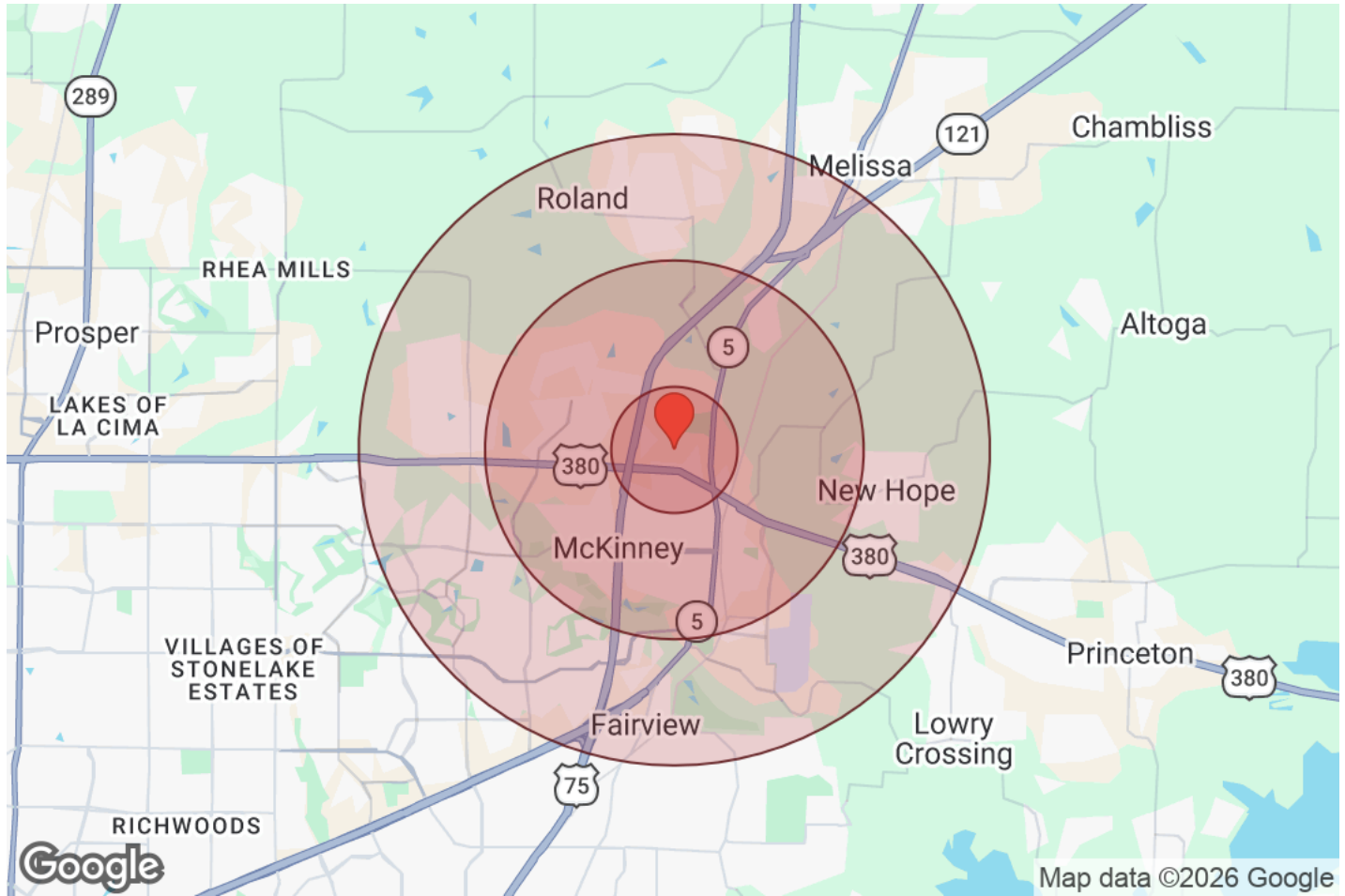
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,942	28,184	69,162
Female	3,182	28,936	72,777
Total Population	6,124	57,120	141,938
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,609	26,498	74,205
Black	947	9,448	20,127
Am In/AK Nat	17	154	355
Hawaiian	1	23	57
Hispanic	1,928	13,880	27,465
Asian	461	5,649	15,769
Multiracial	147	1,382	3,747
Other	13	91	213
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,524	21,482	55,172
Occupied	2,392	20,421	52,456
Owner Occupied	1,035	11,790	33,726
Renter Occupied	1,357	8,631	18,730
Vacant	131	1,061	2,716

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,149	10,593	27,300
Ages 15 - 24	920	8,538	19,327
Ages 25 - 54	2,644	25,066	59,959
Ages 55 - 64	704	6,430	16,922
Ages 65+	709	6,492	18,426
Income	1 Mile	3 Miles	5 Miles
Median	\$88,549	\$101,659	\$125,630
Under \$15k	82	1,290	2,614
\$15k - \$25k	51	464	1,420
\$25k - \$35k	244	1,454	2,525
\$35k - \$50k	104	1,539	3,313
\$50k - \$75k	505	2,900	5,625
\$75k - \$100k	388	2,427	5,640
\$100k - \$150k	469	3,521	9,682
\$150k - \$200k	272	2,422	7,790
Over \$200k	278	4,403	13,848

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DISCLAIMER

2021 COMMERCE DRIVE



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Central 75

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Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501