

# TX Business Parks - Celina

**For Lease: 1,600 - 16,000 sf**



Contact: 940-703-8897

[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://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

Contact: 940-703-8897

[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

# Site Plan - For Lease

## TX BUSINESS PARKS - CELINA



FM 2478



**ALL UNITS CAN BE COMBINED**

Contact: 940-703-8897

[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

# Shell Interior



Contact: 940-703-8897  
[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

# 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

Contact: 940-703-8897

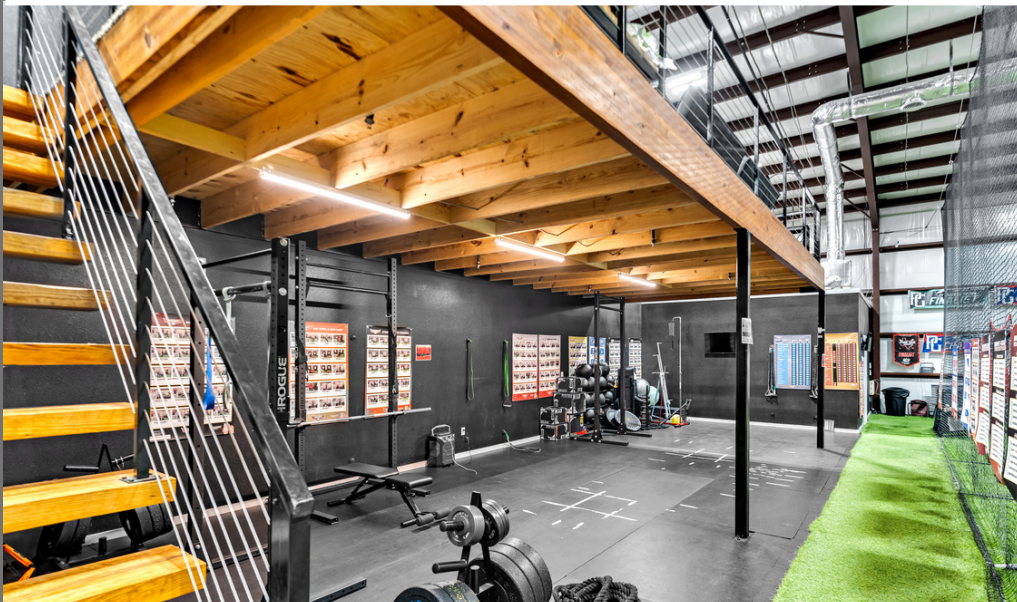
[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

# Interior Customizations



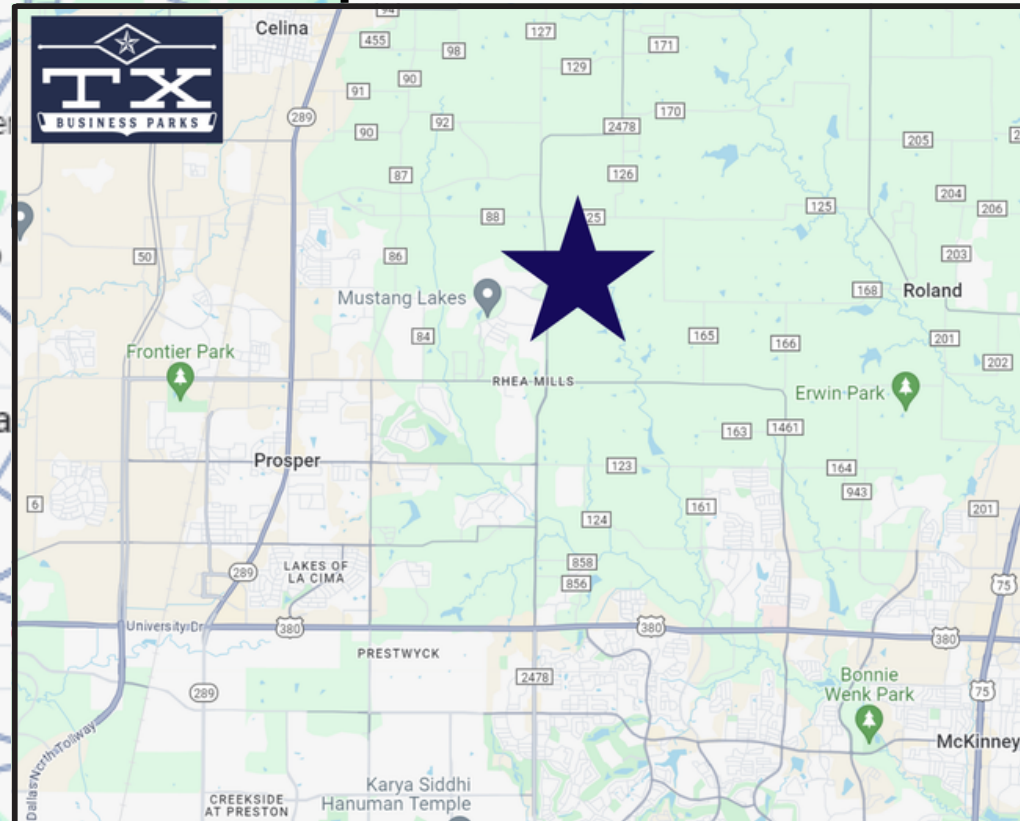
Contact: 940-703-8897  
[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

# Interior Customizations



Contact: 940-703-8897  
[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

# Location



Contact: 940-703-8897

[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

# Growth & Density



Contact: 940-703-8897

[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

## 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



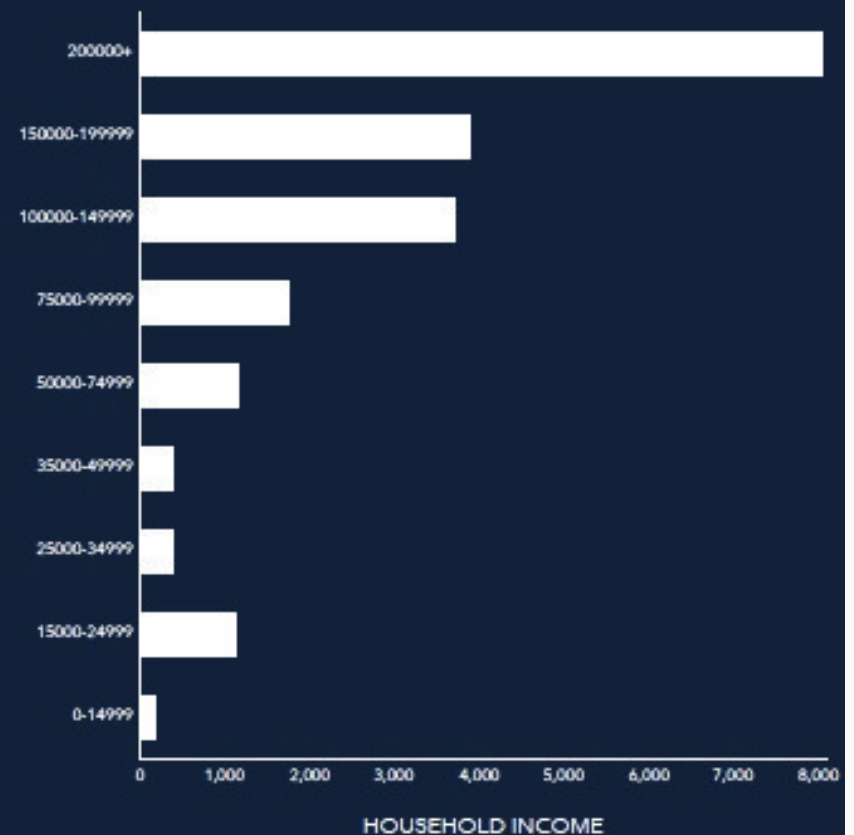
\$62,372

Per Capita Income



\$912,465

Median Net Worth



Contact: 940-703-8897

[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

# 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)**

**Contact: 940-703-8897**

**[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)**

# **TX Business Parks - Celina & TX Park Management**

## **Confidentiality**

**The information in this sales brochure is proprietary and confidential, and is intended to be reviewed only by the party receiving it from TX Park Management, LLC. This brochure should not be made available to any other person or entity without the written consent of TX Park Management, LLC.**