



15602 STATE HIGHWAY 160
BLUE RIDGE, TX 75424



\$2,320,000



10,600 sqft

DESCRIPTION

Great investment opportunity! Instant rental income of 11,100 monthly. Fenced and gated. 4 acres with road frontage on Highway 160. There are 3 separate shops built in 2019, 2021 and 2024. All shops have offices, bathrooms and warehouse space. Shop 1 is 2400 sqft with 1 tenant, Shop 2 is 3200 sqft with 1 tenant and Shop 3 is 5000 sqft. Shared space with 2 tenants. There is room for an additional shop or more parking with highway road frontage. Outside city limits. Close to shopping and restaurants. 10 minutes from Melissa and Anna area. 30 minutes from Mckinney. One hour from the DFW International Airport. New Survey available.

PROPERTY TYPE: Commercial - Warehouse
MLS STATUS: Active
MLS: 21246404
YEAR BUILT: 2019
COUNTY: Collin
TRACT OR SUBDIVIION: R Smith Surv Abs #887
LIST DATE: 04/21/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 10,600
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 4
LOT SIZE (SQFT): 174,240

INTERIOR FEATURES

FLOOR COVERINGS:

- Combination
- Concrete
- CeramicTile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Assigned

LOT DESCRIPTION:

- Acreage
- Level

ROOF TYPE:

- Metal

SIDING:

- SteelSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
- Propane
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jennifer Boyd 

PHONE: 940.202.0028

BROKERED BY: Sarah Boyd & Co
COMMUNITY:

SECURITY FEATURES:

- GatedCommunity

● Gated

century21judgefite.com

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