



714,658 SF | DIVISIBLE FROM 14,560 - 221,317 SF



THE GATEWAY AT FORMATION PARK

N Central Expressway & Spur 195
McKinney, Texas 75071

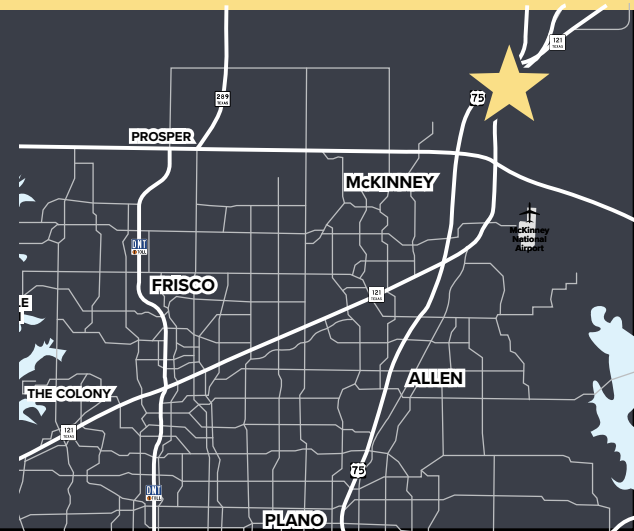
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LOCATION



THE GATEWAY AT FORMATION PARK

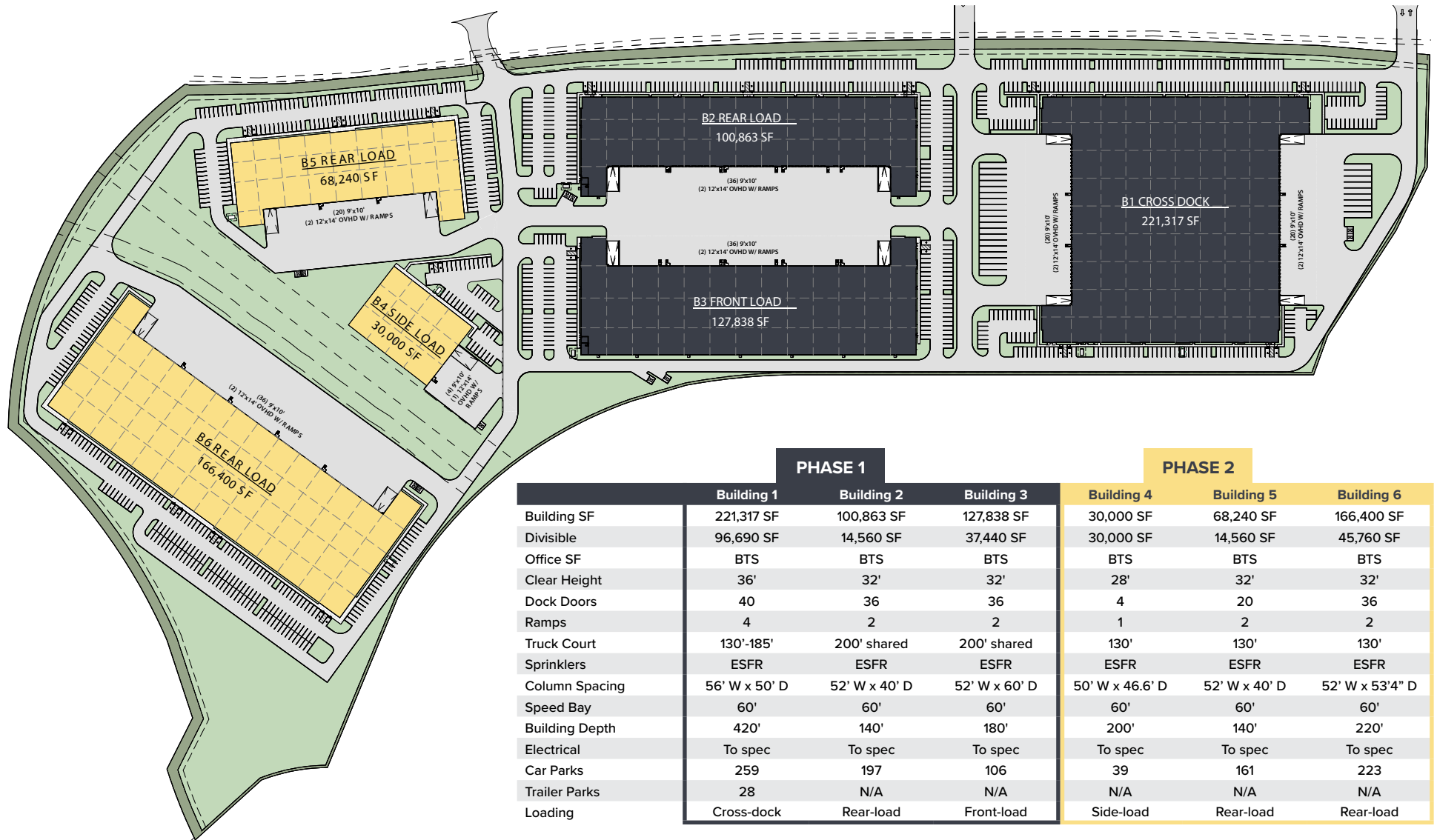
DRIVE TIMES

Hwy 380	3 mins	2.6 miles
Sam Rayburn Hwy 121	7 mins	6.7 miles
McKinney Airport	10 mins	5.3 miles
DNT	20 mins	13.7 miles
TI Sherman Plant	21 mins	22.4 miles
DFW Airport	32 mins	36.5 miles



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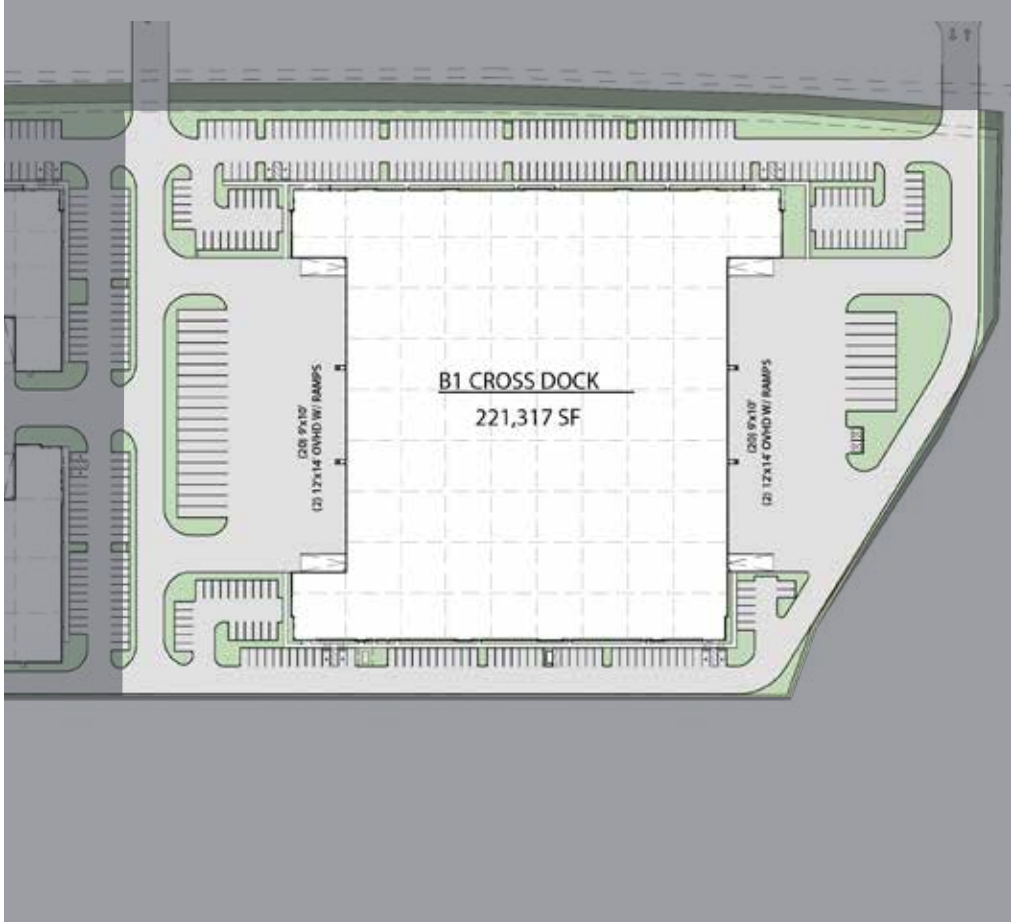


THE GATEWAY AT FORMATION PARK

N Central Expressway & Spur 195
McKinney, Texas 75071

PHASE 1

BUILDING 1



	TOTAL SIZE	221,317 SF
	DIVISIBLE	96,690 SF
	OFFICE AREA	BTS
	CLEAR HEIGHT	36'
	DOCK DOORS	40
	RAMPS	4
	TRUCK COURT	130'-185'
	SPRINKLERS	ESFR
	TYPICAL BAY SIZE	56' W x 50' D
	SPEED BAY	60'
	BUILDING DEPTH	420'
	ELECTRICAL	To spec
	CAR PARKS	259
	TRAILER PARKS	28
	LOADING	Cross-dock

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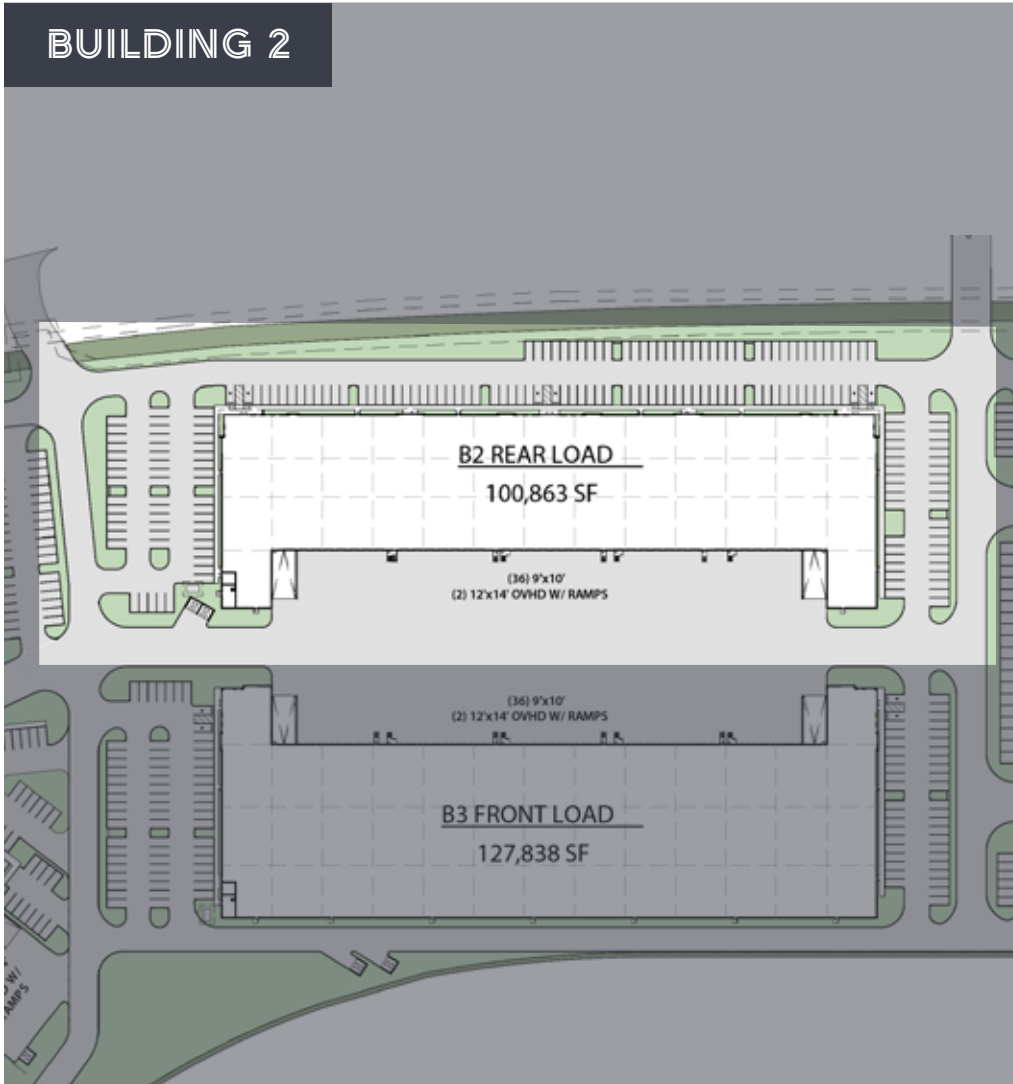


THE GATEWAY AT FORMATION PARK

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PHASE 1

BUILDING 2



	TOTAL SIZE	100,863 SF
	DIVISIBLE	14,560 SF
	OFFICE AREA	BTS
	CLEAR HEIGHT	32'
	DOCK DOORS	36
	RAMPS	2
	TRUCK COURT	200' shared
	SPRINKLERS	ESFR
	TYPICAL BAY SIZE	52' W x 40' D
	SPEED BAY	60'
	BUILDING DEPTH	140'
	ELECTRICAL	To spec
	CAR PARKS	197
	TRAILER PARKS	N/A
	LOADING	Rear-load

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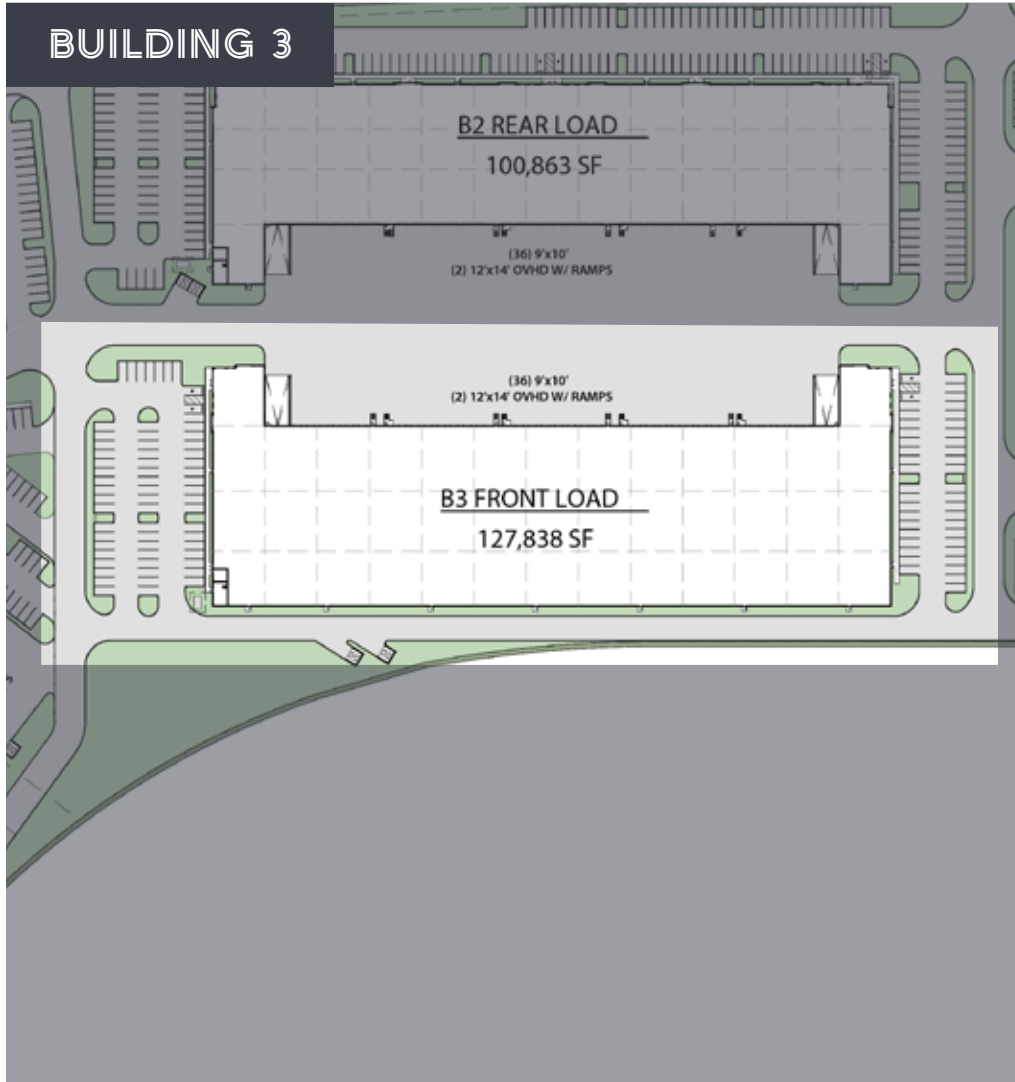


THE GATEWAY AT FORMATION PARK

N Central Expressway & Spur 195
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PHASE 1

BUILDING 3



	TOTAL SIZE	127,838 SF
	DIVISIBLE	37,440 SF
	OFFICE AREA	BTS
	CLEAR HEIGHT	32'
	DOCK DOORS	36
	RAMPS	2
	TRUCK COURT	200' shared
	SPRINKLERS	ESFR
	TYPICAL BAY SIZE	52' W x 60' D
	SPEED BAY	60'
	BUILDING DEPTH	180'
	ELECTRICAL	To spec
	CAR PARKS	106
	TRAILER PARKS	N/A
	LOADING	Front-load

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PHASE 2

BUILDING 4



	TOTAL SIZE	30,000 SF
	DIVISIBLE	30,000 SF
	OFFICE AREA	BTS
	CLEAR HEIGHT	28'
	DOCK DOORS	4
	RAMPS	1
	TRUCK COURT	130'
	SPRINKLERS	ESFR
	TYPICAL BAY SIZE	50'W x 46.6'D
	SPEED BAY	60'
	BUILDING DEPTH	200'
	ELECTRICAL	To spec
	CAR PARKS	39
	TRAILER PARKS	N/A
	LOADING	Side-load

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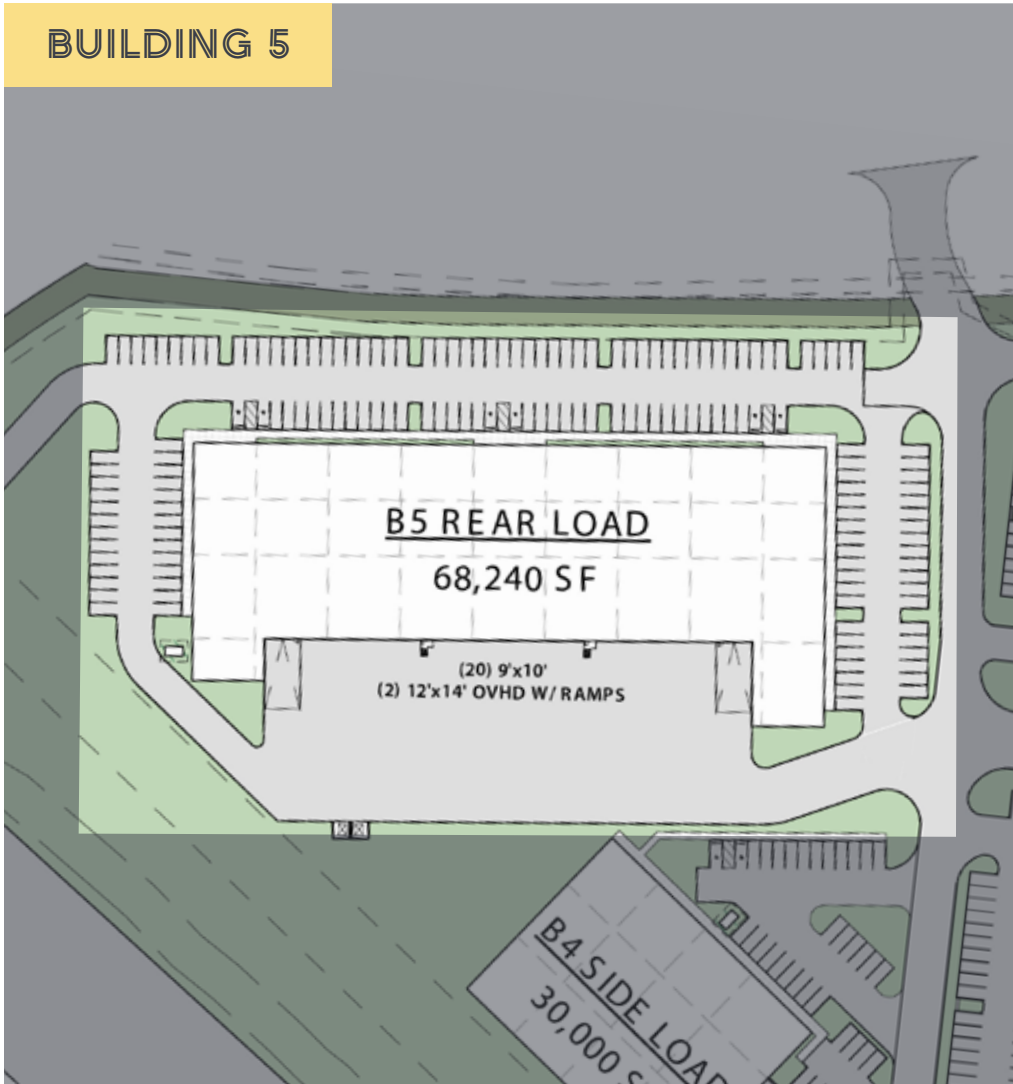


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PHASE 2

BUILDING 5



	TOTAL SIZE	68,240 SF
	DIVISIBLE	14,560 SF
	OFFICE AREA	BTS
	CLEAR HEIGHT	32'
	DOCK DOORS	20
	RAMPS	2
	TRUCK COURT	130'
	SPRINKLERS	ESFR
	TYPICAL BAY SIZE	52' W x 40' D
	SPEED BAY	60'
	BUILDING DEPTH	140'
	ELECTRICAL	To spec
	CAR PARKS	161
	TRAILER PARKS	N/A
	LOADING	Rear-load

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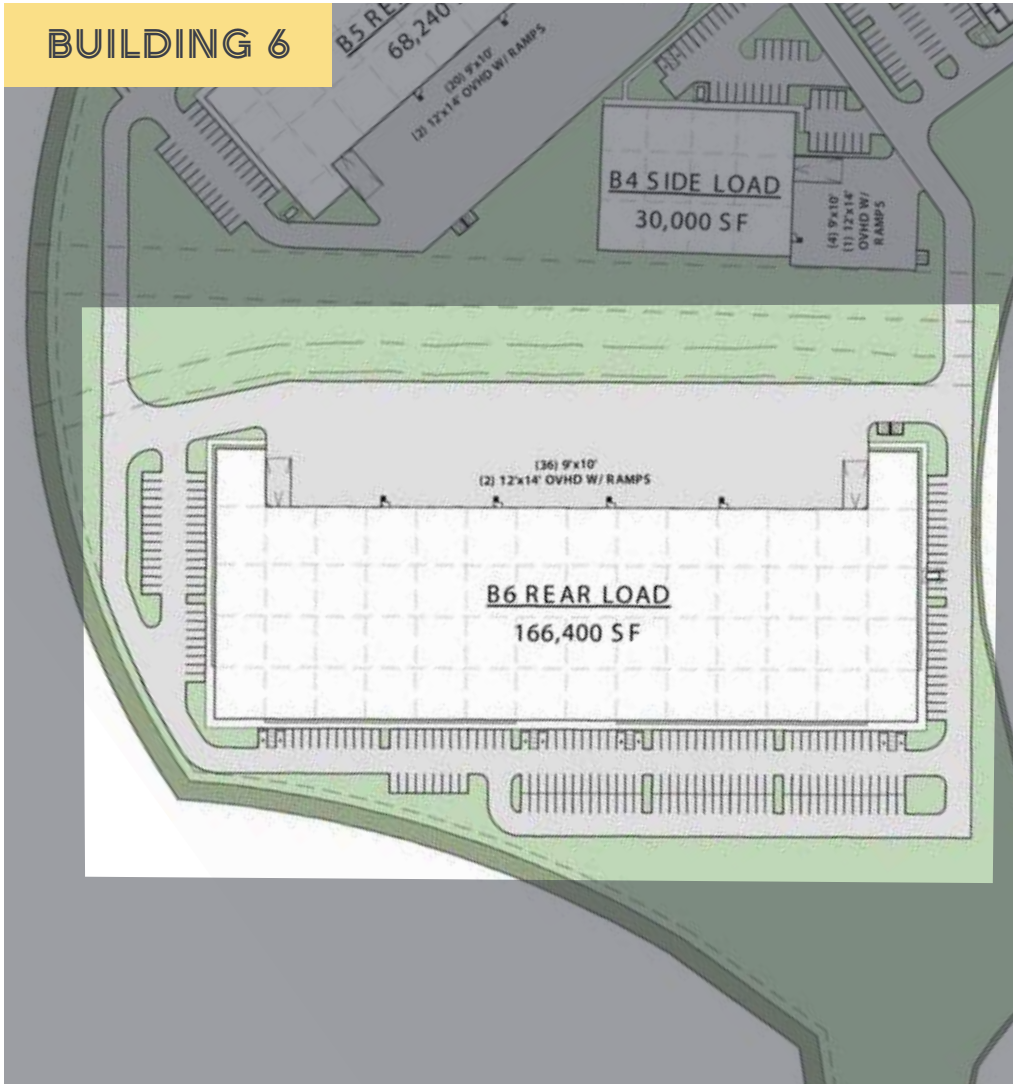


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PHASE 2

BUILDING 6



	TOTAL SIZE	166,400 SF
	DIVISIBLE	45,760 SF
	OFFICE AREA	BTS
	CLEAR HEIGHT	32'
	DOCK DOORS	36
	RAMPS	2
	TRUCK COURT	130'
	SPRINKLERS	ESFR
	TYPICAL BAY SIZE	52' W x 53'4" D
	SPEED BAY	60'
	BUILDING DEPTH	220'
	ELECTRICAL	To spec
	CAR PARKS	223
	TRAILER PARKS	N/A
	LOADING	Rear-load

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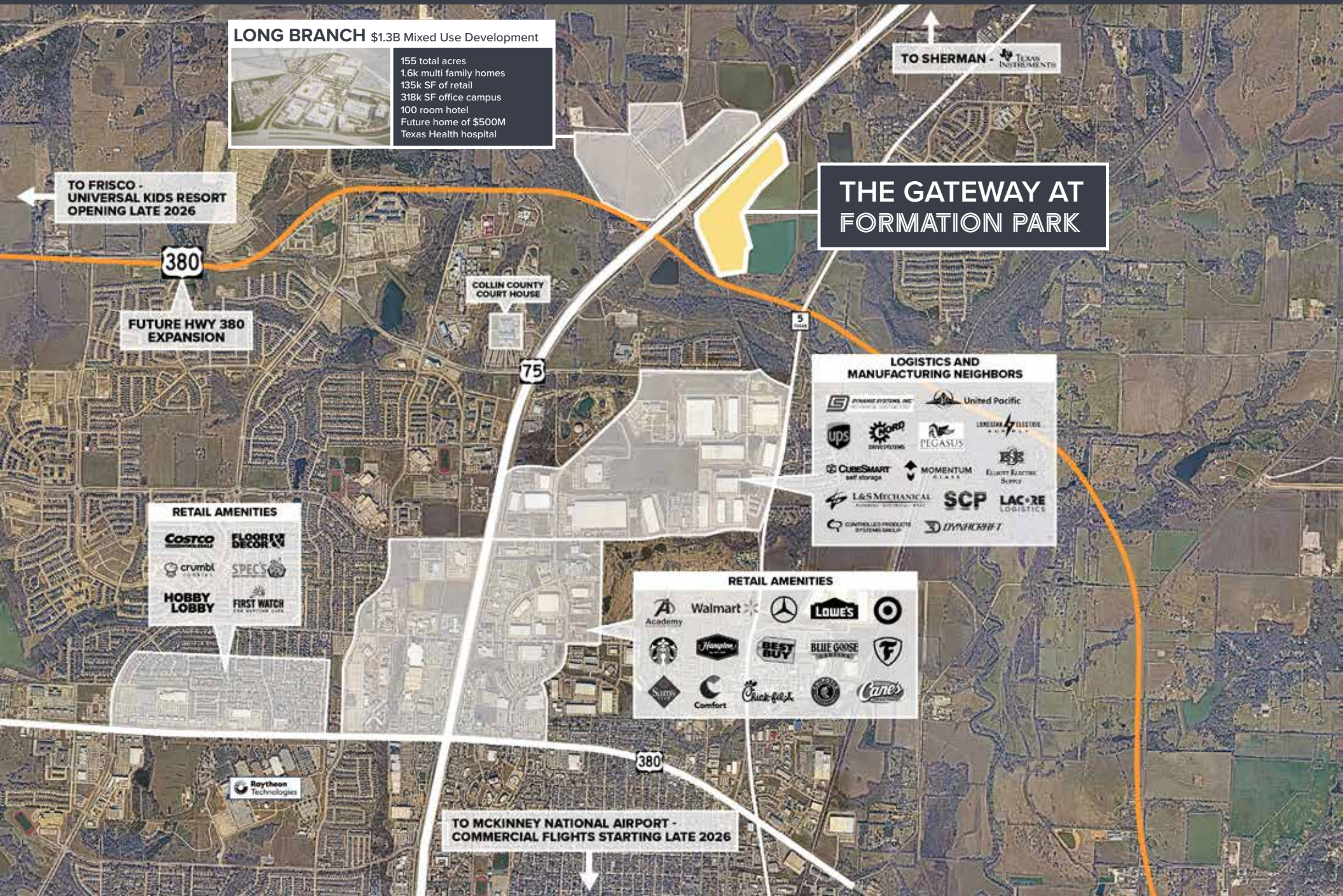
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LONG BRANCH \$1.3B Mixed Use Development



155 total acres
1.6k multi family homes
135k SF of retail
318k SF office campus
100 room hotel
Future home of \$500M
Texas Health hospital

TO FRISCO -
UNIVERSAL KIDS RESORT
OPENING LATE 2026

380

FUTURE HWY 380
EXPANSION

COLLIN COUNTY
COURT HOUSE

75

5

TO SHERMAN - TEXAS
INSTRUMENTS

THE GATEWAY AT FORMATION PARK

LOGISTICS AND MANUFACTURING NEIGHBORS



RETAIL AMENITIES



RETAIL AMENITIES



TO MCKINNEY NATIONAL AIRPORT -
COMMERCIAL FLIGHTS STARTING LATE 2026

380

PROJECT HIGHLIGHTS



Immediate access and
visibility to North
Central Expressway



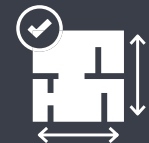
Abundant
blue collar/white collar
labor force



Direct entry
to diamond
interchange



Close proximity
to McKinney
National Airport



Optimal site plan and
building specs for diverse
tenant mix

LOCATION HIGHLIGHTS

Collin County Stats

1.25M

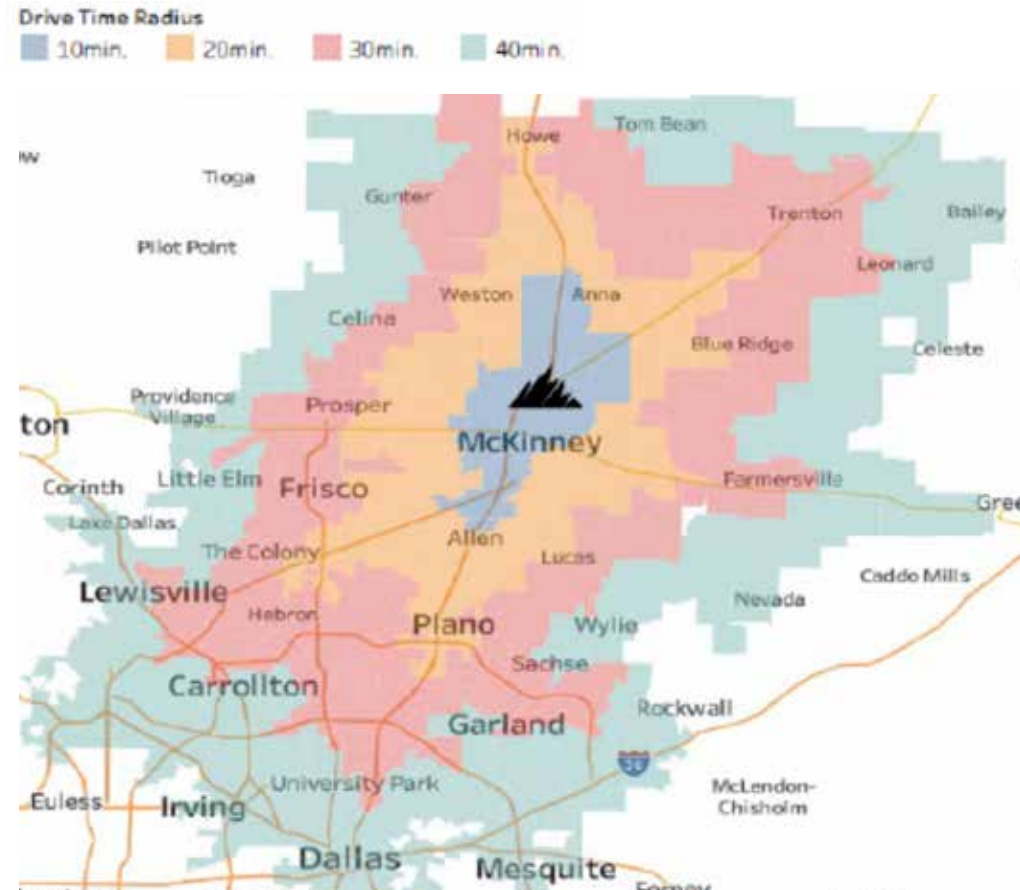
Current Population

13.10%

5 Year Projected Growth

37.20%

10 Year Census Population Growth



Collin County is home to three of the top five **FASTEST GROWING** cities in the United States

Project Specific Stats

1.94M

Population within
30 min radius

6.50%

5 Year Projected
Population Growth

9.63%

5 Year Projected
Labor Growth

132,026

Vehicles Per Day
on Highway 75



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HOLT LUNSFORD
COMMERCIAL

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FORMATION

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This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



Information About Brokerage Services

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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.

A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 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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