

CR86

FOR LEASE

OFFICE | FLEX

Class A Space | ~6,000 +/- SF

Prime Celina, TX Location
4295 County Road 86

DON'T JUST LEASE
POSITION YOUR BUSINESS FOR GROWTH



&



**CROSSMAR
INVESTMENTS**

Call for more Information



PROPERTY

HIGHLIGHTS

7

BUILDING COMPLEX

Desirable Tilt Wall Flex Warehouse with Premium Finishes

1/Building

OVERHEAD DOORS

1 - 16' x 12' Overhead door supports efficient logistics and seamless warehouse operations

6,000

SQUARE FEET

Office/Flex space designed for Light-volume operations

12,000 SF

YARD SPACE

Efficient site design with approximately 12,000 SF of private yard space per building

BUILDING HIGHLIGHTS



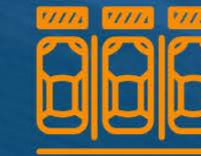
OFFICE/FLEX WAREHOUSE
DESIGNED FOR FLEX-VOLUME
WAREHOUSING AND DISTRIBUTION



CELINA, TX GROWTH CORRIDOR
LOCATED IN THE FASTEST GROWING
CITY IN NORTH TEXAS



6,000 SF AVAILABLE
MODERN SPACE BUILT FOR
LOGISTICS AND CONVENIENCE



LOADING CAPACITY
12,000 SF PRIVATE YARD AREA AND
ONE GRADE-LEVEL OVERHEAD DOOR
PER BUILDING



7 BUILDING COMPLEX
FLEX FACILITY FEATURING 600 AMP
PANEL & 45 MIL TPO ROOF SPRINKLERED



PRIME NORTH DFW LOCATION
PROVIDES ACCESS TO NEW POPULATION
GROWTH AND NORTH DALLAS MARKET.



