



IM 75
COMMERCE
CENTER



HARRY MCKILLOP BLVD & OLD MILL RD
MCKINNEY, TX 75069

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Property Highlights



304,576 SF
BUILDING AREA



24.48
ACRES



28.6%
COVERAGE



36'
CLEAR HEIGHT



41
TRAILER PARKS



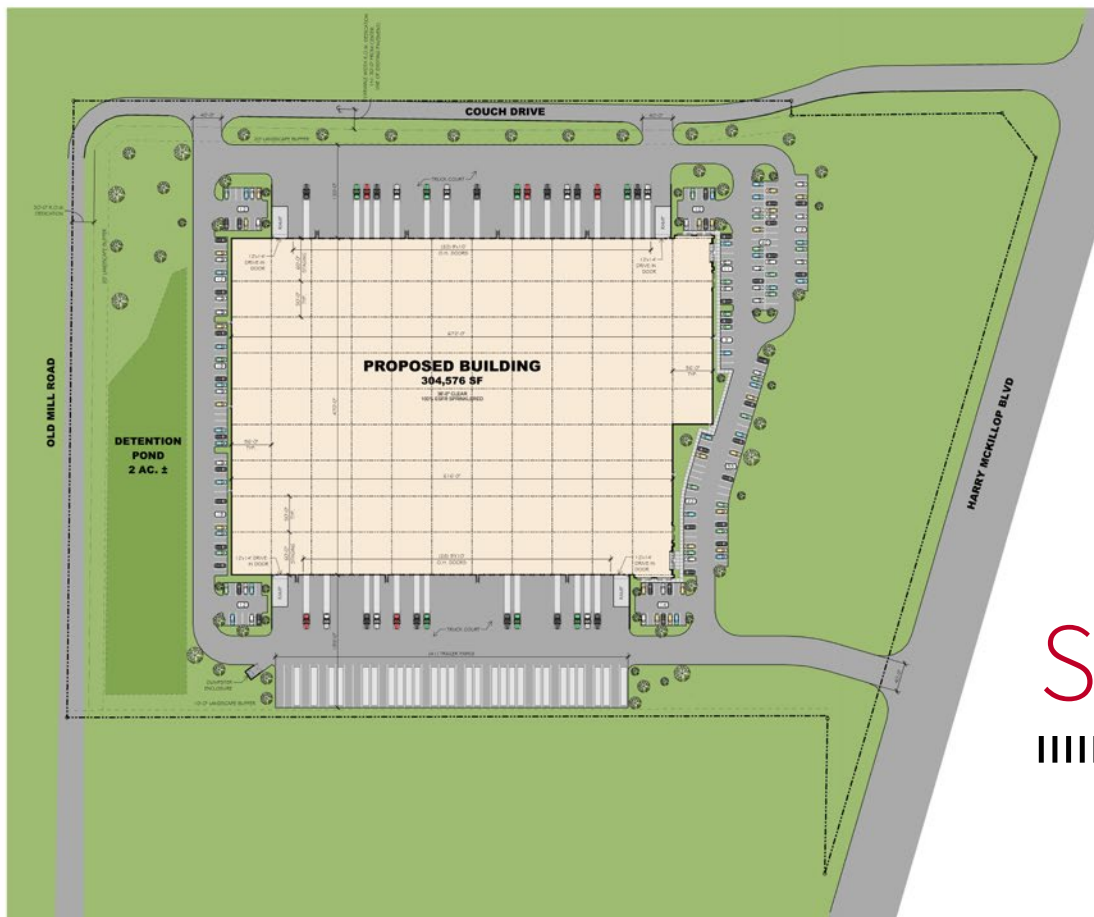
231
CAR PARKS



60
DOCK DOORS

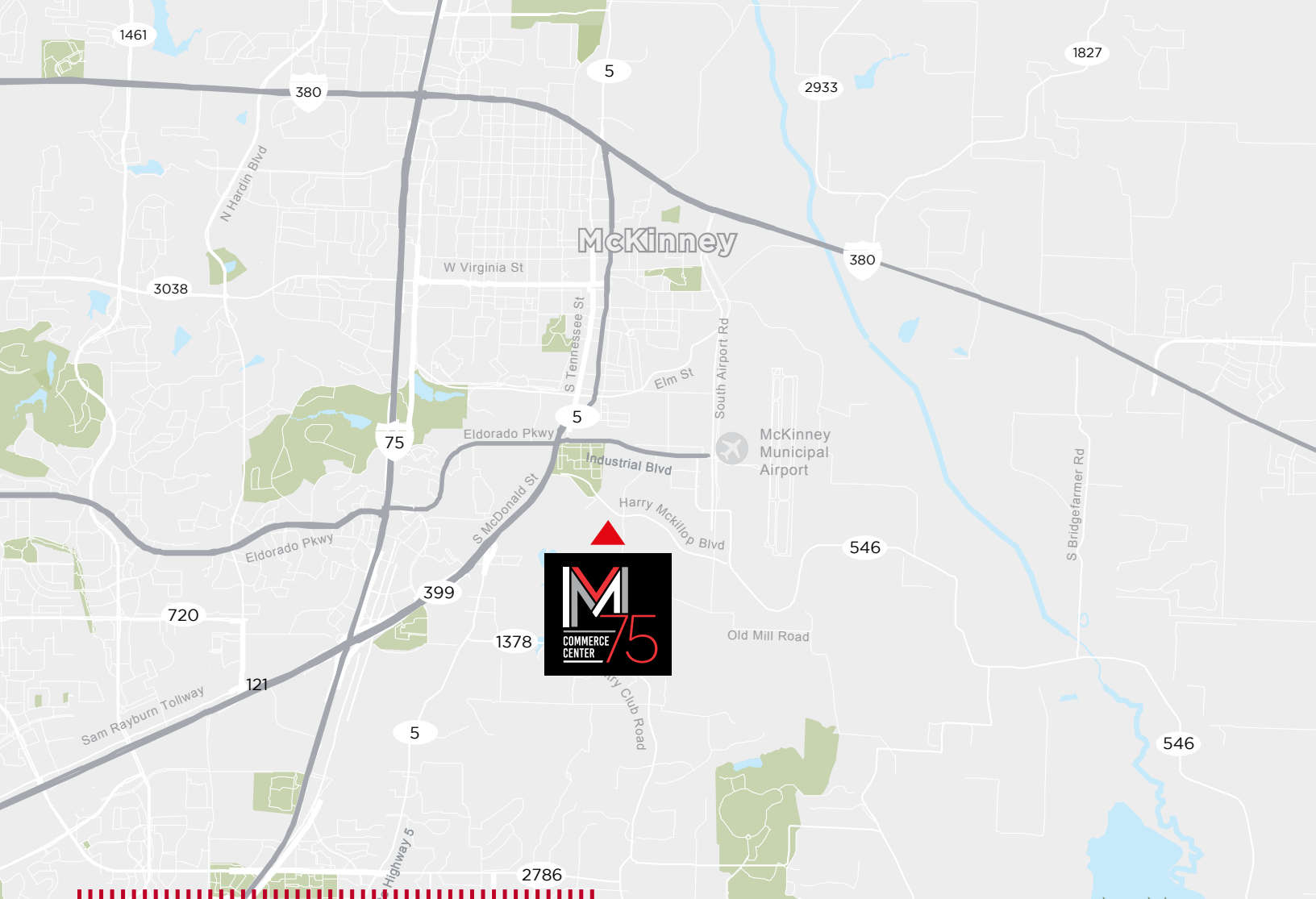


4
RAMPS



Site Plan





The DFW Story

TOP 10 REAL ESTATE MARKET FOR 2022
EMERGING TRENDS IN REAL ESTATE BY
PRICEWATERHOUSE COOPERS



LOW COST OF DOING BUSINESS
Score of 88.45
(U.S. avg = 100.00)



FAVORABLE TAX CLIMATE
0% State & Local
Income Tax



HIGH-QUALITY OF LIFE
Favorable year-round climate and
traffic commute time



LEADING PRO-BUSINESS ENVIRONMENT
#1 for doing business 14 years in
a row



CRITICAL MASS OF HEADQUARTERS & REGIONAL OFFICES
144 corporate headquarter relocations
since 2010



MAGNET FOR TOP TALENT IN THE U.S.
Strong wages and low cost of living create an
attractive employment base



LEADING ECONOMIC & POPULATION GROWTH
Projected to add 610,500 residents and
127,600 new jobs from 2019 – 2024

MCKINNEY DEMOGRAPHICS

WORKFORCE
(COLLIN COUNTY)

500,000+

POPULATION GROWTH
(1999-2019)

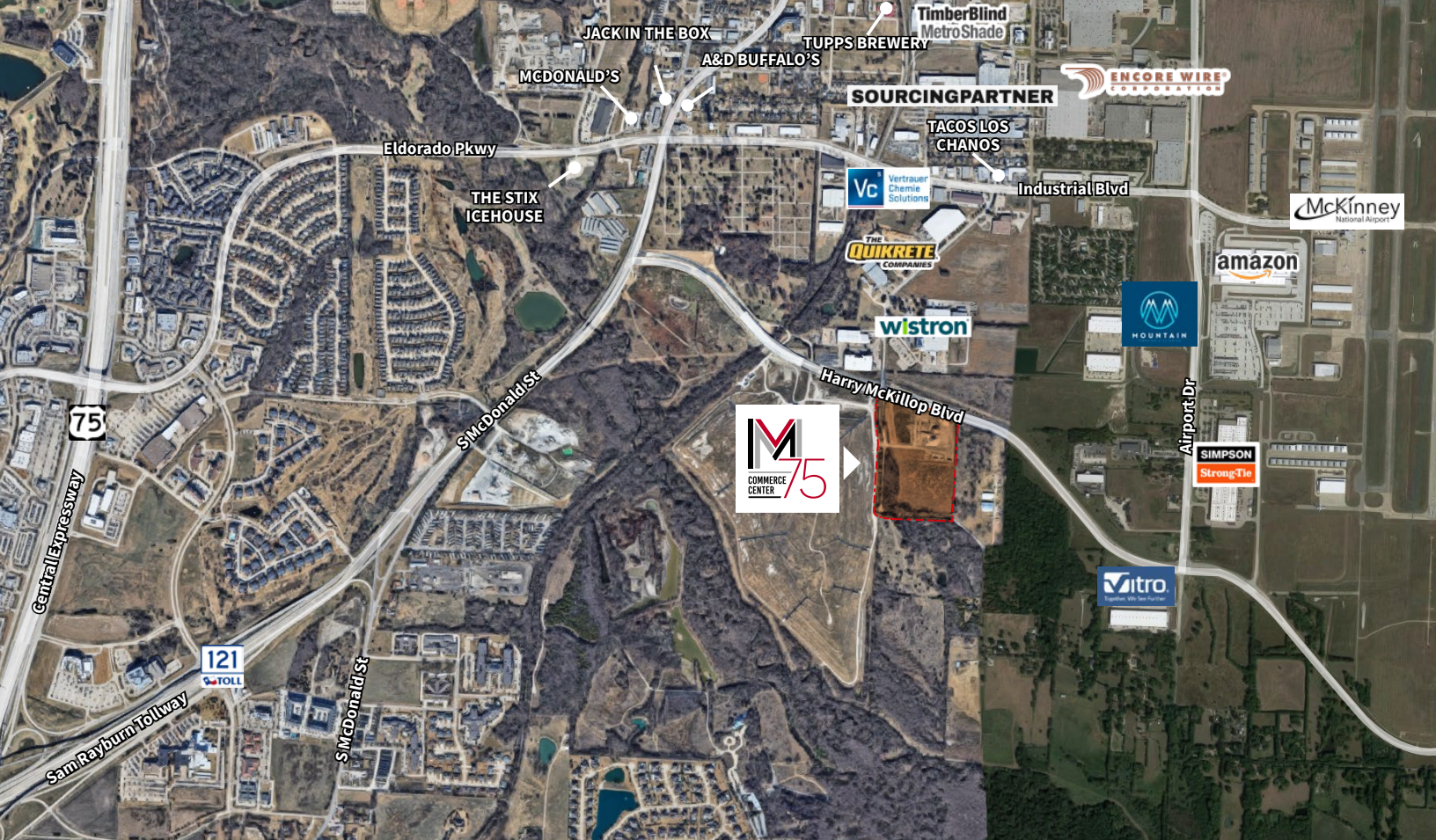
327%

POPULATION
(CITY OF MCKINNEY)

206,654

POPULATION DENSITY
(POP/SQ MI)

1,446



a JV development of
CA Ventures and
Longpoint Realty Partners



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