

5518 County Road 126

5518 County Road 126, McKinney, TX 75071

Presented by
NICID LP



Price: \$12.16 /SF/YR

****Commercial and/or Residential Lease ****

5 room 3 bath ranch style 2,516 sq ft house.

Excellent location with Collin County Outer Loop expansion very close by at 0.3 miles down the road. The Outer Loop is now open!

Option for land lease as well for some acreage.

Great property for office space or retail where living space is also needed or where storage is needed for equipment and trucks/trailers.

Length of lease negotiable.

Property is the old Bill Bates Ranch. Property is surrounded by the ETJ of McKinney, but has been removed from the ETJ.

\$2,550 + NNN of \$1,100 = \$3,650/mo
Weekly pool cleaning is included.

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Versatile use available for house and land. Country feel but very close Collin County Outer Loop access.



Craig Owens

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NICID LP

551 Saint Gabriel Way
McKinney, TX 75071

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IMG_6761

Listing space

1st Floor Ste Bldg

| | |
|-----------------|------------------|
| Space Available | 2,516 SF |
| Rental Rate | \$12.16 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Built Out As | Standard Office |
| Space Type | Relet |
| Space Use | Office/Retail |
| Lease Term | Negotiable |

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Property Photos



Plat Map

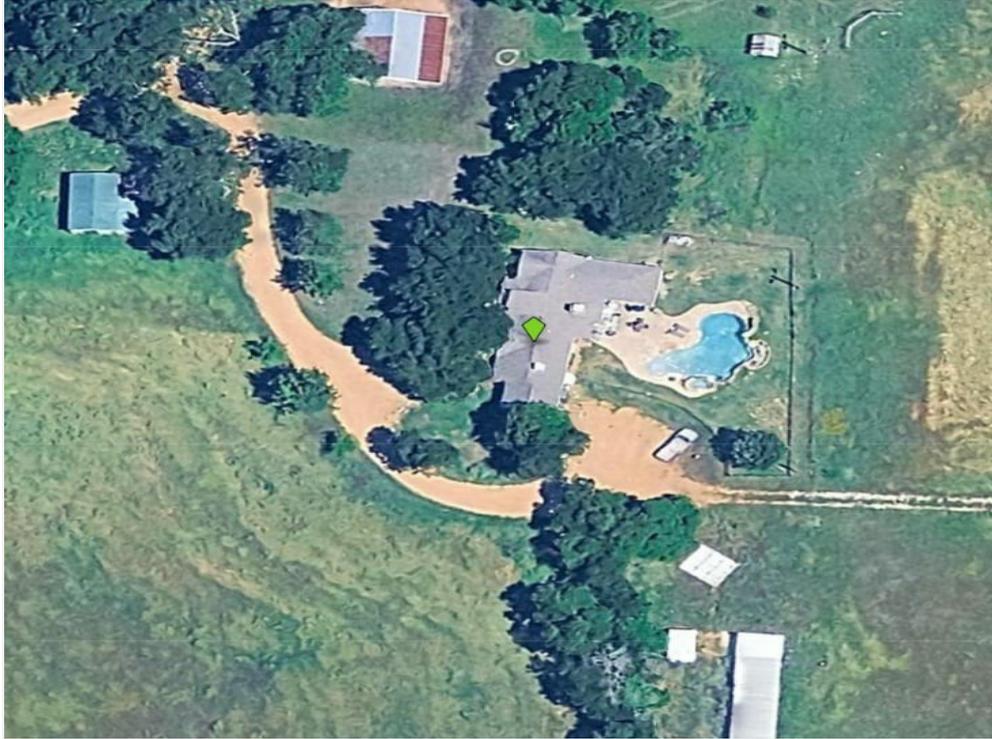


Aerial

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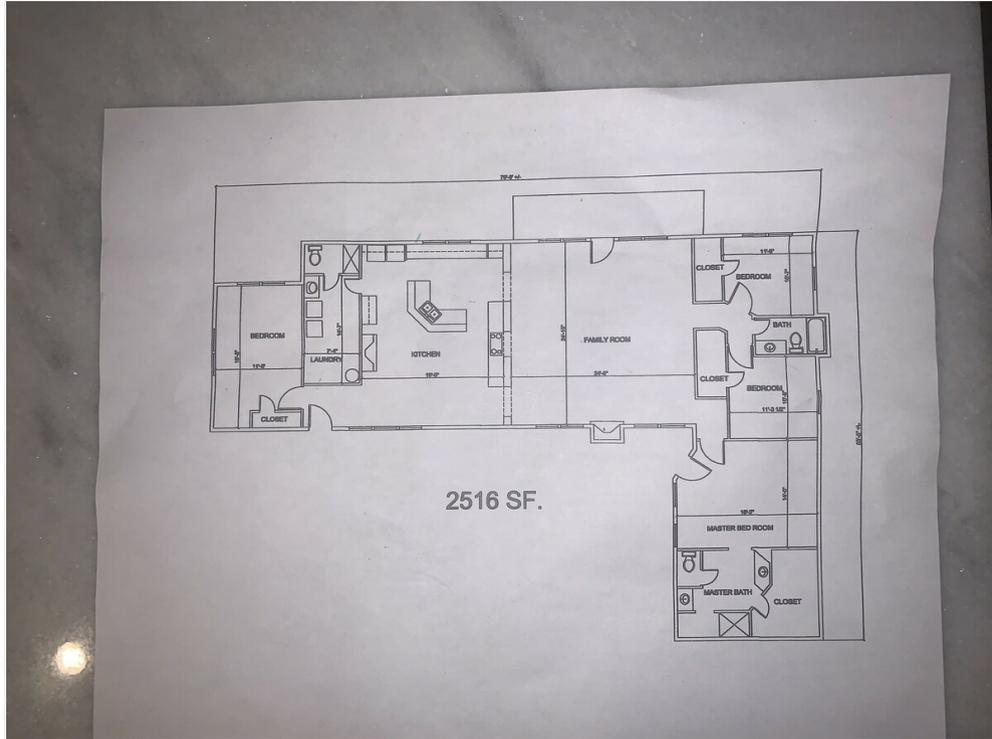


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Property Photos



IMG_6857



Interior Photo

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Building Photo

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Location

