



# Leasing Brochure



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 [www.LincolnRidgeBusinessPark.com](http://www.LincolnRidgeBusinessPark.com)

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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	\$2.50 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

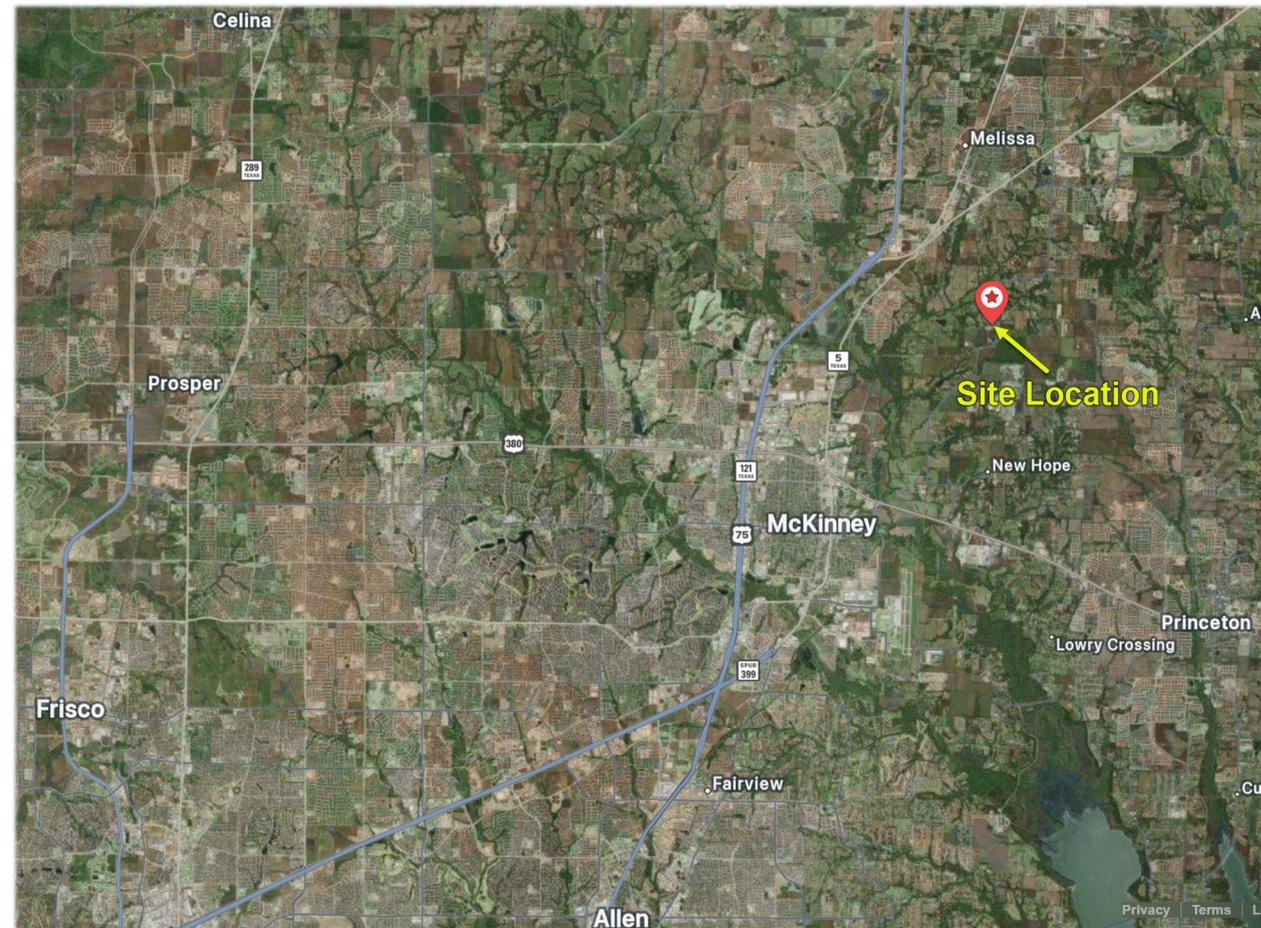
### LOCATION | 4029 FM2933 – MCKINNEY, TX 75071

