

# TX Business Parks - Celina



Contact: 940-703-8897

[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

**TX Business Parks - Celina is a new light industrial, office/warehouse development on 30 acres on the border of Celina & McKinney, TX with expected delivery of Phase 1 in Summer 2025.**

**Phase 1 (For Lease): 86,000+ sf with unit sizes from 1,600 to 16,000 sf (full building)**

**Phase 1 (For Sale): 10 one acre lots with a build to suit building**

**All phases will total 200,000+ sf for lease and 20+ one acre lots for sale (build to suit)**

**Contact: 940-703-8897**

**[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)**

# For Lease Units

## Amenities

- 1,600 - 16,000 sf units
- Full HVAC throughout unit
- 12' x 14' overhead door
- Glass storefront entrance
- Three phase electrical capable
- Fully insulated
- Stained concrete floor
- Designated signage space above door
- 4+ parking spaces per unit
- Additional overflow parking
- No city zoning (Land located in Colin County jurisdiction)
- Mezzanine option (pre-leased units)
- Septic System for units
- Water provided by city of McKinney
- High speed internet and phone ready
- 20' side walls and 25' peak height
- Sprinkler system installed in all buildings

Contact: 940-703-8897

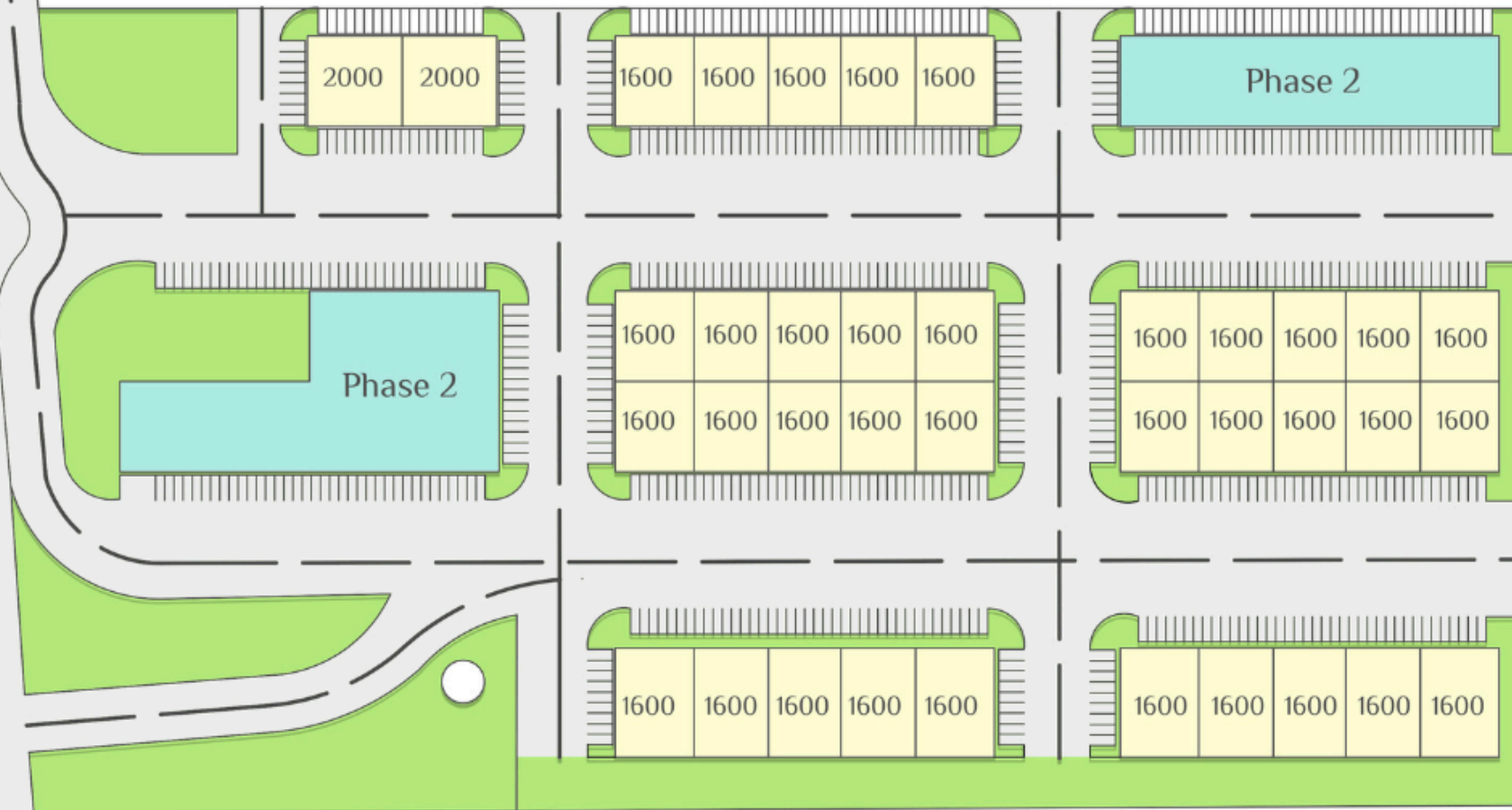
[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

