



McKINNEY 121
PHASE III

FOR LEASE

4800-4900 HARDIN BLVD | MCKINNEY TX

18,500 SF - 160,540 SF

UNDER CONSTRUCTION | Q4 2026 ANTICIPATED DELIVERY



OWNED BY

EASTGROUP
PROPERTIES

LEASED BY

**LEE &
ASSOCIATES**

PROJECT DETAILS

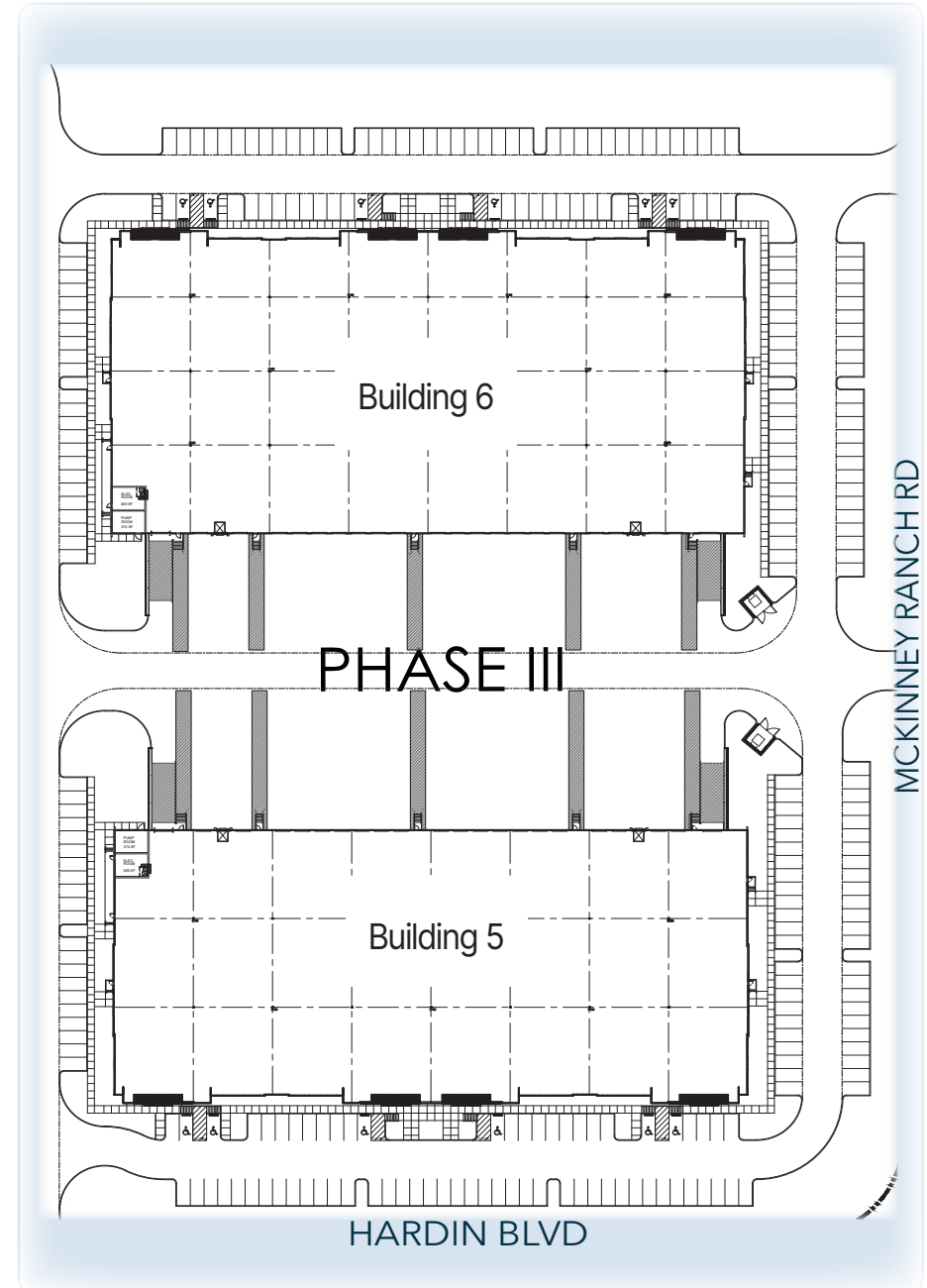


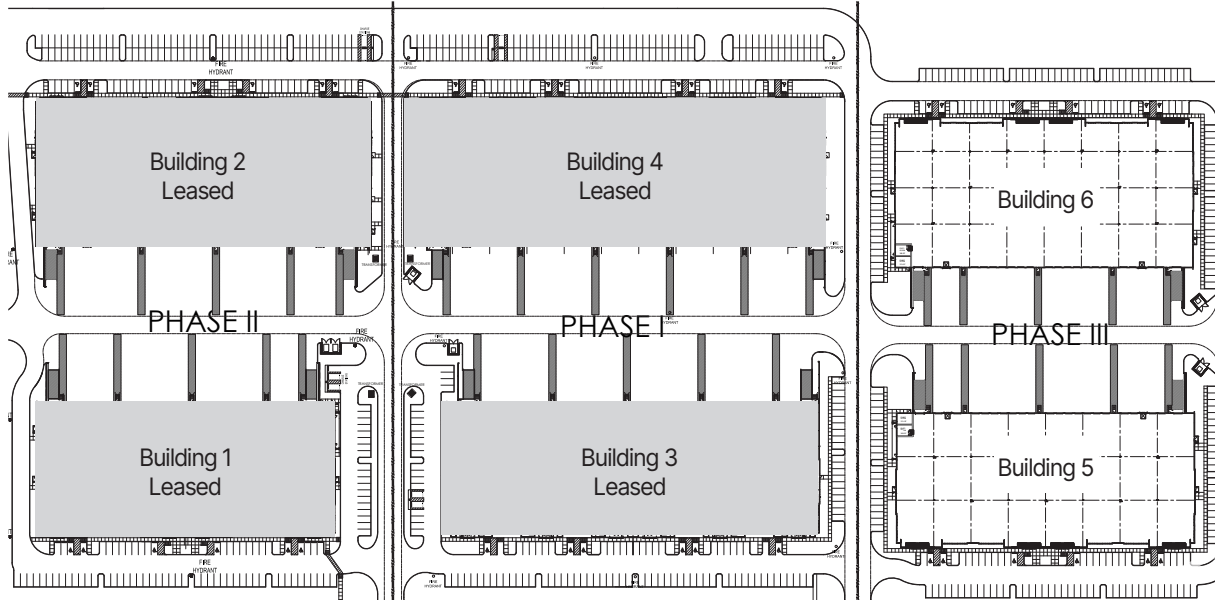
BUILDING 5

ADDRESS:	4800 Hardin Blvd McKinney, TX
BUILDING SIZE:	76,097 SF
DIVISIBLE TO:	18,500
OFFICE:	Build to suit
CLEAR HEIGHT:	28'
DOCK DOORS:	22
DRIVE-IN DOORS:	2
BUILDING DEPTH:	180'
COLUMN SPACING:	52' x 60'
AUTO PARKING:	135
CONFIGURATION:	Rear load
TRUCK COURT DEPTH:	200' shared
SPRINKLER SYSTEM:	ESFR
DELIVERY:	Q4 2026

BUILDING 6

ADDRESS:	4900 Hardin Blvd McKinney, TX
BUILDING SIZE:	84,443 SF
DIVISIBLE TO:	20,800 SF
OFFICE:	Build to suit
CLEAR HEIGHT:	28'
DOCK DOORS:	22
DRIVE-IN DOORS:	2
BUILDING DEPTH:	200'
COLUMN SPACING:	52' x 50'
AUTO PARKING:	138
CONFIGURATION:	Rear load
TRUCK COURT DEPTH:	200' shared
SPRINKLER SYSTEM:	ESFR
DELIVERY:	Q4 2026





LOCATION OVERVIEW

- McKinney #1 Best Place to Live in America - Money Magazine
- McKinney #6 Fastest Growing City in the Nation
- McKinney #9 Best Place for First Time Home Buyers
- McKinney #16 Safest Cities in the Country - Smart Asset
- Direct Route to DFW Airport and McKinney National Airport (Both Minutes Away)
- Visibility from Highway 121, Over 45,000 Cars Per Day
- Abundant Amount of Retail, Restaurants and Entertainment Within 2 Miles
- Direct Link to Highway 121, Highway 75, Highway 380 and the Dallas North Tollway