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



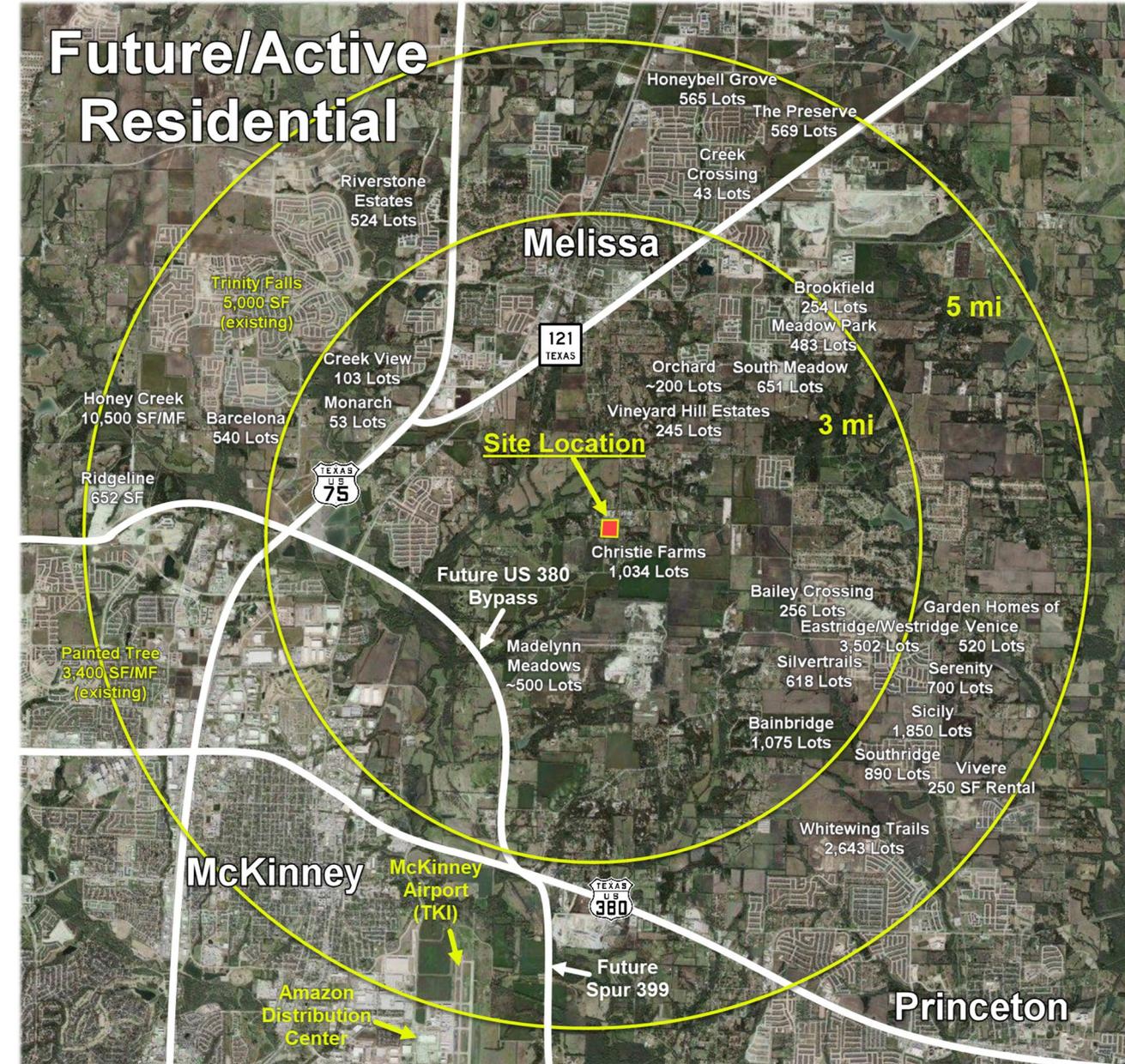
2024 DEMOGRAPHICS

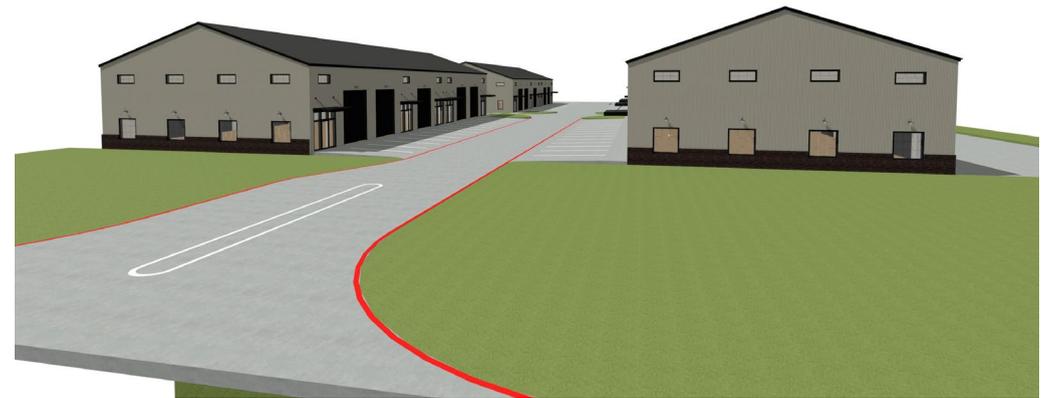
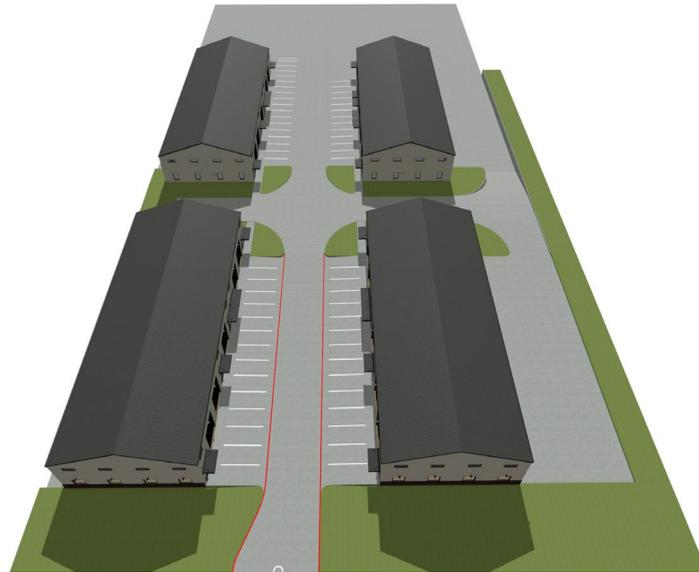
