

# Build to Suit or Outside Storage 4 or...

4196 FM 75, Princeton, TX 75407

Presented By:  
Fuzzy Ranch LLC



# Build to Suit or Outside Storage 4 or 13 acres

4196 FM 75, Princeton, TX 75407

## Property Details

+/-4 acres for NNN lease.

12-25 min from McKinney, Plano, Allen, Frisco & Melissa and around 45 min drive to Dallas downtown and DFW Airport.

Will either lease road front 4 acres /OR all of 13 acres for long term. Install a metal building, shops, warehouse or outdoor storage and owner will be willing to do a long term lease.

OR lease to build a Family Dollar Store, Dollar General, strip center, Gas Station, shopping mall, medical offices, Even Center, Hospital Clinic or childcare center. Build to suit.

Property is 415ft road frontage to FM75 longneck road and few hundred feet to New Hope road intersection. Thousands of single family houses within 3 mile radius.

Property is across from the East Ridge development where 2400 homes are being developed and less than two miles from future Hwy 380 bypass.

Traffic from surrounding cities use FM75 road to drive to the Walmart and the nearest city. Property is located in the McKinney ISD and is one of the fastest growing City (Princeton) and Collin County.

Property comes with a (3 bedroom, 2 bath)2017 Modern Style Manufactured home if 13 acres leased. Rate is Negotiable if 13 acres is leased to a major corporation

**Price: \$18,000 /SF/YR**

- Build to Suit or Outside Storage opportunity 10-30 min from major DFW cities

View the full listing here: <https://www.loopnet.com/Listing/4196-FM-75-Princeton-TX/34320698/>

Rental Rate:	\$18,000 /SF/YR
Property Type:	Land
Property Subtype:	Commercial
Min. Divisible:	4.00 AC
Proposed Use:	Commercial
Rental Rate Mo:	\$1,500 /SF/MO

# Build to Suit or Outside Storage 4 or 13 acres

4196 FM 75, Princeton, TX 75407

## Listing space

### Space 1

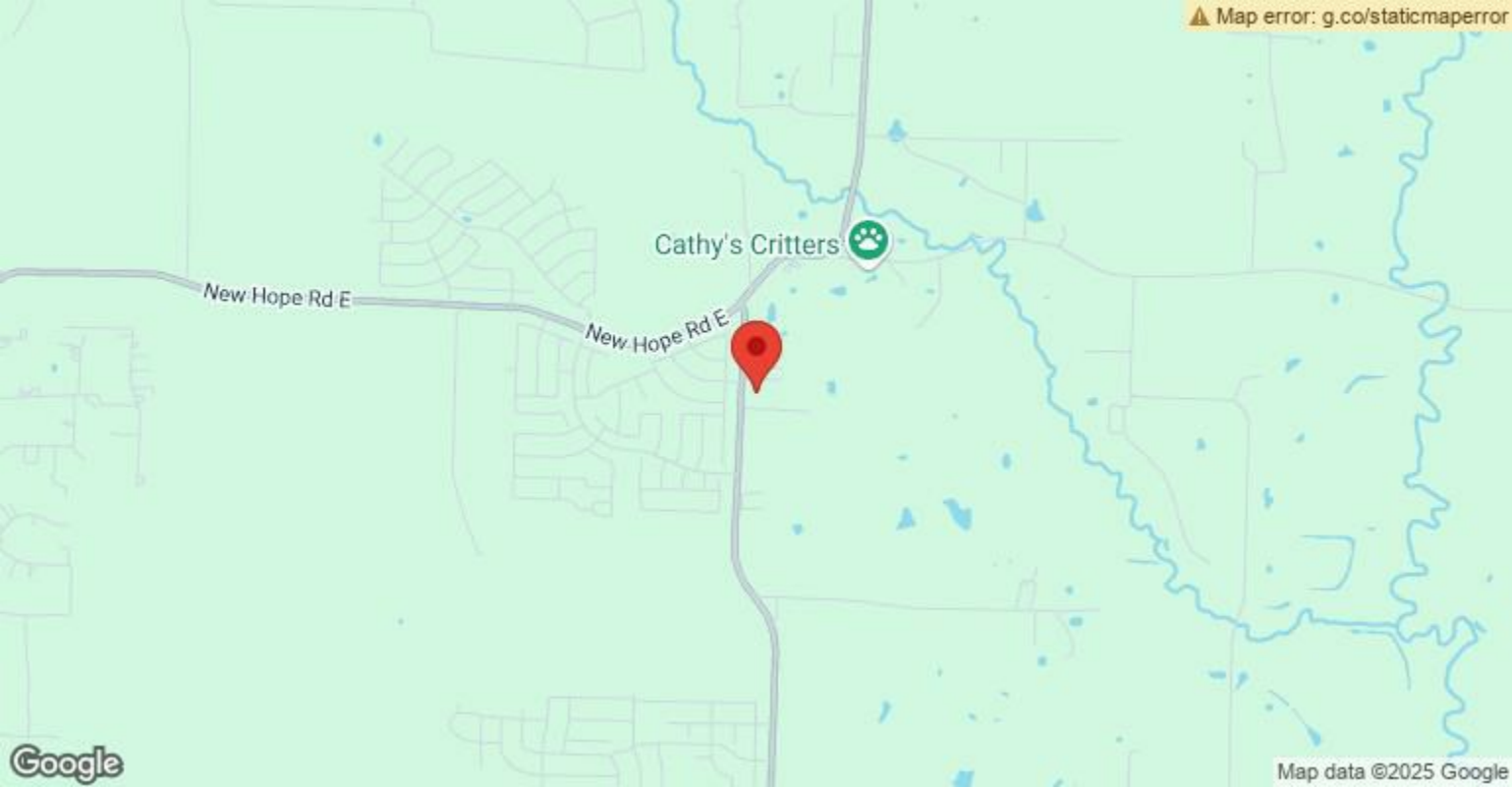
Space Available: 174,240 - 566,280 SF  
Rental Rate: \$18,000 /SF/YR  
Date Available: Now

+/-4 acres for NNN lease. 12-25 min from McKinney, Plano, Allen, Frisco & Melissa and around 45 min drive to Dallas downtown and DFW Airport. Will either lease road front 4 acres /OR all of 13 acres for long term. Install a metal building, shops, warehouse or outdoor storage and owner will be willing to do a long term lease. OR lease to build a Family Dollar Store, Dollar General, strip center, Gas Station, shopping mall, medical offices, Even Center, Hospital Clinic or childcare center. Build to suit. Property is 415ft road frontage to FM75 longneck road and few hundred feet to New Hope road intersection. Thousands of single family houses within 3 mile radius. Property is across from the East Ridge development where 2400 homes are being developed and less than two miles from future Hwy 380 bypass. Traffic from surrounding cities use FM75 road to drive to the Walmart and the nearest city. Property is located in the McKinney ISD and is one of the fastest growing City (Princeton) and Collin County. Property comes with a (3 bedroom, 2 bath) 2017 Modern Style Manufactured home if 13 acres leased. Rate is Negotiable if 13 acres is leased to a major corporation

# Build to Suit or Outside Storage 4 or 13acres

4196 FM 75, Princeton, TX 75407

## Location



# Build to Suit or Outside Storage 4 or 13 acres

4196 FM 75, Princeton, TX 75407

## Property Photos



4 Acres Lease Land



4 Acres Land for Lease

# Build to Suit or Outside Storage 4 or 13 acres

4196 FM 75, Princeton, TX 75407

## Property Photos



4 Acres Lease Land



4 Acres Lease Land

# Build to Suit or Outside Storage 4 or 13 acres

4196 FM 75, Princeton, TX 75407

## Property Photos



All 13 Acres Land for Lease

# Build to Suit or Outside Storage 4 or 13 acres

4196 FM 75, Princeton, TX 75407

**Fawaz Nayeem**

[fawazmn@yahoo.com](mailto:fawazmn@yahoo.com)

(817) 937-2033

**Fuzzy Ranch LLC**

4638 Biruni St

Irving, TX 75062