

Marcus & Millichap
TAG INDUSTRIAL GROUP

MCKINNEY MULTI-TENANT INDUSTRIAL
707 NORTH CHESTNUT STREET

MCKINNEY, TX 75069

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Austin, Texas 78711-2188
(512) 936-3000

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Marcus & Millichap
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

MCKINNEY MULTI-
TENANT INDUSTRIAL
707 NORTH CHESTNUT STREET
MCKINNEY, TX 75069

PRESENTED BY

DAVIS CAGLE

Partner
Office & Industrial Division
Dallas Office
Office (972) 755-5230
Davis.Cagle@MarcusMillichap.com
License: TX 722097

TYLER RANFT

Senior Associate
Office & Industrial Division
Austin Office
Office (512) 338-7883
Tyler.Ranft@MarcusMillichap.com
License: TX 732964

ADAM ABUSHAGUR

Senior Managing Director Investments
Office & Industrial Division
Dallas Office
Office (972) 755-5223
Adam.Abushagur@MarcusMillichap.com
License: TX 661916

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The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lamps. The lighting is dim, creating a moody atmosphere. The structure appears to be a factory or a large warehouse with complex piping and structural elements.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 5,040-Square-Foot Shallow Bay Industrial Asset Situated on 0.34 Acres
- Featuring Six Suites with One Grade Door Each, Metal Construction, and 10' Clear Height
 - Proximity to Major Thoroughfare U.S. 75 via East University Drive
- Fully Occupied with Double Net Leases Limiting Landlord Responsibilities
- Property Has Not Had Any Vacancies or Rent Concessions Over the Last Four Years
 - 5.8% Submarket Rent Growth and 4.1% Vacancy Among Comparables

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 707 North Chestnut Street in McKinney, Texas. The subject property consists of approximately 5,040 square feet of shallow-bay industrial space and is situated on 0.34 acres of land. The multi-tenant asset features six individual suites with one grade-level door each, metal construction, a clear height of 10', and 16 parking spaces. Located just off North McDonald Street, the property has proximity to U.S. Route 75 via East University Drive (U.S. Route 380). Fully occupied at an average of \$16.80 per square foot on double-net leases, this sale offers investors an opportunity to acquire a cash-flow asset with minimum landlord responsibilities.

The subject property is located within the mid-sized Allen/McKinney submarket, containing 22.5 million square feet of industrial space. In 2024, industrial demand remained strong with 1.8 million square feet absorbed on net. However, new supply exceeded demand with 2.1 million square feet of net deliveries. As a result, the vacancy rate increased 110 basis points to 6.8 percent. Among comparable properties under 10,000 square feet, vacancies remained low at 4.1 percent. The increase in availability across Allen/McKinney contributed to rent growth decelerating by 240 basis points but at 5.8 percent, rents continued to outpace the Consumer Price Index. The average market rent per square foot stood at \$14.00, up about 83 percent over the last decade (CoStar).

The Dallas-Fort Worth metroplex is the fourth-most populous metro in the nation, with a total of 8.1 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with nearly 980,000 residents. Strong job growth continually draws new residents to the region. To accommodate the additional traffic, the region's transportation network is evolving. Traffic flow is improved as freeways are expanded and miles are being added to tollways and turnpikes. The growth of the transportation network is vital to supporting commuters to the metro's numerous corporations and growing industries. Dallas/Fort Worth's population growth in recent years ranks among the highest in the U.S. for a major metro. The Metroplex is home to 24 Fortune 500 companies and many regional headquarters, drawing workers and residents. The area's extensive network of rail and highways, along with the International Inland Port of Dallas, ensure its status as a distribution hub (Marcus & Millichap).

PROPERTY DETAILS

707 NORTH CHESTNUT STREET,
MCKINNEY, TX 75069

Number of Suites	6
Number of Buildings	1
Total Square Feet	5,040
Warehouse Square Feet	4,540
Office Square Feet	500
Office Ratio	10%
Year Built	1983
Lot Size	0.34 Acres
Type of Ownership	Fee Simple
Clear Height	10'
Parking Spaces	16
Parking Surface	Asphalt
Building Class	C
Tenancy	Multi
Grade Level Doors	6
Construction	Metal
Zoning	ML - Light Industrial
Roof Type	Pitched Metal
Market	Dallas Fort Worth
Submarket	Allen/McKinney
Submarket Vacancy	6.90%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Nevada, Inc. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0160067)





OFFERING HIGHLIGHTS

MCKINNEY MULTI-TENANT INDUSTRIAL

707 NORTH CHESTNUT STREET, MCKINNEY TX 75069

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
\$1,000,000	8.41%	8.71%
Offering Price	\$1,000,000	
Cap Rate	8.41%	
Pro Forma Cap Rate	8.71%	
Price/SF	\$198.41	
Total Square Feet	5,040	
Rental Rate	\$16.80	
Lease Type	Double Net (NN)	
Tenancy	Multi	
Occupancy	100.00%	

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RENT ROLL

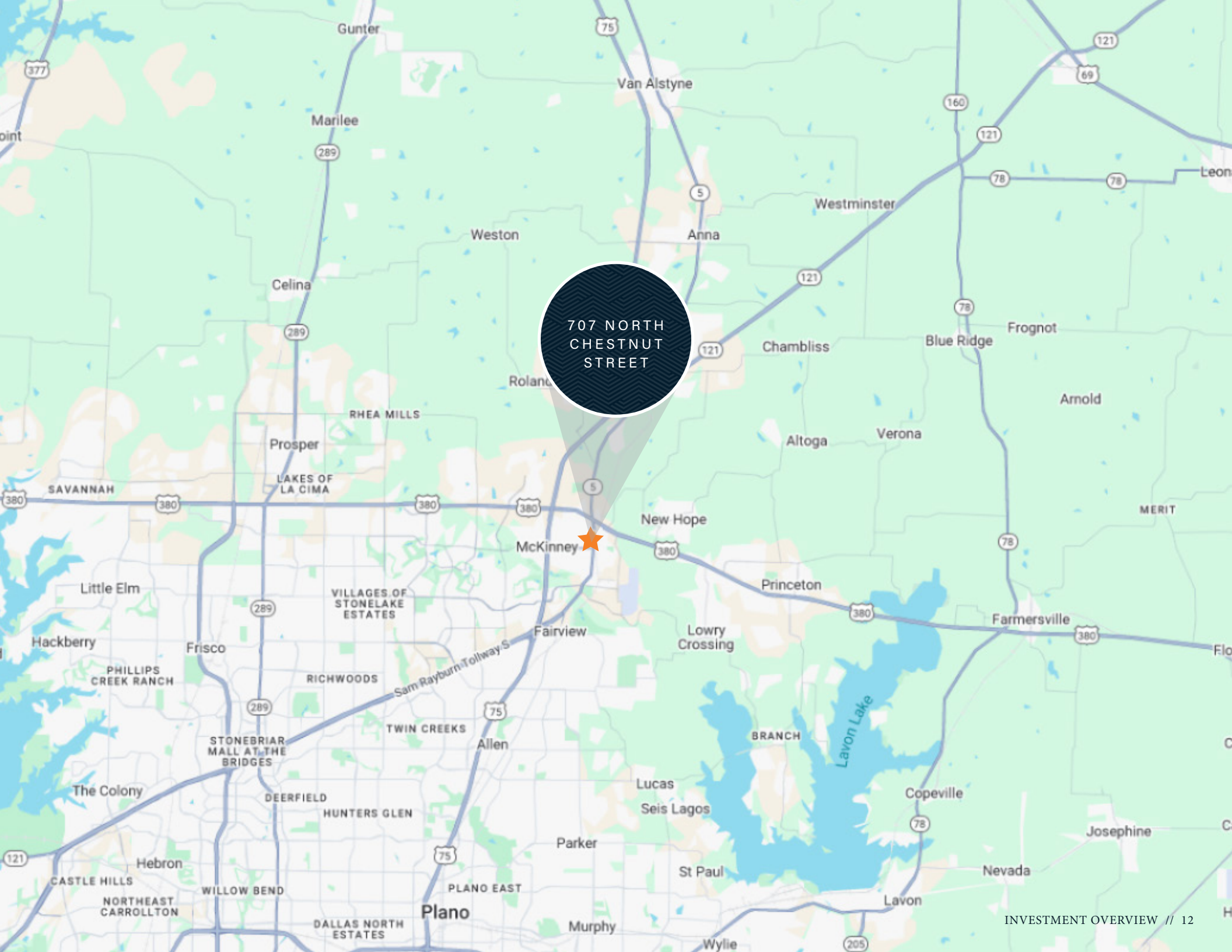
Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
BullHug	A	885	17.6%	8/1/24	7/31/26	\$16.20	\$1,195	\$14,340	\$14,880	Aug-2025	3.77%	NN	-
FASTSIGNS McKinney	B	780	15.5%	9/1/24	9/31/26	\$16.46	\$1,070	\$12,840	\$13,440	Sep-2025	4.67%	NN	-
Sewin Queens LLC	C	890	17.7%	6/1/24	5/31/26	\$15.57	\$1,155	\$13,860	\$14,400	Jun-2025	3.90%	NN	-
McKinney Craftsman LLC	D&E	1,730	34.3%	7/1/24	6/30/26	\$16.06	\$2,315	\$27,780	\$28,680	Jul-2025	3.24%	NN	-
Diamond Jubilee	F	755	15.0%	7/1/24	6/30/26	\$20.98	\$1,320	\$15,840	\$16,320	Jul-2025	3.03%	NN	Includes Outdoor Storage
Total		5,040				\$16.80	\$7,055	\$84,660	\$87,720				
Occupied Tenants: 5				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: \$7,055						Occupied Current Rents: \$7,055		Unoccupied Current Rents: \$0					