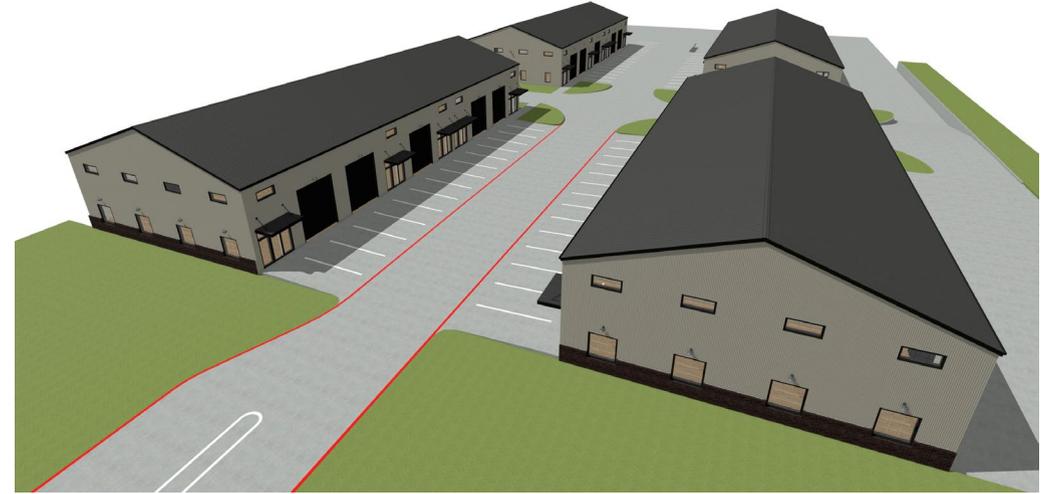
	2 MILE	5 MILE
POPULATION	3,259	71,779
ANNUAL GROWTH	14.4%	10.1%
AVG HH INCOME	\$130,744	\$123,367
MEDIAN HOME VALUE	\$409,816	\$354,281
MEDIAN YEAR BUILT	2010	2010
HOME OWNERSHIP	86%	77%

