

**FOR SALE**

**25,122 SF INDUSTRIAL BUILDING**

**2000 COMMERCE DRIVE // MCKINNEY, TX 75069**

Contact:

Bill Cox // 972.562.8003  
bcoc@careycoxcompany.com

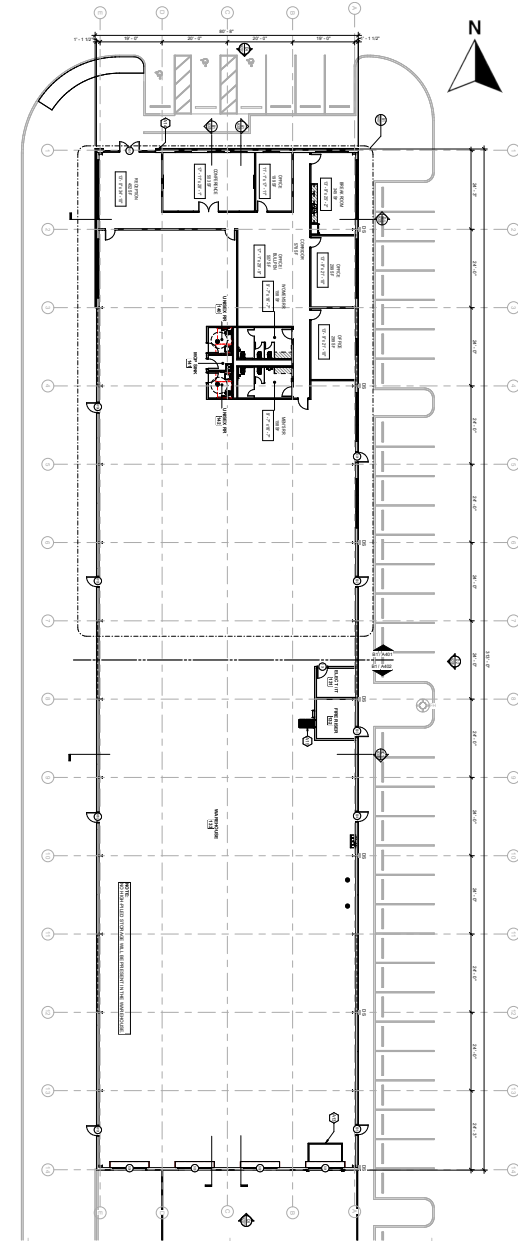
Jon Cox // 469.396.8307  
joncox@careycoxcompany.com

**CAREY COX**  
A REAL ESTATE COMPANY

# PROJECT SUMMARY

## BUILDING DETAILS

ADDRESS	2000 COMMERCE DRIVE, MCKINNEY, TX 75069
BUILDING SIZE	25,122 SF
LAND	2.867 AC
ZONING	<a href="#">PD - INDUSTRIAL/OFFICE</a>
OPTIONAL OFFICE	±4,000 SF
PARKING	58 SPACES
SHELL DELIVERY	Q4 2026
TURNKEY DELIVERY	Q1 2027
DRIVE IN RAMP W/DOOR	1 - 10' X 14'
DOCK DOORS	3 - 10' X 10'
DOCK LEVELERS	3



BUILDING DIMENSIONS  
313.25' X 80.75'

# LOCATION & ACCESS



## DRIVE TIMES

US-75	1 Minute
US-380	3 Minutes
TX-121	6 Minutes
George Bush Turnpike	18 Minutes
Dallas North Tollway	20 Minutes
Interstate 35	25 Minutes
Interstate 635	30 Minutes
Dallas-Fort Worth International Airport	40 Minutes
Dallas Love Field Airport	35 Minutes
TKI - McKinney National Airport	10 Minutes

