



Leasing Brochure



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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)
- DUCTED WAREHOUSE HVAC 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

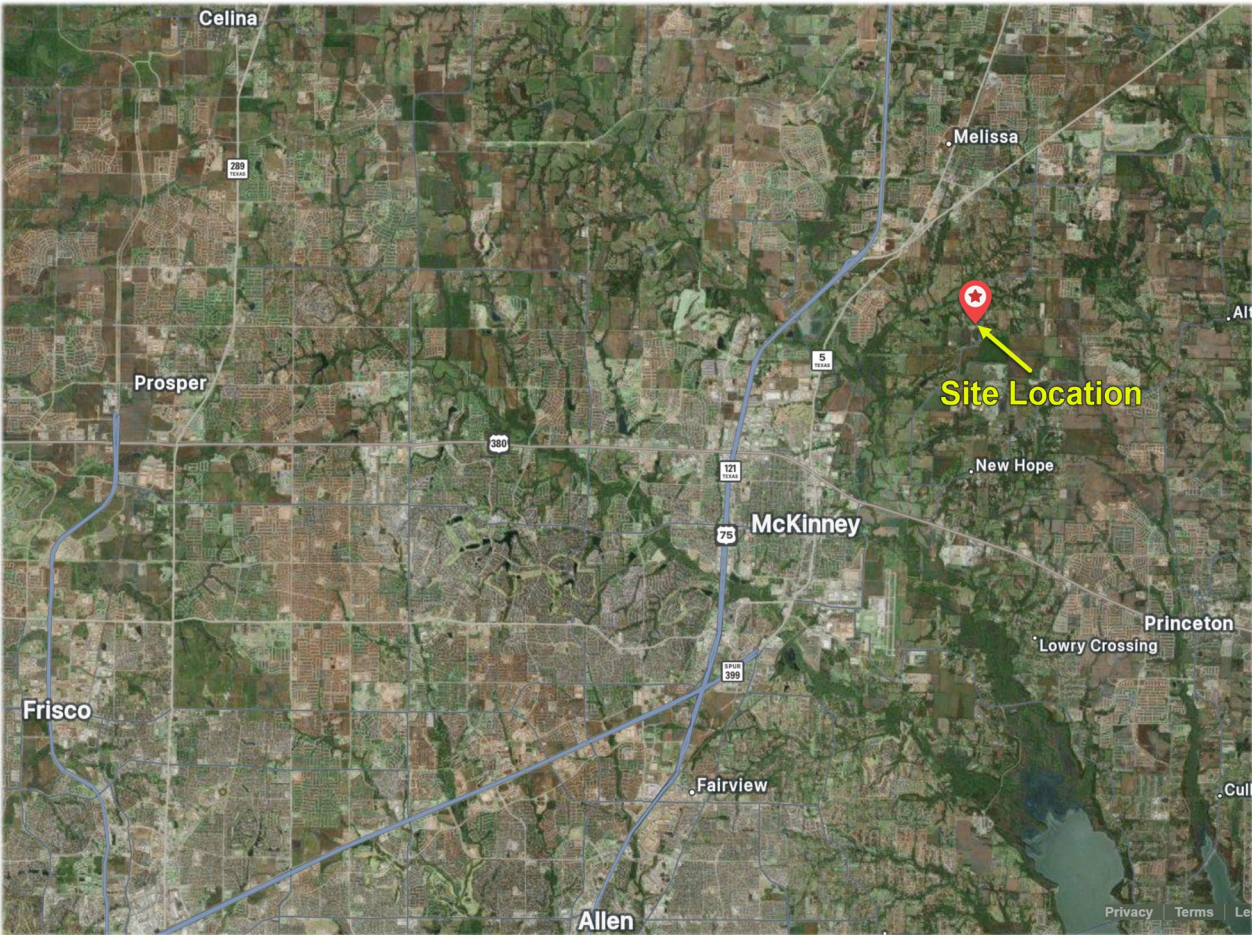
LOCATION | 4029 FM2933 – MCKINNEY, TX 75071

