

551 E University Dr, McKinney, TX



Pre-Leasing ±2,006-9,592 SF
Flex with Office & Restroom
3-Phase Heavy Power
Highway 380 Frontage

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Property Overview

New construction flex space now available for pre-lease in the thriving McKinney, TX market.

Listed By:
Ross Miller | 469.352.8147



Property Overview

M&D CRE is please to offer this new construction flex space for pre-lease. This fully insulated warehouse office space will feature 22,092 square-feet (10 suites). Currently, four suites and $\pm 2,006$ to 9,592 contiguous square-feet is available, with a fully HVAC warehouse option and office space with 12x14 foot roll up doors, 22' clear height, and heavy power for each suite. Drive-through bay/loading option when you secure Suite 2 & 9 together, a total of 4,666 square feet. Two drive through bay/loading options if you secure all four suites, the full 9,592 square feet. In addition, the property will include modern features with a full glass storefront and monument signage for each tenant. Pre-lease for custom office and mezzanine buildout. If a suite is not pre-leased, then it will arrive in shell space condition. Located on East University Drive (Highway 380), on a 2.46 acre lot, the property offers ample paving for truck access and a 2:1,000 parking ratio for tenants. Located just off Loop 5 and 1.5 miles from Highway 75, the property presents a prime location with easy access to surrounding cities including Dallas, Denton, Greenville, and more. With a strong job market and economic profile, 551 E University Dr, McKinney presents a prime opportunity for light manufacturing opportunities including a variety of service businesses with only auto detailing allowed for automotive uses (limited automotive use). Heavy automotive is not allowed. Contact Ross Miller for more information at (469) 352-8147.

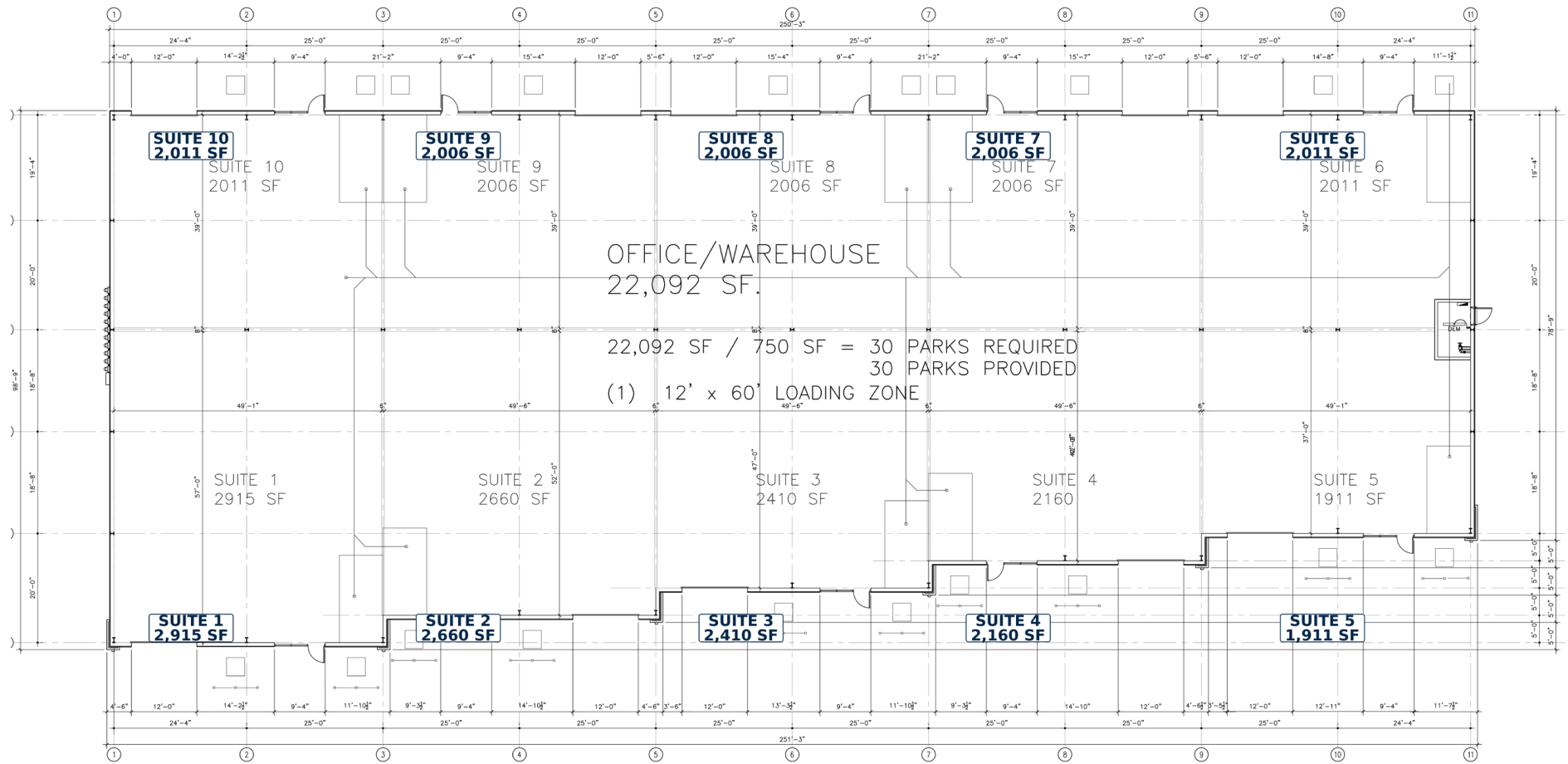
Available Spce	9,592 Contiguous SF
Zoning	Light Manufacturing
Grade Level Doors	One 12x14 FT
Clear Height	22 Feet
Power	3P Heavy
Parking	2:1,000 Ratio
HVAC	Optional
Restrictions	Heavy Automotive



