

# CEDAR RIDGE PLANO

1656 Alma Drive, Plano, TX 75075



**Donna Stiles, CCIM, TX Licensed RE Broker 633141**

*MODD Real Estate*

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*License: 633141*

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**Property Plat Collin Co  
Cad 2025 10 02**

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**IABS 2025 - 1**

# CEDAR RIDGE PLANO

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# PROPERTY INFORMATION

*Call For Price*

## PROPERTY ADDRESS

*1656 Alma Drive  
Plano, TX 75075*

## PROPERTY SIZE

*104,418 Sq. Ft.*

## LAND SIZE

*2.40 Acres*

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TX 75075

## Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..





# PROPERTY OVERVIEW

Premier 2.3971 Acre Development Site: Shovel Ready in Central Plano.

- Located on Alma Drive between W. Park Blvd & 16th Street near US-75/PGBT corridor.
- Close & walkable proximity: Creekwalk Village, Collin Creek Mall, Residential Dense Neighborhoods, Schools & upcoming Ravenglass Park.
- Utilities on Site & Established Easements
- Zoned Commercial Corridor: Additional Zoning: SUP for Senior Living.
- Prime opportunity for Medical office, Multi-family, Mixed use & Retail.(<https://www.plano.gov/947/Zoning>)



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# PROPERTY DETAILS

***The Cedar Ridge 2.397 Acre Shovel Ready parcel offers a rare “infill” development opportunity in the Plano's Alma Drive Corridor.***

The 2.397 Alma Drive parcel has utilities on site and established easements which should help to eliminate lengthy lead times associated with infrastructure process and with a clear site access for facilitating a smoother City of Plano development review process.  
(<https://www.plano.gov/947/Zoning>)

Located less than one mile from the massive Collin Creek Mall \$1B project redevelopment and U.S. 75 and within ¼ to ½ mile from Plano ISD Academy, Residential neighborhoods, Schools and the upcoming Ravenglass Park the 2.397 Acre parcel offers a potentially great location for "Live-Work-Play Synergy for this North Texas Growth Corridor.





