



0.28 AC Land For Sale

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TABLE OF CONTENTS

COVER	1
PROPERTY SUMMARY	3
PROPERTY DESCRIPTION	4
REGIONAL MAP	5
AERIAL MAP	6
SITE PLANS	7
DEMOGRAPHICS MAP & REPORT	8
ADVISOR BIO 1	9



PROPERTY DESCRIPTION

Poised for investment, this property boasts a prime location within the dynamic Plano area. Zoned SF-6, it offers a lucrative opportunity for future development, making it an ideal prospect for Land/Office investors. With its strategic positioning and potential for transformation into a dynamic office space, this property holds significant appeal for discerning investors seeking to establish a presence in a thriving commercial hub. Its prime zoning and strategic location make it an ideal canvas for accommodating the diverse needs of various businesses, rendering it an exceptional asset for any Land/Office investor looking to make a strong addition to their portfolio.

PROPERTY HIGHLIGHTS

- Zoned SF-6
- Strategic location in Plano
- Ideal for office development
- Attractive prospect for investors

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lots	2
Lot Size:	0.28 Acres (0.14 AC each)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	398	1,070	4,141
Total Population	1,355	3,682	11,734
Average HH Income	\$102,390	\$111,425	\$133,439



PROPERTY DESCRIPTION

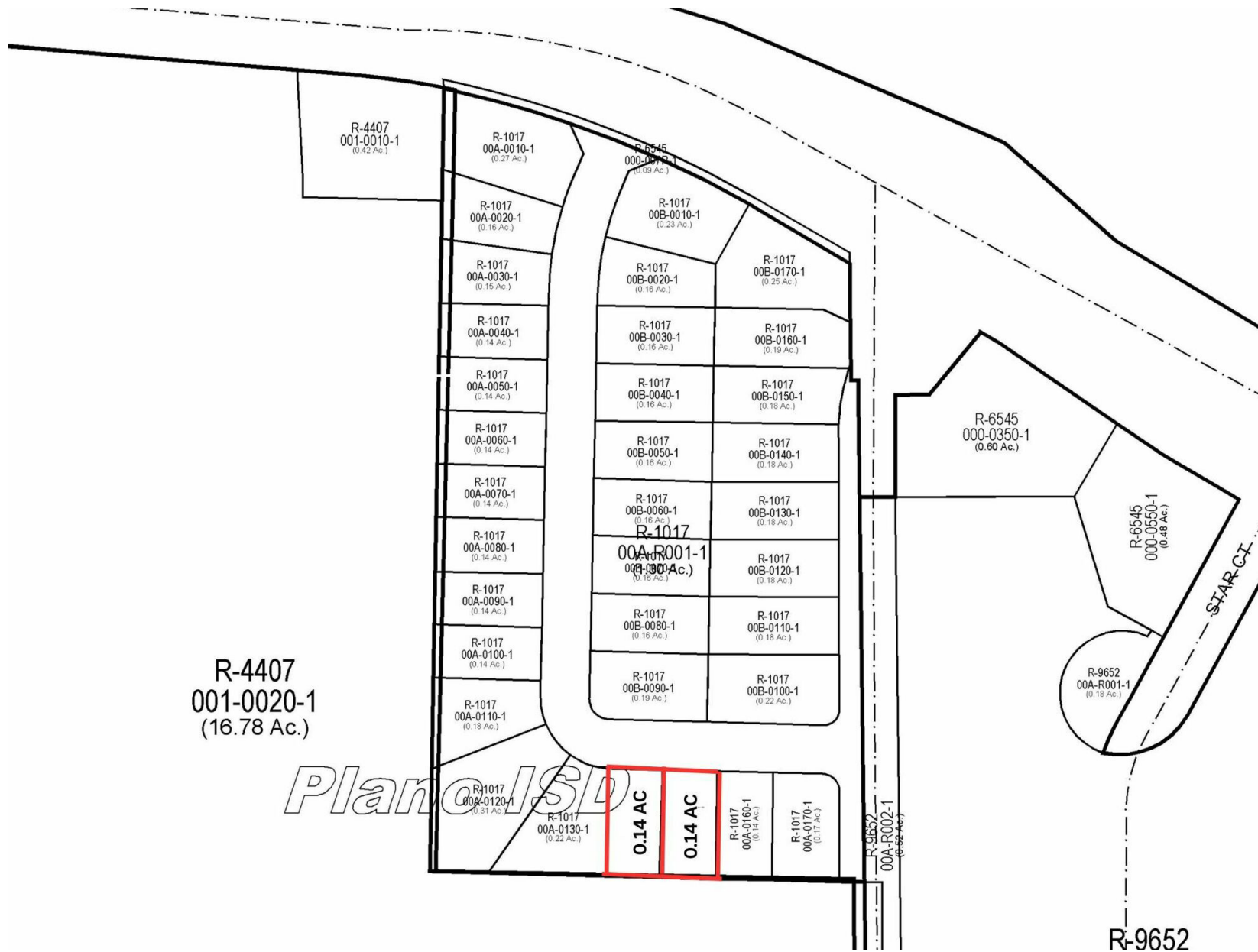
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LOCATION DESCRIPTION