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 2<sup>nd</sup> bay door have optional access to a secure/gated storage yard (\$0.75 SF/YR)
- NNN Rate is \$2.50 SF/YR and includes water and sewer
- Electricity is billed direct to tenants

## CUSTOM BUILDOUT OPTIONS

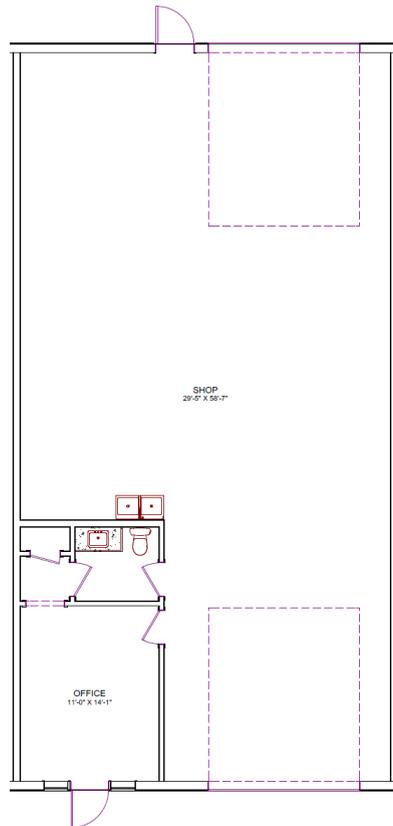
- Custom floor plans / combine units
- Full HVAC in warehouse
- Mezzanine
- 3 phase power