# PROPERTY PHOTOS



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# PROPERTY PHOTOS



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# PROPERTY PHOTOS



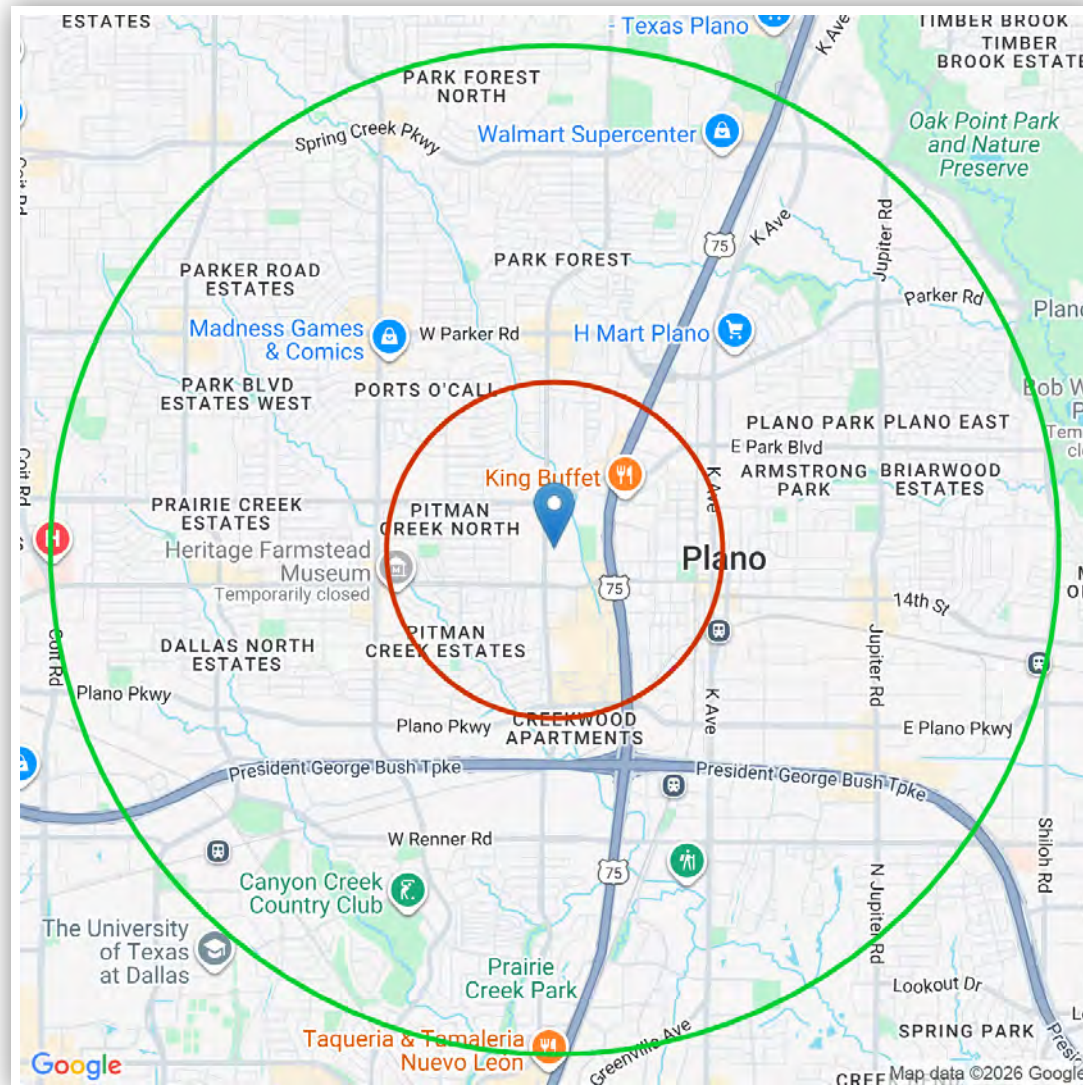