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



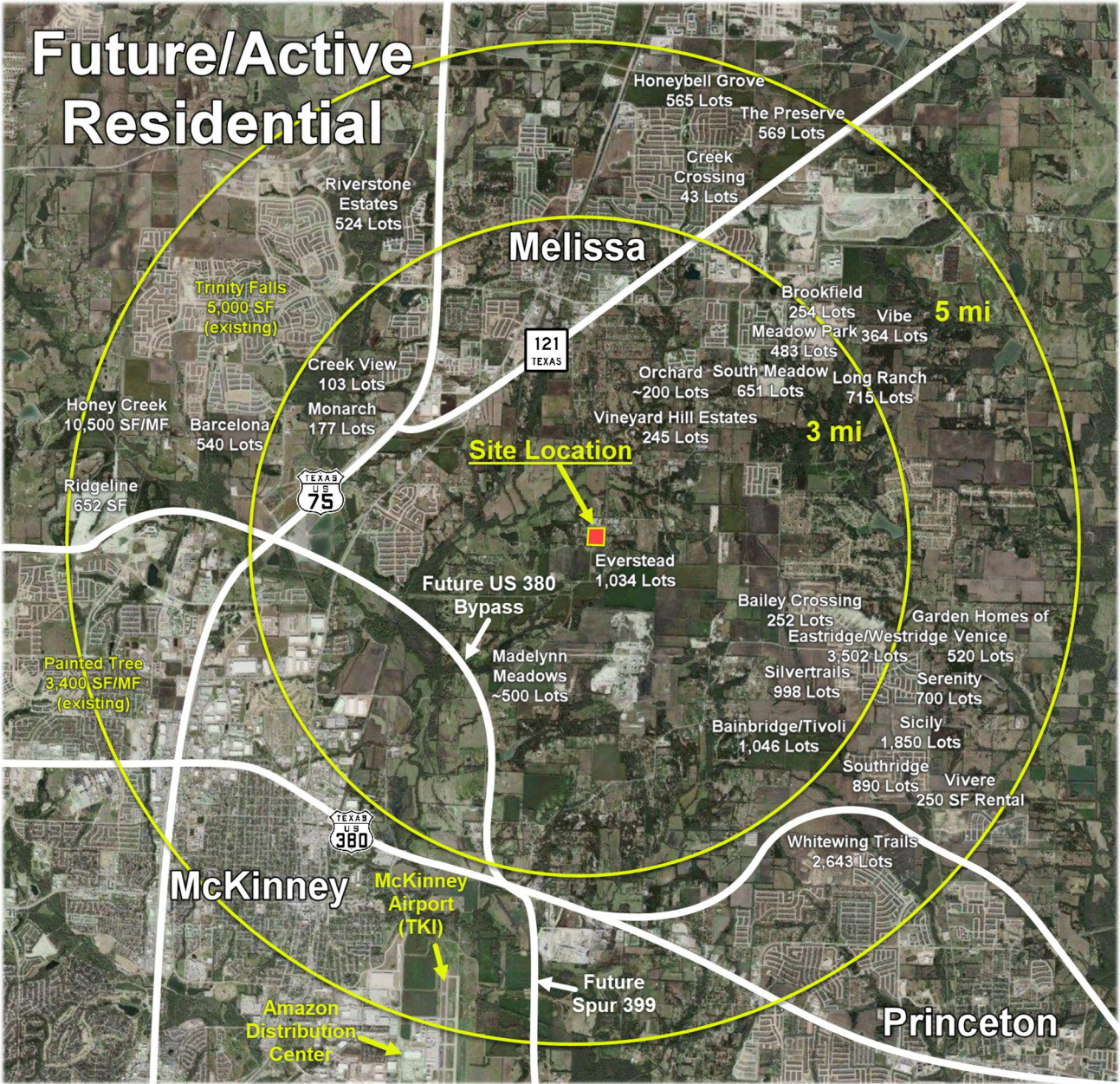
5 MILE FUTURE/ACTIVE RESIDENTIAL

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

	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%

- 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): 50ac, 252 SF
- Silvertrails (2.1mi): 199ac 998 SF
- South Meadow (2.2mi): 160ac, 651 SF
- Bainbridge/Tivoli (2.5mi): 239ac, 1,075 SF
- Monarch at Melissa (2.5mi): 43ac, 177 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
- Long Ranch (3.0mil): 180ac, 715 SF
- Vibe (3.2mi): 98ac, 364 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