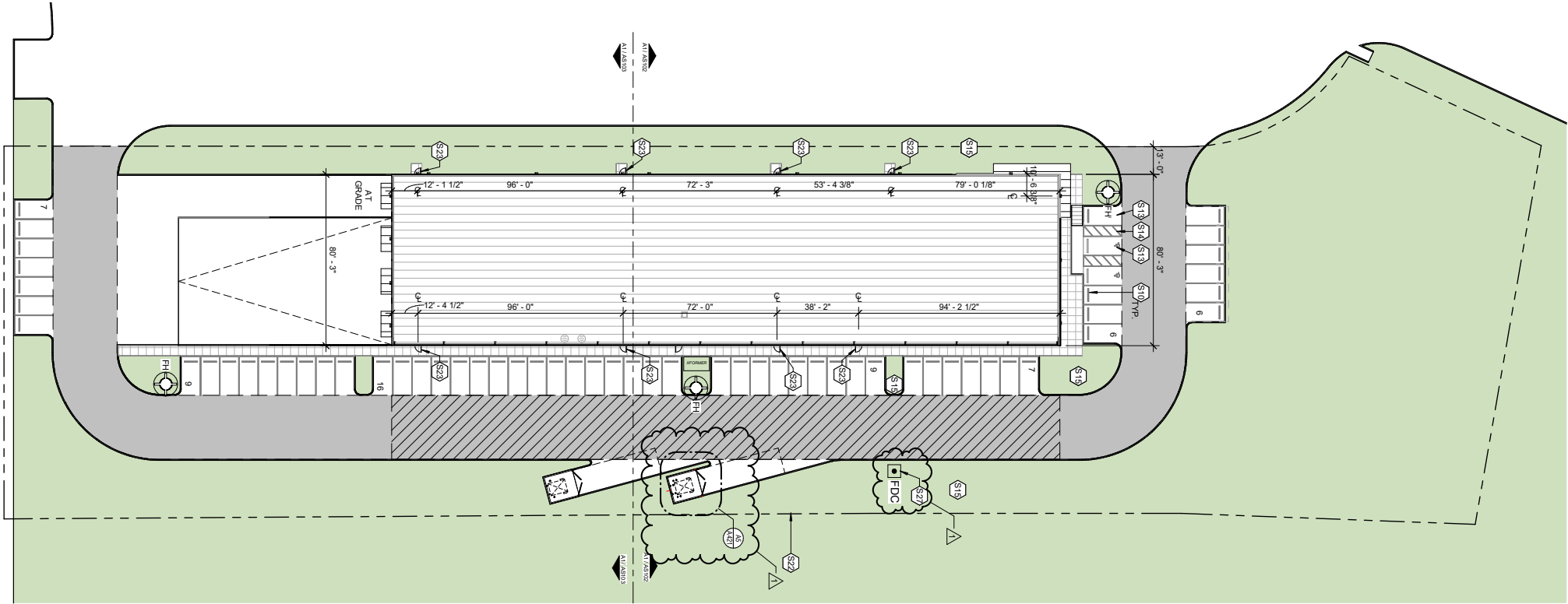
## DEMOGRAPHICS

2025- Esri	3-Mile	5-Mile	7-Mile
Total Population	51,631	130,946	267,814
Average Household Income	\$133,103	\$154,956	\$166,492