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Site Plan





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Highlights

Fully Insulated

3P Heavy Power

25' Column Spacing

22' Clear Height

12'x14' Roll-Up Doors

Option for Full HVAC

Cross-Dock Options

Customization Available

Monument Signage



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Location Overview

Open your business within the thriving community of McKinney, TX.

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Number One Best Real Estate Market (By Wallethub 2024)

McKinney, TX Overview

McKinney, Texas, has recently been recognized as the 2024 Best Real Estate Market by WalletHub and ranks as the fourth fastest-growing city in the state. With an impressive 379% population growth between 1999 and 2019, coupled with a robust workforce of 601,539 within Collin County, McKinney offers a prime location for business operations and investment opportunities. This dynamic market presents an exceptional environment for commercial real estate investors seeking long-term growth and stability.

1,293,047

Residents
Expected
by 2028
(Collin County)

1,600,000

Jobs
Expected
by 2035
(Collin County)

224,043

Total
City
Population
(McKinney, TX)

379%

1999-2019
Population
Growth
(McKinney, TX)



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Population	1 Mile	3 Miles	5 Miles
2020 Total Population	5,819	43,893	103,742
2024 Total Population	5,809	48,159	121,056
2029 Projected Total Population	6,360	58,295	153,235
Households	1 Mile	3 Miles	5 Miles
Average HH Size	2.84	2.76	2.80
2024 Total Daytime Population	12,019	57,644	116,246
Housing Units	1 Mile	3 Miles	5 Miles
2024 Median HH Income	\$112,643	\$117,311	\$144,324
2024 Average HH Income	\$86,759	\$85,982	\$107,171
Employment	1 Mile	3 Miles	5 Miles
2024 Employed Population	3,108	24,104	61,307
Blue Collar Workers	29.1%	23.3%	15.8%
White Collar Workers	53.4%	59.6%	70.4%

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