

# RIDGELINE PLAZA

5975 RIDGELINE DRIVE  
MCKINNEY, TX 75070



## OFFERING SUMMARY

Lease Rate:	\$35.00 - 38.00 SF/yr (NNN)
Building Size:	18,000 SF
Available SF:	1,200 - 15,500 SF
Lot Size:	2 Acres
Year Built:	2024
Zoning:	F1
Market:	Dallas/Ft Worth
Submarket:	McKinney

## PROPERTY OVERVIEW

Ridgeline Plaza, a premier 18,000 square foot retail development blends modern sophistication with the warmth of a vibrant community, offering an unparalleled opportunity for businesses seeking prime storefronts in a thriving locale. Ridgeline Plaza is strategically positioned on the NE corner of McKinney Ranch Parkway and Ridge Dr, an area surrounded by over 3,000 multifamily and single-family homes. In addition to existing homes, it is within .5 mile of a new 10-acre townhome community under development now. With easy access to major highways and nestled amidst a thriving residential neighborhood, your business will benefit from high visibility and a steady flow of foot traffic. \$35 psf inline/\$38 psf endcap plus NNN (estimated at \$11 psf)

## PROPERTY HIGHLIGHTS

- Surrounded by homes and businesses, 3,000 existing homes and a 10 acre townhome community under construction within .5 mile
- Delivery of shell for tenant interior buildout will be December of 2024, exterior construction will be complete by March of 2025
- Restaurant use okay, patio option available
- Hard corner lot, NE corner of McKinney Ranch Pkwy & Ridge Rd

For more information or to schedule a tour, please contact:

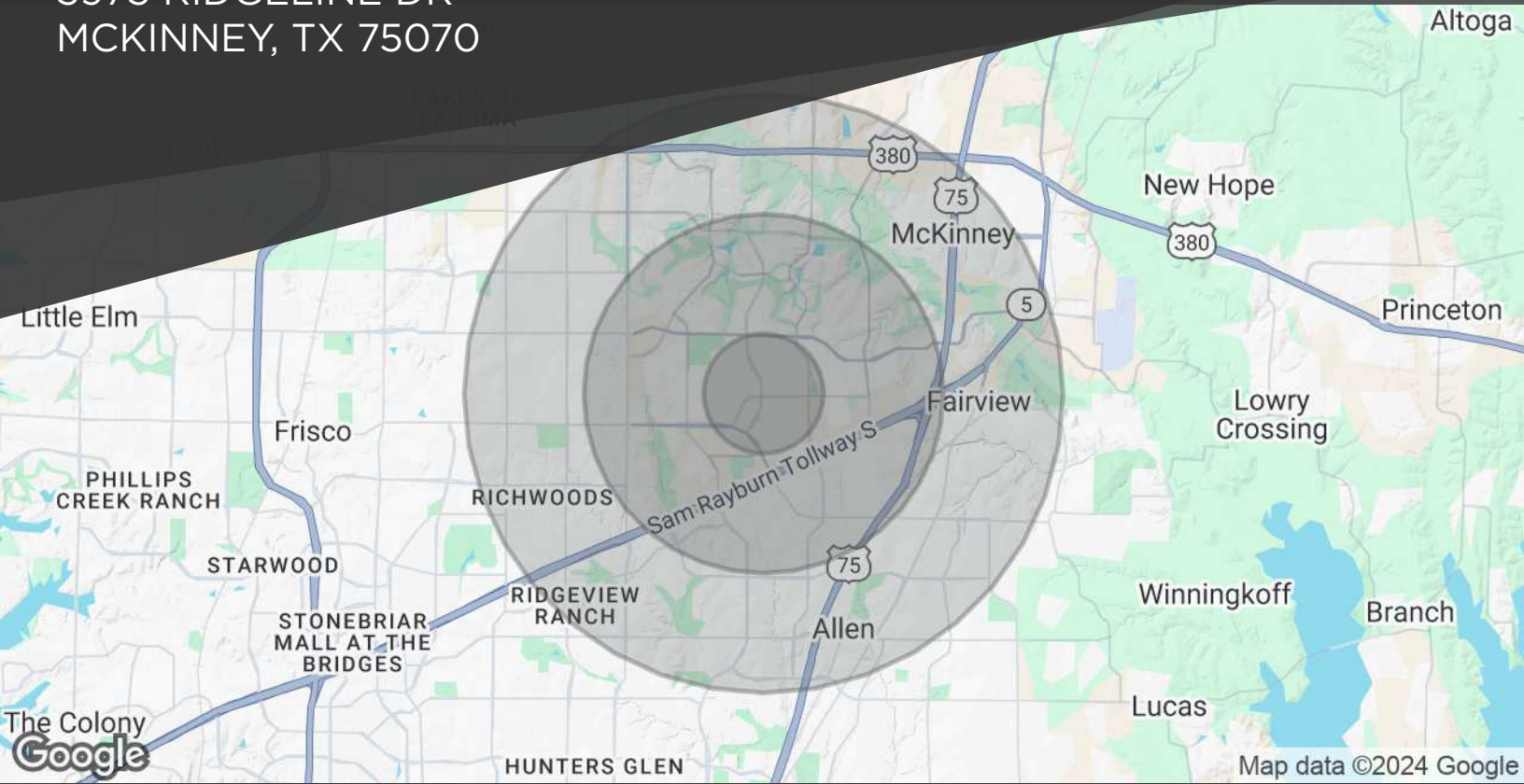
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**LINC.**

COMMERCIAL REALTY

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,480	106,652	270,727
Average Age	35.3	38.6	38.1
Average Age (Male)	37.0	36.8	36.7
Average Age (Female)	33.2	39.2	38.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,188	39,445	96,812
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$103,370	\$129,707	\$132,546
Average House Value	\$269,518	\$343,338	\$342,120

\* Demographic data derived from 2020 ACS - US Census

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