

2462

E. UNIVERSITY DRIVE

McKinney, Texas 75069

FOR SALE

17,250 SF

ON 5.95 ACRES

INDUSTRIAL OUTDOOR STORAGE



MARKETED BY

NAIRobert Lynn

- 17,250 SF Building on 5.95 Acres
- Industrial Outdoor Storage (IOS)
- US-380 Frontage · 44,400 VPD
- Direct Access to US-75 & SH-121
- 4 Grade-Level Doors
- Cross-Loading Configuration
- Fully Fenced & Secured
- Zoned LI – Light Industrial

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NAIRobert Lynn



PROPERTY FEATURES



SITE SIZE
5.95 Acres



BUILDING SIZE
17,250 SF



USE
Industrial Outdoor Storage



GRADE-LEVEL DOORS
4



LOADING
Cross-Loading



FRONTAGE
E University Dr (US-380)



SECURITY
Fully Fenced & Secured



ZONING
LI – Light Industrial

BY THE NUMBERS

44,400

VPD ON US-380
TxDOT 2025 AADT

\$8B

US-380 FREEWAY
Planned upgrade along the
frontage

4.5 mi

TO US-75
Central Expressway · 14 min

OVERVIEW

2462 E University Drive is a 17,250 SF industrial building on 5.95 fully fenced acres with frontage on US-380 in McKinney. The cross-loaded building offers four grade-level doors and expansive outdoor storage, minutes from McKinney National Airport, US-75 and SH-121 in one of DFW's fastest-growing and most supply-constrained industrial submarkets.



DRIVE TIMES

US-380	On-site	PGBT / 190	19 mi · 30 min	DFW AIRPORT	37 mi · 41 min
US-75	4.5 mi · 14 min	DNT	20 mi · 31 min	LOVE FIELD	38 mi · 48 min
SH-121 / SRT	7.8 mi · 20 min	MCKINNEY AIRPORT	4 mi · 10 min	DOWNTOWN DALLAS	35 mi · 53 min

McKinney Industrial Submarket



Centrally located on the US-380 corridor with direct access to US-75, the Dallas North Tollway and SH-121 / Sam Rayburn Tollway.



One of America's fastest-growing cities – 224,000+ residents and 379% growth since 1999, with a planned \$8B US-380 freeway expansion.



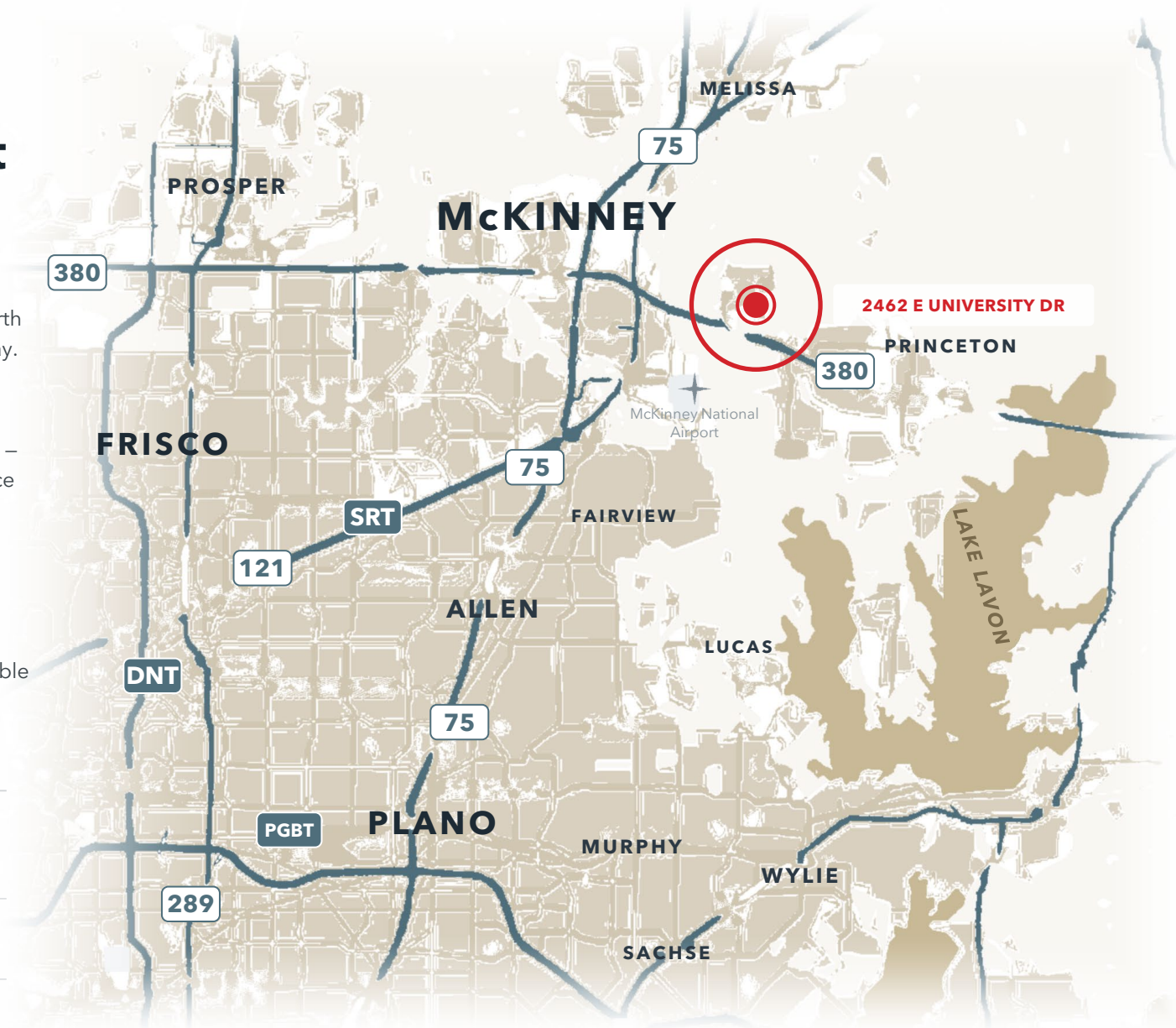
Supply-constrained submarket – DFW's highest industrial rents and one of its smallest industrial footprints support durable demand.

MARKET SNAPSHOT

224K+ City of McKinney population

379% Population growth since 1999

44,400 Vehicles per day on US-380







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.

11-2-2015



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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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 place 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.

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Buyer/Tenant/Seller/Landlord Initials

Date