




Leasing Brochure



 (469) 659-6161

 www.LincolnRidgeBusinessPark.com

 info@lincolnridgebp.com



PROPERTY SUMMARY

YEAR BUILT	2026
ZONING	UNINCORPORATED COLLIN COUNTY
UNIT SIZE	1,800 SF MIN 9,000 SF MAX
LEASE TERM	3-5 YEARS
RENTAL RATE	\$15.00 - \$18.00 PER SF/YR
NNN RATE	\$2.00 PER SF/YR

HIGHLIGHTS

- STANDARD OR CUSTOM FLOOR PLANS
- OFFICE AND BATHROOM W/ HVAC IN EACH UNIT
- FULLY INSULATED (2" CLOSED CELL)
- WAREHOUSE HVAC (W/ HVLS FANS) AVAILABLE
- 20' SIDE WALLS & 30' PEAK HEIGHT
- GRADE LEVEL DOORS (12' X 14')
- MEZZANINE AVAILABLE
- 3-PHASE POWER AVAILABLE
- SECURE OUTDOOR STORAGE AVAILABLE
- LOADING DOCKS AVAILABLE

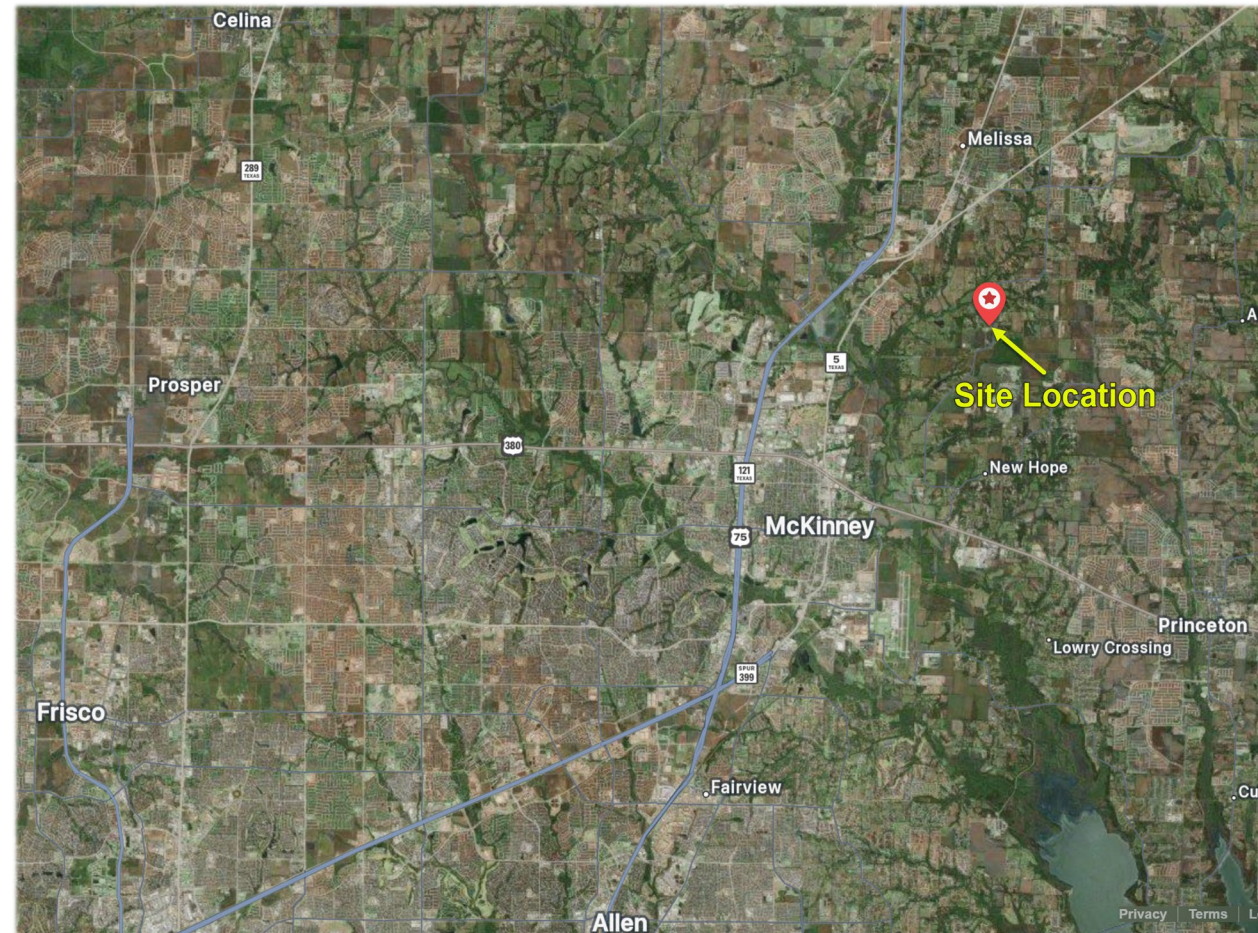
LOCATION | 4029 FM2933 – MCKINNEY, TX 75071