Notes: Suites A and B share a water meter. Each tenant reimburses Landlord for 50% of the water expense each month. Suite F has indicated an acceptance of renewal until 6/30/2026 at \$1,360 per month.

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	84,660	16.80	87,720	17.40
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	6,911	1.37	6,911	1.37
Real Estate Taxes	6,445	1.28	6,445	1.28
Total Reimbursement Income	\$13,356 95.7%	\$2.65	\$13,356 95.7%	\$2.65
Effective Gross Revenue	\$98,016	\$19.45	\$101,076	\$20.05

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Landscaping	600	0.12	600	0.12
Insurance	6,912	1.37	6,912	1.37
Real Estate Taxes	6,445	1.28	6,445	1.28
Total Expenses	\$13,957	\$2.77	\$13,957	\$2.77
Expenses as % of EGR	14.2%		13.8%	
Net Operating Income	\$84,059	\$16.68	\$87,119	\$17.29



707 NORTH
CHESTNUT
STREET

An aerial photograph of an industrial area. In the foreground, there are two large buildings. The one on the left is blue and white with a sign that says "Koplin's". The one on the right is grey and white. A parking lot with several cars and trucks is between them. In the background, there are more buildings and a lot of green trees. A circular callout with a dark blue background and white text points to a specific location on the grey building. The text inside the callout is "707 NORTH CHESTNUT STREET".

707 NORTH
CHESTNUT
STREET



CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



1,249 Financing
Transactions
in 2024



National platform operating
within the firm's
brokerage offices



\$6.7 billion total
national volume
in 2024



Access to more capital
sources than any other
firm in the industry

WHY MMCC?

Optimum financing solutions
to enhance value

Enhanced control through
MMCC's ability to qualify
investor finance contingencies.

Enhanced control through quickly
identifying potential debt/equity
sources, processing, and closing
buyer's finance alternatives.

Enhanced control through MMCC's
ability to monitor investor/due
diligence and underwriting to
ensure timely, predictable closings.

The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lamps. The lighting is dim, creating a moody atmosphere. The structure appears to be a large warehouse or factory floor with multiple levels and complex piping.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

DALLAS-FORT WORTH TEXAS

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 7.8 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.3 million and 935,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 625,000 people over the past five years. In keeping with historical trends, Collin and Denton counties have received the majority of recent growth. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital in supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.



LARGE CORPORATE
BASE



SUBSTANTIAL
POPULATION GAINS



MAJOR DISTRIBUTION
CENTER

METROPLEX GROWTH

ECONOMY

The Metroplex's central location, temperate climate, no state income tax and a right-to-work labor policy attract employers. Dallas-Fort Worth is one of the nation's largest employment markets, with nearly 4.3 million jobs at the onset of 2024. The local labor force has doubled since 1993. The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Exxon Mobil, McKesson, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark, HF Sinclair, Charles Schwab, Texas Instruments, AECOM, and D.R. Horton. The area is forecast to add the greatest number of new positions among major U.S. markets in 2024. Dallas-Fort Worth also led the country in net employment growth since the onset of the pandemic in 2020. Economic expansion will be further fueled by a rise in financial services and high-tech companies.



