

# RIDGELINE PLAZA

5975 RIDGELINE DRIVE  
MCKINNEY, TX 75070



## OFFERING SUMMARY

|                |                             |
|----------------|-----------------------------|
| Lease Rate:    | \$35.00 - 38.00 SF/yr (NNN) |
| Building Size: | 18,000 SF                   |
| Available SF:  | 1,200 - 18,000 SF           |
| Lot Size:      | 2 Acres                     |
| Year Built:    | 2024                        |
| Zoning:        | F1                          |
| Market:        | Dallas/Ft Worth             |
| Submarket:     | McKinney                    |

## PROPERTY OVERVIEW

18,000 SF lease space available

## PROPERTY HIGHLIGHTS

- Great visibility
- Hard corner lot
- Easy access to SH-121 and US-75/Central Expy

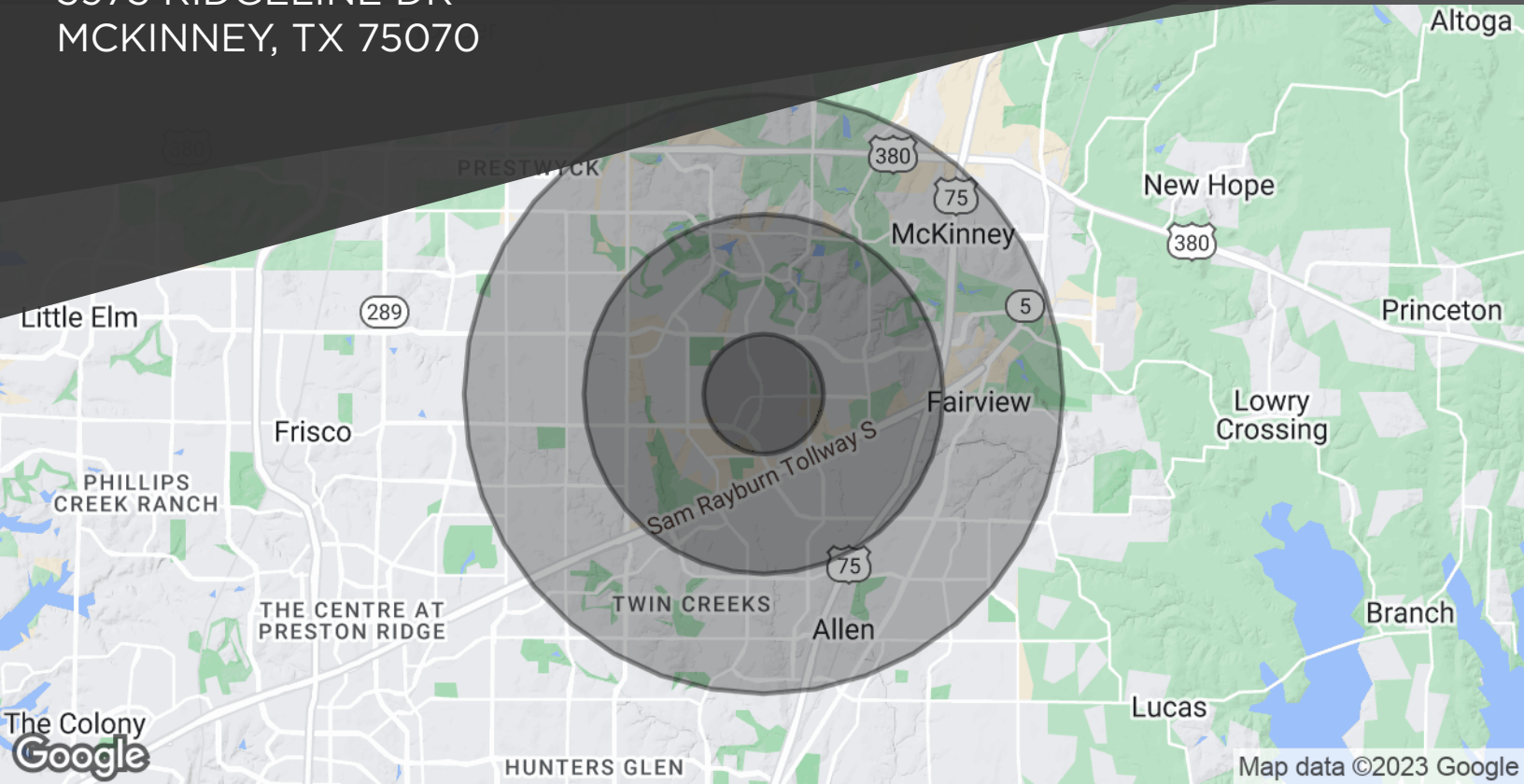
For more information or to schedule a tour, please contact:

**Najdi Rafaty** O: 214.267.9860  
najdi@linc.realty M: 310.735.7980

**LINC.**  
COMMERCIAL REALTY

# RIDGELINE PLAZA

5975 RIDGELINE DR  
MCKINNEY, TX 75070



## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 19,480 | 106,652 | 270,727 |
| Average Age          | 35.3   | 38.6    | 38.1    |
| Average Age (Male)   | 37.0   | 36.8    | 36.7    |
| Average Age (Female) | 33.2   | 39.2    | 38.4    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 7,188     | 39,445    | 96,812    |
| # of Persons per HH | 2.7       | 2.7       | 2.8       |
| Average HH Income   | \$103,370 | \$129,707 | \$132,546 |
| Average House Value | \$269,518 | \$343,338 | \$342,120 |

\* Demographic data derived from 2020 ACS - US Census

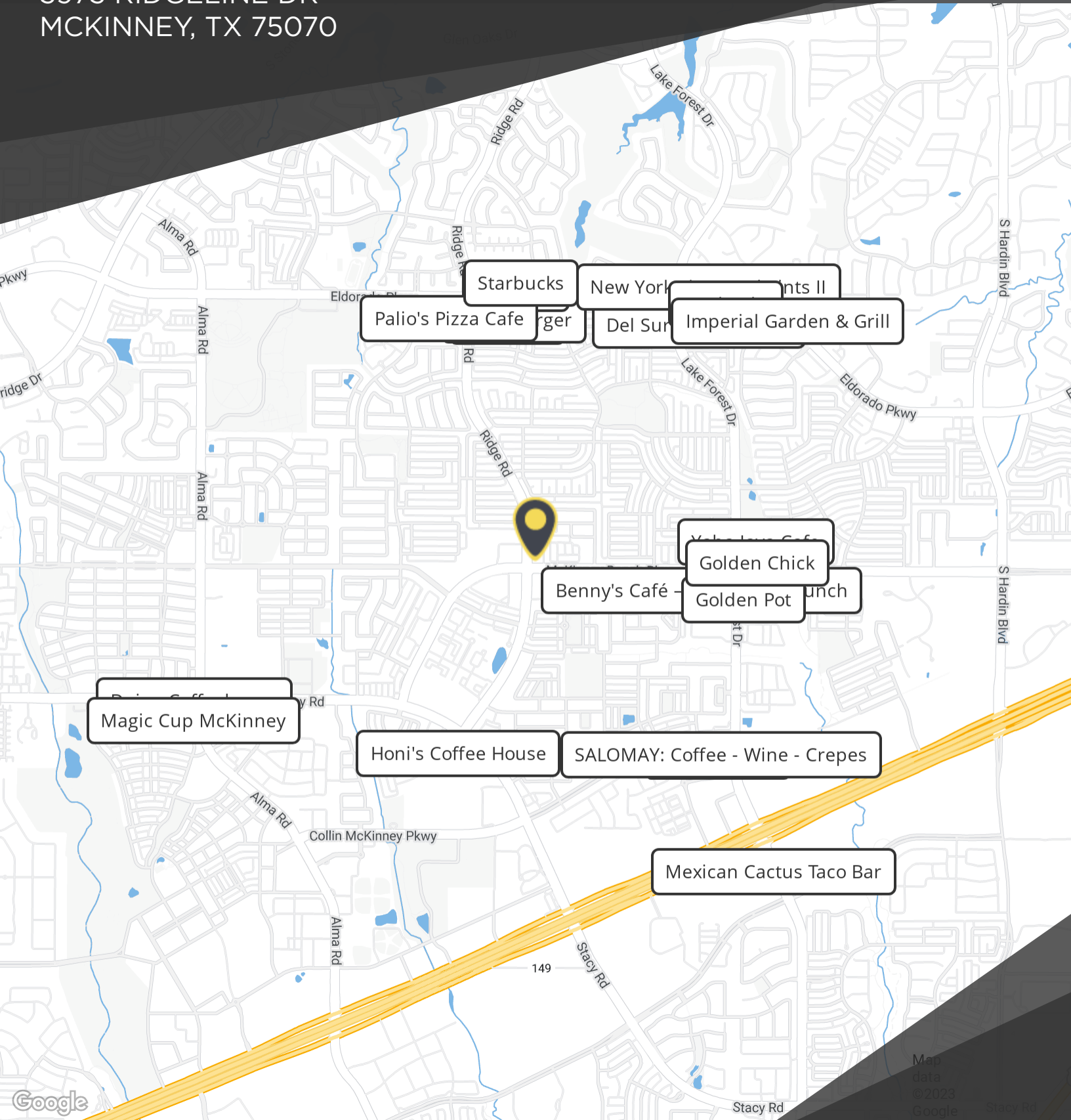
For more information or to schedule a tour, please contact:

**Najdi Rafaty** O: 214.267.9860  
najdi@linc.realty M: 310.735.7980

**LINC.**  
COMMERCIAL REALTY

# RIDGELINE PLAZA

5975 RIDGELINE DR  
MCKINNEY, TX 75070



For more information or to schedule a tour, please contact:

**Najdi Rafaty** O: 214.267.9860  
najdi@linc.realty M: 310.735.7980

**LINC.**  
COMMERCIAL REALTY