WELL-POSITIONED BETWEEN MCKINNEY, PRINCETON, AND MELISSA

* HIGH GROWTH CORRIDOR *

EASY HIGHWAY ACCESS & CONNECTED TO THE FUTURE 380 BYPASS

FRONTAGE ON A KEY THOROUGHFARE – FM2933 / MILRANY LN



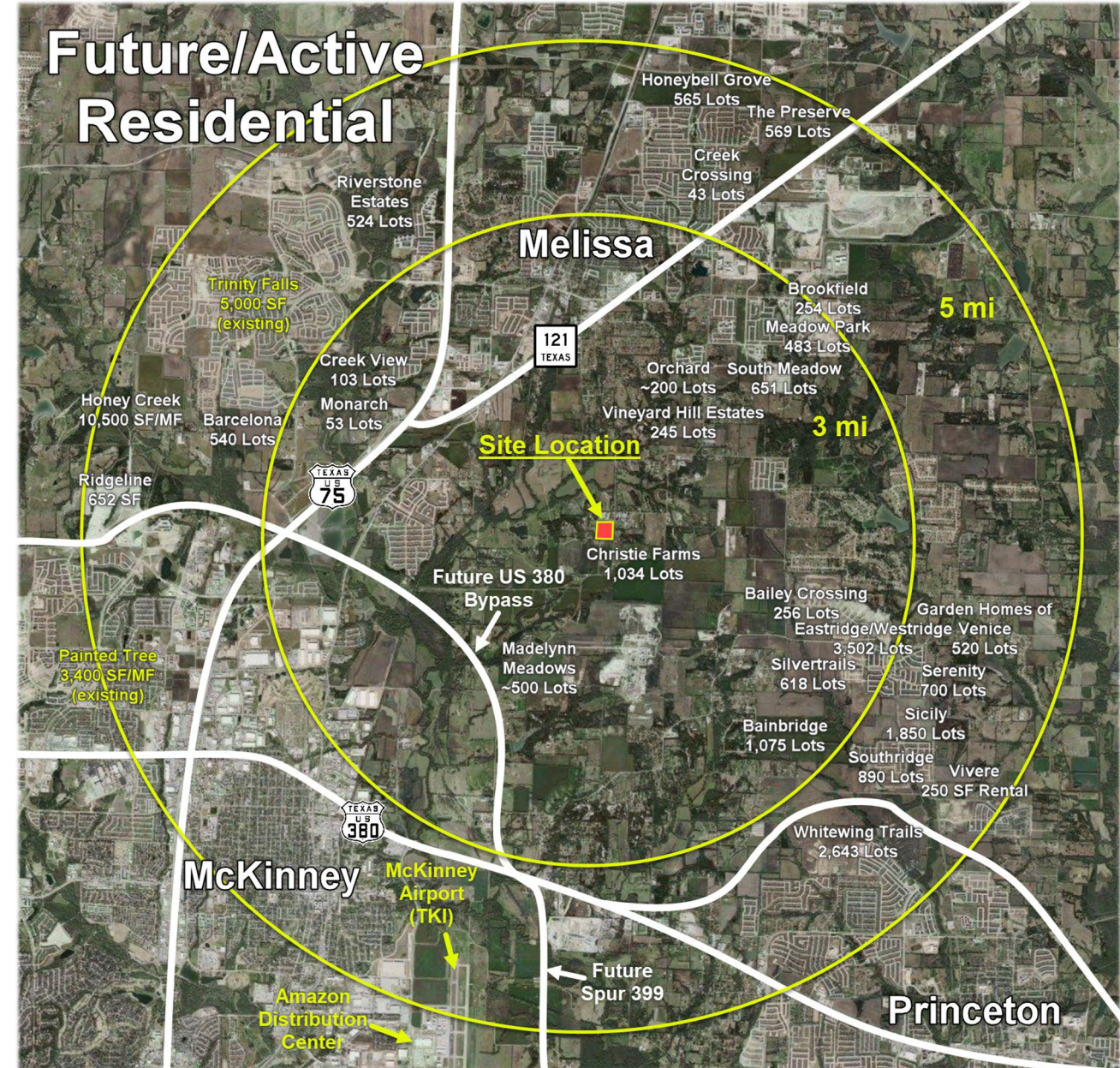
2024 DEMOGRAPHICS

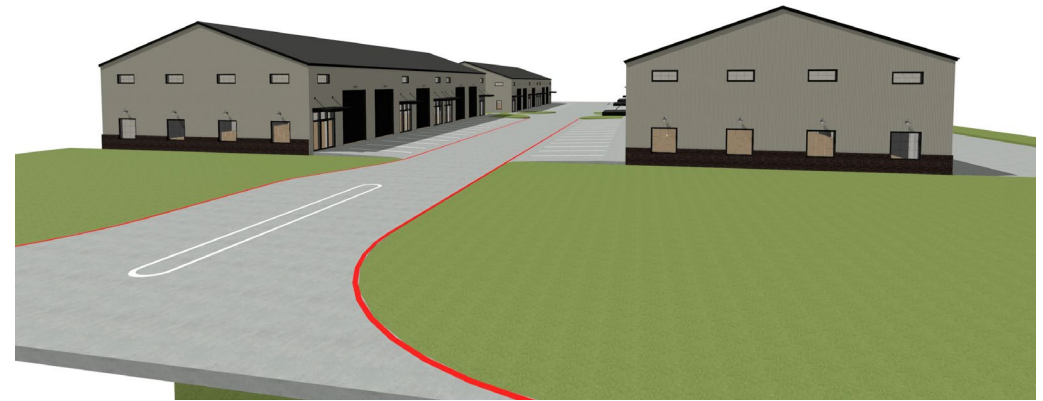
