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CASE STUDY

McKinney National Business Park | McKinney, Texas

Enormous Business Park in Fast-Growing Texas Town Uses BILCO Smoke Vents

McKinney, Texas, is a city on the move. Located about 30 miles north of Dallas, the city has seen its population explode since the turn of the century. Slightly more than 15,000 called the Texas town home in 1970, and about 21,200 resided there as recently as 1990.

Now, however, the city is approaching nearly 200,000 residents. It is ranked as the fourth fastest-growing city nationally since 2010, and the population rocketed up by 203 percent between 2000 and 2018, according to a report from Orion Investment Real Estate. It is tied with nearby Frisco, Texas for the highest population growth and highest job growth in the nation, according to another report.

A recently developed business park will give McKinney newbies a place to go for work. McKinney National Business Park will open in multiple phases, accommodating more than 1 million square feet of industrial space.

Two 75,000 square foot buildings, located on 71.88 acres, are ready for occupancy. Adjacent remaining land, 62.21 acres, can accommodate up to nine more buildings ranging in size from 50,000 to 300,000 square feet. The park is adjacent to McKinney National Airport.

"In this deal, it was all about location and timing," Craig Phelps, a senior associate at Jones Lang LaSalle real estate company, said in an interview with the CoStar News. "There's been a lot of success with industrial real estate in Dallas, and developers are looking for that next development spot. McKinney makes a lot of sense because there's a demand for last-mile distribution, and this is where the population is located."

The buildings include 16 smoke vents manufactured by BILCO. There are eight 6-foot by 6-foot smoke vents on each building. They were installed by Sun Commercial Roofs of Dallas. Vicky Kimball of Blue Sky Sales procured the vents for the roofing contractor. Alston Construction served as the general contractor and Goulas & Associates served as the architects.

"The architect specified the smoke vents, and we go by the specifications that they provided to us," said Terry Marquis of Sun Commercial

Photo: Courtesy of LoopNet.com



Roofs. "It was a pretty typical installation. We didn't have challenges that made this extremely difficult."

BILCO smoke vents are ideally suited for large expanses of unobstructed space, such as factories and warehouses, as in the case of McKinney National. Automatic smoke vents protect property and aid firefighters in bringing a fire under control by removing smoke, heat, and gases from a burning building. Vents are activated upon the melting of a fusible link and options are available for smoke detector and fire alarm activation. The size and number of smoke vents on each project are established by community fire codes.

While safety measures have improved over time, fires at industrial or manufacturing businesses still are a concern for property owners. According to the National Fire Protection Association, municipal fire departments responded to 37,910 fires at facilities between 2011-2015. Those fires resulted in \$1.2 billion in direct property damage, 16 civilian deaths and 273 civilian injuries.

The smoke vents will help the firefighters and protect the businesses, ensuring McKinney's growth as a thriving community in the Lone Star state.

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