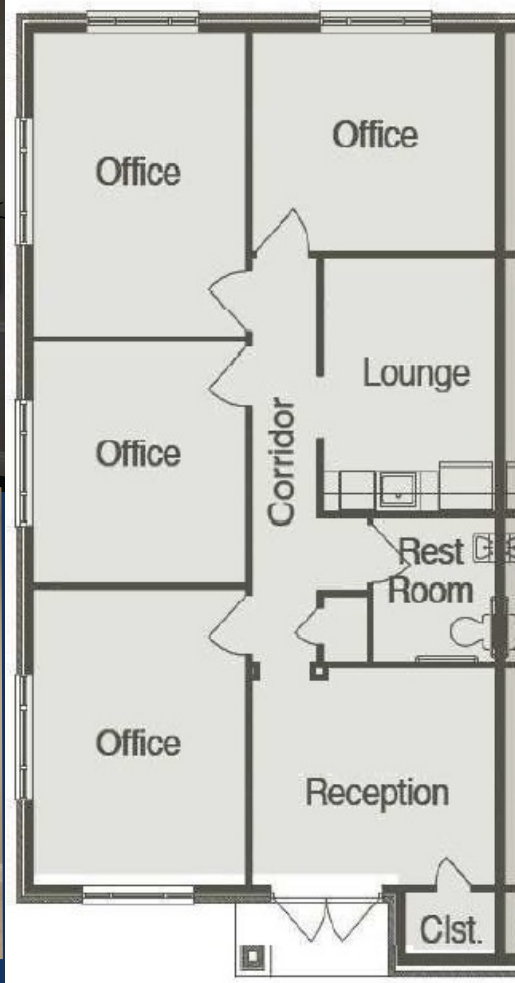


# Collin Ridge Office Park

*Available for Sale & Lease!*



COMING SOON TO CRAIG RANCH! SHB Development's newest office park, Collin Ridge, will begin construction Fall of 2024. Each condominium will be 1225 square feet and is fully built out with a reception area, 4 offices, restroom, and kitchen. Estimated delivery early 2025. Now available for pre-lease or pre-sale! Contact me for currently availability, pricing, or to learn more about this project!



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Sales Manager

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Website: [www.shbdevelopment.com](http://www.shbdevelopment.com)



# Collin Ridge

OFFICE PARK

*McKinney, Texas*



*Prime Real Estate in McKinney, Texas*



- Phase 1 Units available
- Phase 2- Future release, not yet available
- X Not available

## Site Plan





# Collin Ridge Office Park

6000 Alma Road McKinney, Texas 75070

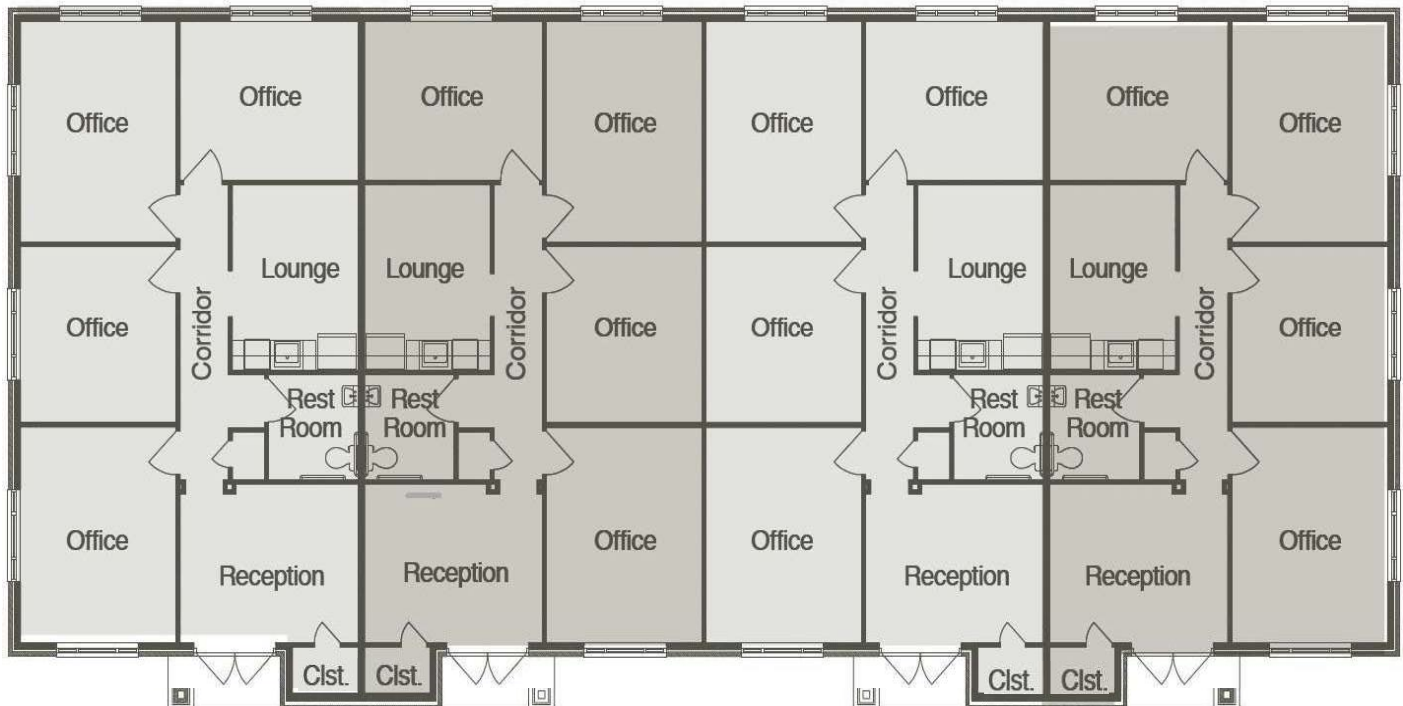


# SHB Development

COMMERCIAL REAL ESTATE DEVELOPMENT • SALES • LEASING

*Office condominiums for sale and lease*

## 4-Unit Floor Plan



## Included Features

### Exterior Design Features:

- Combination stone and stucco
- Covered individual entries with porch light
- Individual corporate identity sign

### Landscaping and Irrigation:

- Professionally designed landscape throughout community
- Automatic irrigation system and maintenance-free landscaping through Community Association Management

### Quality Construction Features:

- Professionally engineered foundation and framing
- Reception area with 11' double tray ceilings
- 10' ceiling height throughout

### Energy Features:

- Double Pane low-E windows
- R21 Batt insulation exterior walls
- R11 Batt insulation interior walls
- R38 Blown fiberglass insulation in attic
- Poly-sealant and caulking for energy efficiency

### Heating and Air System:

- 16 SEER high-efficiency Carrier HVAC system

### Cabinets and Countertops:

- Quality Kitchen cabinetry
- 42" upper cabinets
- Granite slab countertops

### Flooring:

- Quality commercial carpet in offices
- Ceramic tile in kitchen and restroom
- Luxury vinyl tile flooring in reception and hallway

### Doors, Windows, Trim and Hardware:

- Commercial double doors at entry
- 8' raised-panel interior doors
- Elegant satin chrome lever hardware
- Energy efficient, double-paned 6' x 5' commercial grade windows
- 5" baseboard and designer casing
- Double step-down ceiling in reception area

### Electrical:

- Elegant light fixture in reception area
- LED recessed can lights throughout
- Two conduits provided to each office for phone/computer and security

### Plumbing:

- Stainless steel sink and chrome faucet in kitchen
- Sink, faucet and accessories package in restroom
- Elongated commode in restroom
- Ice-maker line to refrigerator