## CEDAR RIDGE PLANO

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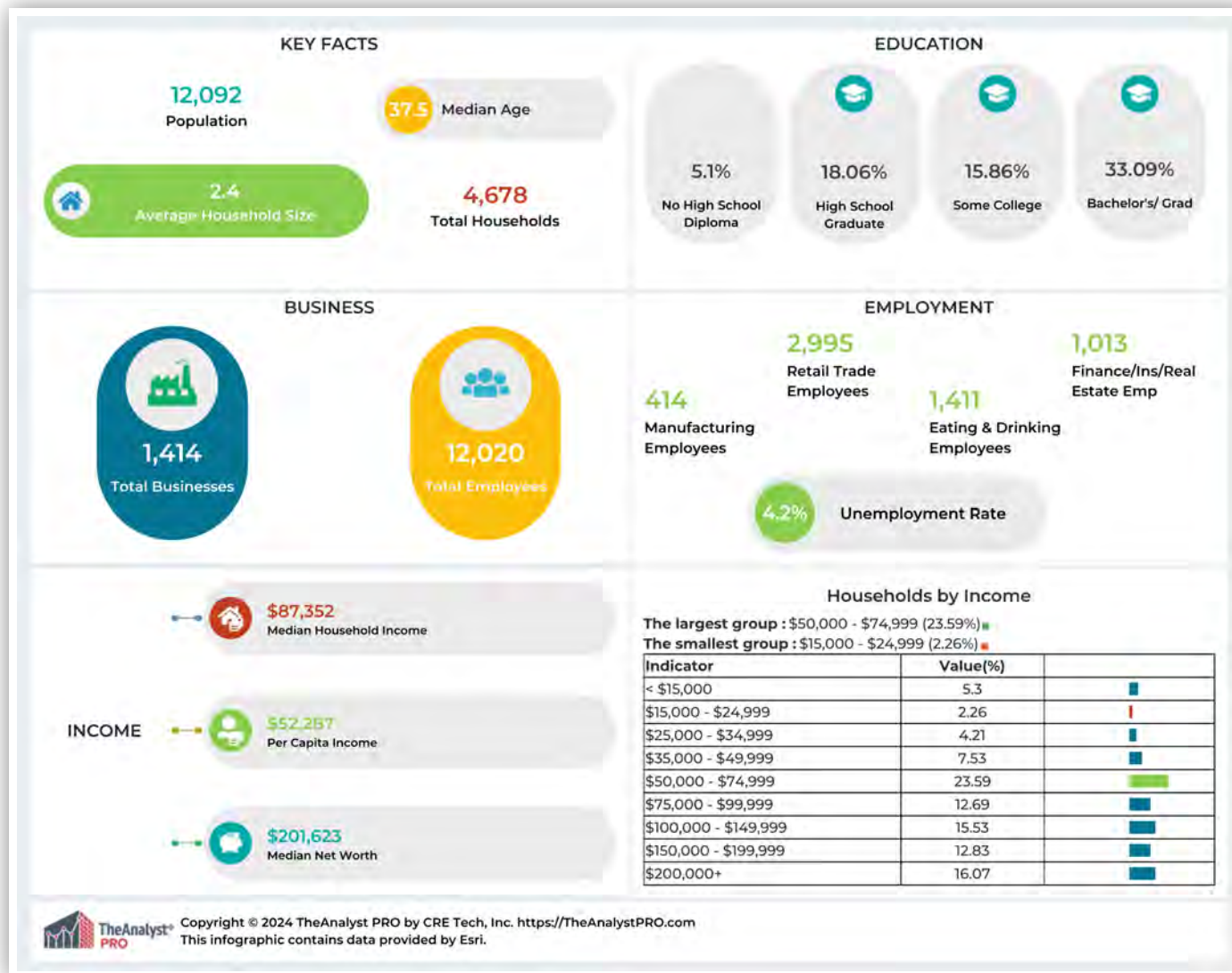
## LOCATION/STUDY AREA MAP (RINGS: 1, 3 MILE RADIUS)