# Site Plan - For Lease



## TX BUSINESS PARKS - CELINA

FM 2478



**ALL UNITS CAN BE COMBINED**

Contact: 940-703-8897

[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

# For Sale Lots / Buildings

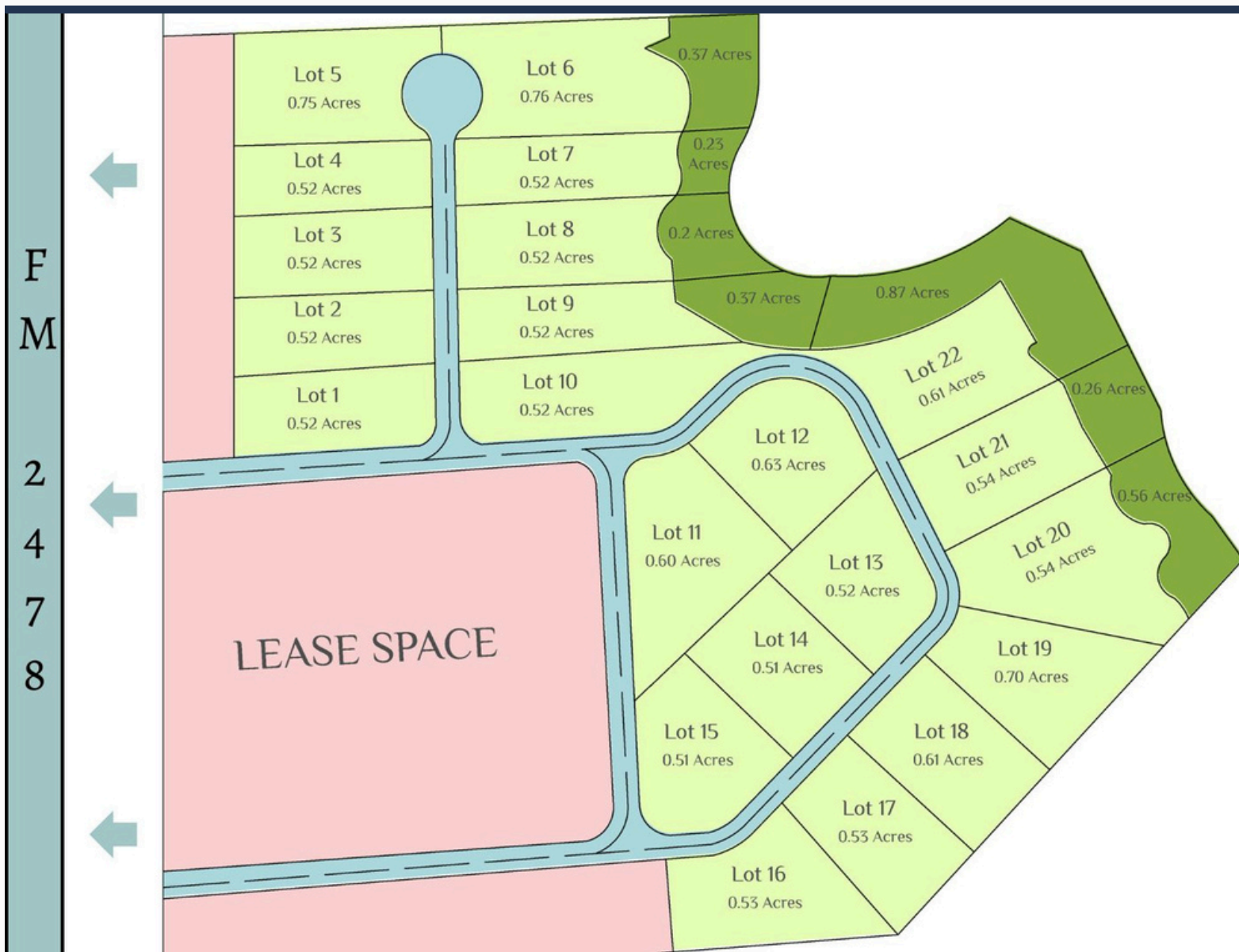
## Amenities

- Lots for sale with a build to suit building. Multiple acres can be combined for purchase.
- Building will be customized to buyer's specifications. TX Business Parks has an in house construction and finish out crew that can customize a fully finished building (interior & exterior)
- Ideally suited for owner/operators. No more leasing! Finally own your own building!
- Acre Lots will be part of a POA (property owners association)
- Multi-tenant usage will not be allowed on owned lots
- Lots will be on septic & city of McKinney water.

Contact: 940-703-8897

[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

# Site Plan - Lots For Sale



- Multiple lots can be combined
- Build to suit building on each lot customized via TX Business Parks
- Please contact for pricing

Contact: 940-703-8897

[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

# Potential Customizations

## Purchase & Pre-leasing

**We have the ability to customize individual units/buildings for tenants/future owners**

- **Taller building height with mezzanine options**
- **Multiple & larger office spaces**
- **Multiple & larger bathrooms**
- **Kitchenette & Cabinets**
- **Fencing & Yard Space (Purchase)**
- **Docks & Drive-thru bays**
- **Larger bathrooms with shower/baths**

**Contact: 940-703-8897**

**[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)**

# Exterior Customization Options (For Sale)



Examples of previous buildings constructed by  
**TX Business Parks**

Contact: 940-703-8897

[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)