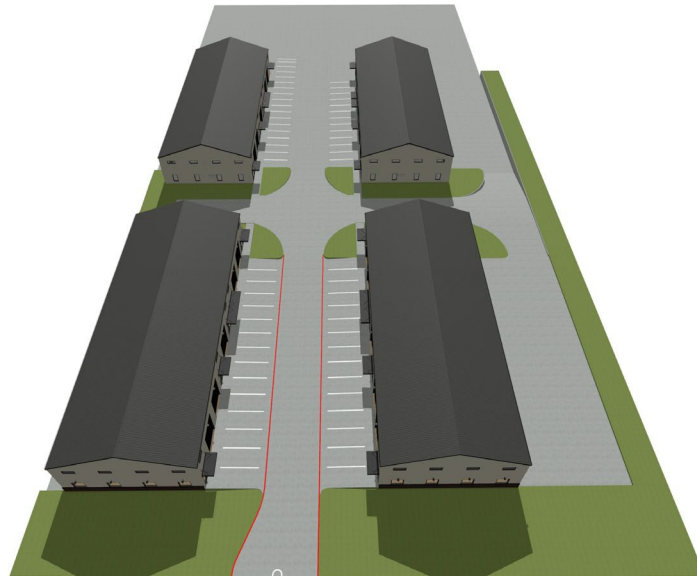
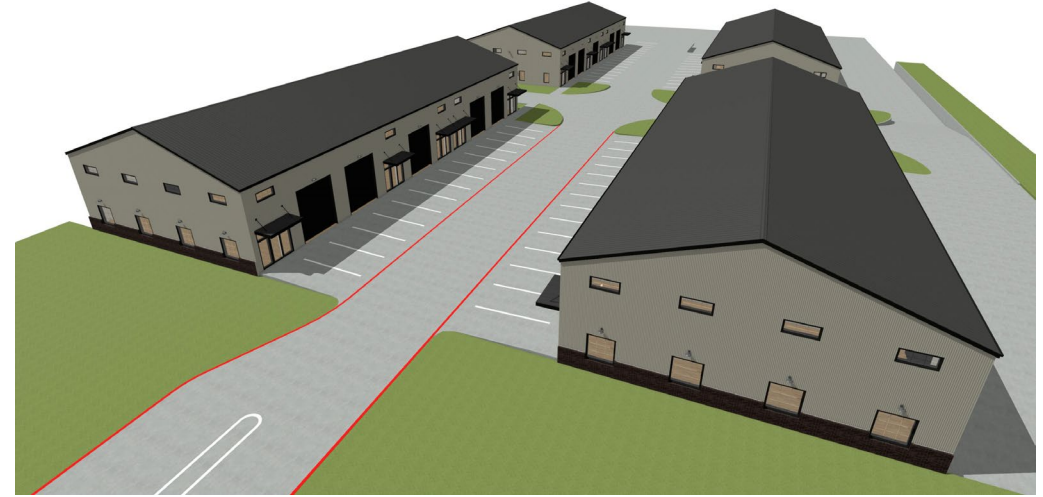
	2 MILE	5 MILE
POPULATION	3,259	71,779
ANNUAL GROWTH	14.4%	10.1%
AVG HH INCOME	\$130,744	\$123,367
MEDIAN HOME VALUE	\$409,816	\$354,281
MEDIAN YEAR BUILT	2010	2010
HOME OWNERSHIP	86%	77%

5 MILE FUTURE/ACTIVE RESIDENTIAL

6,250+ ACRES | 26,500+ NEW SF HOMES

- Christie Farms (.1mi): 245ac, 1,034 SF
- Vineyard Hill Estates (1.4mi): 65ac, 245 SF
- Madelynn Meadows (1.5mi): 124ac, ~500 SF
- Orchard (1.6mi): 54ac, ~200 SF
- Bailey Crossing (1.9mi): 54ac, 256 SF
- Silvertrails (2.1mi): 123ac 618 SF
- South Meadow (2.2mi): 160ac, 651 SF
- Bainbridge (2.5mi): 239ac, 1,075 SF
- Monarch at Melissa (2.5mi): 43ac, 53 SF
- Creek View (2.6mi): 49ac, 103 SF
- Meadow Park (2.8mi): 119ac, 483 SF
- Brookfield (3.0mi): 69ac, 254 SF
- Eastridge/Westridge (3.0mi): 799ac, 3,502 SF
- Barcelona (3.25mi): 136ac, 540 SF
- Garden Homes of Venice (3.4mi): 104ac, 520 MIX
- Sicily (3.5mi): 501ac, 1,050 SF
- Serenity (3.5mi): 179ac, 700 SF
- Whitewing Trails (3.5mi): 831ac, 2,643 SF
- Vivere (3.6mi): 24ac, 250 SF Rental
- Riverstone Estates (4.2mi): 236ac, 524 SF
- Creek Crossing (4.2mi): 15ac, 43 SF
- Honeybell Grove (4.5mi): 144ac, 565 SF
- The Preserve (4.6mi): 149ac, 569 SF
- Ridgeline (4.9mi): 132ac, 652 SF
- Honey Creek: (4.9mi): 1,650ac, 10,500 MIX





PRICING

- Units start at 1800 SF (30X60) with HVAC in office and bathroom and insulated warehouse
- Units can be combined in increments of 1800 SF up to 9000 SF
 - 1800, 3600, 5400, 7200, or 9000 SF
- Units with 2nd bay door have optional access to a secure/gated storage yard (\$0.75 SF/YR)
- NNN Rate is \$2.00 SF/YR and includes water, trash and sewer
- Electricity and internet are billed direct to tenants

CUSTOM BUILDOUT OPTIONS

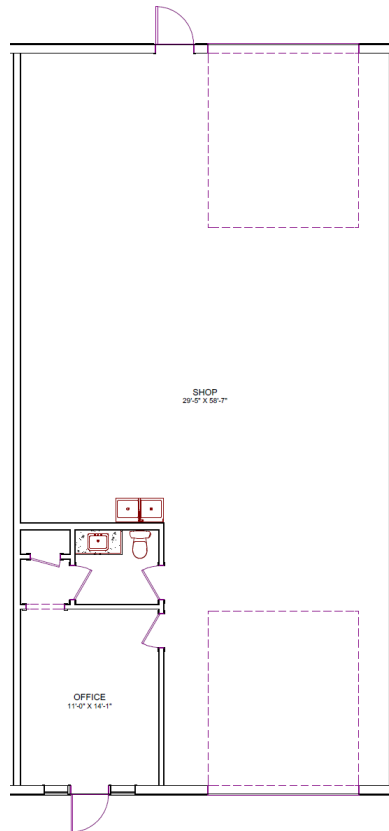
- Custom floor plans / combine units
- Full HVAC in warehouse
- Mezzanine
- 3 phase power

We can provide a quote and floor plan mockup for combined units and custom build outs.

SINGLE OFFICE

\$15 SF/YR + NNN

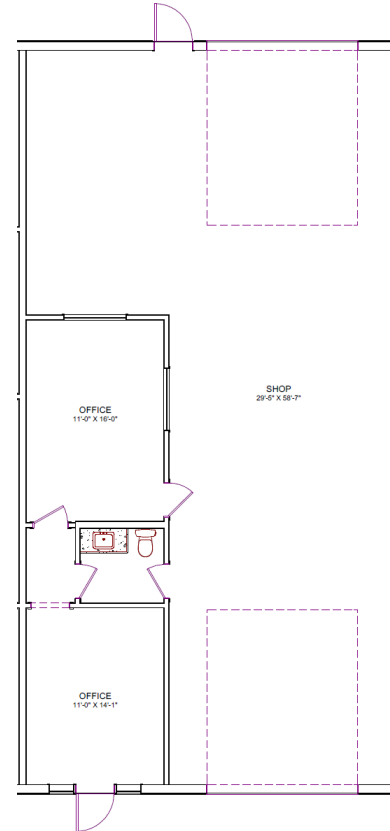
\$2,550/month



2ND OFFICE -OR- BREAKROOM

\$16 SF/YR + NNN

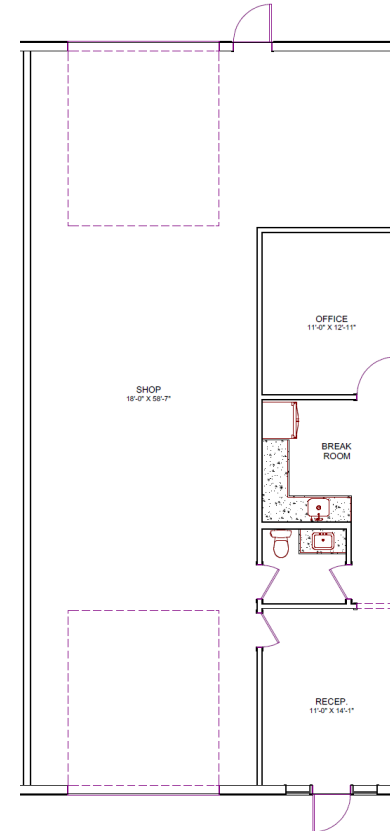
\$2,700/month



2 OFFICES & BREAKROOM

\$17 SF/YR + NNN

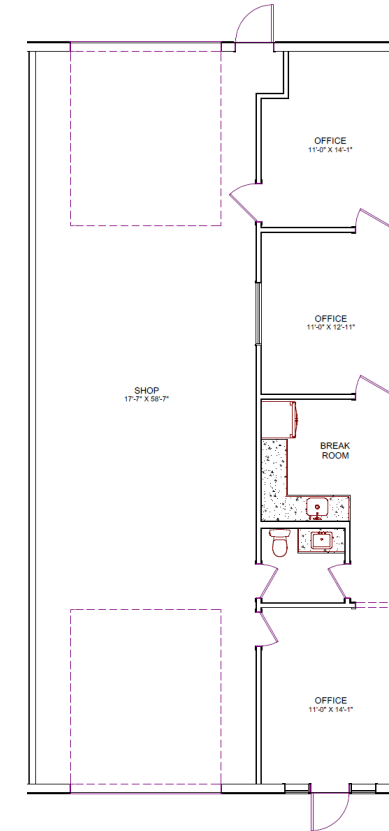
\$2,850/month



3 OFFICES & BREAKROOM

\$18 SF/YR + NNN

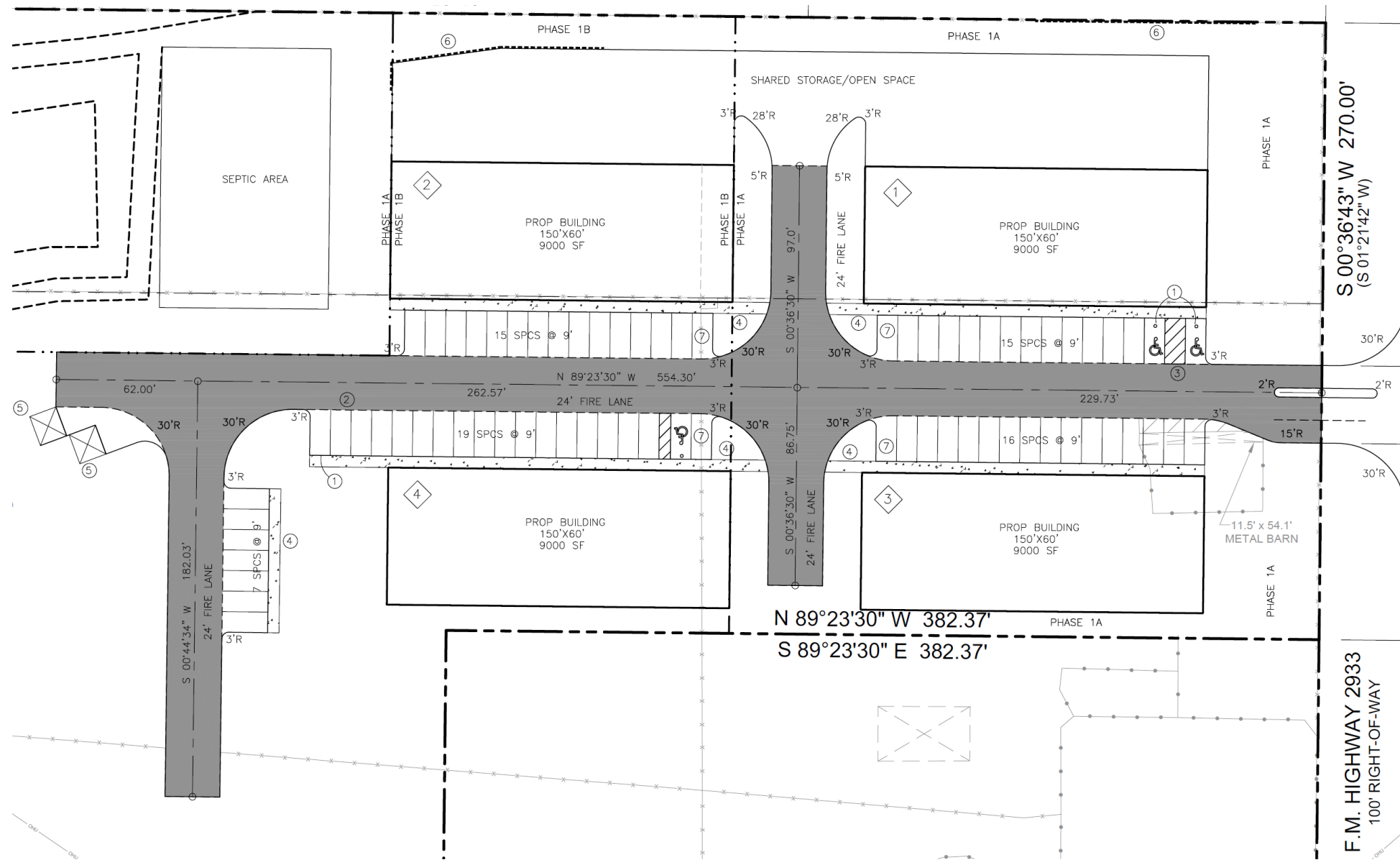