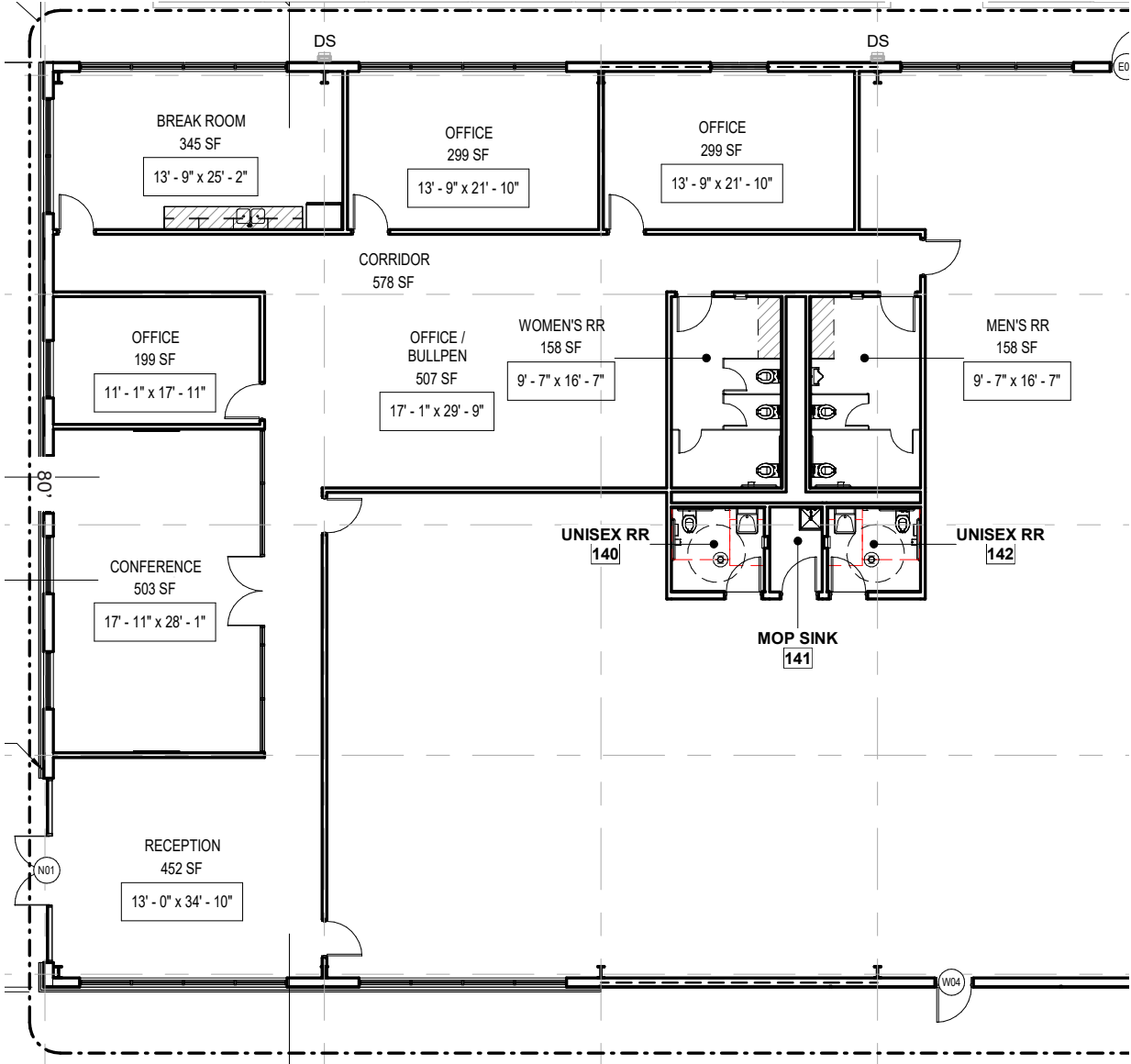
## TRAFFIC COUNTS

48,573 VPD (TxDot 2024)	213,542 VPD (TxDot 2024)
US-380	US-75

## BUILDING DIMENSIONS 313.25' X 80.75'

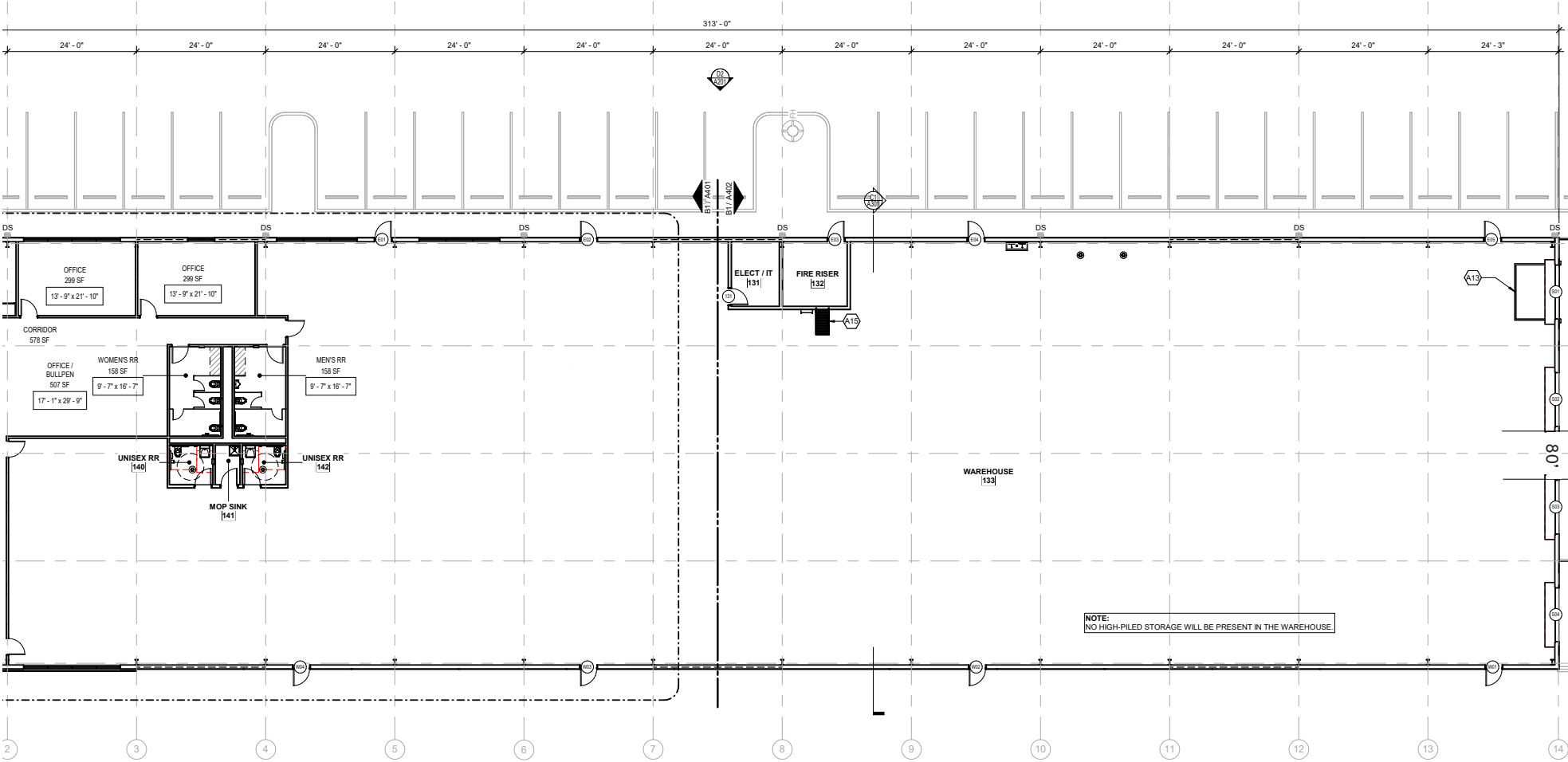


PROPOSED OFFICE SPACE: +/-4,000



# WAREHOUSE FLOOR PLAN

PROPOSED WAREHOUSE SPACE: +/-21,122 SF



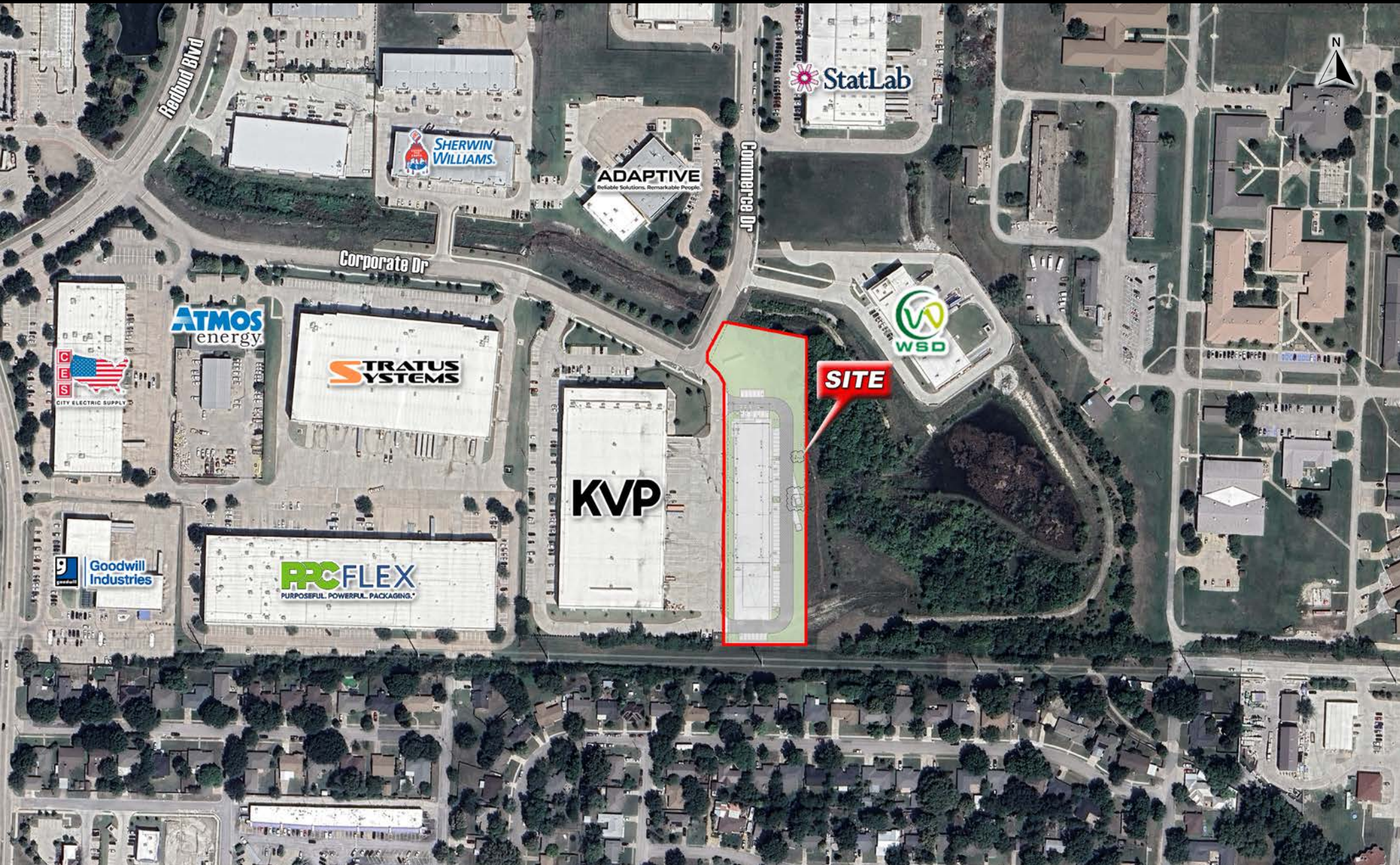
288'