KEY DISTANCES (IN MINUTES)



3 MIN



1 MIN



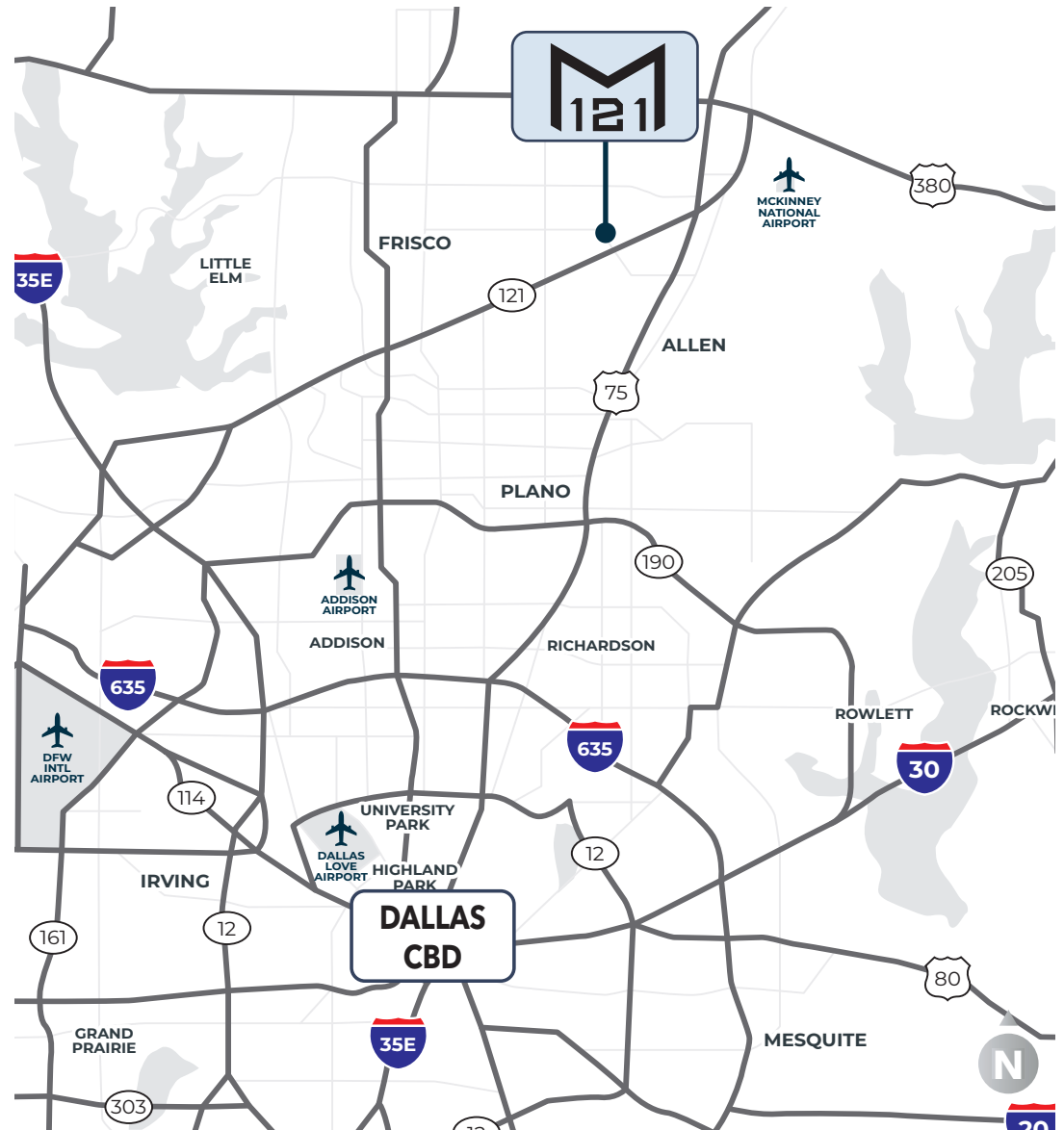
11 MIN



28 MIN



12 MIN



CONTACT US

BRETT LEWIS

blewis@lee-associates.com
972.934.4018

KEN WESSON

kwesson@lee-associates.com
469.855.5222

ADAM GRAHAM

agraham@lee-associates.com
214.335.3320