

TX Business Parks - Celina

For Lease: 1,600 - 16,000 sf



Contact: 940-703-8897

info@txbusinessparks.com / www.txbusinessparks.com

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
- 2.75 parking spaces per 1,000 SF
- 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
- Minutes from Preston Road, US-380 & the Outer Loop

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Site Plan - For Lease

TX BUSINESS PARKS - CELINA



FM 2478



ALL UNITS CAN BE COMBINED

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Potential Customizations

Pre-leasing

We have the ability to customize individual units/buildings for future tenants

- **Mezzanine options**
- **Multiple & larger offices**
- **Multiple & larger bathrooms with showers**
- **Kitchenette & Cabinets**
- **Specialty flooring - tile, hardwood floors, etc**
- **Additional windows (exterior & interior)**
- **Business specific improvements**

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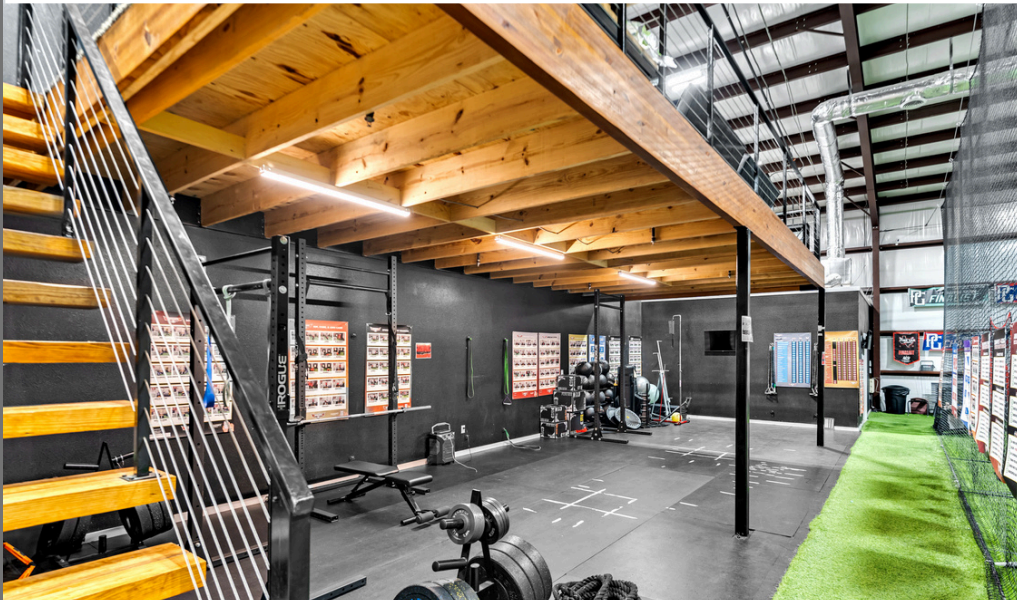
Interior Customizations



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Location



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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



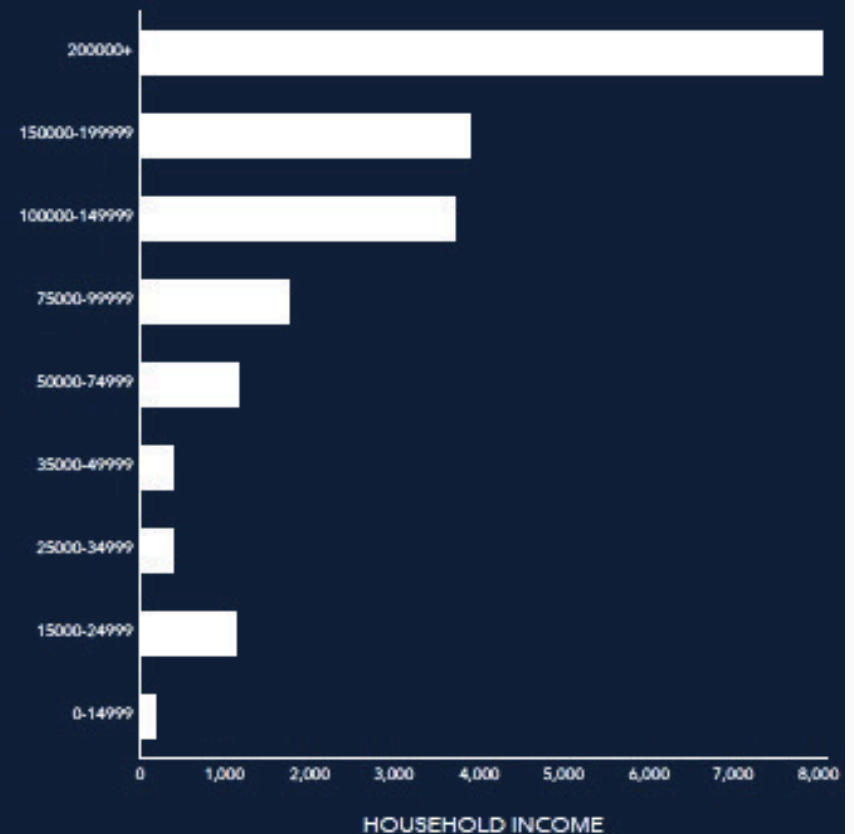
\$62,372

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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TX Business Parks - Celina & TX Park Management

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