Future/Active
Residential



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

PRICING

- Units start at 1800 SF (30X60) with HVAC throughout the office/bathroom and warehouse
- Premium 2" closed cell insulation in 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

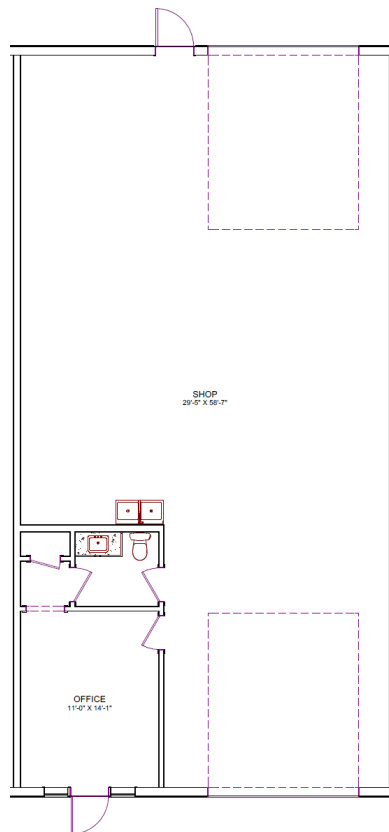
RELEASE OPTIONS

- Custom floor plans
- Combine units
- Mezzanine

SINGLE OFFICE

\$16.25 SF/YR + NNN

