

COMMERCIAL SECURED OFFICE & YARD FOR LEASE

1939 County Road 596, Nevada, Texas



2,337 SF OFFICE BUILDING WITH ACREAGE OPTIONS Commercial Office + 2 acre yard for lease in Nevada Texas

PROPERTY INFORMATION:

Flexible Outdoor Storage and Equipment Yard in High-Growth Corridor

Rare opportunity to lease 2 acres of secured yard space in Nevada, Texas, an expanding North Texas growth area with active residential and commercial development.

This site is ideal for businesses needing outdoor storage, fleet parking, equipment staging, or contractor yard space without the cost of industrial park overhead.

BUILDING SIZE:

2,337 SF

OFFICE LAYOUT:

- Five private offices
- Conference room
- Three bathrooms
- Functional administrative layout

LAND OFFERING:

- 2 Acres with office
- Option to expand to 4 total acres, subject to lease terms

FLEXIBLE LEASE STRUCTURE

- Option 1: Lease office + 2 acres
- Option 2: Lease office + full 4 acres
- Option 3: Lease office + 2 acres, with remaining 2 acres leased separately

Perfect for operators who need yard space but want to scale usage over time.

For more information, please contact **Bethany Williams** or **Jillian Fifield**

214-676-6424 • bwilliams@ridgepcr.com | 903-905-2909 • jfifield@ridgepcr.com

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1939 County Road 596, **Nevada, Texas**



STRATEGIC ADVANTAGES:

Nevada continues to experience growth as North Texas expands outward. This location provides:

- Accessibility to surrounding Collin County growth corridors
- Lower overhead compared to dense urban industrial markets
- Visibility and accessibility without congestion
- Expansion capability without relocating

This is a rare opportunity to combine office functionality with secure acreage in one controlled property.

SITE FEATURES:

- Full perimeter fencing
- Electronically controlled entry gate with code entry
- Wide access gate for large vehicles
- Strong truck turning radius
- Crushed concrete and gravel drive
- Clear signage visibility on County Road 596
- Secure contractor yard capability
- Move-in ready

The layout supports equipment storage, fleet parking, material staging, and outdoor operational use.

Separate storage yard access as well. Can limit access to the office through electrical gate. Yard is fully fenced and secured.

IDEAL USES: This property is particularly well suited for:

- Veterinary clinic with outdoor dog run
- Doggy daycare with secure exercise yard
- Contractor yard
- Landscaping company
- Construction company
- Electrical or plumbing contractor
- HVAC company
- Truck or trailer storage
- Equipment rental yard
- Utility or service based operations
- Small logistics or dispatch hub
- RV or specialty vehicle storage
- Outdoor material supplier

Because of its fenced perimeter and yard flexibility, it supports businesses that need both professional office presence and secured outdoor operations.

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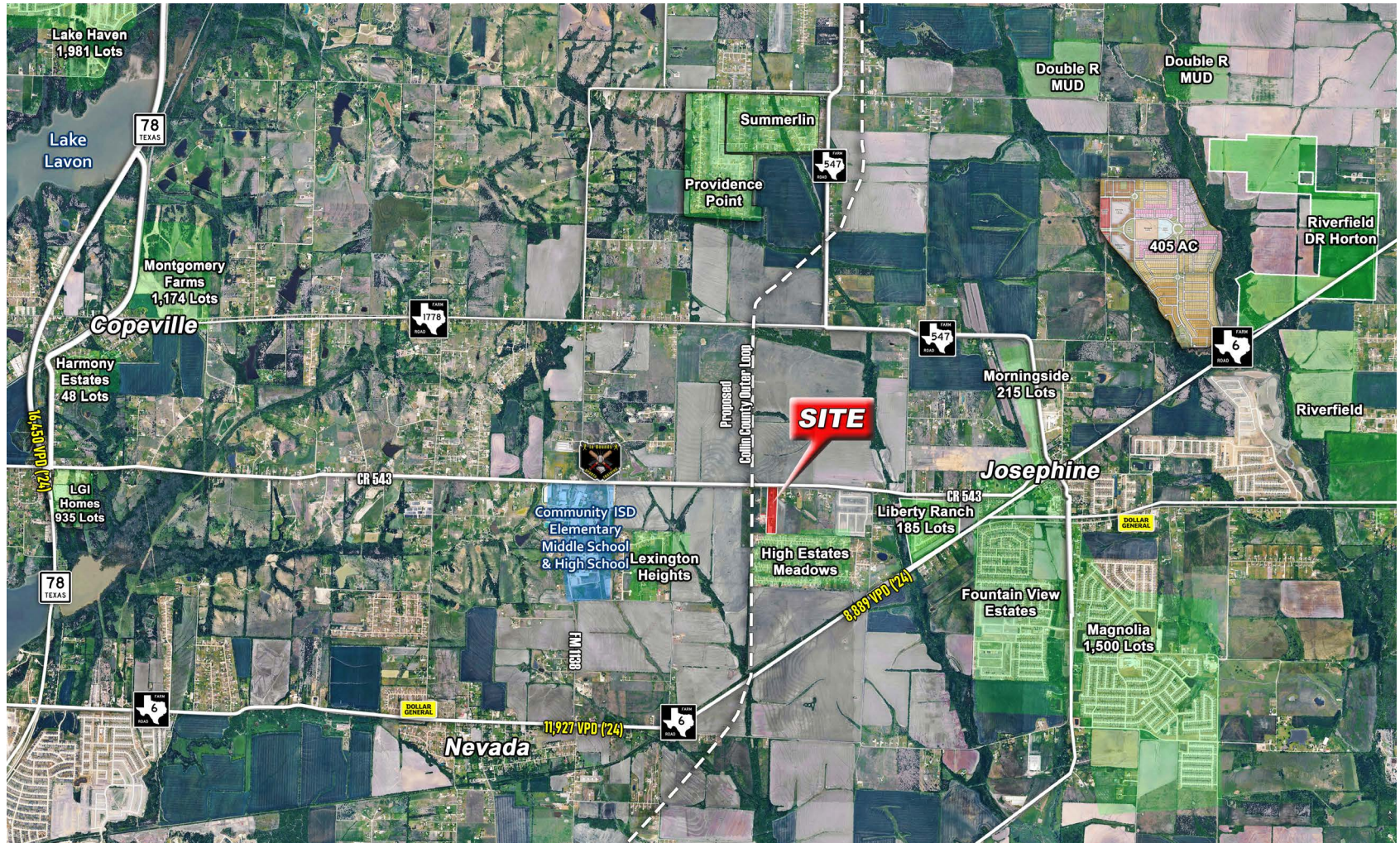
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For more information, please contact Bethany Williams or Jillian Fifield

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FOR LEASE Commercial 2 acre Secured Yard for lease in Nevada Texas Flexible Outdoor Storage and Equipment Yard in High-Growth Corridor

Rare opportunity to lease 2 acres of secured yard space in Nevada, Texas, an expanding North Texas growth area with active residential and commercial development.

This site is ideal for businesses needing outdoor storage, fleet parking, equipment staging, or contractor yard space without the cost of industrial park overhead.

The property allows for immediate use of the gravel portion while the additional acre provides overflow storage, laydown yard, or expansion space.

Highest and Best Use Potential

Given the location and configuration, the strongest uses include:

- Contractor yard
- Landscaping company staging area
- Construction equipment storage
- Utility contractor storage
- Truck and trailer parking
- Fleet vehicle storage
- RV or specialty vehicle storage
- Portable building or container storage
- Material laydown yard
- Small equipment rental staging
- Pipe, lumber, or supply storage
- Overflow storage for nearby developments

With continued growth in Collin County and surrounding areas, demand for secure outdoor storage and equipment yards continues to increase.

For pricing, permitted uses, and showing information, contact Jillian or Bethany.

For more information, please contact Bethany Williams or Jillian Fifield

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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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jillian Fifield	840845	jfifield@ridgepcr.com	214-454-7384
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date