

HUB 121

LOCATION	TX 121 & Alma Rd - McKinney	
SIZE	20+ Acres	
AVAILABLE SPACE	Bldg 2	8,514 SF (Rooftop Patio)
	Bldg 3	4,100 SF
	Bldg 5 (Alma Rd)	2,238 SF Endcap
	Bldg 6 (Alma Rd)	2,800 SF
	TX 121 Outparcel	3,300 SF
PRICE	Please Call for Pricing	
ZONING	Planned Development	
NEARBY TRAFFIC DRIVERS	Future Collin College Tech. Campus (5,000 students) 527,000 SF Office Craig Ranch & TPC Golf Course	
TRAFFIC COUNTS	TX 121 80,546 CPD	Alma Road 17,575 CPD

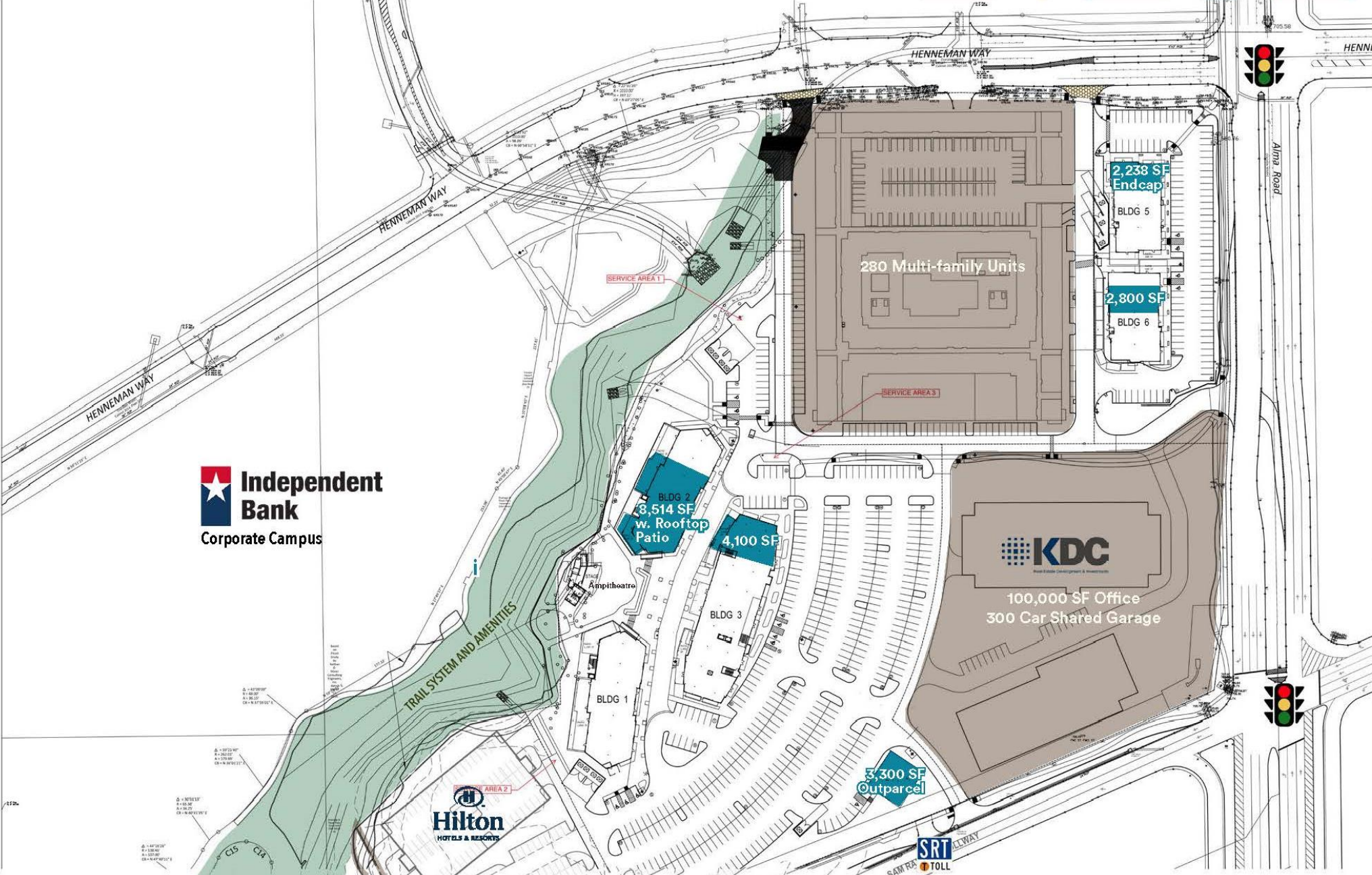


Meet the Locals 10-Min Drivetime Study

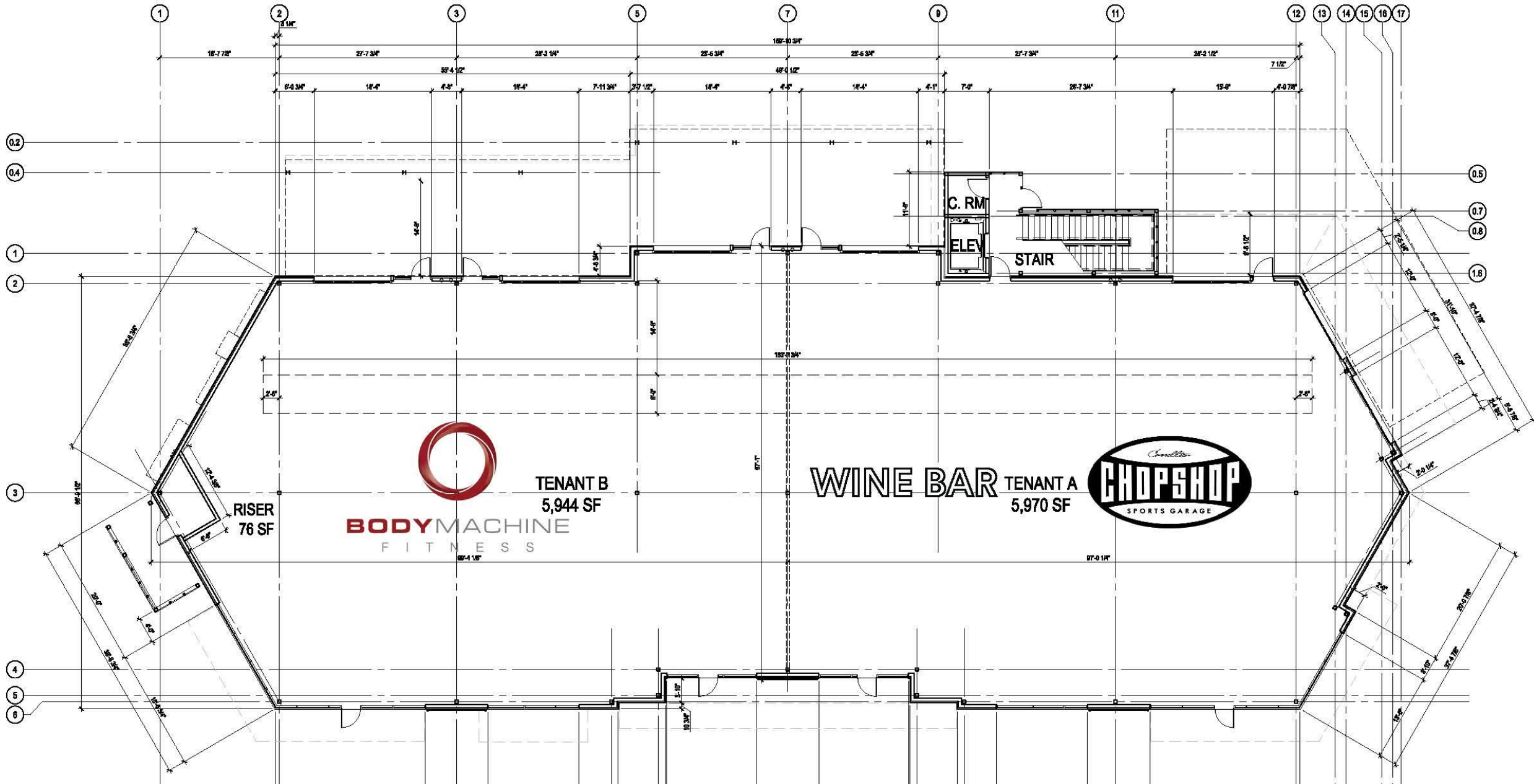
POPULATION	121,223
MEDIAN AGE	36
MED HOUSEHOLD INCOME	\$108,530
AVG HOUSEHOLD INCOME	\$124,030
	Young Familys Food & Entertainment

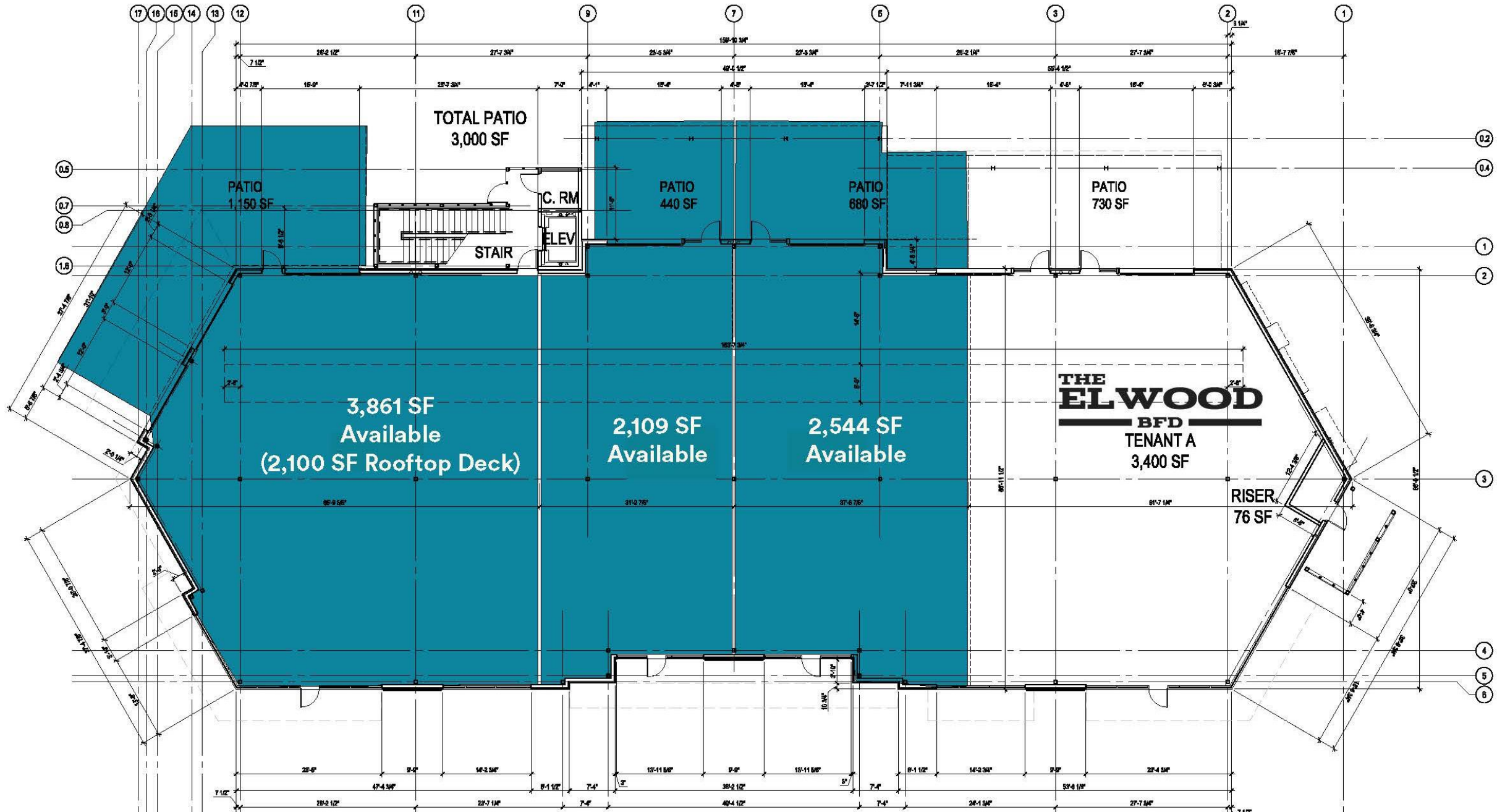


Site Plan



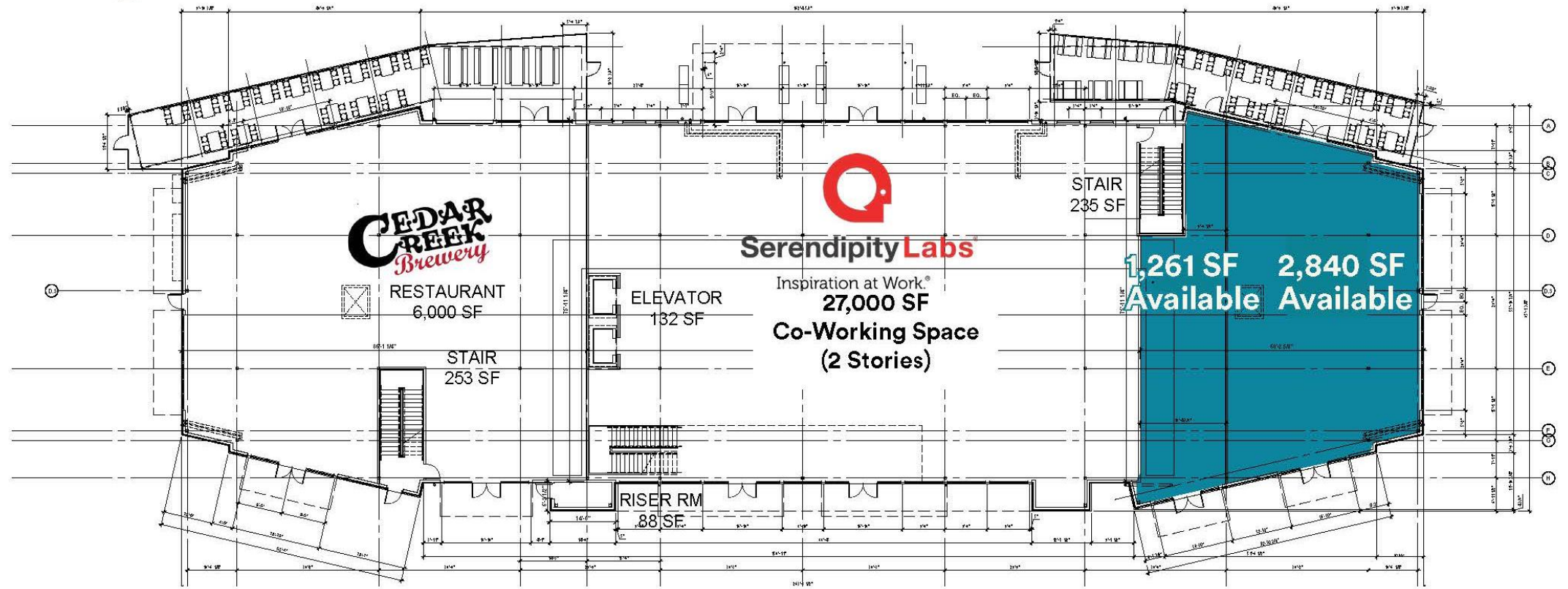
Building 1 Floor Plan



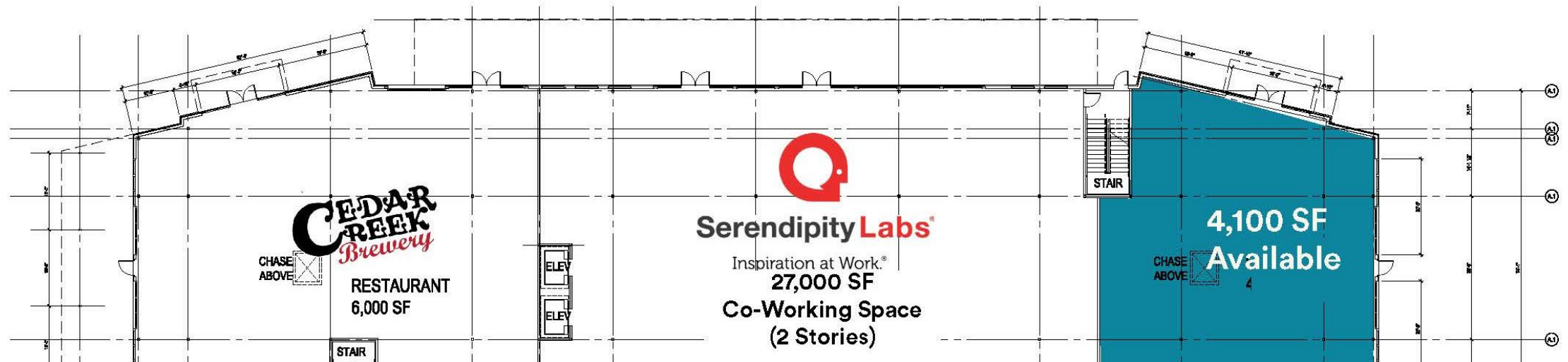


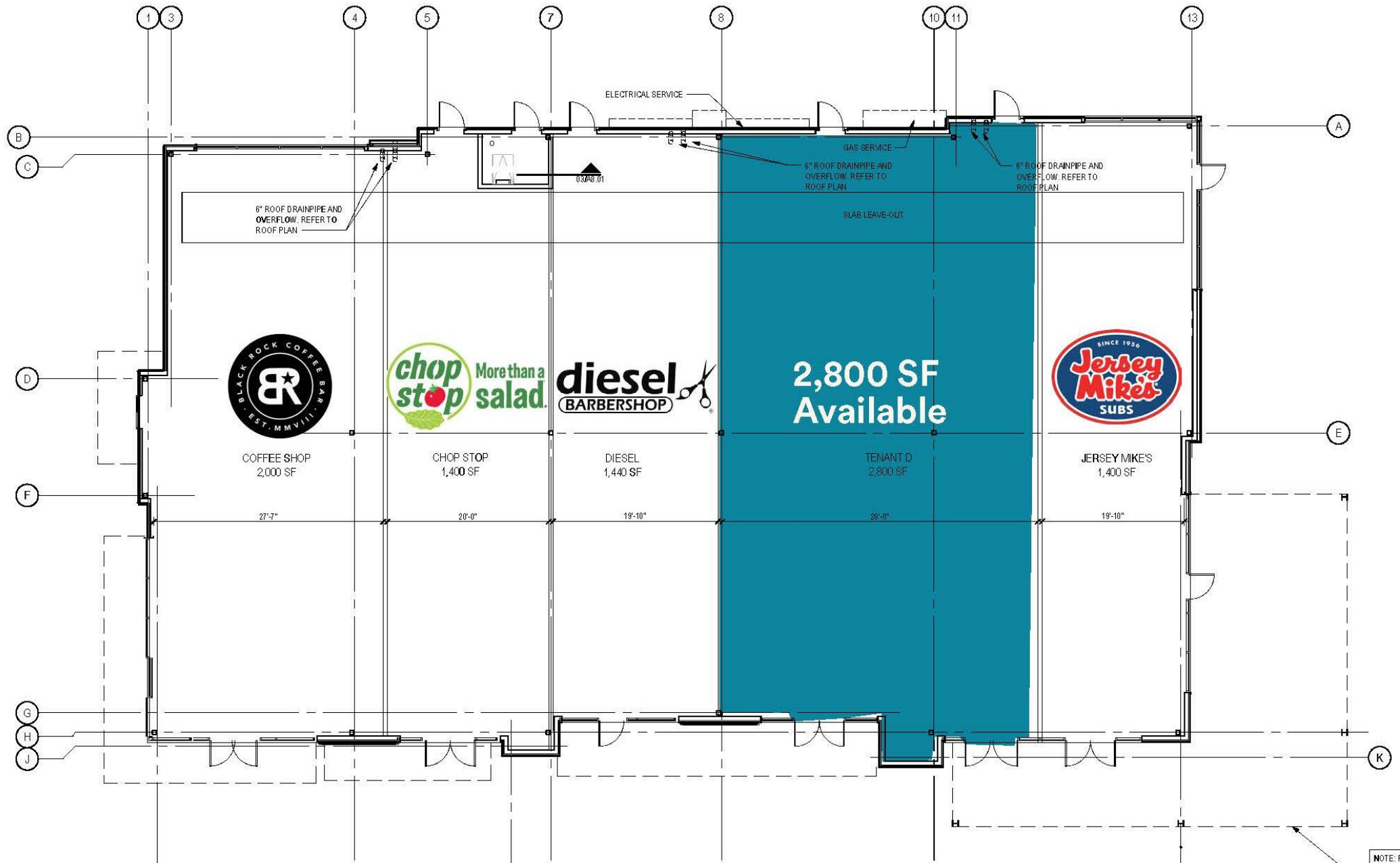
Building 3 Floor Plan

Option 1



Option 2





NOTE: FOR LARGE CANOPY DETAILS OVER COURTYARD.

Retail Rendering







IUB 121 OFFICE PARK

AIRIANS

BBQ

A HUB SHARED OFFICE





ADJACENT
BAKERY

LAZY J'S

HEALTHY BODIES

Bar & Grill
COURTAINS

Sushi

JOHNNYS

ADRIAN'S



ADRIAN'S SATURDAY

JOHNNYS

Sushi

Bar & Grill

ADRIAN'S