### CEDAR RIDGE PLANO 1656 Alma Drive, Plano, TX, 75075



# INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

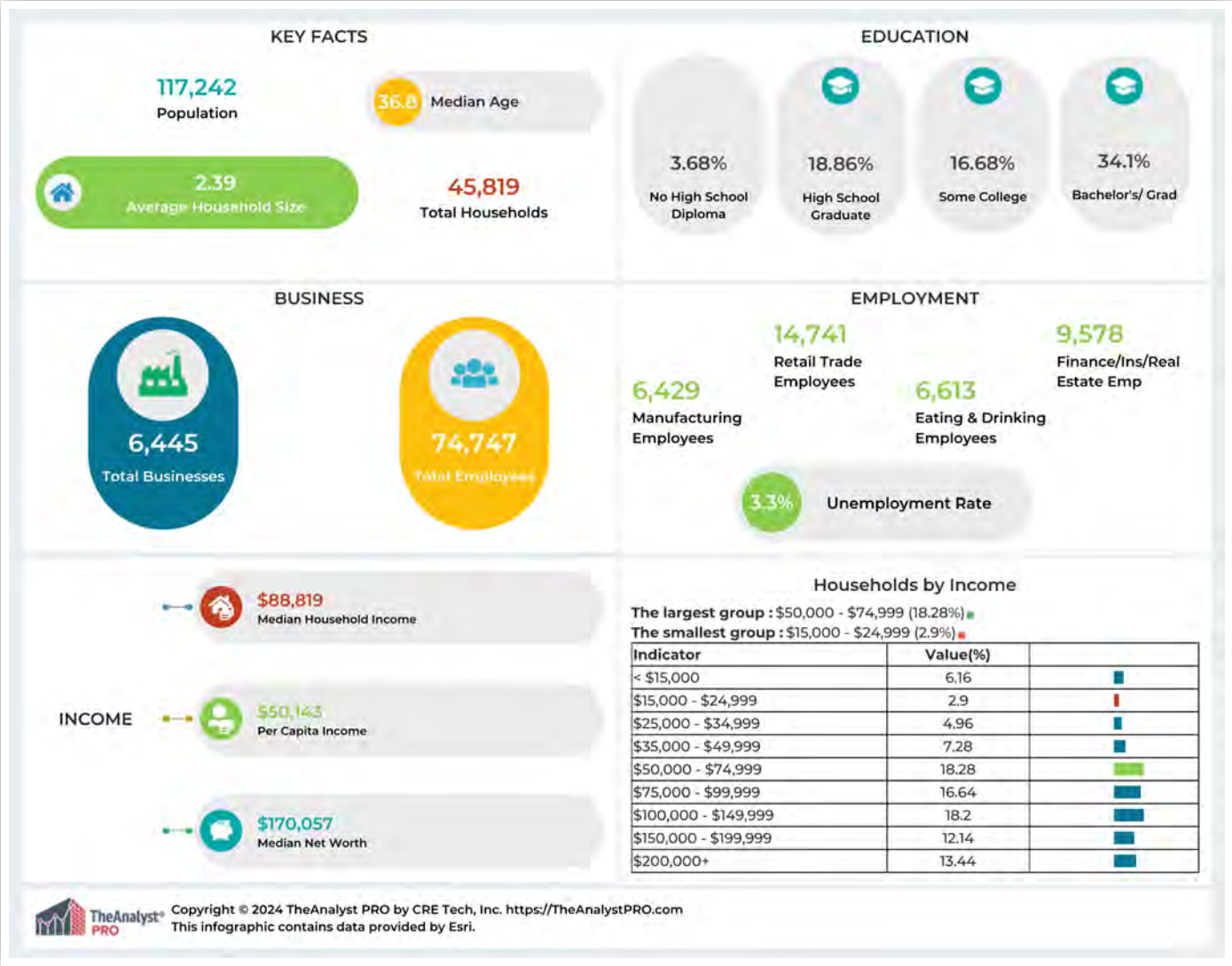


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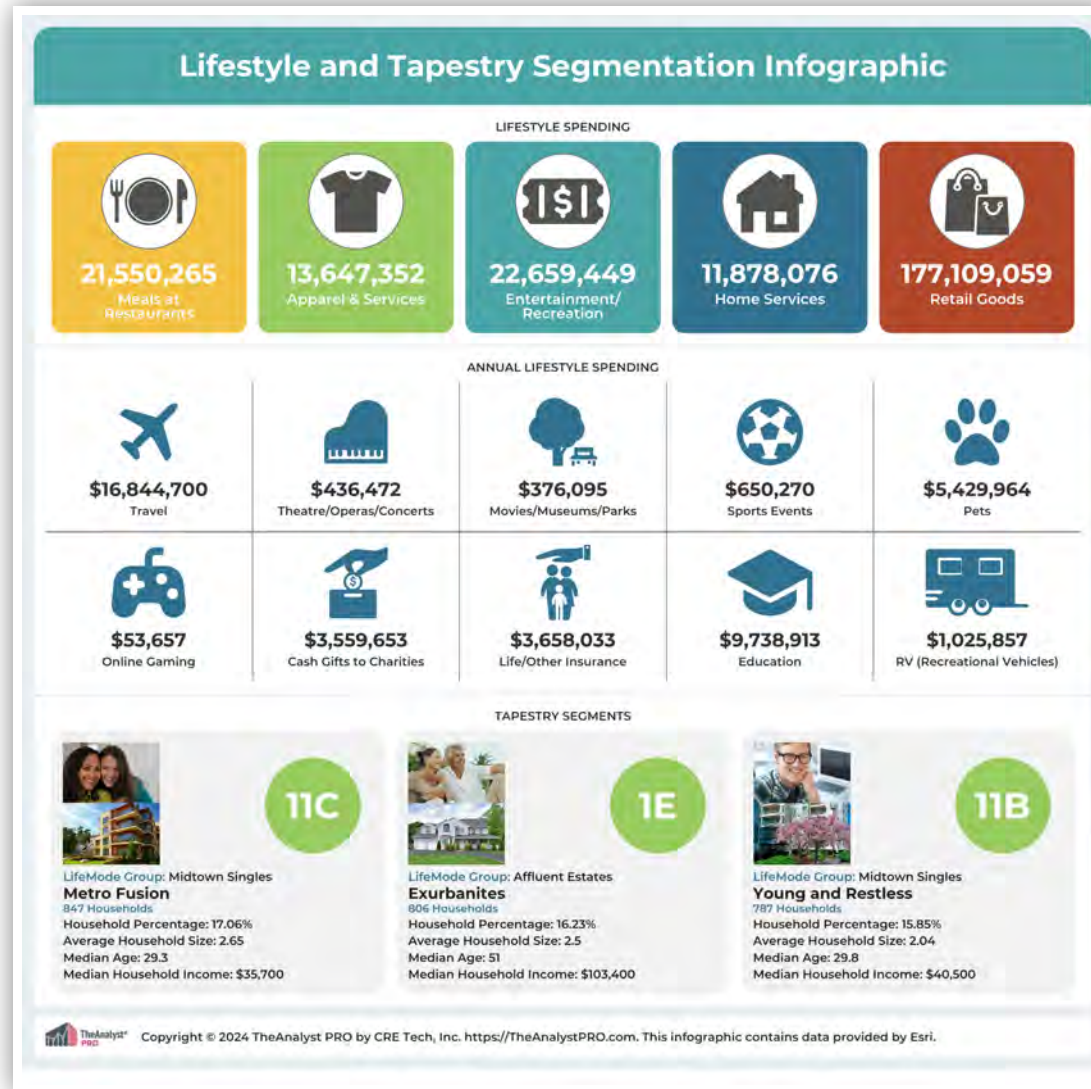