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

### SINGLE OFFICE

\$15 SF/YR + NNN

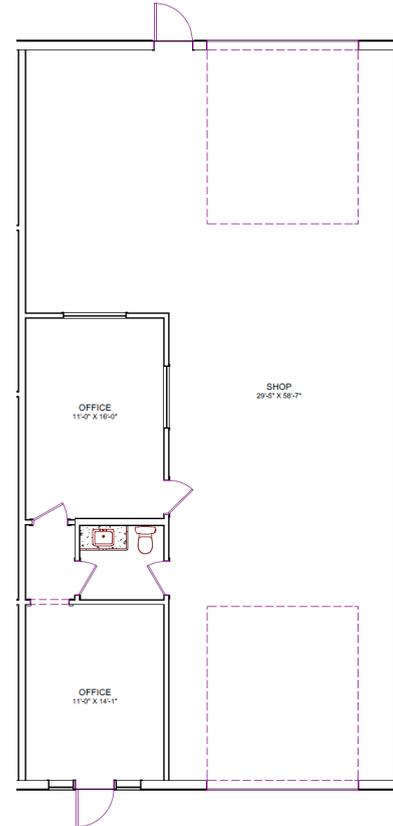
\$2,625/month



### 2<sup>ND</sup> OFFICE -OR- BREAKROOM

\$16 SF/YR + NNN

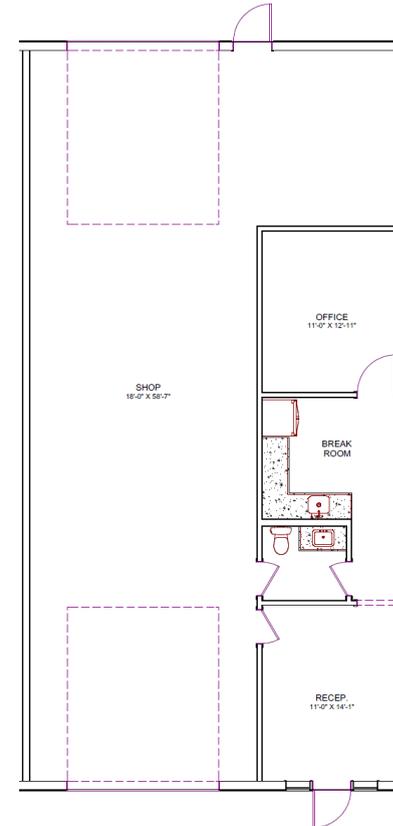
\$2,775/month



### 2 OFFICES & BREAKROOM

\$17 SF/YR + NNN