7%
MANUFACTURING



18%
PROFESSIONAL AND
BUSINESS SERVICES



11%
GOVERNMENT



10%
LEISURE AND HOSPITALITY



9%
FINANCIAL
ACTIVITIES



22%
TRADE, TRANSPORTATION,
AND UTILITIES



5%
CONSTRUCTION



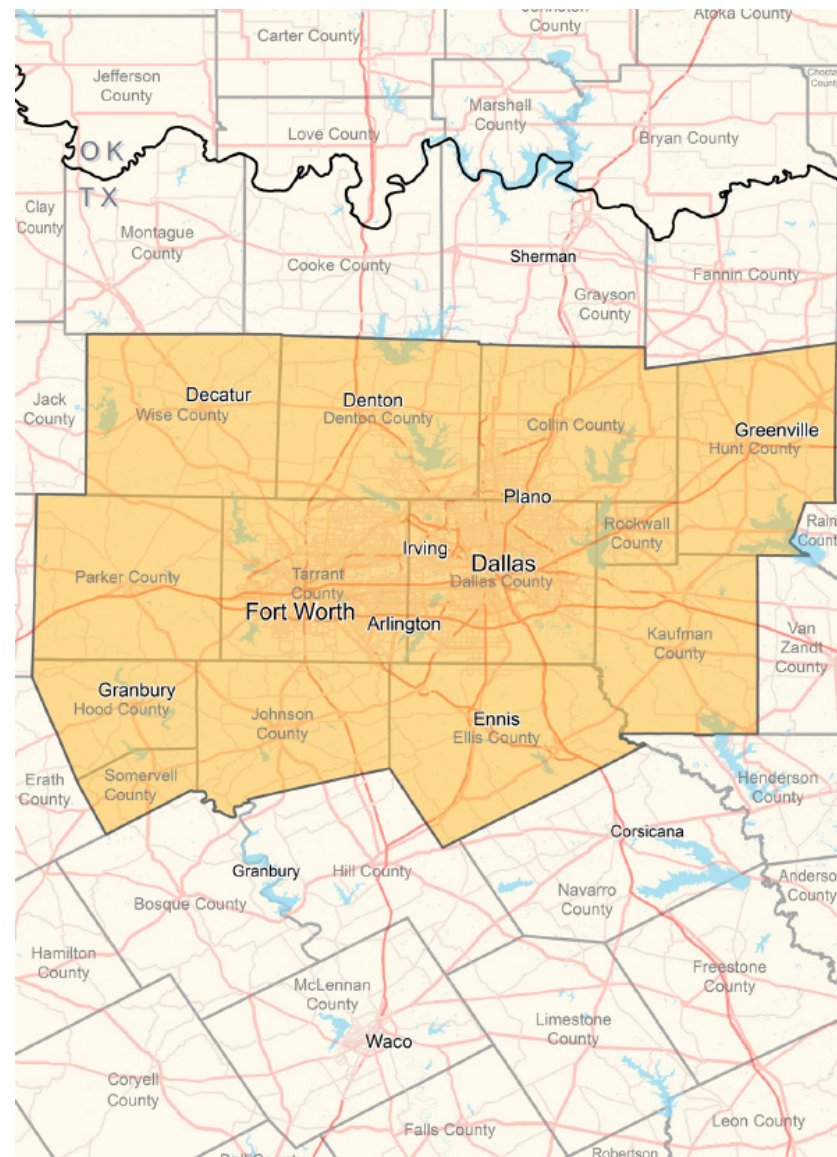
12%
EDUCATION AND
HEALTH SERVICES



2%
INFORMATION



3%
OTHER SERVICES



METROPLEX GROWTH

TRANSPORTATION

The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635 and 820, along with other major thoroughfares. Dallas Area Rapid Transit covers Dallas and surrounding cities, consisting of buses and a light rail system. The system had a ridership exceeding 21 million in 2023. Trinity Railway Express and Amtrak also provide passenger rail service. Freight-serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth. Via rail to Port Houston, and Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets. Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area. The Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



QUALITY OF LIFE

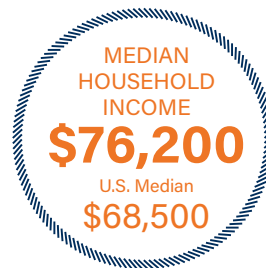
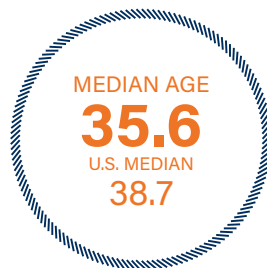
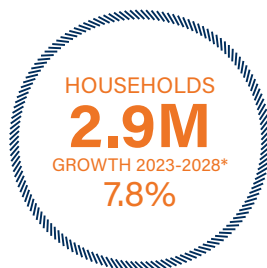
The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas-Fort Worth hosts professional teams in baseball, football, hockey and basketball. Numerous educational institutions contribute to a continued supply of educated workers. The University of Texas at Dallas, University of North Texas, Texas Woman's University, Denton, Southern Methodist University, Texas Christian University, and the University of Texas at Arlington are among the numerous higher education institutions in the region. Metroplex residents are proximate to nationally-recognized health centers, including Parkland Memorial Hospital, Baylor University Medical Center and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas-Fort Worth's excellent health care network.