MODERN INDUSTRIAL LAYOUT
FLEXIBLE CONFIGURATION



STATE-OF-THE-ART INDUSTRIAL
FEATURING MODERN CONSTRUCTION
AND BEST-IN-CLASS FUNCTIONALITY

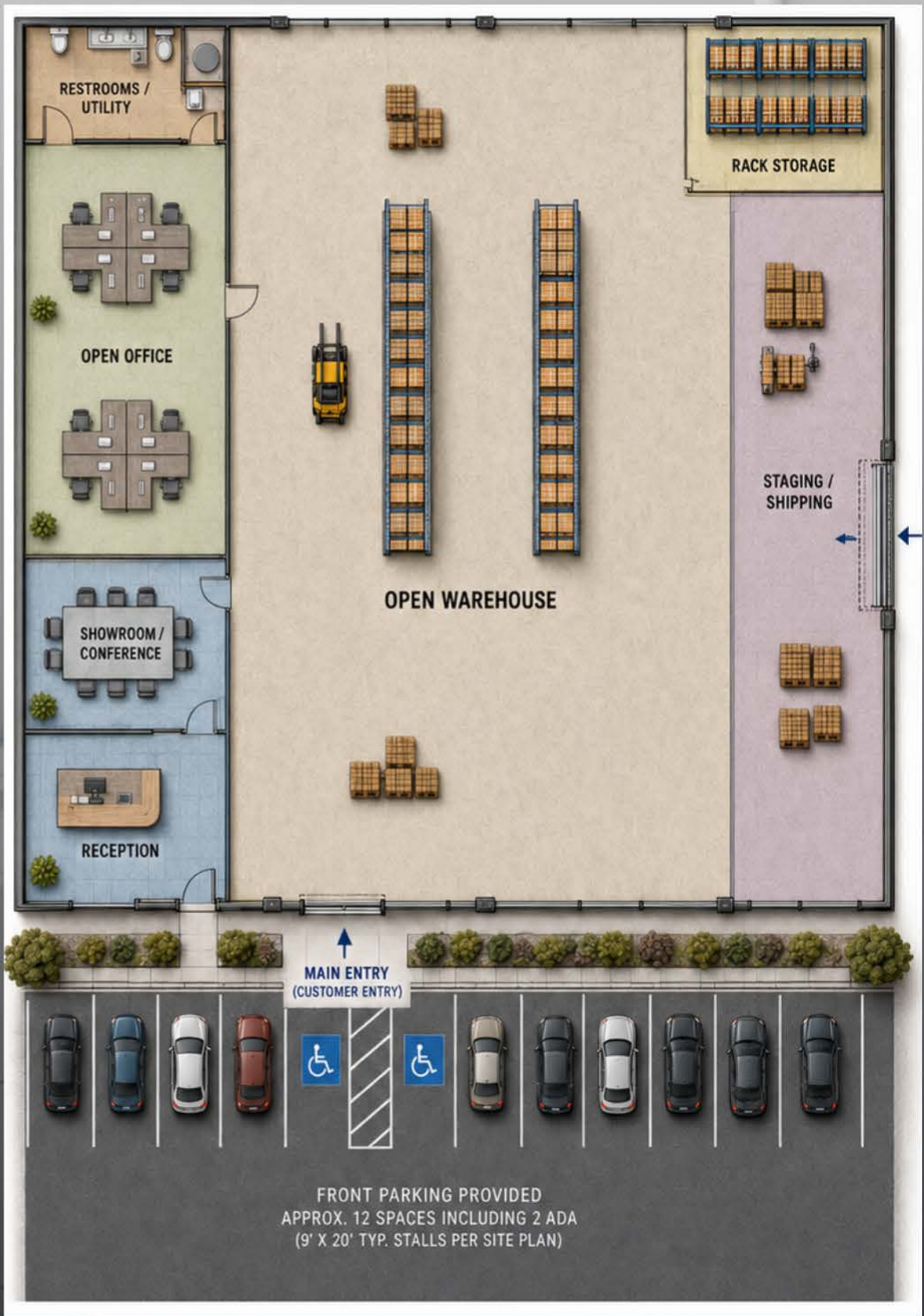


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INTERIOR

CONCEPTUAL FLOOR PLANS





EXTERIOR



&





1320



&





ROCK★CITY
CHEER • TUMBLE

120



&





130



&





CELINA
TEXAS
EST. 1902



&



4295 COUNTY RD. 86 • CELINA, TX
OFFICE/WAREHOUSE SPACE

**EXECUTIVE
SUMMARY**

CLICK TO REVIEW DATA

**RETAIL
POTENTIAL**

TAPESTRY



BROWN & GRIFFIN

— Real Estate Advisors, LP —

Luke Brown • luke@bgrea.com

370 W BROADWAY ST
PROSPER, TX 75078
972.347.9900

TEXAS-DFW MARKET OVERVIEW



TOP 5
U.S METRO ECONOMY
\$744.7B GDP



TOP 3
U.S. METRO POPULATION GAIN
+178K RESIDENTS 2023-2024



LOW COST
NO STATE PERSONAL
INCOME TAX



STRATEGIC LOCATION
IN THE CENTRAL U.S.



POPULATION
8,344,032



BUSINESS-FRIENDLY ENVIRONMENT
TEXAS SALE + NO PERSONAL
INCOME TAX



FORTUNE 500
21 HQs IN DFW
44 FORTUNE 1000 HQs



DFW INTERNATIONAL AIRPORT
GLOBAL AIR GATEWAY
87.8M Passengers in 2024 | No.3 Busiest Airport Worldwide

DALLAS

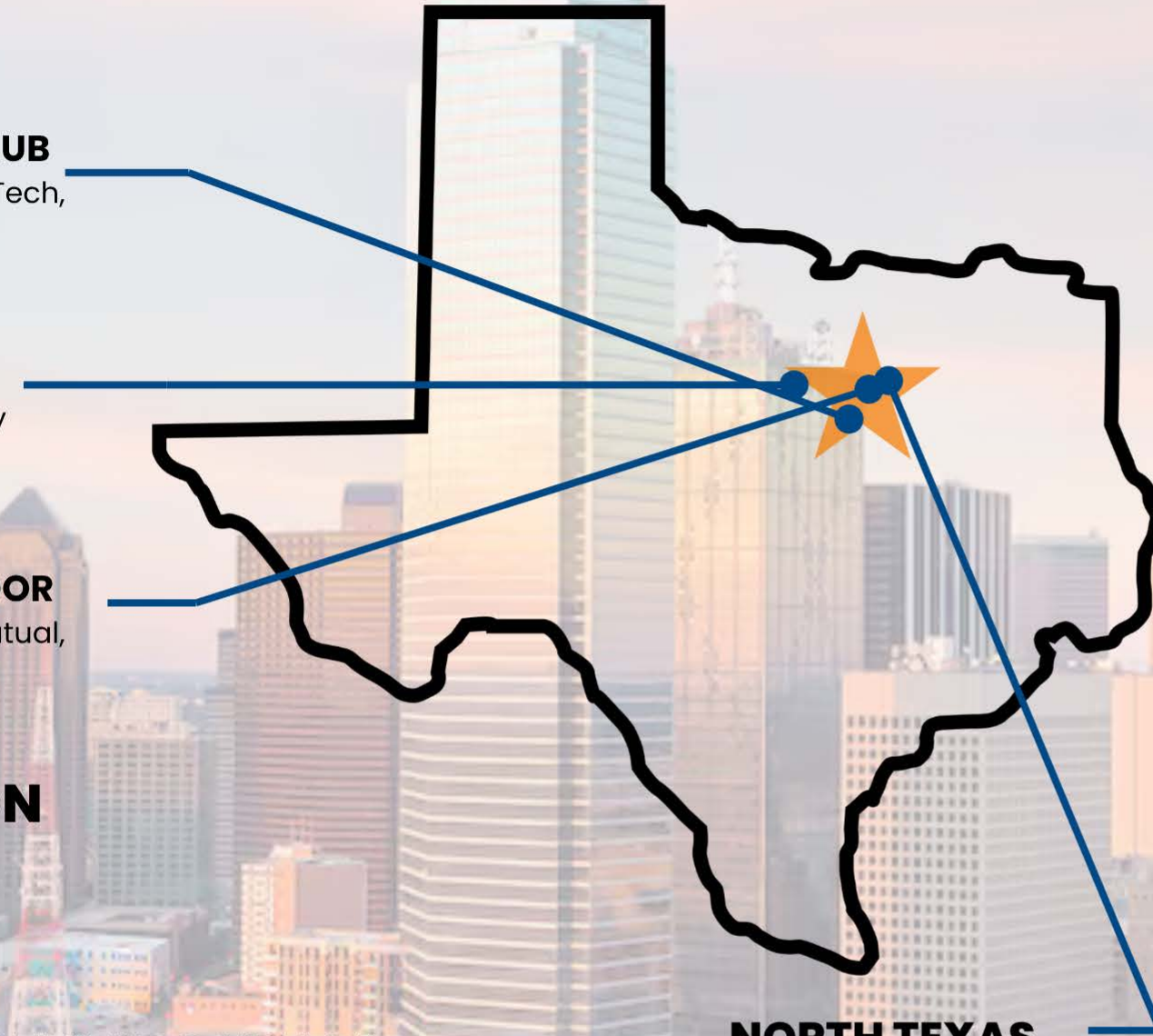
CORPORATE & FINANCIAL HUB
Finance, Telecom, Healthcare, Tech,
and Headquarters Concentration

FORT WORTH

AEROSPACE & MANUFACTURING
Aviation, Defense, Rail, Logistics, and Energy
Corridor

PLANO/FRISCO

COPORATE RELOCATION CORRIDOR
Toyota, JP Morgan Chase, Liberty Mutual,
PGA Corridor



NORTH TEXAS

FASTEST-GROWING REGION + LOGISTICS HUB
Driven by corporate relocations, population growth, DFW
Airport, inland ports, interstates, rail, and a deep labor pool
across Dallas, Fort Worth, Irving, Plano, Frisco, Arlington,
and Denton



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PROXIMITY STRATEGIC POSTION

1. **Lowe's** 1.4 mi
2. **Interstate 289** 1.5 mi
3. **Prosper** 3.5 mi
4. **HEB** 4.5 mi
5. **Interstate 75** 12 mi
6. **Frisco** 12.5 mi
7. **Interstate 377** 18.2 mi



**FASTEST GROWING
COUNTY IN AMERICA**
COLLIN COUNTY



250,000+
RESIDENTS
WITHIN 10 MILES



\$155,000+
AVG. HOUSEHOLD
INCOME WITHIN 10 MILES



**EXCELLENT ACCESS
TO MAJOR HIGHWAYS,
RETAIL & LABOR POOLS**



**IDEAL FLEX / INDUSTRIAL
LOCATION IN A THRIVING
NORTH DFW CORRIDOR**

**4295 County Road 86
CELINA, TEXAS**

**PREMIER FLEX / INDUSTRIAL DEVELOPMENT
IN A HIGH-GROWTH MARKET**



FOR LEASING INQUIRIES



Sam Clayton

Leasing Representative

☎ 214.793.2162 | ☎ 972.347.9900

✉ sam@bgrea.com



Adam Sheriff

Leasing Representative

☎ 972.679.1993 | ☎ 972.347.9900

✉ adam@bgrea.com



Matt Brasel

Leasing Representative

☎ 479.426.2585 | ☎ 479.876.8377 EXT 4

✉ mbrasel@crossmarinvestments.com



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.

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.

Brown & Griffin Real Estate Advisors LP	9004057	luke@bgrea.com	972.347.9900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Luke Brown	0505697	luke@bgrea.com	972.347.9900
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adam Sheriff	811588	adam@bgrea.com	972.347.9900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Clayton	819615	sam@bgrea.com	972.347.9900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date