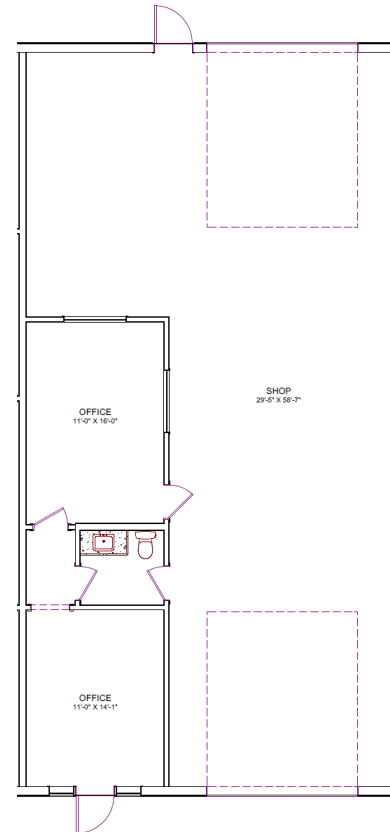
\$2,737.50/month



2ND OFFICE -OR- BREAKROOM

\$17.25 SF/YR + NNN

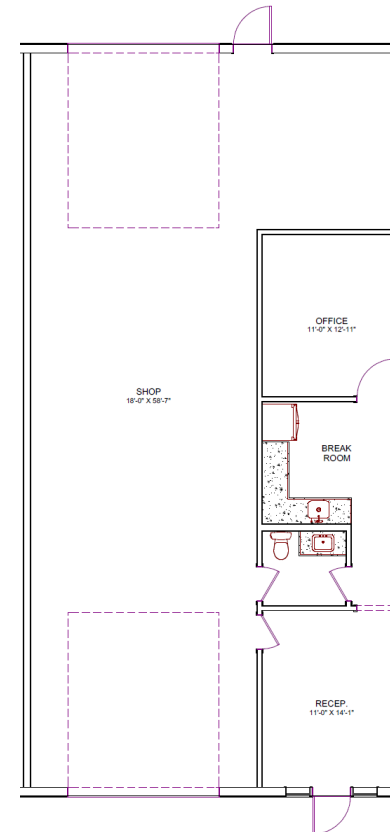
\$2,887.50/month



2 OFFICES & BREAKROOM

\$18.25 SF/YR + NNN

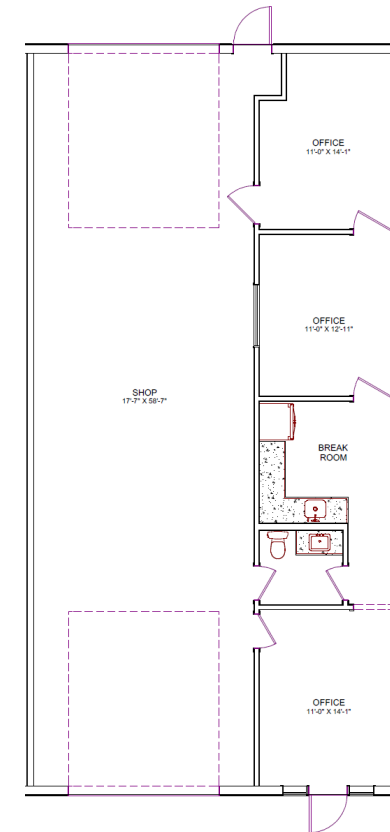
\$3,037.50/month



3 OFFICES & BREAKROOM

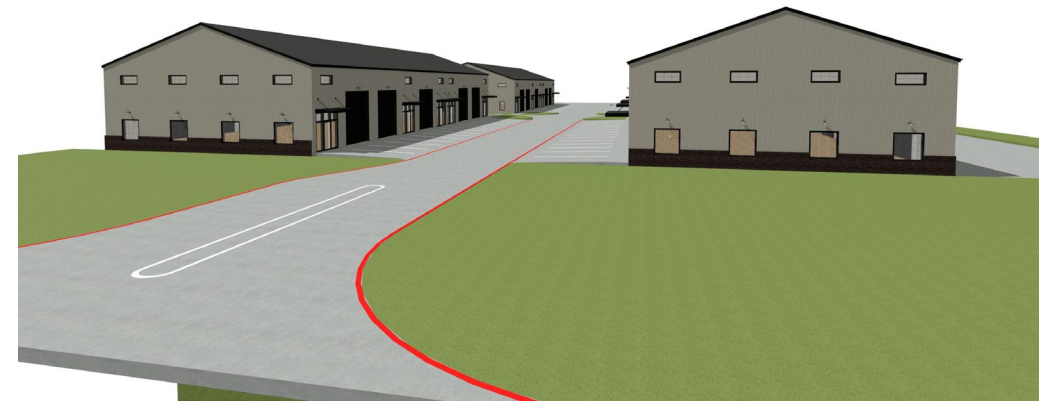
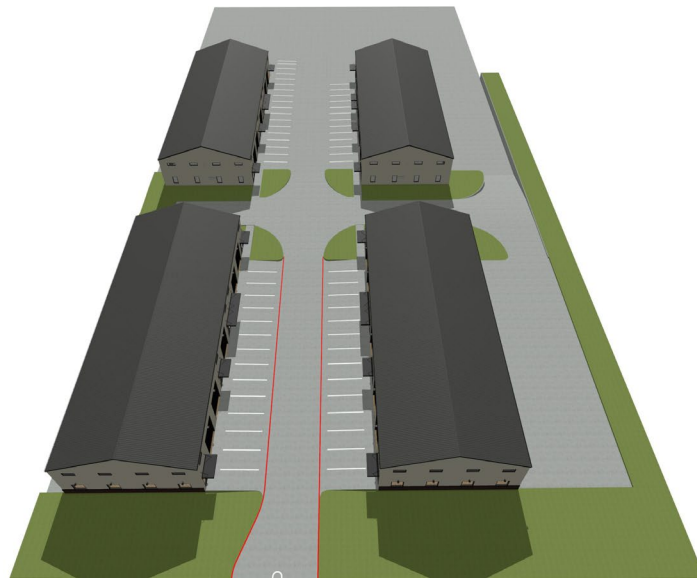
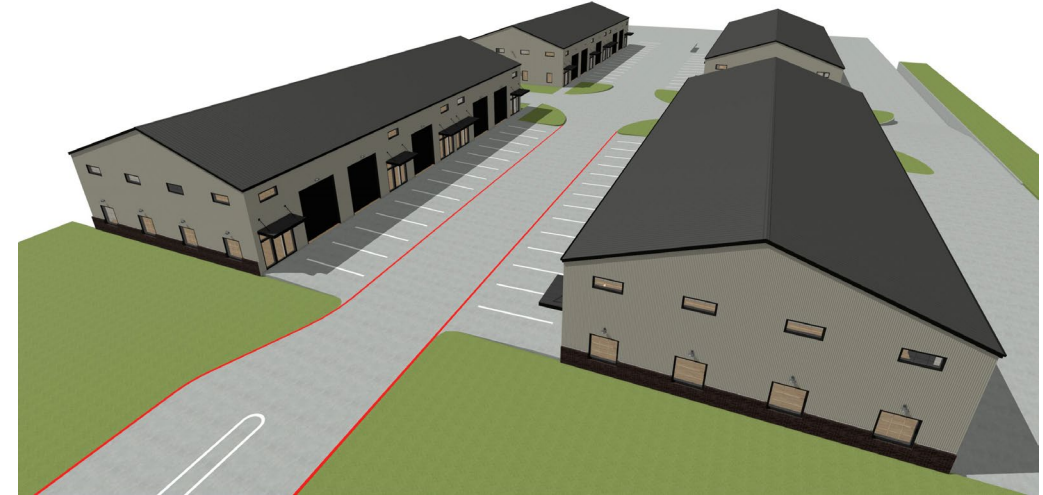
\$19.25 SF/YR + NNN