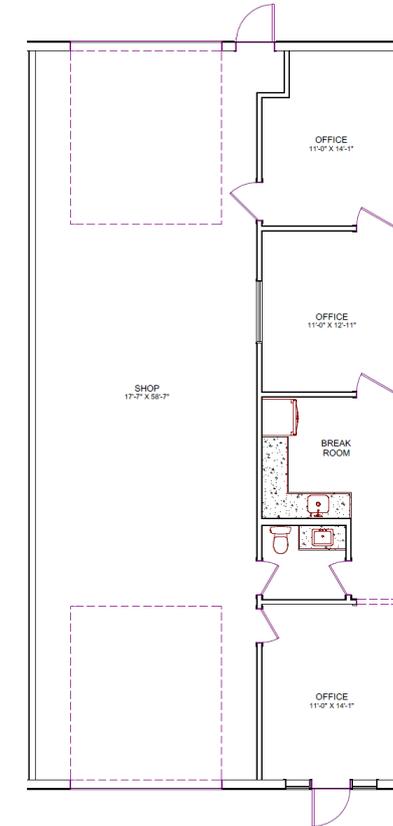
\$2,925/month



### 3 OFFICES & BREAKROOM

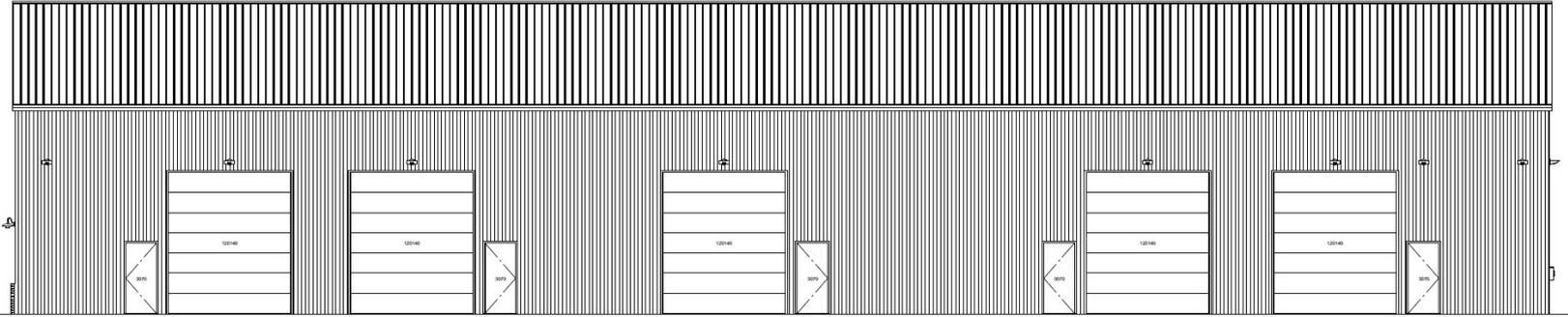
\$18 SF/YR + NNN

\$3,075/month

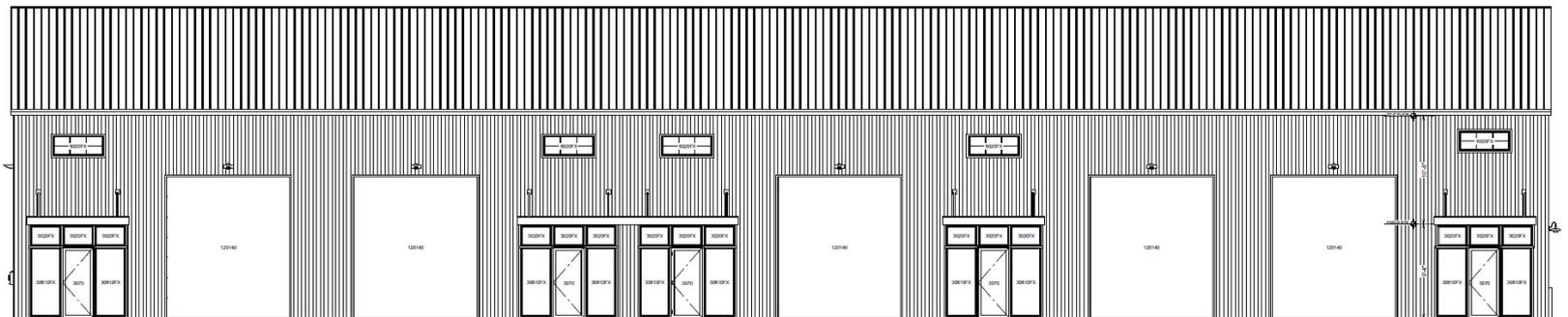




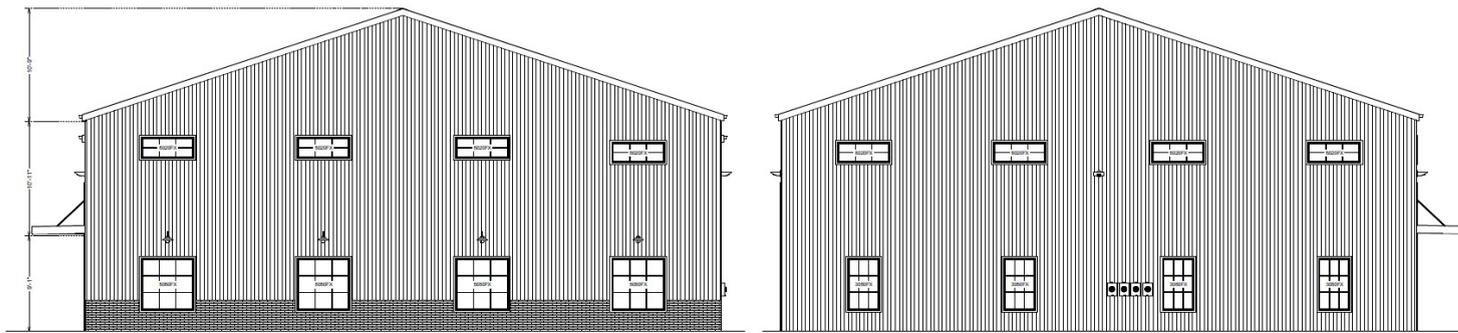
## EXTERIOR ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION