

760,722 SF  
FIVE BUILDING MASTER-PLANNED  
COMMERCE PARK  
DELIVERING Q2 2027



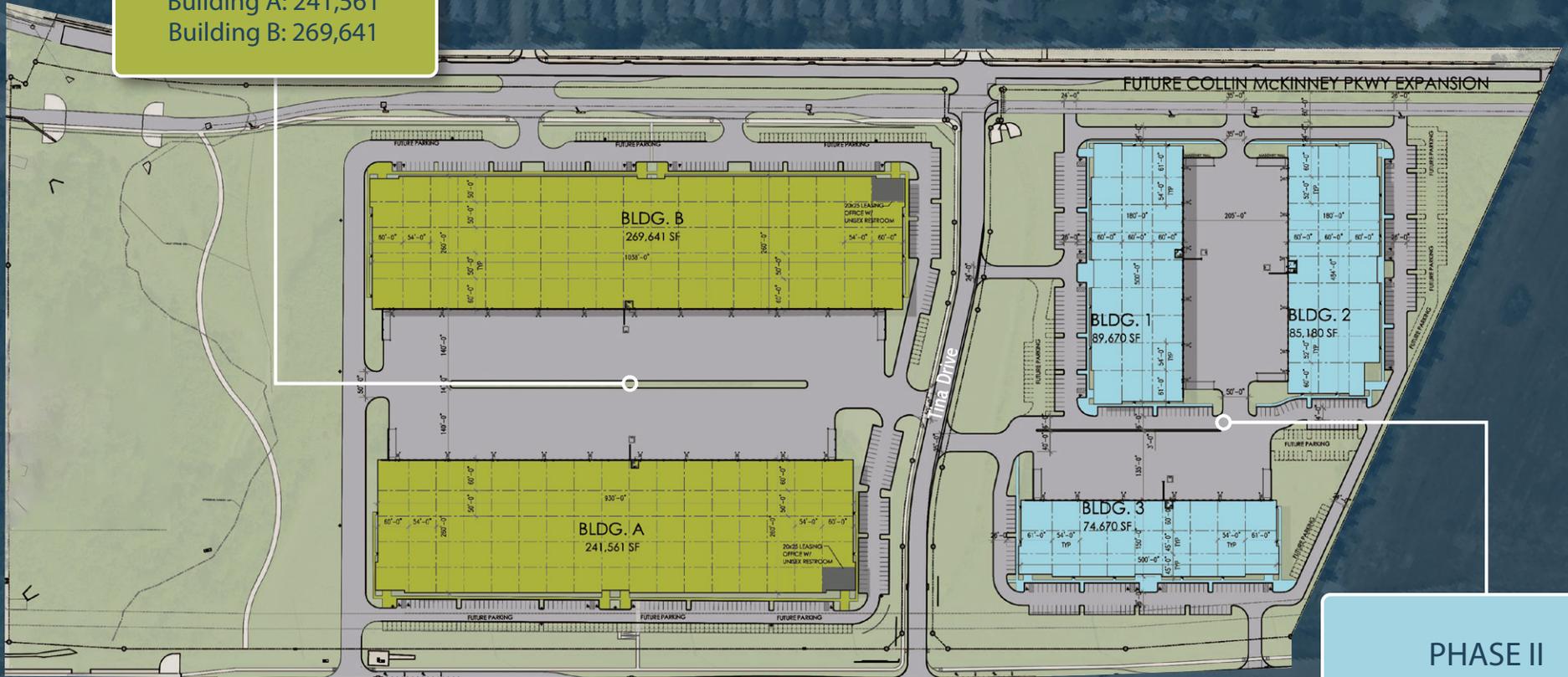
121 COMMERCE PARK



# PROJECT OVERVIEW

## PHASE I

Building A: 241,561  
Building B: 269,641



## PHASE II

Building 1: 89,670  
Building 2: 85,180  
Building 3: 74,670

Sam Rayburn Tollway



# BUILDING A



**Building Size**  
241,561 RSF  
(~930' x 260')



**Column Spacing**  
Speed Bays 54' x 60';  