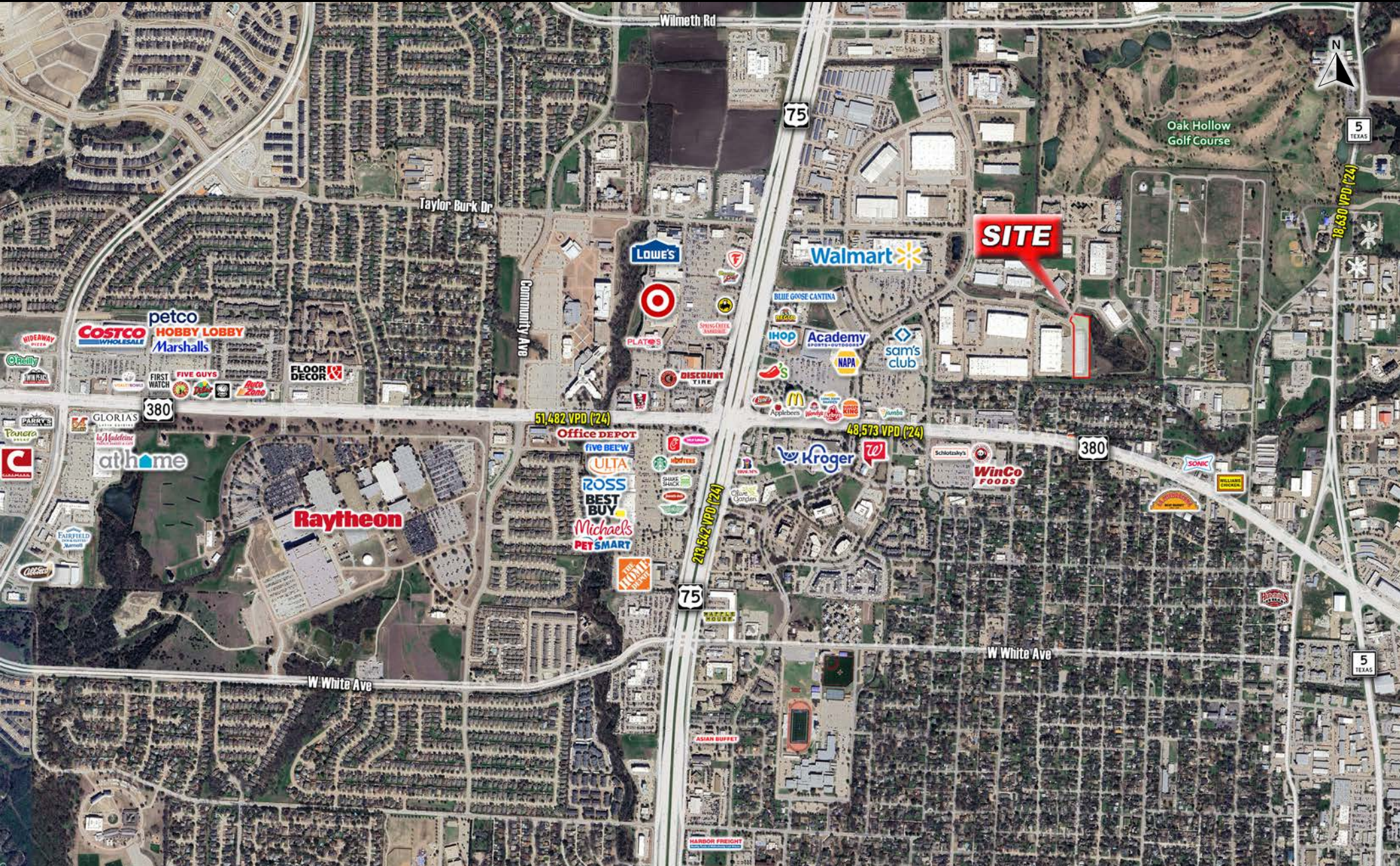
# CONSTRUCTION STATUS

MARCH 2026



# SITE AERIAL





# 25,122 SF INDUSTRIAL BUILDING

2000 COMMERCE DRIVE // MCKINNEY, TX 75069

**CAREY COX**  
A REAL ESTATE COMPANY

321 N. Central Expressway, Suite 370  
McKinney, TX 75070

Contact:

Bill Cox // 972.562.8003  
bcoc@careycoxcompany.com

Jon Cox // 469.396.8307  
joncox@careycoxcompany.com

careycoxcompany.com // 972.562.8003