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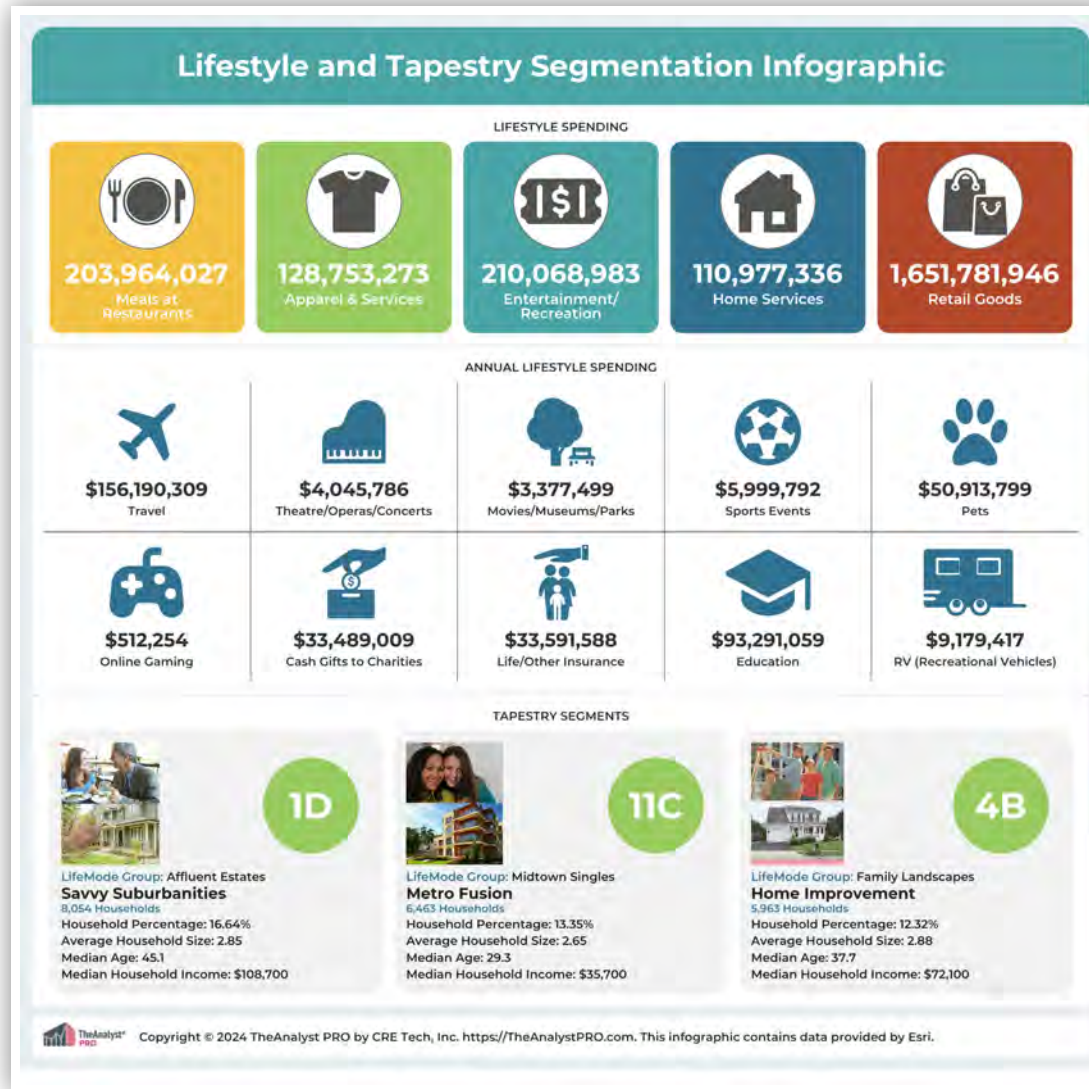


# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 5C (Parks and Rec)	Segment 8C (Bright Young Professionals)	Segment 11B (Young and Restless)
Segment 1B (Professional Pride)	Segment 5D (Rustbelt Traditions)	Segment 8D (Downtown Melting Pot)	Segment 11C (Metro Fusion)
Segment 1C (Boomburbs)	Segment 5E (Midlife Constants)	Segment 8E (Front Porches)	Segment 11D (Set to Impress)
Segment 1D (Savvy Suburbanites)	Segment 6A (Green Acres)	Segment 8F (Old and Newcomers)	Segment 11E (City Commons)
Segment 1E (Exurbanites)	Segment 6B (Salt of the Earth)	Segment 8G (Hardscrabble Road)	Segment 12A (Family Foundations)
Segment 2A (Urban Chic)	Segment 6C (The Great Outdoors)	Segment 9A (Silver & Gold)	Segment 12B (Traditional Living)
Segment 2B (Pleasantville)	Segment 6D (Prairie Living)	Segment 9B (Golden Years)	Segment 12C (Small Town Simplicity)
Segment 2C (Pacific Heights)	Segment 6E (Rural Resort Dwellers)	Segment 9C (The Elders)	Segment 12D (Modest Income Homes)
Segment 2D (Enterprising Professionals)	Segment 6F (Heartland Communities)	Segment 9D (Senior Escapes)	Segment 13A (International Marketplace)
Segment 3A (Laptops and Lattes)	Segment 7A (Up and Coming Families)	Segment 9E (Retirement Communities)	Segment 13B (Las Casas)
Segment 3B (Metro Renters)	Segment 7B (Urban Villages)	Segment 9F (Social Security Set)	Segment 13C (NeWest Residents)
Segment 3C (Trendsetters)	Segment 7C (American Dreamers)	Segment 10A (Southern Satellites)	Segment 13D (Fresh Ambitions)
Segment 4A (Soccer Moms)	Segment 7D (Barrios Urbanos)	Segment 10B (Rooted Rural)	Segment 13E (High Rise Renters)
Segment 4B (Home Improvement)	Segment 7E (Valley Growers)	Segment 10C (Diners & Miners)	Segment 14A (Military Proximity)
Segment 4C (Middleburg)	Segment 7F (Southwestern Families)	Segment 10D (Down the Road)	Segment 14B (College Towns)
Segment 5A (Comfortable Empty Nesters)	Segment 8A (City Lights)	Segment 10E (Rural Bypasses)	Segment 14C (Dorms to Diplomas)
Segment 5B (In Style)	Segment 8B (Emerald City)	Segment 11A (City Strivers)	Segment 15 (Unclassified)

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# TRAFFIC COUNT MAP - CLOSE-UP



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# AERIAL ANNOTATION MAP



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# AREA LOCATION MAP



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## OWNER'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF COLLIN:

WHEREAS, Plano Bank &amp; Trust is the owner of a tract of land situated in the Joseph Klepper Survey, Abstract No. 213, City of Plano, Collin County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found for a corner on the East right-of-way line of Alma Road (a 100' R.O.W.) at the Southwest corner of a tract of land conveyed to Plano Bank & Trust, by deed recorded in Volume 1581, Page 185, Deed Records of Collin County, Texas; said point bears N 0° 13' 20" W a distance of 209.13 feet from a found iron rod at the intersection of the North right-of-way line of 16th Street (a 50' R.O.W.) with the East right-of-way line of Alma Road;

THENCE N 0° 17' 10" W along the East right-of-way line of Alma Road a distance of 316.69 feet to an iron rod found for a corner at the Northwest corner of said bank tract; said point also being the Southwest corner of the Harrington Center, an addition to the City of Plano;

THENCE N 89° 56' 35" E along the North line of said bank tract and the South line of said Harrington Center a distance of 332.67 feet to an iron rod set for a corner at the Northeast corner of said bank tract and the Northwest corner of the Stone Pony Apartments, an addition to the City of Plano;

THENCE S 0° 09' 50" E along the East line of said bank tract and the West line of said Stone Pony Apartments and with a fence a distance of 311.71 feet to an iron rod found for a corner at the Southeast corner of said bank tract and the Northeast corner of a tract of land conveyed to T.P.H. Co., by deed recorded in Volume 1359, Page 749, Deed Records of Collin County, Texas;

THENCE S 89° 05' 00" W along the South line of said bank tract and the North line of said T.P.H. Co. tract and with a fence a distance of 332.02 feet to the POINT OF BEGINNING and containing 104,419 sq. ft. or 2.3971 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Plano Bank & Trust, being the owner of the hereinabove described property, does hereby adopt this plat designating the herein described property as Plano Bank & Trust Addition, an addition to the City of Plano, Collin County, Texas. We do hereby dedicate to the public use forever the streets and alleys shown hereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility, access and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility access and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right to ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Plano, Texas. That the undersigned does hereby consent and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshall or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and public utility use.

EXECUTED this 7th day of August 1983.

PLANO BANK &amp; TRUST

*Larry T. Brown* SRV  
Notary Public in and for Dallas County, Texas

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas on this day personally appeared *Larry T. Brown* SRV known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration herein expressed, as the Act and Deed of said Corporation, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of August 1983.

*Chickie Ballard*  
Notary Public in and for Dallas County, Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF DALLAS:

THAT I, Buddy J. Roberts, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Plano, Texas.

*Buddy J. Roberts*  
Buddy J. Roberts  
Registered Public Surveyor No. 3510

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas on this day personally appeared *Buddy J. Roberts* known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

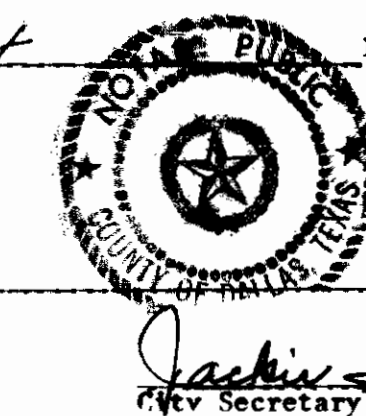
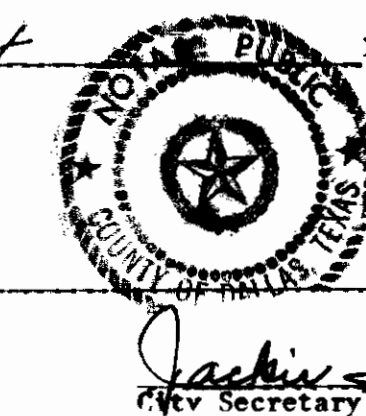
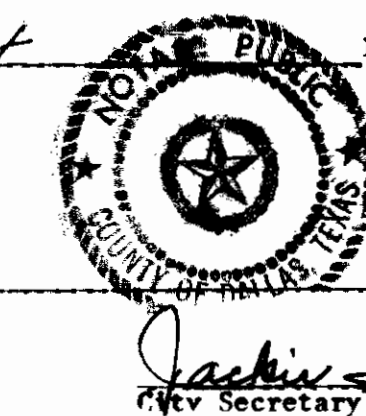
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of August 1983.

*Sharon Pundtson*  
Notary Public in and for Dallas County, Texas

CITY OF PLANO

APPROVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS this the 13th day of June 1983.

*Chairman, City Plan Commission*



# FINAL PLAT

## PLANO BANK & TRUST ADDITION

### AN ADDITION TO THE CITY OF PLANO

### OUT OF THE

### JOSEPH KLEPPER SURVEY-ABST. 213

### COLLIN COUNTY, TEXAS

SCALE: 1"=50'

OWNER:

PLANO BANK & TRUST  
1105 W. 15th  
PLANO, TEXAS

DATE: 4-1-83  
ENGINEER:

ACREY, ROBERTS & PIERSON  
3250 AMBERTON  
SUITE 112  
DALLAS, TEXAS 75243

NEW ACCT. NO. 1838  
FROM 6213-000-0290  
TAX YEAR 85

Revision: Dimensions for Fire Lane  
A.R.P. 4-29-83, 5-17-83

Revision: Added Off Site Easement 5-7-83



# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



# CONTACT



**Donna Stiles, CCIM, TX Licensed RE Broker 633141**

*Phone: 972.318.2724*

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**MODD**  
COMMERCIAL



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