Typical Bays 54' x 50'



**Divisible to**  
40,000 SF



**Configuration**  
Rear Dock



**Clear Height**  
32' measured at the  
first column



**Sprinklers**  
ESFR sprinkler  
system



**Car Parking**  
147 parking  
spaces  
(96 future spaces)



**Lighting**  
LED exterior building  
lighting and pole  
lighting



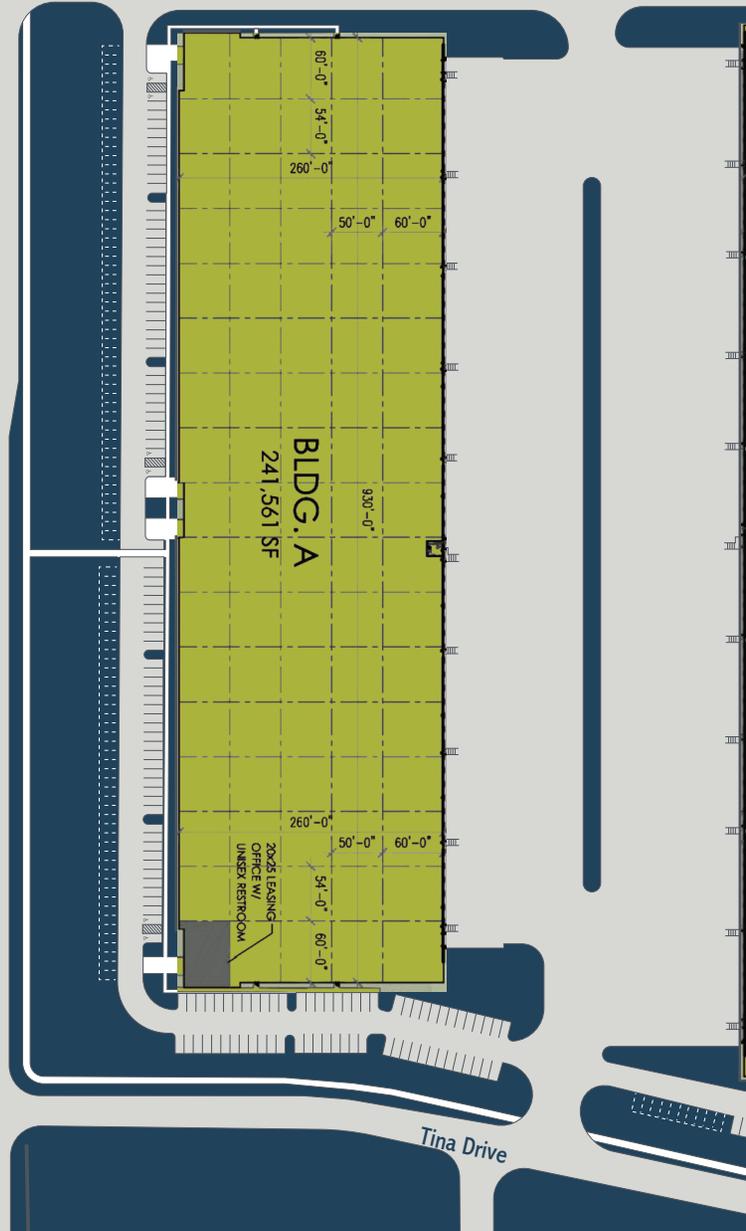
**Power**  
2,000 amp,  
480Y/277V 3-phase,  
4 wire service



**Truck Court**  
147' deep  
294' shared

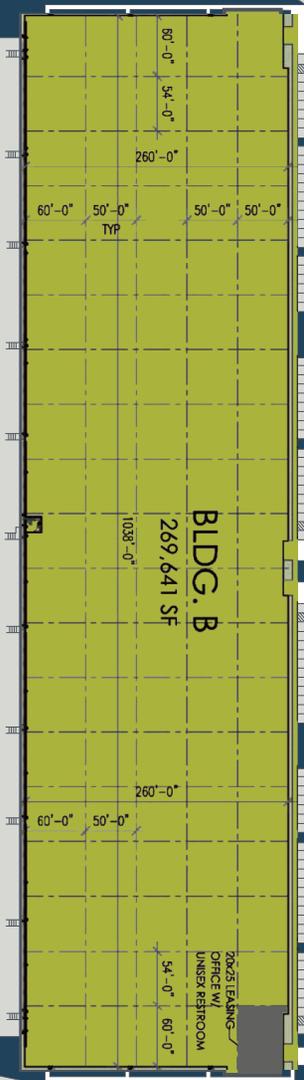
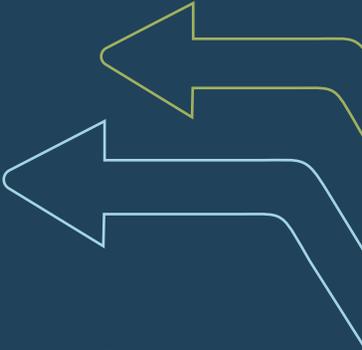


Sam Rayburn Tollway





# BUILDING B



**Building Size**  
269,641 RSF  
(~1038' x 260')



**Column Spacing**  
Speed Bays 54' x 60';  
Typical Bays 54' x 50'



**Divisible to**  
40,000 SF



**Configuration**  
Rear Dock



**Clear Height**  
32' measured at the  
first column



**Sprinklers**  
ESFR sprinkler  
system



**Car Parking**  
130 parking  
spaces  
(90 future spaces)



**Lighting**  
LED exterior building  
lighting and pole  
lighting



**Power**  
2,000 amp,  
480Y/277V 3-phase,  
4 wire service

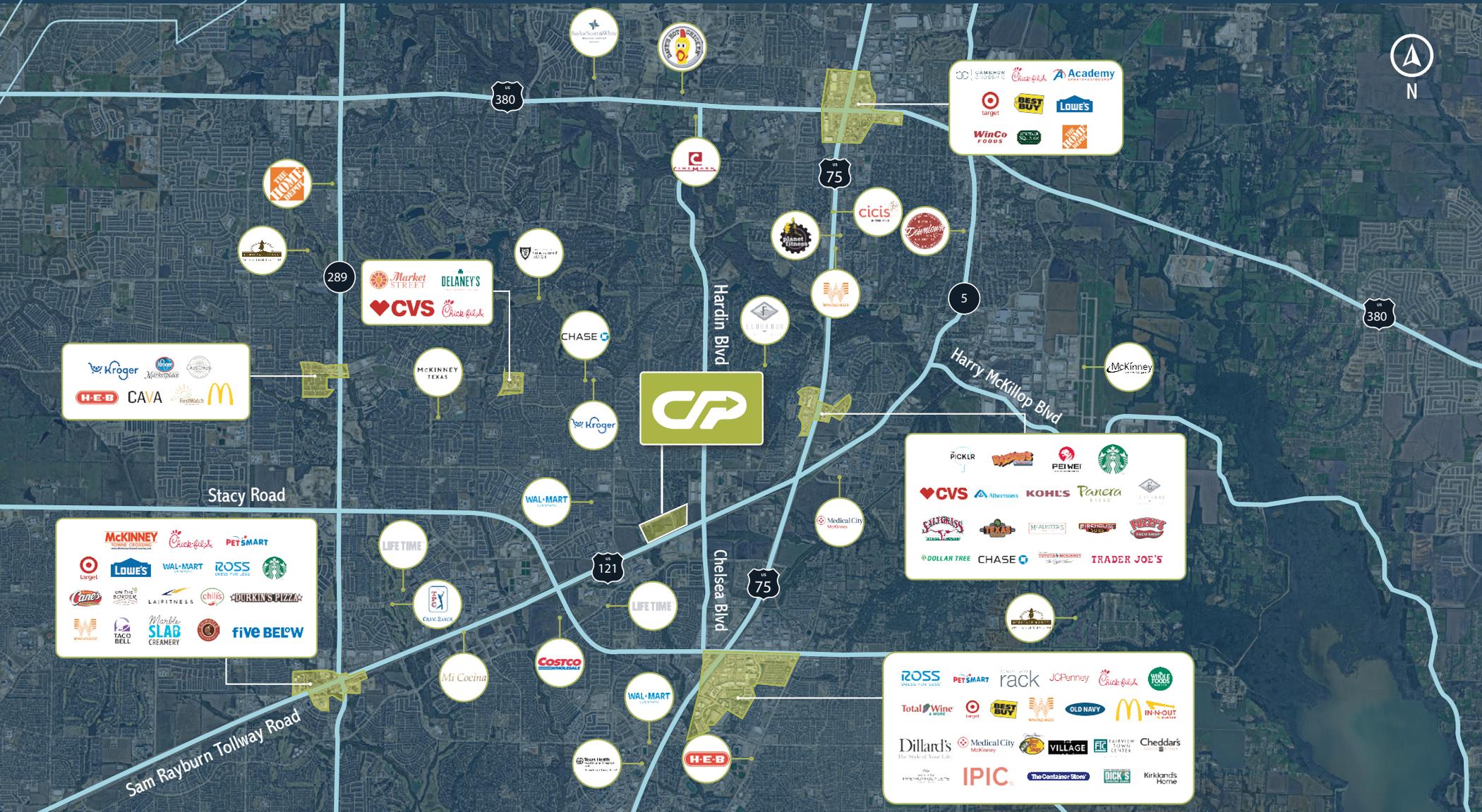


**Truck Court**  
147' deep  
294' shared

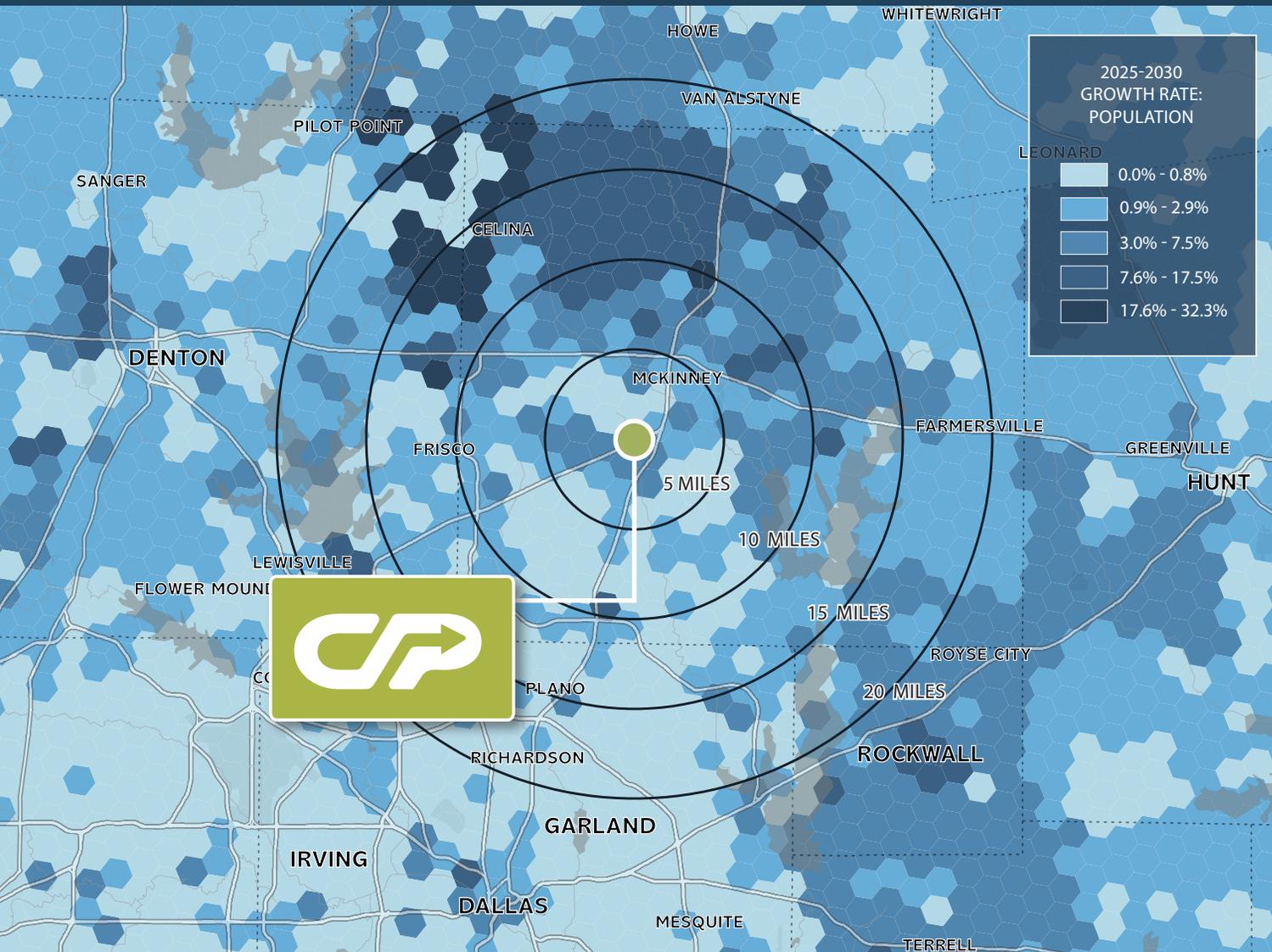
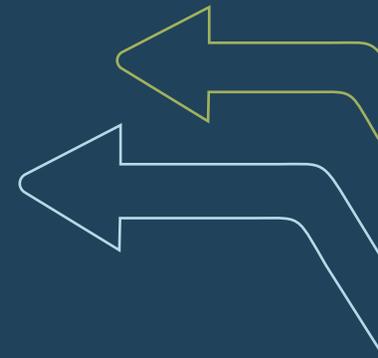
Tina Drive

Collin McKinney Parkway

# LOCATION OVERVIEW



# THRIVING GROWTH MARKET

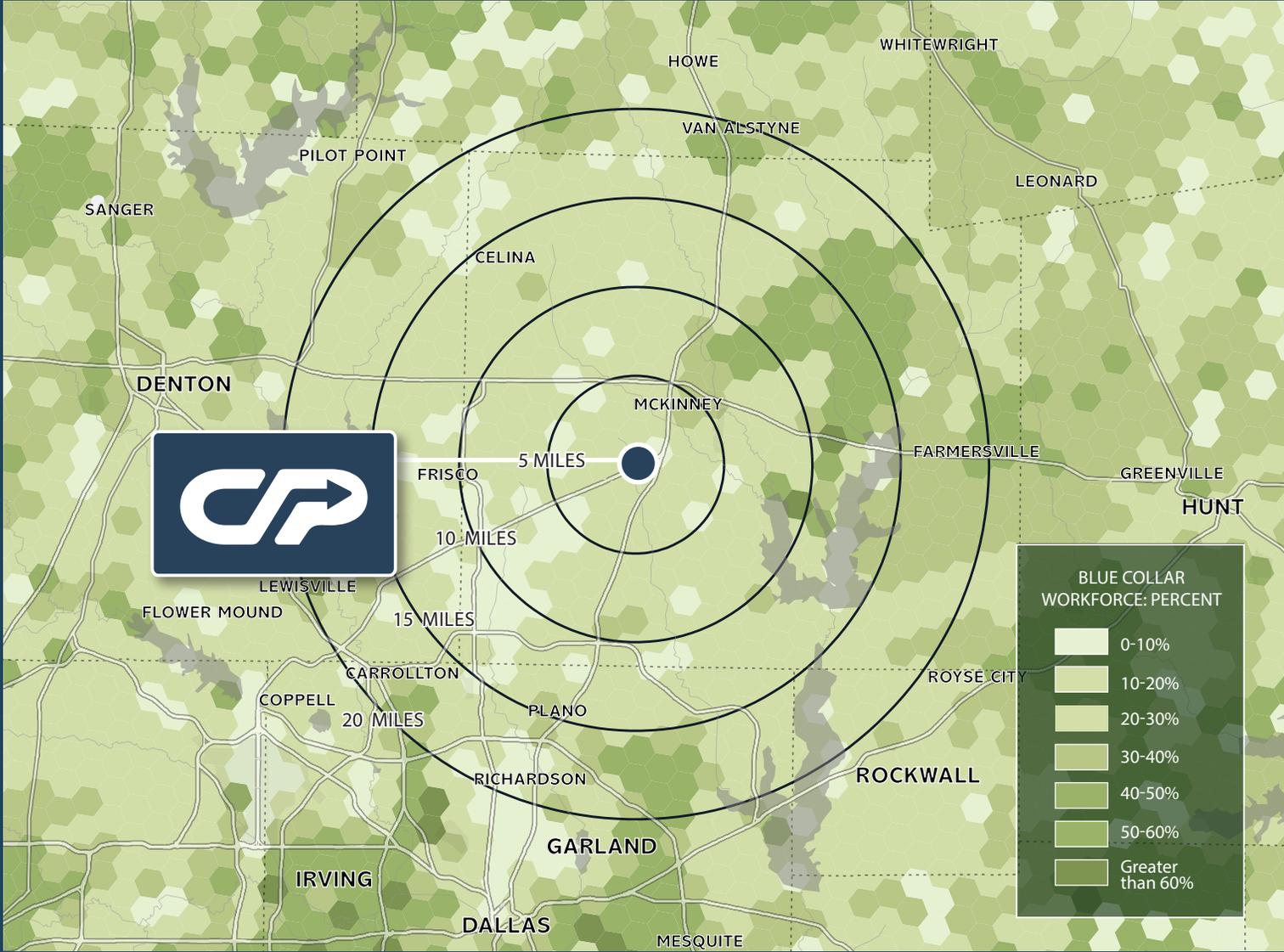


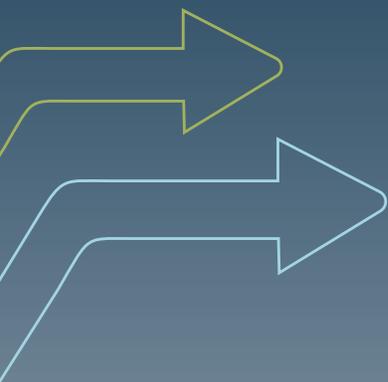
Located in the heart of McKinney's booming growth corridor, this site benefits from exceptional population expansion projected at 3.0-7.5% through 2030.

Positioned within the Dallas-Fort Worth metroplex's prime northward migration pattern, the area captures sustained demographic growth with even higher growth rates of up to 32% in surrounding zones. The consistent multi-year growth projections indicate long-term market stability and investment potential in one of Texas's fastest-growing suburban markets.

# BLUE COLLAR WORKFORCE

The strategic position within this established workforce corridor ensures reliable foot traffic and customer demand, particularly for businesses offering value-driven services and products that cater to working professionals and their families.





## CONTACT INFORMATION

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# 121 COMMERCE PARK



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