\$3,000/month





LINCOLN RIDGE BUSINESS PARK

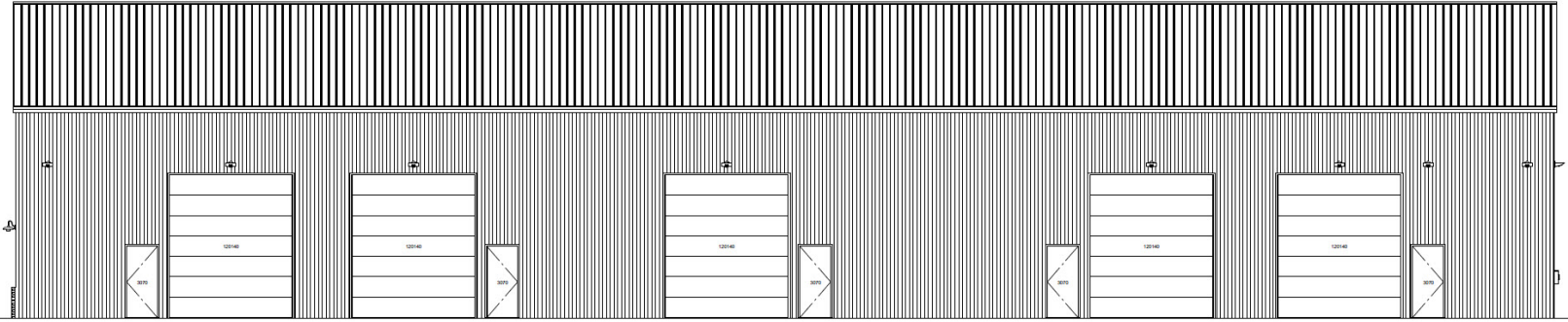
PHASE 1 LAYOUT



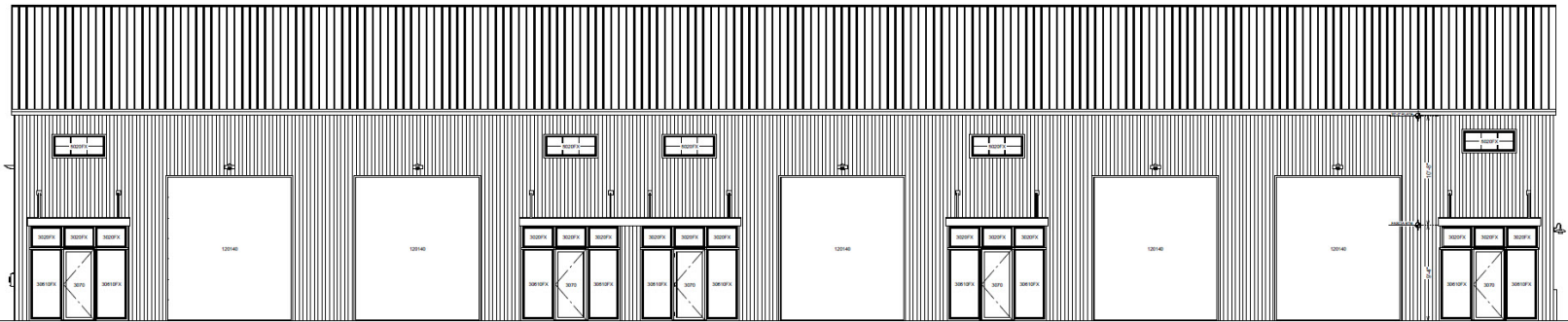
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The information contained in this property brief has been obtained by various sources which include anticipated rate and design details, along with demographic data from responsible sources. Our best efforts have been utilized to verify & document all information; however, final property design may be altered and no liability is taken for any discrepancies with market data / demographics.

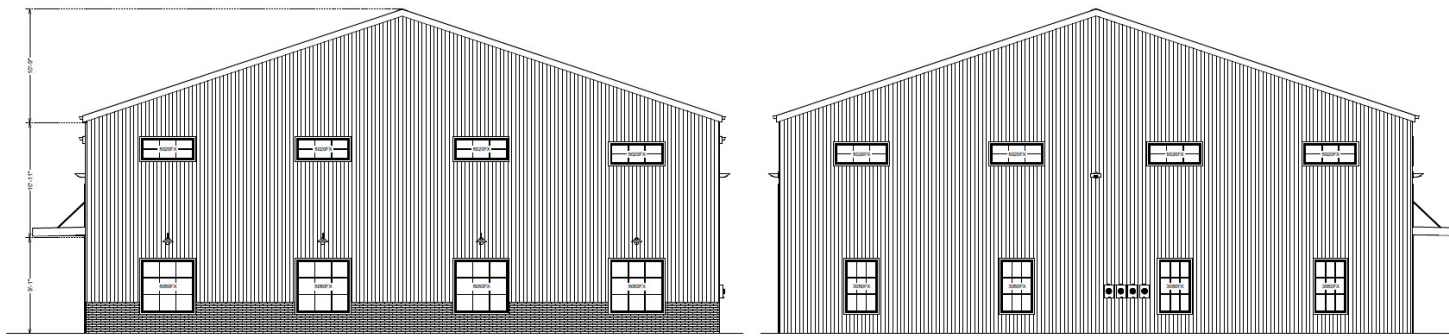
EXTERIOR ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION