



TECHNOLOGY PARK

859 STATE HWY 121 | ALLEN, TEXAS 75013

15,600 - 536,048 SF
REMAINING

STATE OF THE ART BUSINESS PARK WITH ACCESS TO:

- Dynamic freeway system
- Rapidly expanding retail amenities
- Strong & diverse labor pool



DEVELOPED BY



LEASED BY



CONTACTS

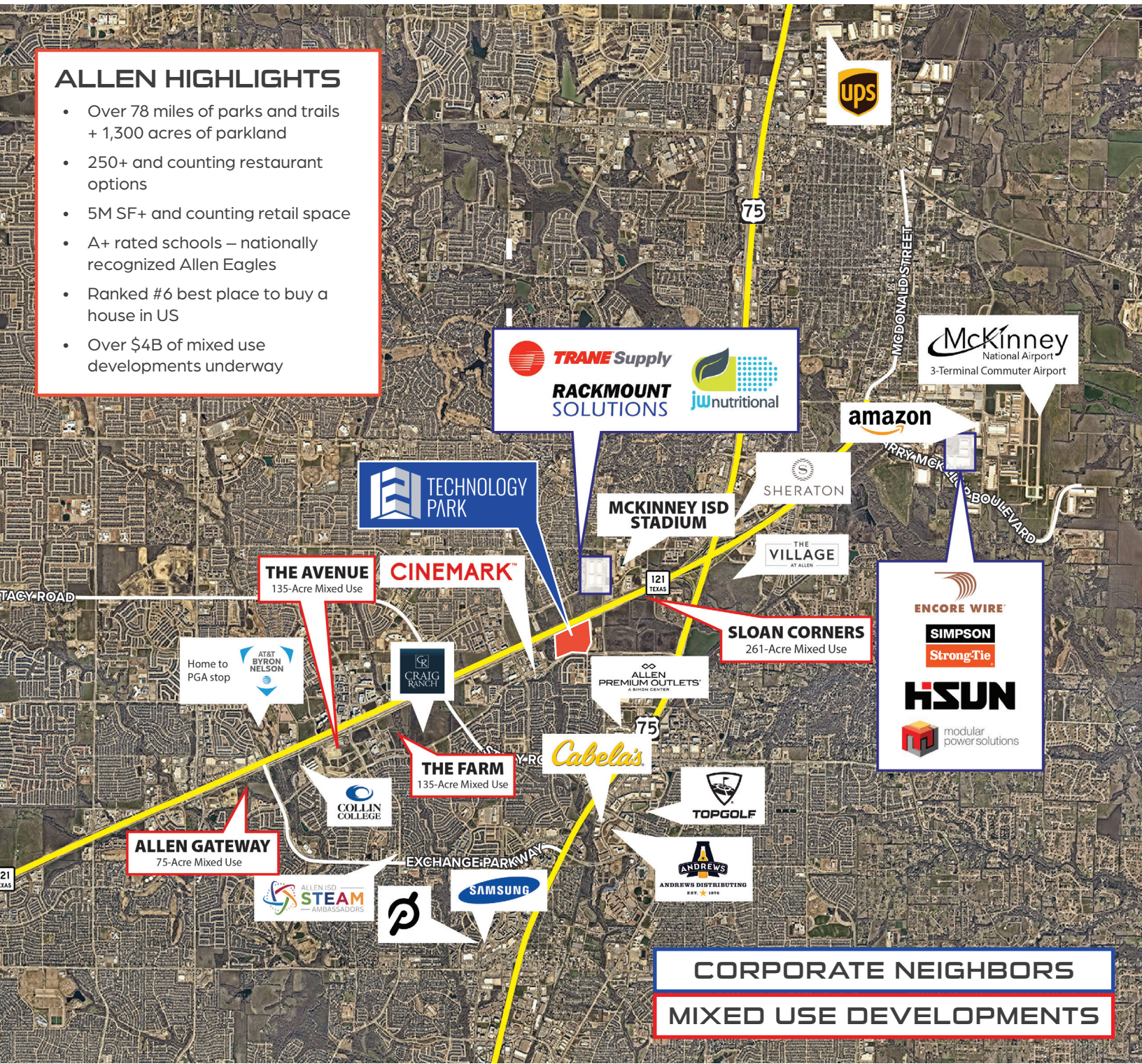
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ALLEN HIGHLIGHTS

- Over 78 miles of parks and trails + 1,300 acres of parkland
- 250+ and counting restaurant options
- 5M SF+ and counting retail space
- A+ rated schools – nationally recognized Allen Eagles
- Ranked #6 best place to buy a house in US
- Over \$4B of mixed use developments underway



CORPORATE NEIGHBORS
MIXED USE DEVELOPMENTS

ACCESS TO A STRONG & GROWING LABOR FORCE

Allen sits in the center of one of the most talent-rich regions in Texas — giving companies sustained access to skilled labor at every level.

- Deep, diverse workforce supported by the #1 higher-education region in Texas, with 70+ nearby colleges and universities.
- Proximity to the Tier-One University of Texas at Dallas, supplying engineering, computer science, and technical talent.
- Continuous population inflow ensures long-term labor pool stability and supports expansion over time.

A COMMUNITY THAT ATTRACTS & RETAINS TALENT

Employees want to live where they feel supported, safe, and connected — and Allen stands out as one of the most desirable communities in North Texas.

- A+ public school systems in Allen, McKinney, and Plano.
- Housing options for every employee group: upscale townhomes, custom single-family homes, and affordable neighborhoods.
- Safe, highly amenitized environment with parks, entertainment, and family-oriented master-planned communities.

POSITIONED FOR SUSTAINED GROWTH

Allen's location within Collin County — one of America's fastest-growing regions — ensures a future-ready business environment.

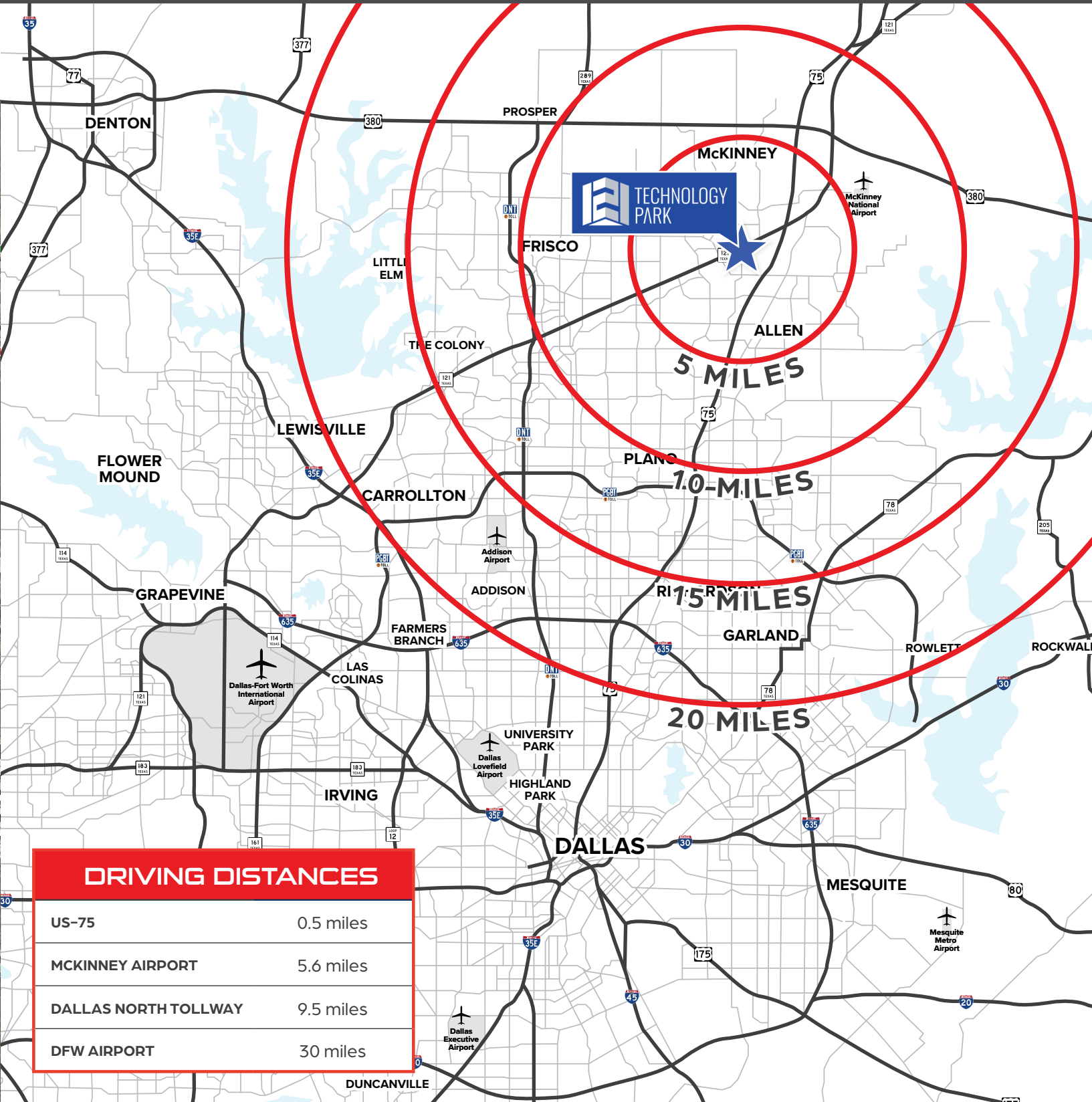
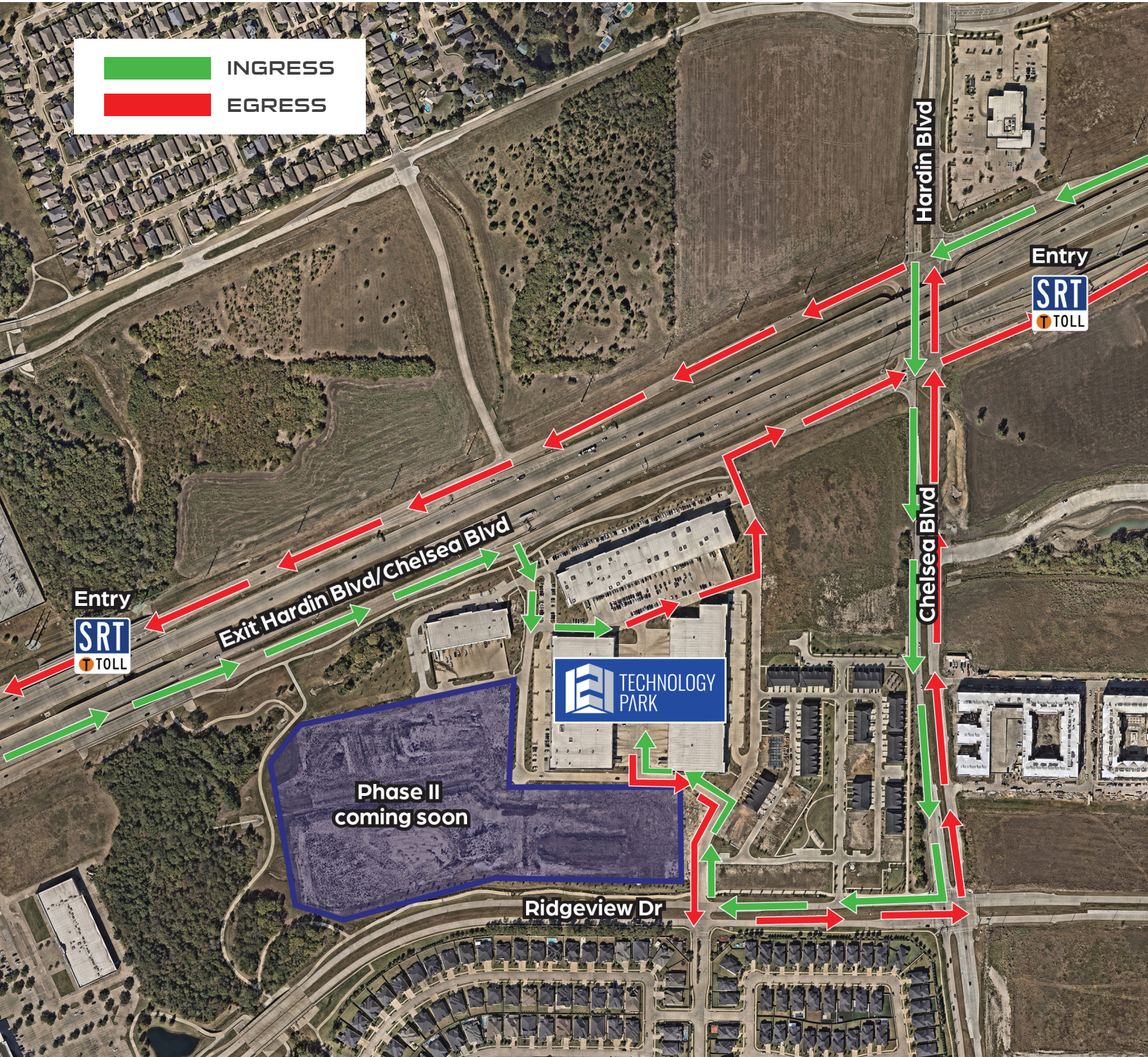
- Direct access to rapidly expanding cities including Princeton, Anna, and Melissa (all within 20 miles).
- Ongoing population and business growth supports stable labor supply and long-term operational confidence.
- Pro-business leadership and consistent investment in infrastructure drive predictable, strategic growth.
- Grants available through Allen EDC
 - Tenant Improvements
 - Furniture, Fixtures and Equipment
 - Staffing Cost

UNMATCHED CONNECTIVITY & AMENITIES

Allen enhances both day-to-day operations and executive convenience.

- 10 minutes from McKinney National Airport, with a new commuter terminal expected to begin flights by late 2026.
- Exclusive retail, dining, and lifestyle development along the SH-121 corridor adds value for employees and executives alike. Over 500 acres of mixed use coming from world-class developers.
- Central location within the Dallas–Fort Worth region provides efficient access to major transportation networks .

INGRESS/EGRESS



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HOLT LUNSFORD
COMMERCIAL

DEVELOPED BY

STILLWATER
CAPITAL

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SITE HIGHLIGHTS

ADDRESS
859 State Hwy 121, Allen, Texas 75013

FWY ACCESS
Quick entry and exit to Hwy 121

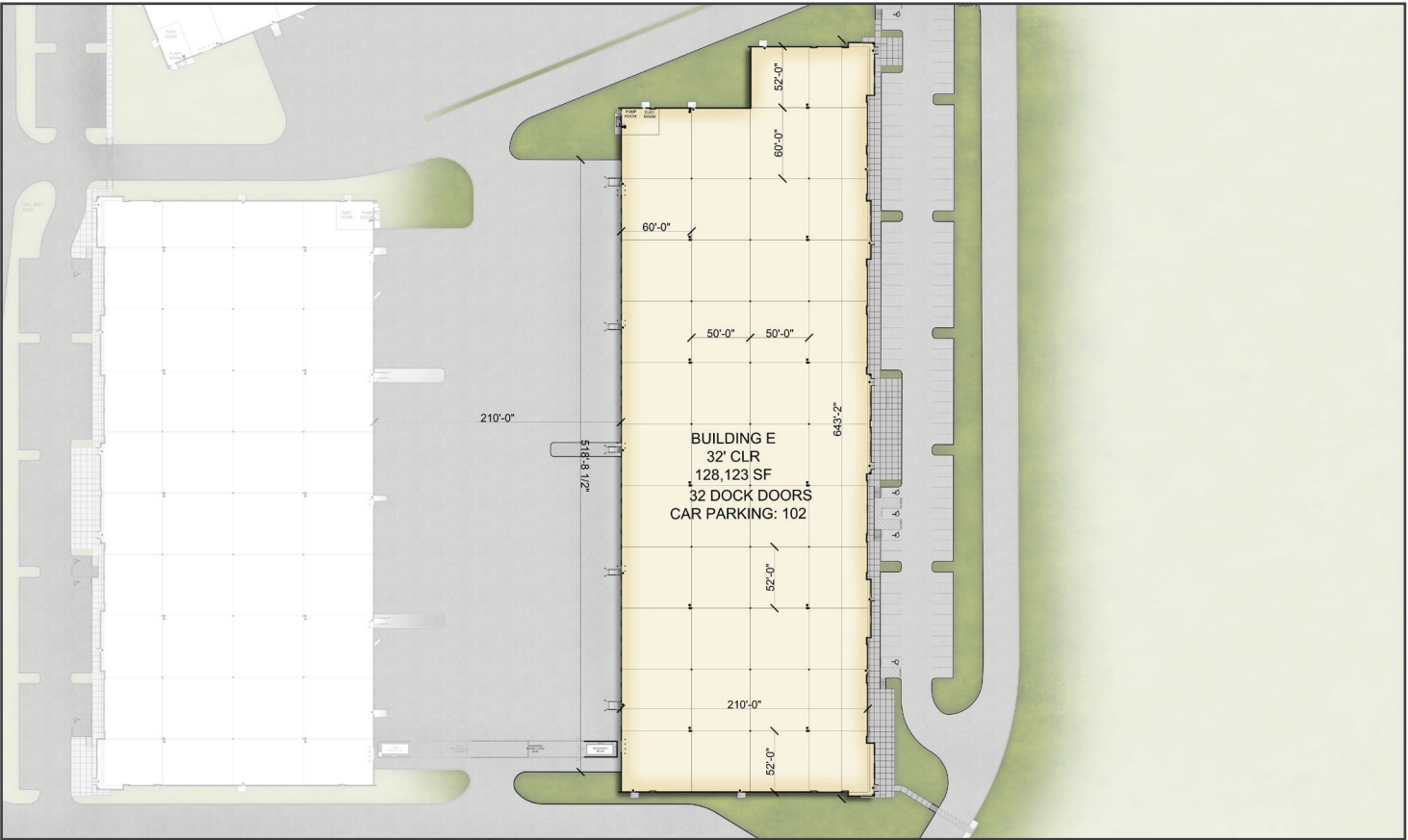
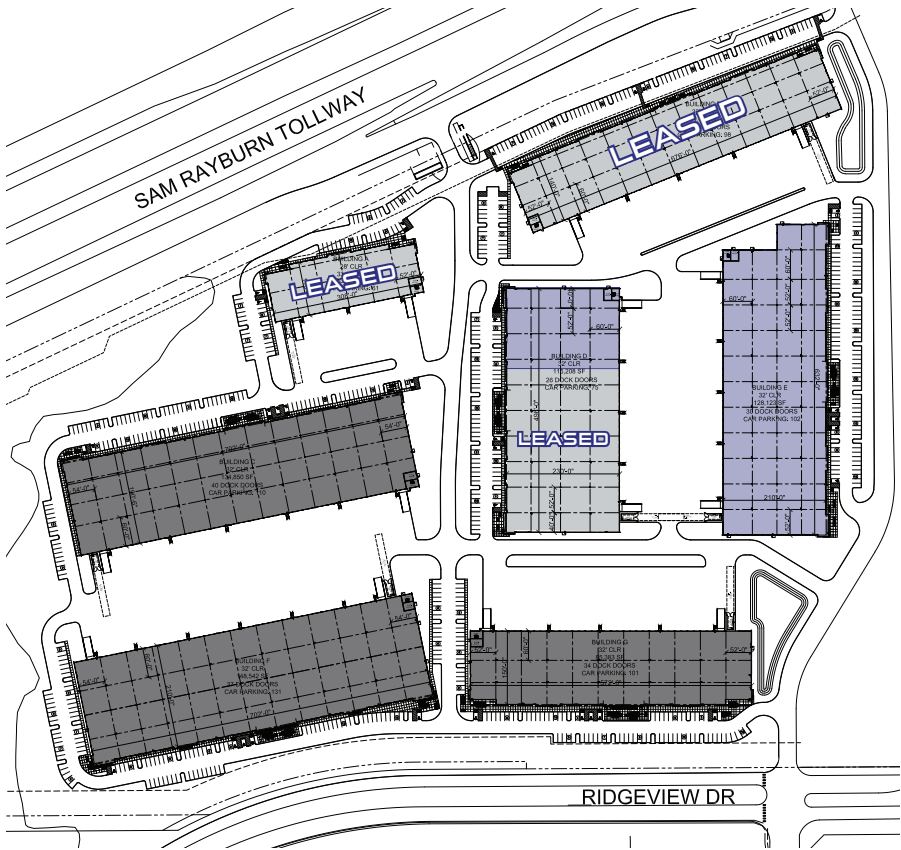
VISIBILITY
Direct visibility to 86k car per day

TRUCK ACCESS
Central drive aisle accessible from Frontage Road and Chelsea Blvd

LOADING
Dock high w/available ramps

POWER
Supplied by CoServ

CURB APPEAL
Enhanced aesthetic on building façade



BUILDING HIGHLIGHTS

	PHASE 1		PHASE 2		
BUILDINGS	D	E	C	F	G
TOTAL SIZE	115,208 SF (39,147 SF available)	128,123 SF	134,850 SF	148,542 SF	85,383 SF
MIN DIV	39,147 SF	32,760 SF	30,861 SF	34,020 SF	15,600 SF
OFFICE AREA	BTS	BTS	BTS	BTS	BTS
BUILDING DEPTH	230'	210'	190'	210'	150'
BUILDING DIMENSIONS	496'W x 230'D	632'W x 210'D	702'W x 190'D	702'W x 210'D	572'W x 150'D
TYPICAL BAY SIZE	52'W x 60'D	52'W x 50'D	54'Wx44'D	54'Wx50'D	52'Wx50'D
STAGING BAY	60'	60'	60'	60'	60'
CLEAR HEIGHT	32'	32'	32'	32'	32'
LOADING	28 dock high doors	32 dock high doors	39 dock high doors	37 dock high doors	32 dock high doors
RAMPS	BTS	BTS	2 ramped doors	2 ramped doors	2 ramped doors
TRUCK COURT	210' (shared)	210' (shared)	235' (shared)	235' (shared)	210'
CAR PARKS	75	102	107	128	123
POWER	Supplied by CoServ	Supplied by CoServ	Supplied by CoServ	Supplied by CoServ	Supplied by CoServ
SPRINKLERS	ESFR	ESFR	ESFR	ESFR	ESFR

	TOTAL SIZE	128,123 SF
	MINIMUM DIVISIBLE	32,760 SF
	OFFICE AREA	BTS
	BUILDING DEPTH	210'
	BUILDING DIMENSIONS	632'W x 210'D
	TYPICAL BAY SIZE	52'W x 50'D
	STAGING BAY	60'

	CLEAR HEIGHT	32'
	LOADING	32 dock high doors
	RAMPS	TBD
	TRUCK COURT	210' (shared)
	CAR PARKS	102
	POWER	Supplied by CoServ

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BUILDING D

PHASE 1

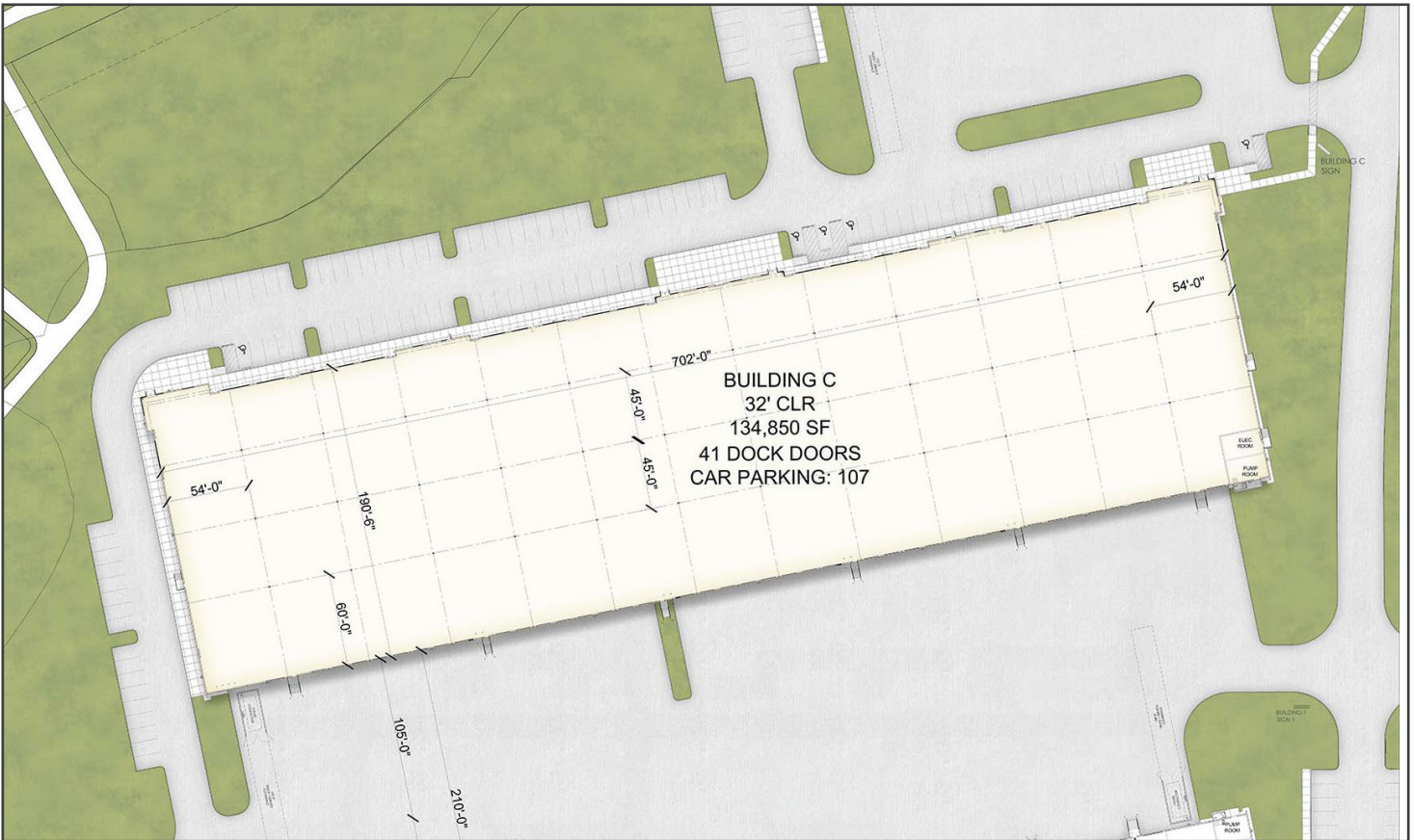
PHASE 2

BUILDING C



	TOTAL SIZE	115,208 SF (39,147 SF Available)
	MINIMUM DIVISIBLE	39,147 SF
	OFFICE AREA	BTS
	BUILDING DEPTH	230'
	BUILDING DIMENSIONS	496'W x 230'D
	TYPICAL BAY SIZE	52'W x 60'D
	STAGING BAY	60'

	CLEAR HEIGHT	32'
	LOADING	28 dock high doors (8 remaining)
	RAMPS	TBD
	TRUCK COURT	210' (shared)
	CAR PARKS	75 (+/- 35 remaining)
	POWER	Supplied by CoServ



	TOTAL SIZE	134,850 SF
	MINIMUM DIVISIBLE	30,861 SF
	OFFICE AREA	BTS
	BUILDING DEPTH	190'
	BUILDING DIMENSIONS	702'W x 190'D
	TYPICAL BAY SIZE	54'Wx44'D
	STAGING BAY	60'

	CLEAR HEIGHT	32'
	LOADING	39 dock high doors
	RAMPS	2 ramped doors
	TRUCK COURT	235' (shared)
	CAR PARKS	107
	POWER	Supplied by CoServ

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BUILDING F

PHASE 2

PHASE 2

BUILDING G



 **TOTAL SIZE** 148,542 SF

 **MINIMUM DIVISIBLE** 34,020 SF

 **OFFICE AREA** BTS

 **BUILDING DEPTH** 210'

 **BUILDING DIMENSIONS** 702'W x 210'D

 **TYPICAL BAY SIZE** 54'Wx50'D

 **STAGING BAY** 60'

 **CLEAR HEIGHT** 32'

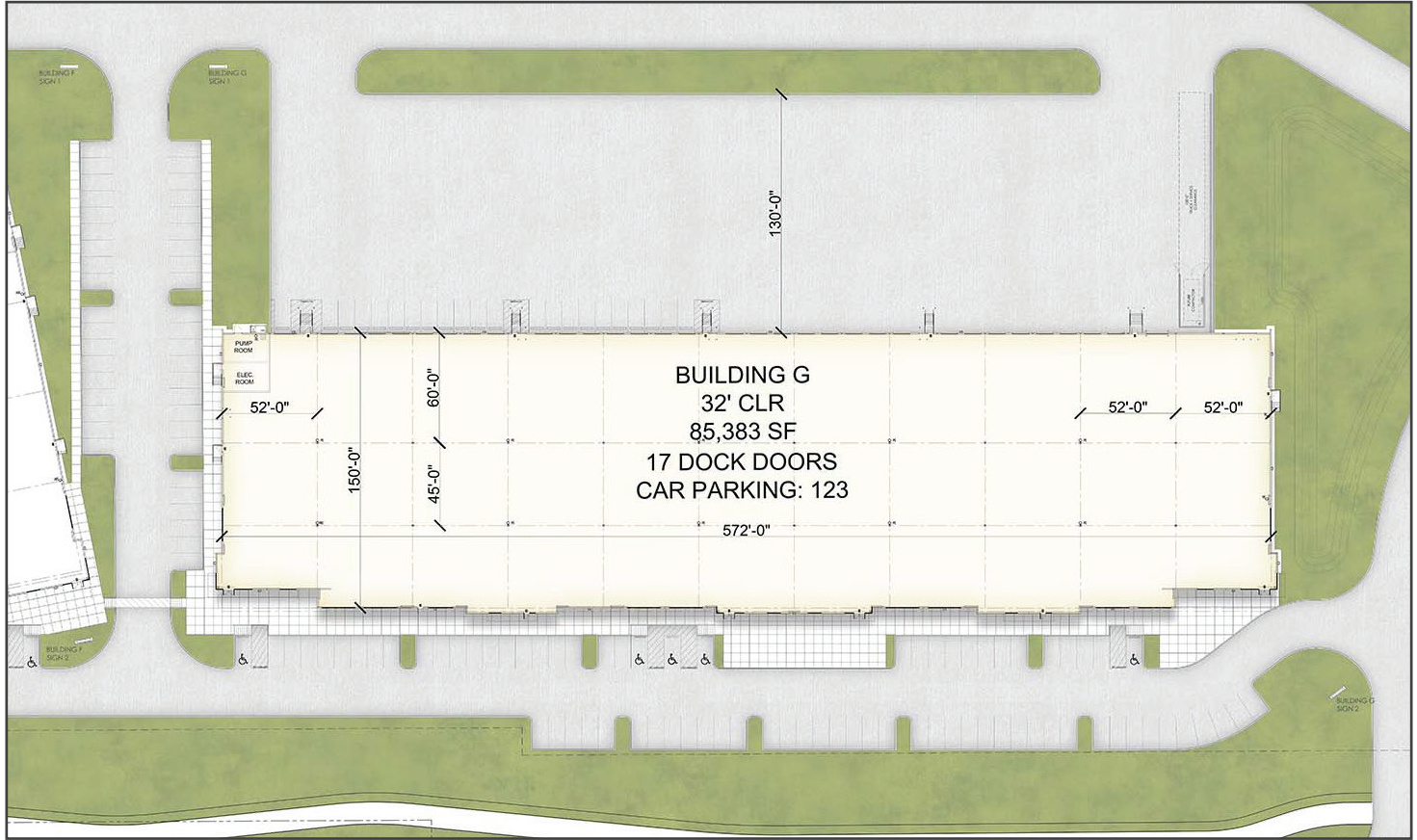
 **LOADING** 37 dock high doors

 **RAMPS** 2 ramped doors

 **TRUCK COURT** 235' (shared)

 **CAR PARKS** 128

 **POWER** Supplied by CoServ



 **TOTAL SIZE** 85,383 SF

 **MINIMUM DIVISIBLE** 15,600 SF

 **OFFICE AREA** BTS

 **BUILDING DEPTH** 150'

 **BUILDING DIMENSIONS** 572'W x 150'D

 **TYPICAL BAY SIZE** 52'Wx50'D

 **STAGING BAY** 60'

 **CLEAR HEIGHT** 32'

 **LOADING** 32 dock high doors

 **RAMPS** 2 ramped doors

 **TRUCK COURT** 210'

 **CAR PARKS** 123

 **POWER** Supplied by CoServ

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