

TX Business Parks - Celina



Contact: 940-703-8897
info@txbusinessparks.com / 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 December 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)

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

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Site Plan - For Lease



TX BUSINESS PARKS - CELINA

FM 2478



ALL UNITS CAN BE COMBINED

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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.

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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**

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Exterior Customization Options (For Sale)



Examples of previous buildings constructed by TX Business Parks

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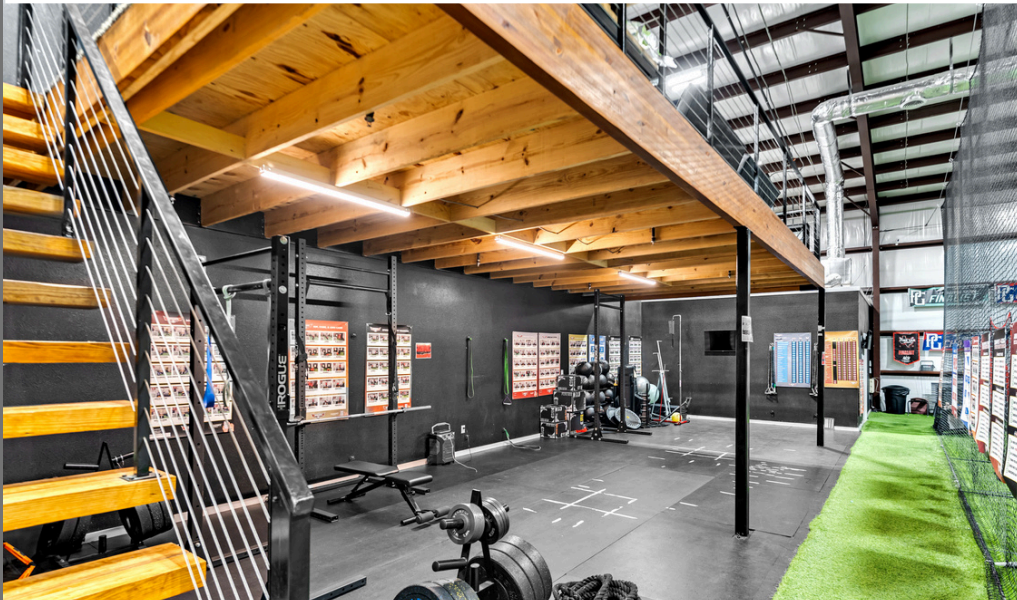
Interior Customizations



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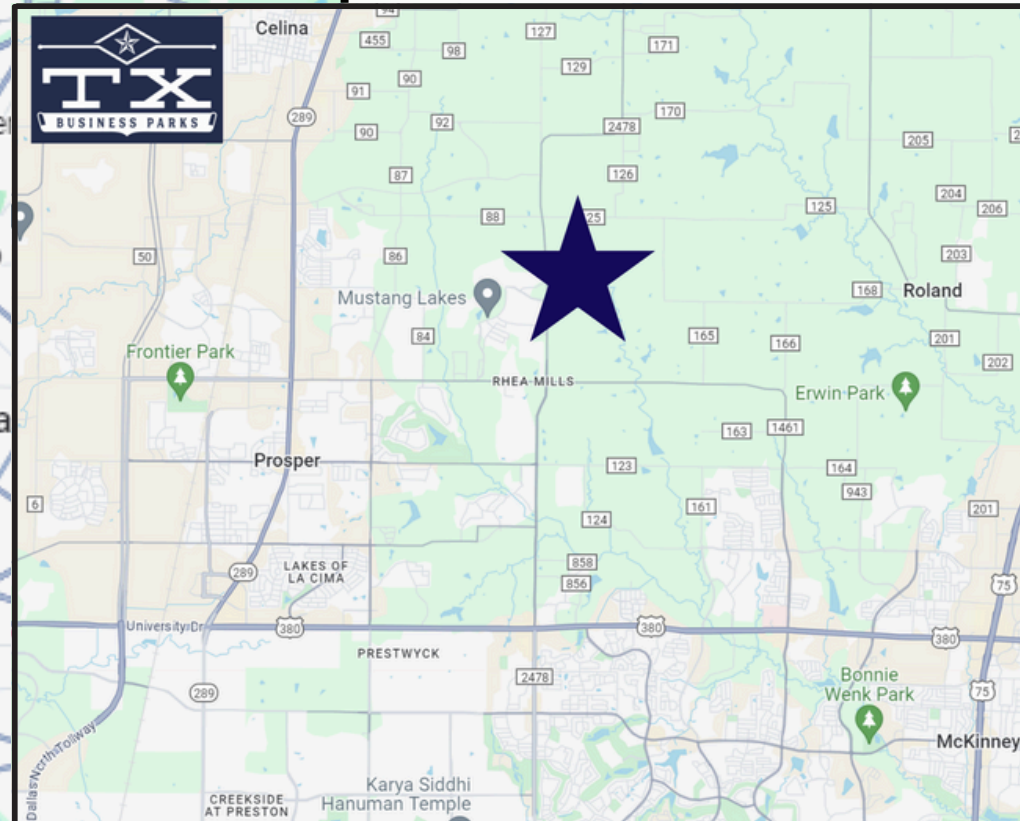
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Interior Customizations



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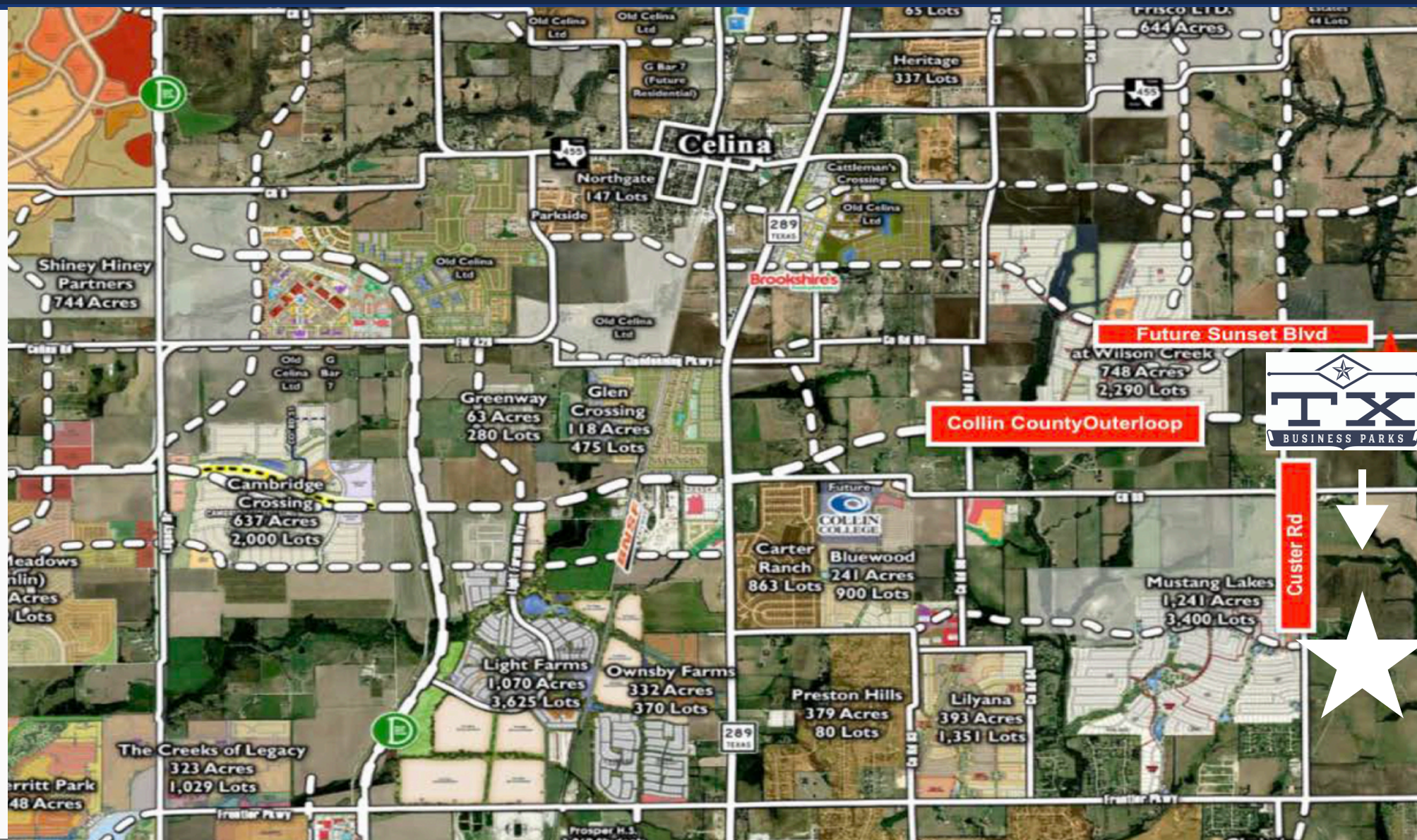
Location



