421 POWERHOUSE ST

McKinney, TX 75071

Auto-Oriented Investment/Owner-User Opportunity

Offering Memorandum

MATTHEWS™

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PROPERTY OVERVIEW

421 Powerhouse St
McKinney, TX 75071

INVESTMENT HIGHLIGHTS

- **Versatile Building Layout** – 18,668 SF situated on 1.36 acres, accommodating a wide range of retail, automotive, showroom, warehouse, and commercial users.
- **Abundant Loading Access** – (12) drive-in doors and (1) dock-high door provide exceptional flexibility for automotive, service, showroom, and warehouse operations.
- **Excellent Retail/Commercial Location** – Conveniently positioned just minutes from US-75 and US-380, offering quick access to McKinney's primary commercial corridors and the greater DFW Metroplex.
- **Modern Construction** – Built in 2007 with reinforced concrete construction and 22' clear height.
- **Immediate Cash Flow with Near-Term Occupancy** – Fully leased through January 2027, providing in-place income today with below-market rent and month-to-month flexibility thereafter, creating an ideal opportunity for future owner occupancy or market-rate leasing.
- **Rare Availability in Tight McKinney Submarket** – Limited inventory and strong demand make opportunities to acquire owner-user and investment properties in this highly sought-after submarket increasingly rare.


N
LACORE LOGISTICS
Logistics Service
±200 Total Employees
United Pacific
DYNACRAFT
A PACCAR COMP.
Warehouse
±700 Total Employees
L&S MECHANICAL
PLUMBING · ELECTRICAL · HVAC
Houston & Texas Central Railroad
Regional Freight and Light Rail Preservation Corridor
MOMENTUM GLASS
34 Miles
Dallas
59 Miles
Fort Worth
35 Miles
Dallas Fort Worth International Airport
75
5
EDGE IMPORTS
ups
UPS Hub - McKinney 7535
±320 Total Employees
PEGASUS
INDUSTRIES & PACKAGING
± 120,413 VPD
± 10,048 VPD
STRATUS SYSTEMS
TYGP
Walmart Supercenter
Top 28% of National Locations
Source: AlphaMap
KVP
Subject Property
± 49,021 VPD
380
VECTOR SYSTEMS, INC.
PFG Performance Food Group
PPC FLEX
PURPOSEFUL. POWERFUL. PACKAGING.
WATSON & CHALIN
SUSPENSIONS MFG. INC.
Google Earth

PROPERTY PHOTOS

FINANCIAL OVERVIEW

FINANCIAL SUMMARY

$4,500,000 List Price	**$241.05** Price Per SF	**±1.36 AC** Lot Size

Property Summary

Address	421 Powerhouse St
City, State, Zip Code	McKinney, TX 75071
Property Type	Retail, Auto, Warehouse
Building SF	±18,668 SF
Lot Size (AC)	±1.36 AC
Year Built	2007
Clear Height	22’
Construction	Reinforced Concrete
Drive In Doors	12
Dock Door	1
Zoning	ML - Light Manufacturing

MARKET OVERVIEW

421 Powerhouse St
McKinney, TX 75071

McKinney, TX

Market Demographics

237,130
Total Population

$120,273
Median Household Income

$5B
Retail Sales

24.6M SF
Total Industrial Space

Local Market Overview
McKinney is one of the fastest-growing communities in the Dallas–Fort Worth metroplex, located approximately 30 miles north of Downtown Dallas in Collin County. The city benefits from direct access to U.S. Highway 75, State Highway 121 (Sam Rayburn Tollway), and U.S. 380, providing efficient connectivity to major employment centers, distribution corridors, DFW International Airport, and Dallas Love Field. Continued residential and commercial development, a highly skilled workforce, and strong household incomes have supported sustained economic expansion and attracted a diverse mix of corporate, industrial, and logistics users.

As one of North Texas' primary growth markets, McKinney continues to experience significant investment in industrial, office, retail, and mixed-use development. The city's business-friendly environment, expanding infrastructure, and proximity to the broader DFW economy have made it an attractive location for manufacturers, distributors, and corporate operations seeking access to one of the nation's largest consumer markets. Ongoing improvements to McKinney National Airport, along with continued expansion of the regional transportation network, further strengthen the city's long-term position as a destination for business investment and industrial growth.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,831	61,056	154,754
Current Year Estimate	4,197	50,906	128,159
2020 Census	3,768	44,063	103,096
Growth Current Year-Five-Year	15.10%	19.94%	20.75%
Growth 2020-Current Year	11.38%	15.53%	24.31%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	1,847	22,522	57,503
Current Year Estimate	1,573	18,389	46,904
2020 Census	1,259	14,292	35,336
Growth Current Year-Five-Year	17.49%	22.47%	22.60%
Growth 2020-Current Year	24.94%	28.66%	32.74%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$109,060	$129,840	$155,406

Dallas-Fort Worth, TX

Dallas-Fort Worth ranks among the nation's most dynamic retail investment markets, supported by a pro-business environment, diversified industry base, and sustained population and employment growth. With more than 8.5 million residents across 13 counties, the metro is the fourth largest in the U.S. and continues to lead in domestic migration. This scale and in-migration directly expand trade areas, deepen consumer demand, and support long-term retail occupancy and rent growth.

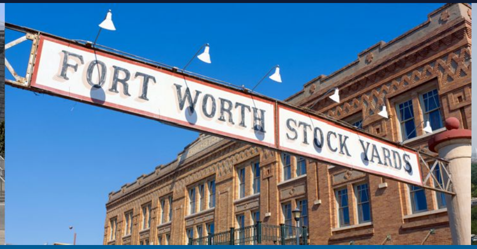
Source: U.S. Census Bureau, Visit Dallas, Texas Comptroller | **2025 Dataset**

8.5M+
Total Population

Top 3 Metros
in the U.S. for Annual Population Growth

No State Income Tax
Pro-Business Environment

Tourism with $10.9B in Economic Impact
with 27M+ Visitors Annually Supporting 60K+ Jobs (2024- 2025)



Demographics & Demand Drivers

Dallas–Fort Worth's industrial market is supported by one of the nation's strongest logistics networks, anchored by DFW International Airport, AllianceTexas, extensive interstate highway access, Class I rail service, and a central U.S. location that enables efficient national distribution. Continued population growth, corporate relocations, and expanding manufacturing and e-commerce operations are driving sustained demand for warehouse, distribution, and large-format industrial space across the Metroplex.

#1	4M+	50K+	>2%
U.S. Metro for Jobs Added	Total in Workforce	Jobs Added in 2025	Employment Growth vs 1% U.S. Average

24 **Fortune 500 Headquarters** Located in DFW

American Airlines, McKesson, Southwest, Texas Instruments, Sinclair, Charles Schwab, Kimberly-Clark, AT&T, D.R. Horton America's Builder, Energy Transfer

Source: U.S. Bureau of Labor Statistics, Texas Workforce Commission, U.S. Census Bureau | **2025 Dataset**

Workforce & Household Formation

22K+ New Households
Formed Annually Since 2019

180K+ Housing Units
Delivered Since 2020

Attainable Housing Supply
Supports Sustained In-Migration

Corporate Relocations & Expansions

New York Stock Exchange
Relocated Chicago Branch to Dallas

Nasdaq Texas
Dual-Listing Exchange Announced

Coinbase Headquarters
Relocated to Texas

AT&T Global Headquarters
Plano Campus in Development

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 421 Powerhouse St, McKinney, TX, 75071 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

11-2-2015

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.

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date