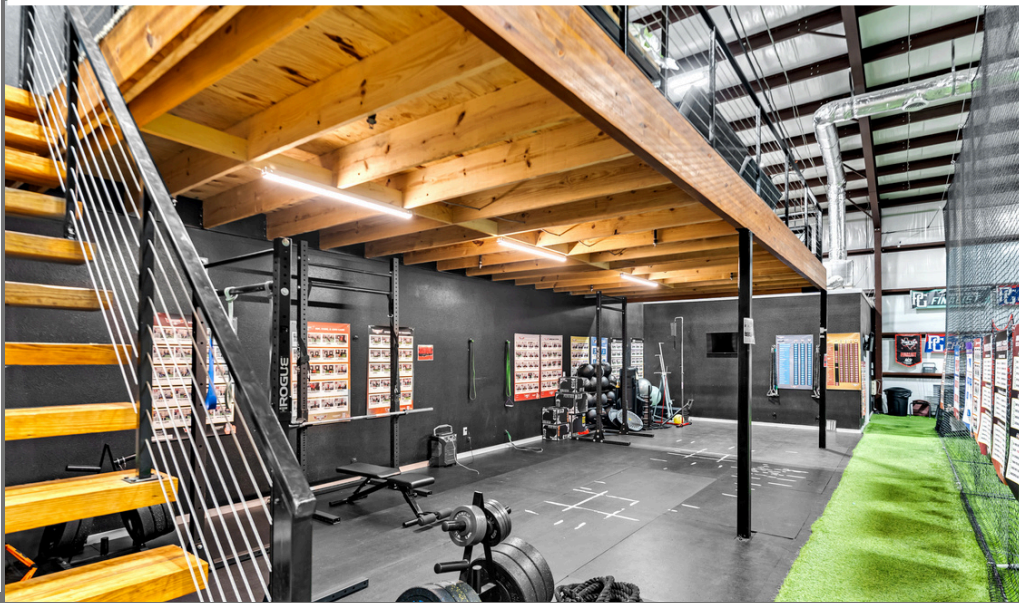
# Interior Customizations



Contact: 940-703-8897

[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

# Interior Customizations



Contact: 940-703-8897

[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

# Location



Contact: 940-703-8897

[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

# Growth & Density



Contact: 940-703-8897

[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

## DEMOGRAPHIC SUMMARY

8176 FM 2478, Mckinney, Texas, 75071

Ring of 5 miles

### KEY FACTS

67,438

Population



20,519

Households

36.7

Median Age

\$132,169

Median Disposable Income

### EDUCATION

3.0%

No High School Diploma



12.9%

High School Graduate



23.7%

Some College/  
Associate's Degree



60.4%

Bachelor's/Grad/Prof Degree

### INCOME



\$167,421

Median Household Income



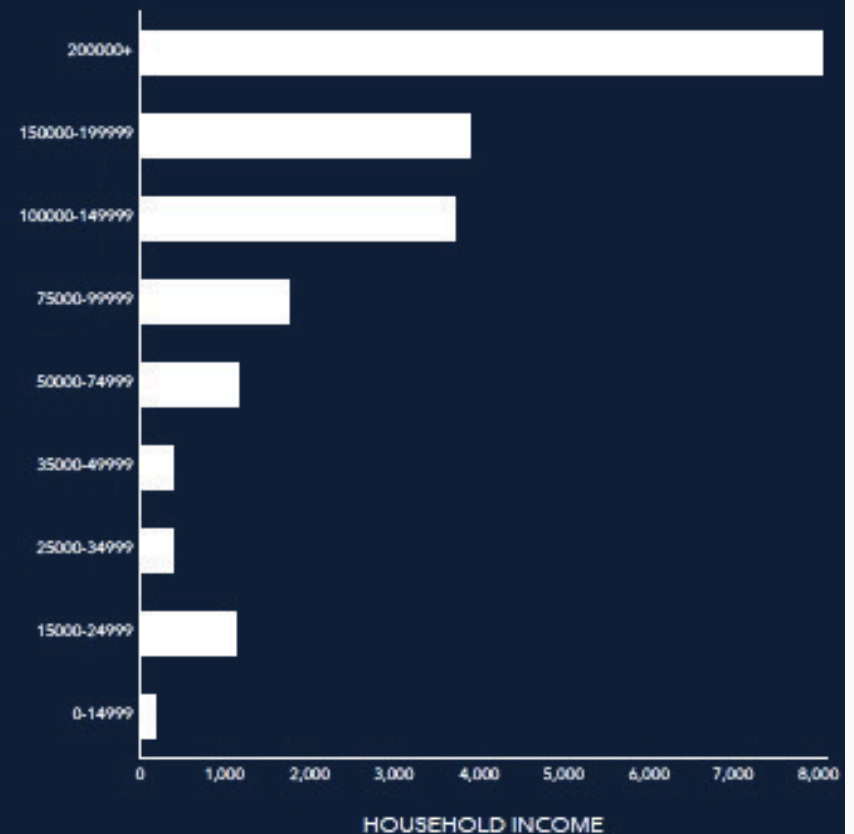
\$62,372

Per Capita Income



\$912,465

Median Net Worth



Contact: 940-703-8897

[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

# TX Business Parks

**The developers of TX Business Parks - Celina have constructed over 600,000 SF of light industrial & office/warehouse property**

## **Projects include:**

**Harmon Road Business Park (13045 Harmon Road Fort Worth, TX 76177)**

**Harmon Industrial Condos (13015 Harmon Rd. Fort Worth, TX 76177)**

**Golden Heights Business Park (2163 Golden Heights Rd. Fort Worth, TX)**

**DFW Alliance Business Park (12801 Harmon Rd. Fort Worth, TX)**

**Argyle Business Park (308 East FM 1830 Argyle, TX 76226)**

**Contact: 940-703-8897**

**[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)**

# TX Business Parks - Celina

## Confidentiality

**The information in this sales brochure is proprietary and confidential, and is intended to be reviewed only by the party receiving it from TX Park Management, LLC. This brochure should not be made available to any other person or entity without the written consent of TX Park Management, LLC.**