

RIDGELINE PLAZA

5975 RIDGELINE DR
MCKINNEY, TX 75070



OFFERING SUMMARY

Lease Rate:	\$36.00 - 40.00 SF/yr (NNN)
Building Size:	18,000 SF
Available SF:	1,200 - 18,000 SF
Lot Size:	2 Acres
Year Built:	2025
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 multi family 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.

PROPERTY HIGHLIGHTS

- Great visibility
- Restaurant use okay, patio option available
- Completed
- Hard corner lot, NE corner of McKinney Ranch Pkwy & Ridge Rd
- Surrounded by homes and businesses, 3,000 existing homes and a 10-acre townhome community under construction within .5 mile
- Easy access to SH-121 and US-75/Central Expy

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

Najdi Rafaty O: 214.267.9860
najdi@linc.realty M: 310.735.7980

LINC.
COMMERCIAL REALTY

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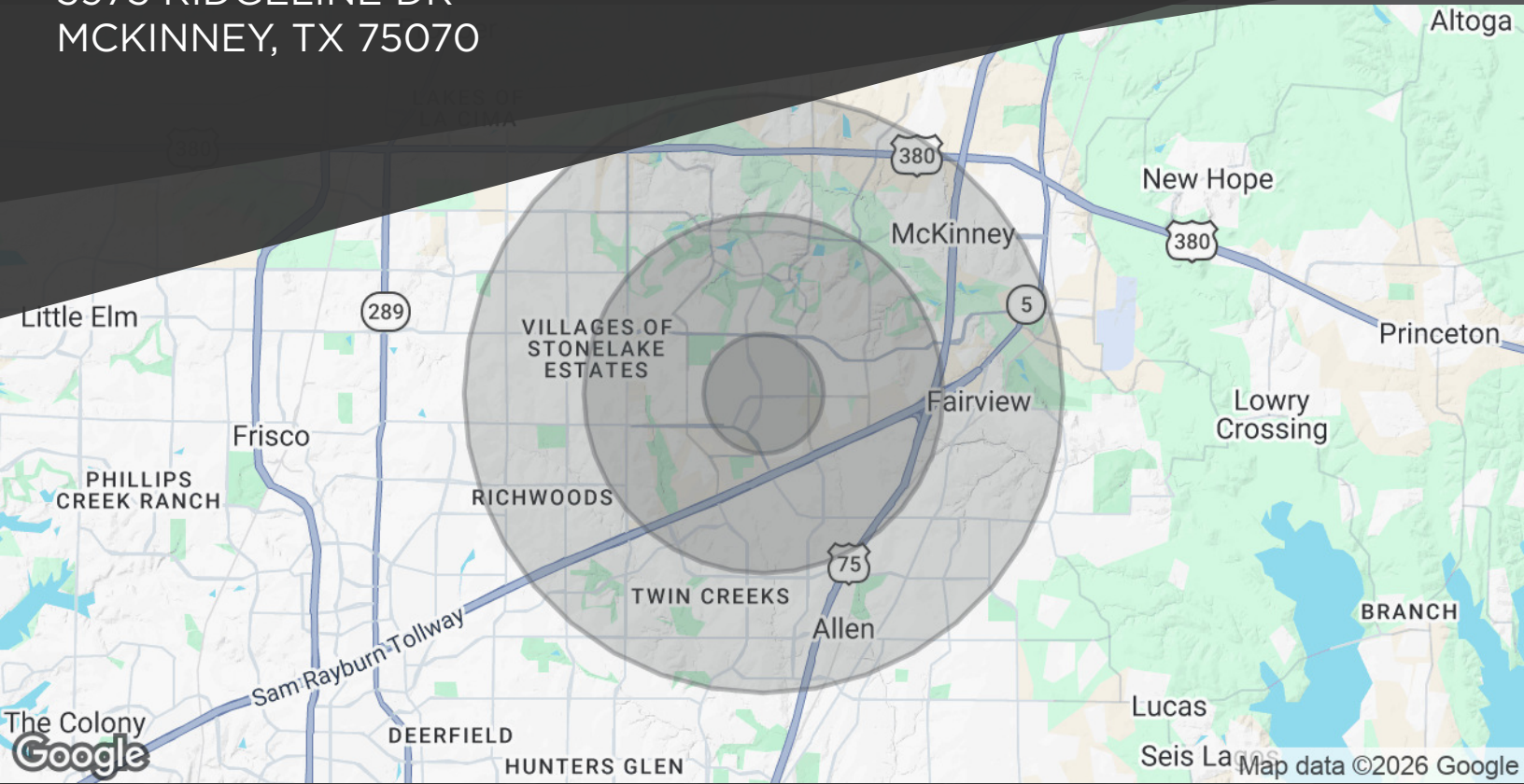
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POPULATION

	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

2020 American Community Survey (ACS)

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