

13.2-ACRE LOGISTICS / DISTRIBUTION SITE

GROUND LEASE / BUILD-TO-SUIT OPPORTUNITY

4196 FM 75, PRINCETON, TX 75407

Collin County | Princeton ETJ | McKinney ISD



U.S. MILITARY
VETERAN OWNED
PROPERTY



FM 75 (LONGNECK ROAD)

13.2 ACRES



TRAFFIC COUNT: APPROXIMATELY 2,480 VEHICLES PER DAY
ON LONGNECK ROAD (NEAR FM 75 & MONTE CARLO BLVD)

PROPERTY OVERVIEW



±13.2 Acres

Rectangle shaped, level site



±415 FT

of road frontage on FM 75
(Longneck Road)



Approx. 2,480 Vehicles Per Day
on Longneck Road
(near FM 75 & Monte Carlo Blvd)



Across from East Ridge
development with 2,400
homes under development



Less than 2 miles from
future Hwy 380 bypass



Fenced property
with security camera

PROPERTY HIGHLIGHTS

- No restrictions to build.
- Princeton is one of the fastest growing city in the United States.
- 10 minutes from new McKinney domestic airport and within 25 minutes from Frisco, McKinney, Plano, and Allen.
- Princeton ETJ – Collin County – McKinney ISD
- Utilities available in the area
- Easy access with excellent visibility on FM 75
- Ideal for distribution, warehouse, logistics, industrial, retail, medical, or commercial development

LOCATION ADVANTAGE



10 MINUTES
to New McKinney
Domestic Airport



WITHIN 25 MINUTES
to Frisco, McKinney,
Plano, and Allen



12-25 MINUTES
to Melissa, McKinney,
Plano, Allen & Frisco



45 MINUTES
to Dallas Downtown
& DFW Airport

LEASE TERMS



\$1,800
PER ACRE / MONTH
NNN



**MULTI-YEAR
LEASE AVAILABLE**

Flexible terms for qualified tenants.



PRESENTED BY:

FUZZY RANCH LLC



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