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Growth & Density



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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



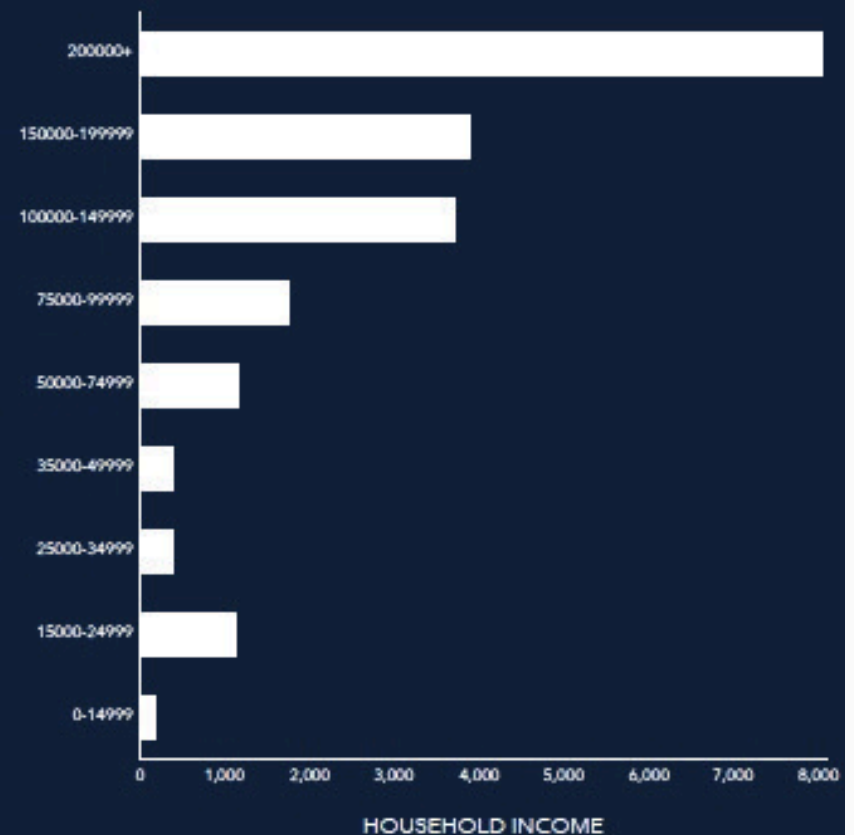
\$62,372

Per Capita Income



\$912,465

Median Net Worth



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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)

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Confidentiality

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