

15602 State Highway 160, Blue Ridge, Texas 75424

MLS#: 21246404 **N** Active

[15602 State Highway 160 Blue Ridge, TX 75424-2126](#)

LP: \$2,320,000

Property Type: Commercial Sale

SubType: Warehouse



Low LP: **\$/Gr SqFt:** \$218.87
Subdivision: R Smith Surv Abs #887
County: Collin **Lake Name:**
Country: United States
Parcel ID: [R688700001001](#) **Plan Dvlpm:**
Lot: **Block:** **MultiPrcl:** No **MUD Dst:** No
Legal: ABS A0887 R K SMITH SURVEY, TRACT 10, 18.366
Unexmpt Tx: \$12,198
Spcl Tax Auth: **PID:**No

Bldg SF: 10,600/Builder **Gross SqFt:**10,600
Yr Built: 2019/Builder/Preowned **Zoning:** Mixed Commercial
Apprsr: **Mult Zone:** No
Lot SqFt: 174,240/Public Records **# Units:** 3
Lot Dim: **Acres:** 4.000
Adult Community: **Will Subdiv:** No **#Stories:** 1

General Information

Gross Income: \$11,100	Leasable SqFt: 10,600	Avg Monthly Lease:
Net Income: \$10,100	Leasable Space: 5	Spaces Leased: 5
Annual Expenses: \$1,000	Lease Expire Date:	Occupancy Rate:

Features

Building Use: Automotive, Office, Office/Warehouse, Storage Warehouse, Other	Ceiling Height: 15 to 20 Feet
Alarm/Security: Gated Community	Flooring: Ceramic Tile, Combination, Concrete
Inclusions: Land & Improvements	Heating: Central, Electric
Lot Size/Acre: 3 to < 5 Acres	Cooling: Central Air, Electric
Topography:	
Soil:	
Rd Front Desc: Highway	Owner Pays: Common Area Maintenance, Grounds Care
Tenant Pays: All Utilities	Tot Ann Exp Inc: Maintenance Grounds
Foundation: Slab	Lease Desc:
Construction: Steel Siding	Special Notes: Survey Available, Utility Easement
Roof: Metal	Possession: Closing/Funding
Walls: Metal	
Freight Doors:	
Street/Utilities: Aerobic Septic, Co-op Electric, Co-op Water, Outside City Limits, Propane	
Showing: 24 Hour Notice	
Parking/Garage: Assigned	

Remarks

Property Description: Great investment opportunity! Instant rental income of 11,100 monthly. Fenced and gated. 4 acres with road frontage on Highway 160. There are 3 separate shops built in 2019, 2021 and 2024. All shops have offices, bathrooms and warehouse space. Shop 1 is 2400 sqft with 1 tenant, Shop 2 is 3200 sqft with 1 tenant and Shop 3 is 5000 sqft. Shared space with 2 tenants. There is room for an additional shop or more parking with highway road frontage. Outside city limits. Close to shopping and restaurants. 10 minutes from Melissa and Anna area. 30 minutes from Mckinney. One hour from the DFW International Airport. New Survey available.

Public Driving Directions: GPS

Agent/Office Information

Lst Ofc: Sarah Boyd & Co

Lst Agt: [Jennifer Boyd](#)

Prepared By: Jennifer Boyd Sarah Boyd & Co on 04/21/2026 17:17