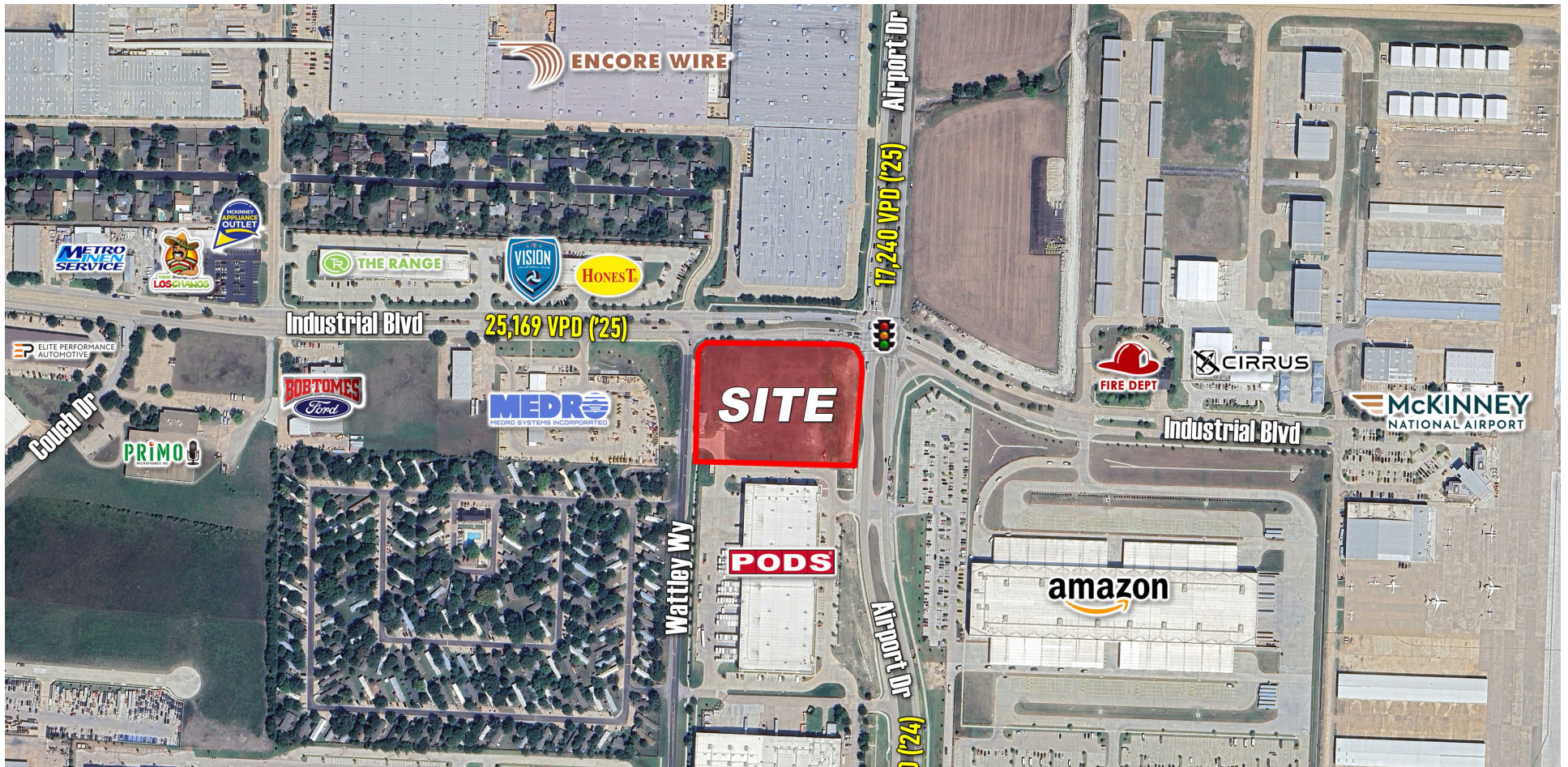




PADS AVAILABLE

SWC Industrial Blvd &
S Airport Dr
McKinney, Texas 75069

VENTURE

REISS WEIL
RWEIL@VENTUREDFW.COM

WILL WIDEMAN
WWIDEMAN@VENTUREDFW.COM

Metrics

SWC Industrial Blvd & S Airport Dr
McKinney, Texas 75069

Location

SWC Industrial Blvd & S Airport Dr

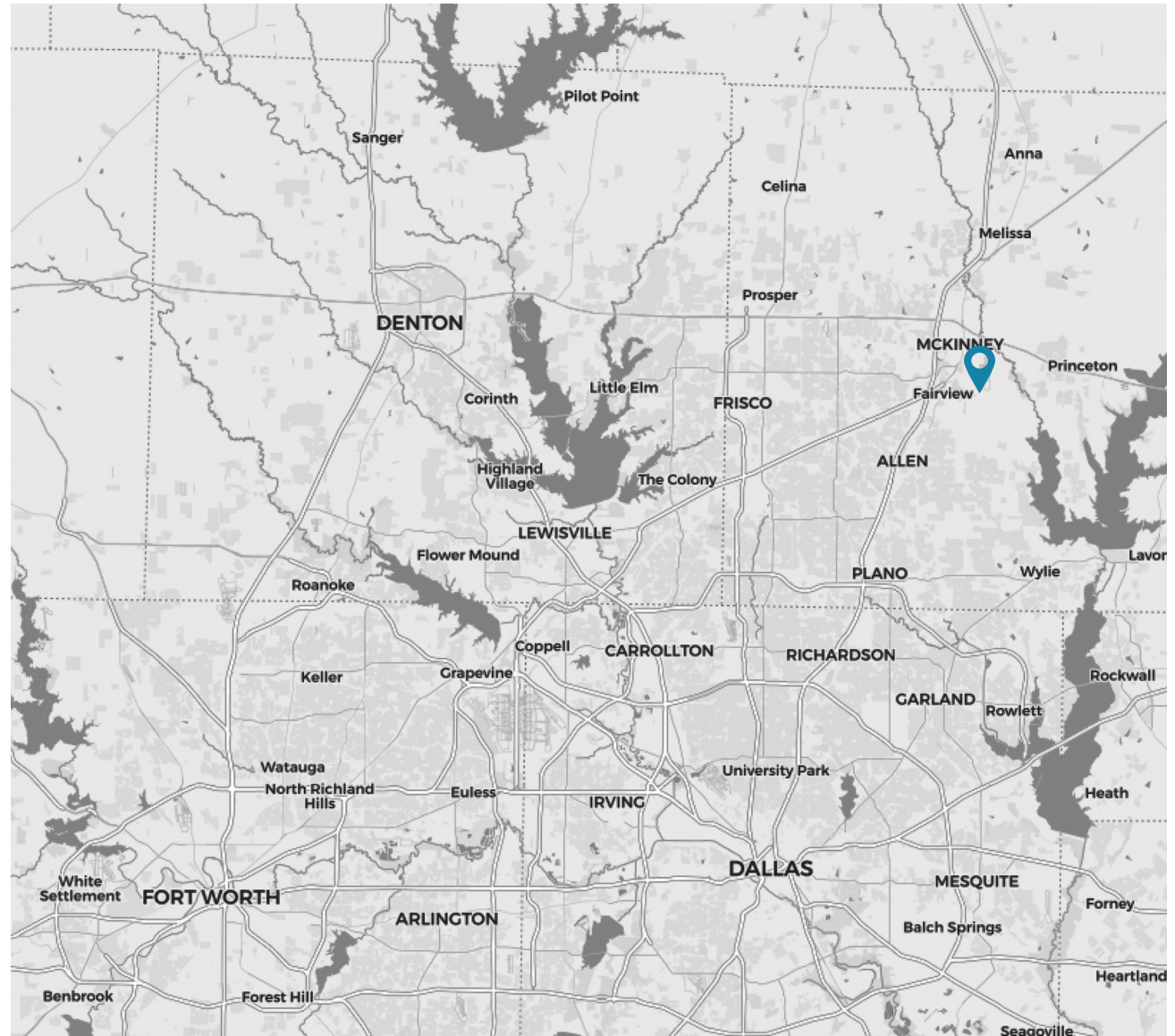
Size

Land
(Divisible)
4.3 Acres

Traffic Counts

Industrial Blvd	Airport Dr
25,169 VPD	17,240 VPD

Area Attractions



Property Highlights

SWC Industrial Blvd & S Airport Dr
McKinney, Texas 75069

1. Positioned Near McKinney National Airport that is in final stage of major expansion. Airport is targeting a November 11, 2026 opening.
2. Airport will have 46,000 SF passenger terminal with four gates (expandable to six), an 980-space parking lot (expandable to 1,450), and a new dedicated access road off FM 546, all designed to handle 200,000 passengers annually to start
3. Site has Strong Employment Base and Airport-Driven Growth. Encore Wire's (Prysmian) McKinney manufacturing campus sits directly across Industrial Blvd from the site and employs approximately 1,750 people, anchoring strong daytime population and disposable income in the immediate trade area. Once McKinney National Airport's new commercial terminal opens, it's projected to support over 3,200 total jobs and handle roughly 533,000 enplanements in its opening year, growing to approximately 820,000 by 2040
4. Site at hard corner signalized intersection of Industrial Blvd and S Airport Dr with 17,240 VPD
5. Zoned PD that allows for a wide variety of uses. See [here](#)



2026 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,950	49,547	167,231
EST. DAYTIME POPULATION	3,689	27,369	57,271
EST. AVG. HH INCOME	\$116,111	\$129,576	\$160,538

McKinney Airport Expansion

SWC Industrial Blvd & S Airport Dr
McKinney, Texas 75069



McKinney National Airport is being transformed into DFW's third commercial airport, joining DFW International and Dallas Love Field. Commercial passenger service launches November 11, 2026, with Avelo Airlines offering nonstop flights to Las Vegas, Fort Lauderdale, Fort Myers, Orlando, Tampa, Atlanta, Denver, New Orleans, and Nashville.

Key Facts

- New 46,000 SF passenger terminal with 4 gates (expandable to 6)
- Designed to serve 200,000+ passengers annually at launch, with capacity to scale past 1 million
- Public parking: 980 spaces, expandable to 1,450
- Runway 18/36 being extended 500 feet, plus a new taxiway and aircraft apron
- Total project investment: approximately \$72-79 million, funded through sales tax revenue and state/federal grants (including TxDOT)
- Groundbreaking occurred July 2025; terminal construction on track for a late 2026 opening

Additional Links:

[COMMUNITY IMPACT:
MCKINNEY AIRPORT EXPANSION](#)

[COMMUNITY IMPACT:
TERMINAL WORK BEGINS](#)

[KERA NEWS:
MCKINNEY AIRPORT EXPANSION](#)

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Close Aerial

SWC Industrial Blvd & S Airport Dr
McKinney, Texas 75069



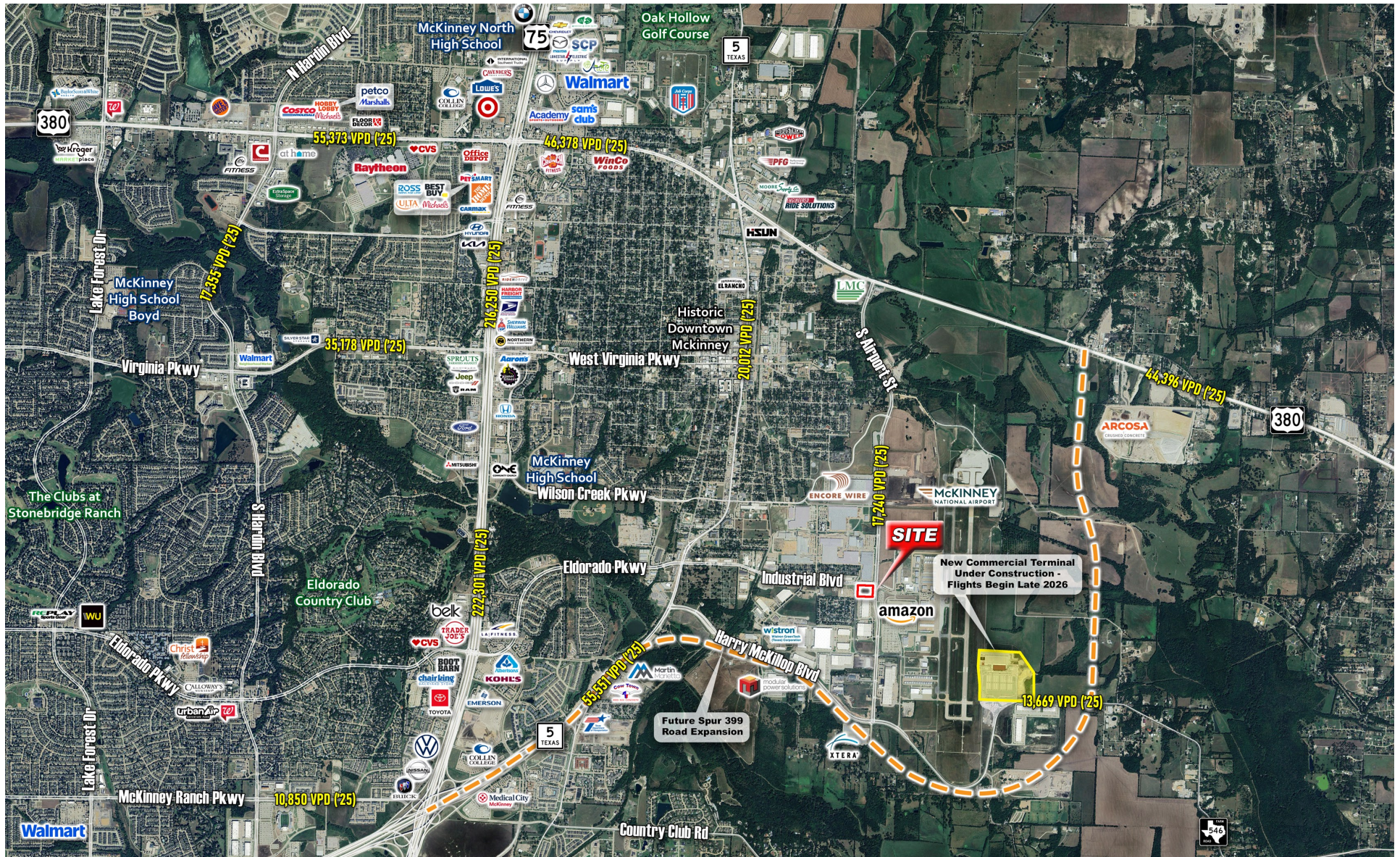
Mid Aerial

SWC Industrial Blvd & S Airport Dr
McKinney, Texas 75069



Far Aerial

SWC Industrial Blvd & S Airport Dr
McKinney, Texas 75069



SWC Industrial Blvd
& S Airport Dr
McKinney, TX 75069

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VENTURE

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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:
 - 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.

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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Buyer/Tenant/Seller/Landlord Initials

Date



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