

For Sale

9693 Hwy 377
Collinsville, TX

8,610 Sq. Ft.
2.5 Acres

Multiple Use
Commercial
Building

\$799,000

MUST SELL, BRING ALL OFFERS!!



BUSINESS PARTNERSHIP DISSOLVING, MUST SELL, BRING ALL OFFERS!! Buildings were recently completed and feature and incredible one of a kind finish out. Property is 2.5 acres with 243' of frontage on heavily traveled US Highway 377. Front building is 5810 sqft and Rear building is 2800 sqft. Located in Collinsville only minutes north of the booming suburbs of Frisco, Prosper, Aubrey, Celina and Little Elm. Perfect location for a service business as everything continues to grow north. Great investment opportunity. The property could be leased out to multiple tenants and has plenty of room for future footprint expansion. See detailed features and a link to the property video below.



McKissick & Associates
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Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES-Real Estate Services. Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.





Video Link: <https://bit.ly/2SLh3ax>



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Property Information

- The property was completed in 2020 (Brand New) and built with great attention to detail. The building is truly a unique and exciting creation.
- The combined useable square footage (Both Buildings) is approximately 8000 square feet.
- Commercial lot size is 2.5 acres and includes 243 feet of highway frontage on US 377.
- Lot improvements include 44,000 square feet of concrete, granite and gravel parking. Fencing of the 2.5 acres includes metal privacy, metal pipe and no climb security. In addition, the dumpster area is fully enclosed for security and aesthetics.
- Buildings are 100% HVAC; all building areas are climate controlled with energy efficient heat pump systems (6 Zones Total).
- Buildings are 100% insulated with energy efficient spray foam. A combination of open and closed cell spray foam was used to fully insulate and seal the buildings.
- Vintage style LED Edison lighting throughout the showroom, offices, kitchen and front bathroom areas. The LED Edison lighting is fully dimmable and energy efficient.
- Shop/ Warehouse areas include high power LED high bay and strip LED lighting.
- Exterior of buildings is illuminated with LED lighting.
- All metal interior walls are actual vintage metal (not fake) and their character is a result of 50 years in the Texas weather. The metal has true Texas history and was reclaimed from the Nocona Boots family farm.
- Prewired for the latest technology with network cabling (Category 6), distributed video (10 Locations) and security cameras (16 Locations).
- Includes a state-of-the-art touch screen-controlled security system for protecting both buildings.
- Computer network rack and new networking equipment are included with the property.
- Building is equipped with 600-amp (Single-Phase) power and includes a new ground mounted transformer. The power transformer was designed to accommodate future large-scale building on the property.
- The primary and secondary buildings are connected by an underground conduit system. This allows for compressed air and other systems to operate between the buildings.
- Property has 4 large bathrooms to accommodate employees and customers. The largest of the bathrooms is equipped with a shower.
- The building floors include sealed concrete on the first floor and hand stained wood on the second floor.
- Property has a kitchen with stove connections and includes a refrigerator. Workshop - Warehouse area has washer - dryer connections and large stainless-steel shop sinks.
- There are 5 bay doors (10'x12') (1-Full Glass) (4-Insulated Roll-ups).
- Mezzanine area.



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