

FOR LEASE - 75,459 SF

4800 SH 121 @ Hardin Blvd, McKinney

Under Construction | Q1 2027 Anticipated Delivery



LIGHT
Industrial Zoning

NEW
Construction

6.82
Acres

CLASS A
Construction

FREEWAY
Access & Viability

DENSE
Labor Pool

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KBCADVISORS

Site Plan and Specifications



6.82
Acres

430'W x 195'D
Building Dimensions

52'W x 55'D
Column Spacing

60'
Staging Bays

32'
Clear Height

REAR
Load

17
Dock High Doors

2
Drive in Doors

116'/158'
Truck Court

78
Auto Parks

Corporate Neighbors Map

MISC

- 1 Sunset Amphitheater
- 2 Medical City McKinney
- 3 McKinney ISD Stadium
- 4 ONCOR Substation
- 5 McKinney Soccer Stadium at Craig Ranch
- 6 ONCOR Substation
- 7 Colin Country Technical College

CAR DEALERSHIPS

- 1 Porsche Car
- 2 Brandon Tomes Subaru
- 3 Audi
- 4 McKinney Buick GMC
- 5 Brandon Tomes Volkswagen of McKinney
- 6 Pat Lobb Toyota of McKinney

CORPORATE NEIGHBORS

- 1 Trane Supply
- 2 Redbull
- 3 Syco
- 4 Rackmound Solutions
- 5 Amphenol Fiber Systems International
- 6 Xtera Inc.

LODGING

- 1 SpringHill Suites
- 2 Home2 Suites
- 3 Tru By Hilton
- 4 Holiday Inn & Suites
- 5 TownePlace Suites by Marriott
- 6 Sheraton
- 7 Residence Inn by Marriott
- 8 Courtyard by Marriott
- 9 Home2 Suites



POPEYES

Arbys BURGER KING TACO BUENO

QT QuikTrip

McALISTER'S DELI TEXAS ROADHOUSE

FUEY'S TACO SHOP RAZZIOS CASHIERS CAFE

DUTCH BROS

Lazy DOG EAT. DRINK. Portillo's

Chop Shop CHAIPOLE MEXICAN RESTAURANT LUPE TACOS STARBUCKS COFFEE

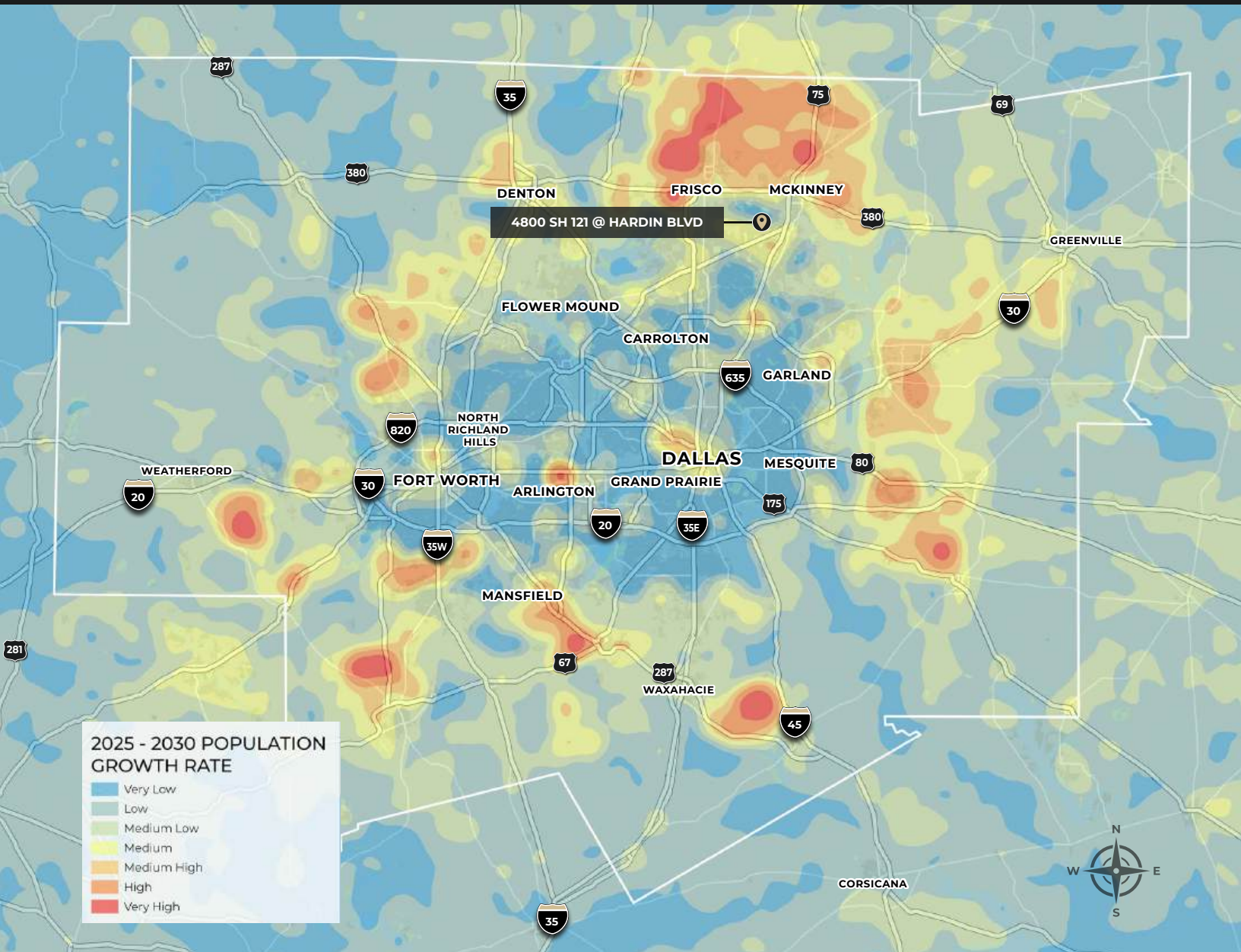
HAWAIIAN BROS ISLAND GRILL

McDonald's BoomerJack's Olive Garden Cheddar's SCRATCH KITCHEN

TACO BELL IHOP RESTAURANT BONEFISH & BILL FIRST WATCH UNCLE JULIO'S MEXICAN

plinkies Cane's INN-OUT HONEY

Premier Regional Connectivity



2025 - 2030 POPULATION GROWTH RATE

- Very Low
- Low
- Medium Low
- Medium
- Medium High
- High
- Very High

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