



LAVON TECH CENTER

3 BUILDINGS TOTALING
1,035,200 SF



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LOVETT
INDUSTRIAL



PROPERTY ADVANTAGES



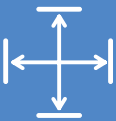
Immediate frontage along FM 2755
(McClendon Road)



Positioned within one of the fastest-growing
industrial corridors in Collin County



Minutes from SH 78, connecting tenants to
US-380, President George Bush Turnpike
(PGBT), SH 205, and greater DFW

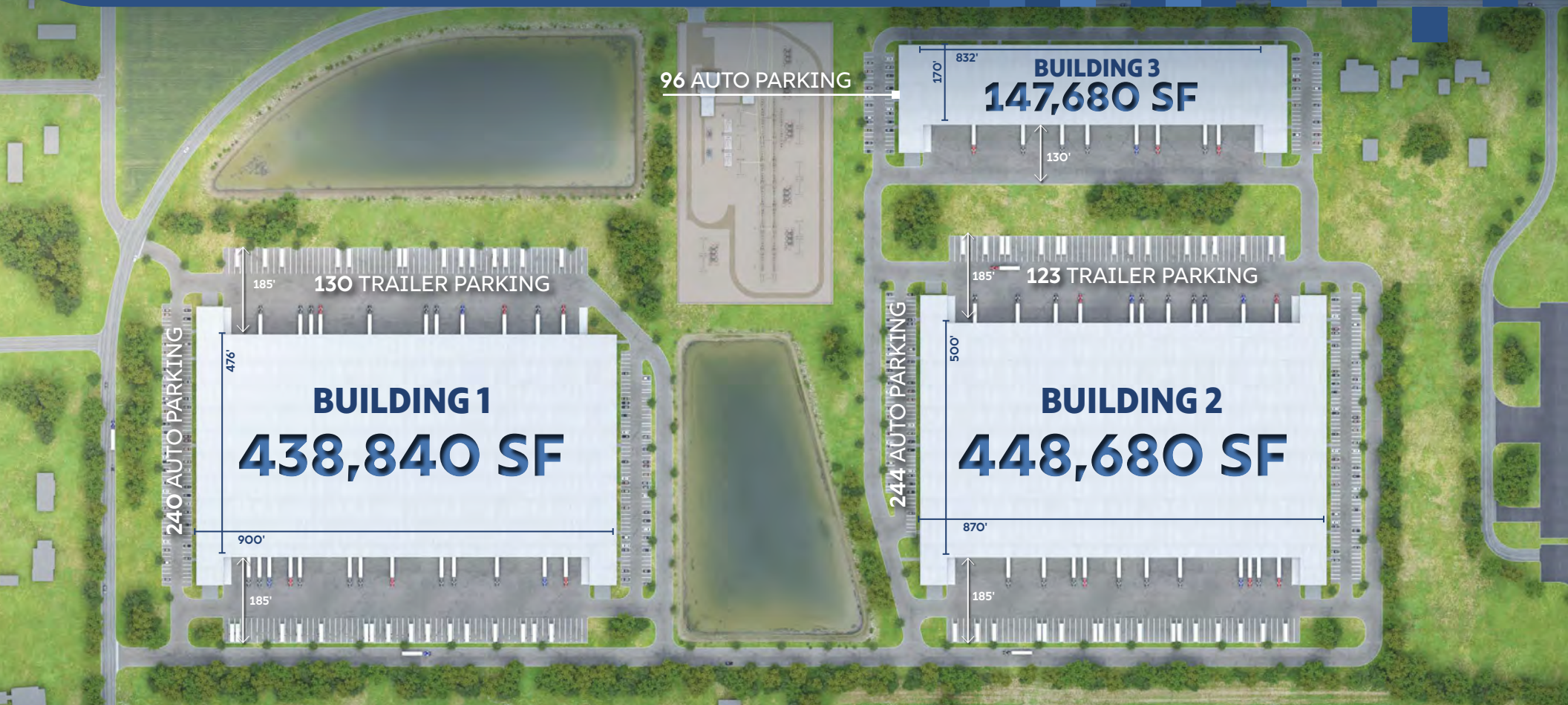


Flexible Building Configurations featuring two
large cross-dock facilities and one front-load
building



Power by Farmers/Rayburn Electric Coop:
20 MW available today, and up to 60 MW
by 2028

PROPERTY SPECIFICATIONS



BUILDING 1 438,840 SF

CONFIGURATION	CROSS DOCK
AUTO PARKING	240
TRAILER PARKING	130

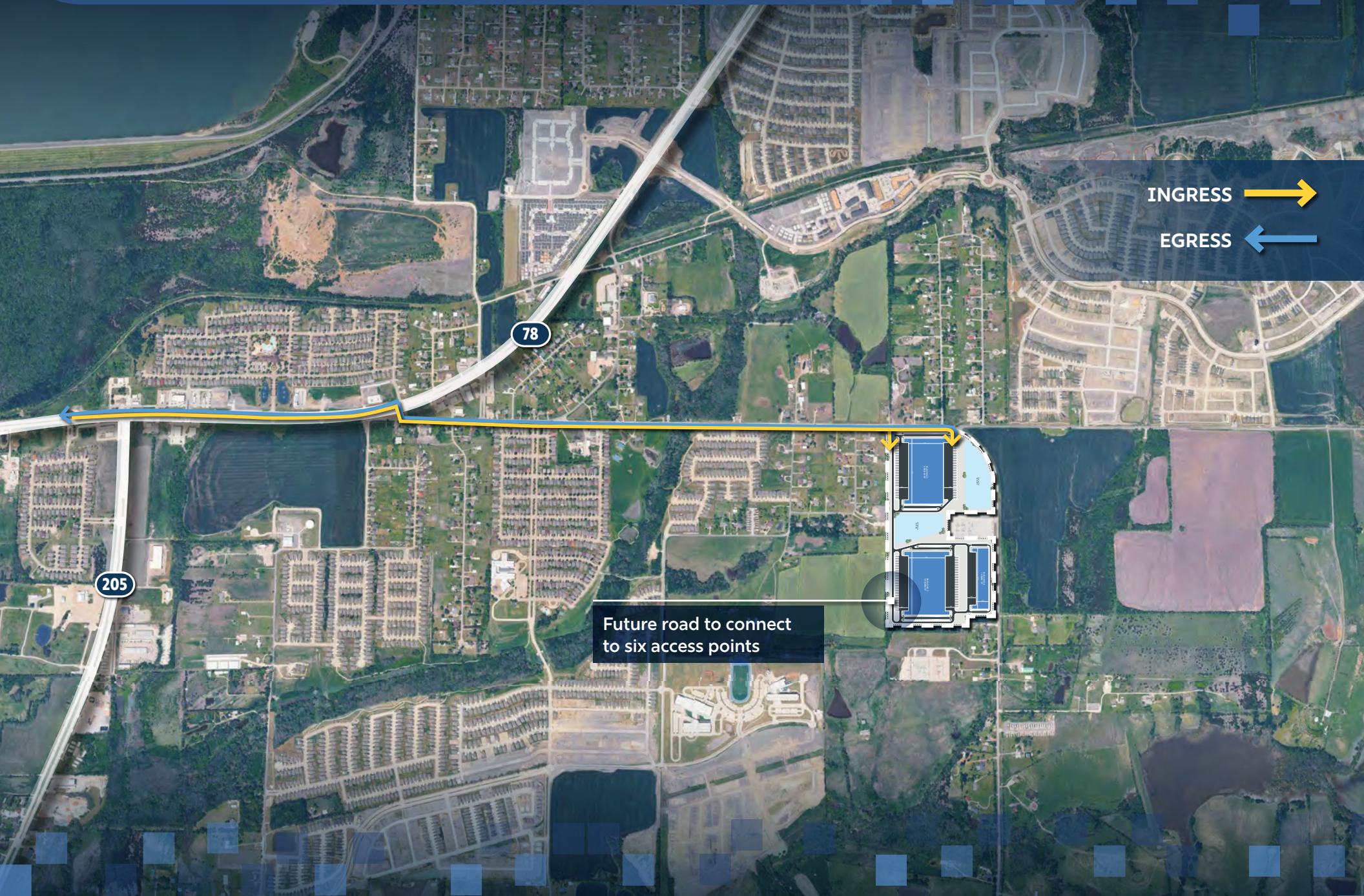
BUILDING 2 448,680 SF

CONFIGURATION	CROSS DOCK
AUTO PARKING	244
TRAILER PARKING	123

BUILDING 3 147,680 SF

CONFIGURATION	FRONT LOAD
AUTO PARKING	96
TRAILER PARKING	N/A

LOCAL ACCESS



INGRESS →
EGRESS ←

Future road to connect
to six access points

DEMOGRAPHICS & LABOR





NATIONAL DISTRIBUTION

337,063,945

TOTAL POPULATION



3 DAY DRIVE TIME

260,831,876

TOTAL POPULATION



2 DAY DRIVE TIME

72,566,905

TOTAL POPULATION



1 DAY DRIVE TIME

SEATTLE

BILLINGS

MINNEAPOLIS

SALT LAKE CITY

CHICAGO

DETROIT

BOSTON

DENVER

NEW YORK

PHILADELPHIA

INDIANAPOLIS

WICHITA

LAS VEGAS

NASHVILLE

CHARLOTTE

LOS ANGELES

ATLANTA

PHOENIX

DALLAS



AUSTIN

HOUSTON

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