METROPLEX GROWTH

DEMOGRAPHICS

Roughly 585,000 new people are expected through 2028, fueled by robust job growth, natural increases and north-to-south migration. The Metroplex is projected to add 225,000 households during the same period, generating the need for additional housing options. A younger population resides in the Metroplex, indicated by a median age that is below that of the U.S. measure. An educated populace translates to a skilled labor pool and higher incomes. Roughly 35 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$77,700 above the national level. Given the market's younger median age, approximately 60 percent of residents owned their homes in 2022 — providing a vibrant rental market.



DEMOGRAPHICS



124,935

Total Population
Within 5 Miles



50.7%



49.3%



\$137,081

Average Household Income
Within 5 Miles



64,479

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	11,174	54,413	136,028
2024 Estimate			
Total Population	10,682	50,778	124,935
2020 Census			
Total Population	10,231	46,678	111,515
2010 Census			
Total Population	9,993	41,805	88,372
Daytime Population			
2024 Estimate	18,881	75,122	126,172
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	4,042	20,502	48,875
2024 Estimate			
Total Households	3,832	18,992	44,785
Average (Mean) Household Size	2.7	2.6	2.7
2020 Census			
Total Households	3,545	16,926	39,183
2010 Census			
Total Households	3,086	14,270	30,084

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	11.5%	12.4%	18.6%
\$150,000-\$199,999	10.8%	12.0%	15.7%
\$100,000-\$149,999	15.0%	14.1%	17.9%
\$75,000-\$99,999	12.4%	13.9%	12.4%
\$50,000-\$74,999	15.0%	14.3%	11.8%
\$35,000-\$49,999	11.9%	11.5%	8.6%
\$25,000-\$34,999	7.5%	8.8%	5.8%
\$15,000-\$24,999	7.6%	6.4%	4.3%
Under \$15,000	8.3%	6.5%	4.8%
Average Household Income	\$102,953	\$111,334	\$137,081
Median Household Income	\$75,466	\$85,037	\$112,432
Per Capita Income	\$37,797	\$41,081	\$49,047
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	10,682	50,778	124,935
Under 20	27.4%	27.0%	27.1%
20 to 34 Years	22.0%	21.8%	19.1%
35 to 39 Years	7.4%	7.3%	7.3%
40 to 49 Years	13.5%	13.7%	14.5%
50 to 64 Years	17.9%	17.6%	18.3%
Age 65+	11.8%	12.6%	13.7%
Median Age	35.0	36.0	38.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	7,005	33,276	82,896
Elementary (0-8)	11.3%	8.8%	4.6%
Some High School (9-11)	7.0%	5.1%	3.1%
High School Graduate (12)	28.1%	24.8%	18.7%
Some College (13-15)	18.6%	20.8%	20.1%
Associate Degree Only	5.7%	8.2%	8.2%
Bachelor's Degree Only	19.1%	21.2%	30.0%
Graduate Degree	10.2%	11.1%	15.4%
Travel Time to Work			
Average Travel Time to Work in Minutes	25.0	26.0	29.0



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.
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- 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.

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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.

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- 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.

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Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Adam Abushagur	661916	adam.abushagur@marcusmillichap.com	972-755-5223
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord's Initials

Date

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MCKINNEY MULTI- TENANT INDUSTRIAL

707 NORTH CHESTNUT STREET
MCKINNEY, TX 75069

PRESENTED BY

DAVIS CAGLE

Partner
Office & Industrial Division
Dallas Office
Office (972) 755-5230
Davis.Cagle@MarcusMillichap.com
License: TX 722097

TYLER RANFT

Senior Associate
Office & Industrial Division
Austin Office
Office (512) 338-7883
Tyler.Ranft@MarcusMillichap.com
License: TX 732964

ADAM ABUSHAGUR

Senior Managing Director Investments
Office & Industrial Division
Dallas Office
Office (972) 755-5223
Adam.Abushagur@MarcusMillichap.com
License: TX 661916

Marcus & Millichap
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