Situated in Plano, Texas, the area surrounding the property offers an enticing blend of business and leisure opportunities. Boasting a strategic position within the North Texas region, Plano is a hub for major corporations and thriving businesses. The area is renowned for its dynamic commercial landscape, with numerous headquarters and corporate facilities flourishing within its bounds. Additionally, the locality provides an excellent array of dining, shopping, and cultural attractions. Notable points of interest include the prominent Legacy West development, the vibrant Shops at Legacy, and the picturesque Arbor Hills Nature Preserve. This dynamic surroundings make the location an appealing prospect for Land/Office investors seeking a well-rounded and prosperous environment.



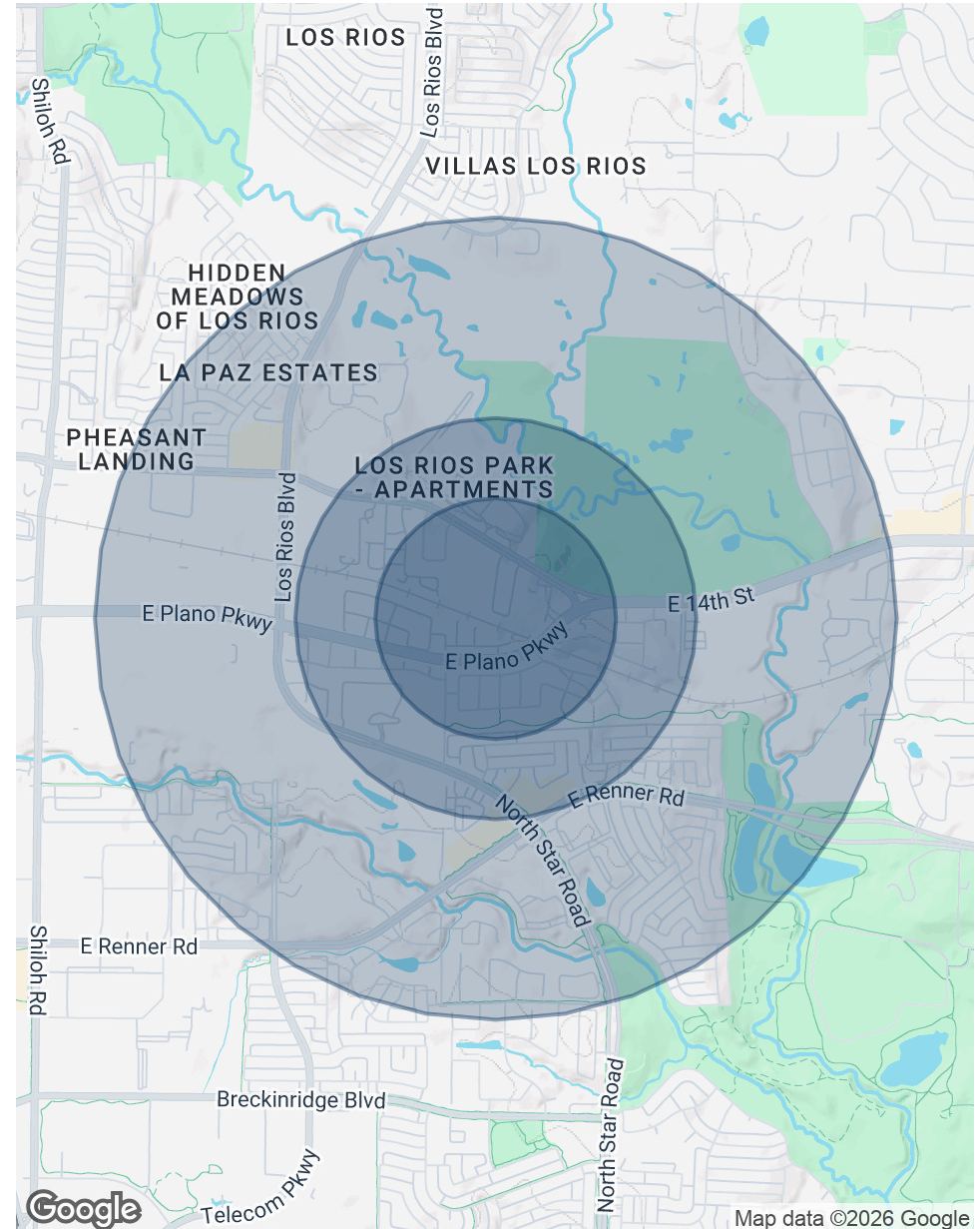




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,355	3,682	11,734
Average Age	31	32	37
Average Age (Male)	31	32	36
Average Age (Female)	31	32	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	398	1,070	4,141
# of Persons per HH	3.4	3.4	2.8
Average HH Income	\$102,390	\$111,425	\$133,439
Average House Value	\$416,725	\$426,945	\$514,182

Demographics data derived from AlphaMap





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