\$3,187.50/month

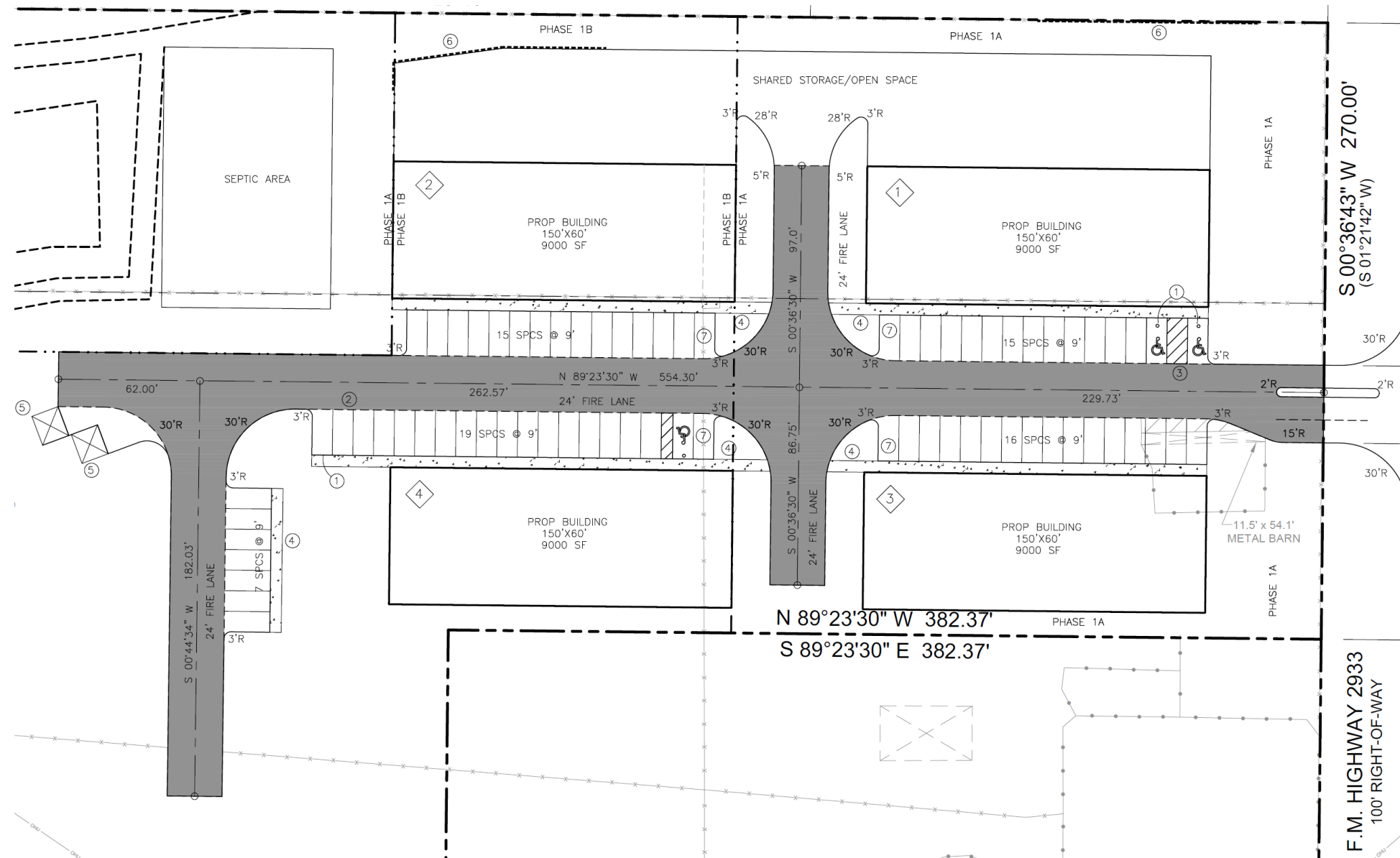




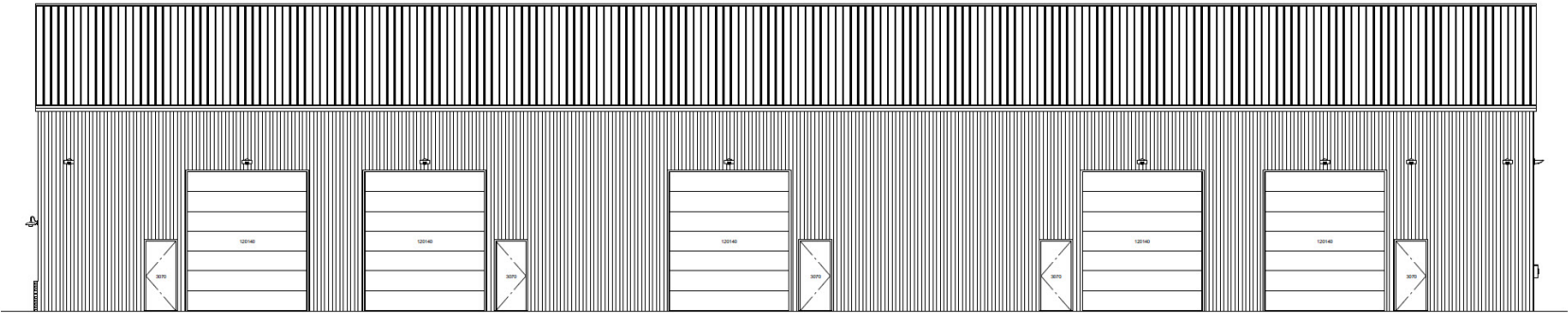
PHASE 1 RENDERINGS



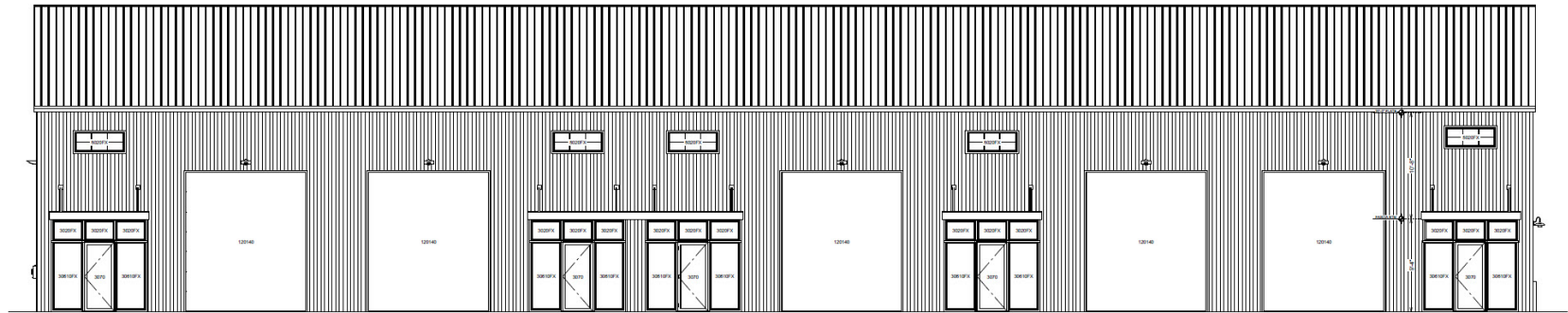
PHASE 1 LAYOUT



EXTERIOR ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION