



FOR SALE

1617 K Ave
Plano, TX 75074



Step into a remarkable piece of Plano's past. **The Forman Home**—set on more than half an acre in the heart of historic downtown—holds the distinction of being an individually designated Heritage Landmark and qualifies for the Heritage Tax Exemption program.

Built in 1867 and thoughtfully restored in 1992, the residence highlights original oak and pine floors, period architectural details and striking Greek Revival elements. As **Plano's oldest surviving home**, it offers an unmatched blend of history, artistry and craftsmanship.

For over three decades, The **Wooden Spoon Scandinavian Shop & Cultural Center** has thrived within its walls. The main structure features a stately two-story layout with retail space on the first floor and a private second-floor residence that includes two meeting rooms and a full kitchen. Behind the main home, a separate coach house currently leased to another business—provides additional income opportunities.

All of this sits just steps from downtown Plano's lively mix of boutiques, dining, pubs and upscale urban living.

This is a property that truly must be experienced in person to appreciate its heritage, charm and potential.

► (1867) Joe and Elizabeth Forman built this Greek Revival style house, which is the one of the oldest surviving homes in Plano. The industrious Forman family engaged in farming, cattle, and other business pursuits. He served in the Confederate Army and was elected one of Plano's earliest mayors in 1877.

The various family enterprises produced products to sell for cash changing the Plano economic base from an early barter system.



100



DEMOGRAPHICS:

DEMOGRAPHICS

Population & Population Growth

	2000	2010	2024	Growth 2010-2020
Plano	222,030	259,841	298,430	9.5%
Collin County	491,675	782,341	1,209,295	28.5%
Dallas-Ft. Worth	5,161,544	6,520,941	8,183,072	15.6%

Source: U.S. Census Bureau

Population by Race



- White **48%**
- Asian **23%**
- Hispanic **16%**
- African American or Black **9%**
- Other **4%**



1 OUT OF 4
PLANO RESIDENTS
WERE BORN OUTSIDE
OF THE U.S.

PLANO'S ASIAN POPULATION IS
3X
THE NATIONAL AVERAGE

Educational Attainment (Age 25 & Older)

PLANO	Associates	7.7%
	Bachelors	35.8%
	Graduate	23.3%

U.S.	Associates	8.8%
	Bachelors	21.6%
	Graduate	14%

Source: American Community Survey

LABOR FORCE DFW

4.5 MILLION



PER CAPITA INCOME

\$57,753



MEDIAN HOUSEHOLD INCOME

\$108,649



MEDIAN HOME VALUE

\$572,499



MEDIAN AGE

39.3



BACHELOR'S DEGREE

59%



FORBES GLOBAL 2000 COMPANIES

77



INC. 5000 COMPANIES

17



FORTUNE 1000 HQS

4



LAND AREA

72 SQ. MILES



PROPERTY DETAILS:

PROPERTY: The Forman House

LOCATION: 1617 K Avenue, Plano, TX 75074

YEAR BUILT: 1867

RESTORED: 1992

ZONING: BG (Downtown Business/Government)

SIZE: +/- 4,284 SF Main Building +/- 1,550 SF Coach House

LOT: +/- 0.537 AC

POTENTIAL USE: Retail / Professional Office / Medical /Owner User

Tax Parcel ID#: 2660314



PRICE:
\$1.4M

DOWNTOWN PLANO
15TH STREET

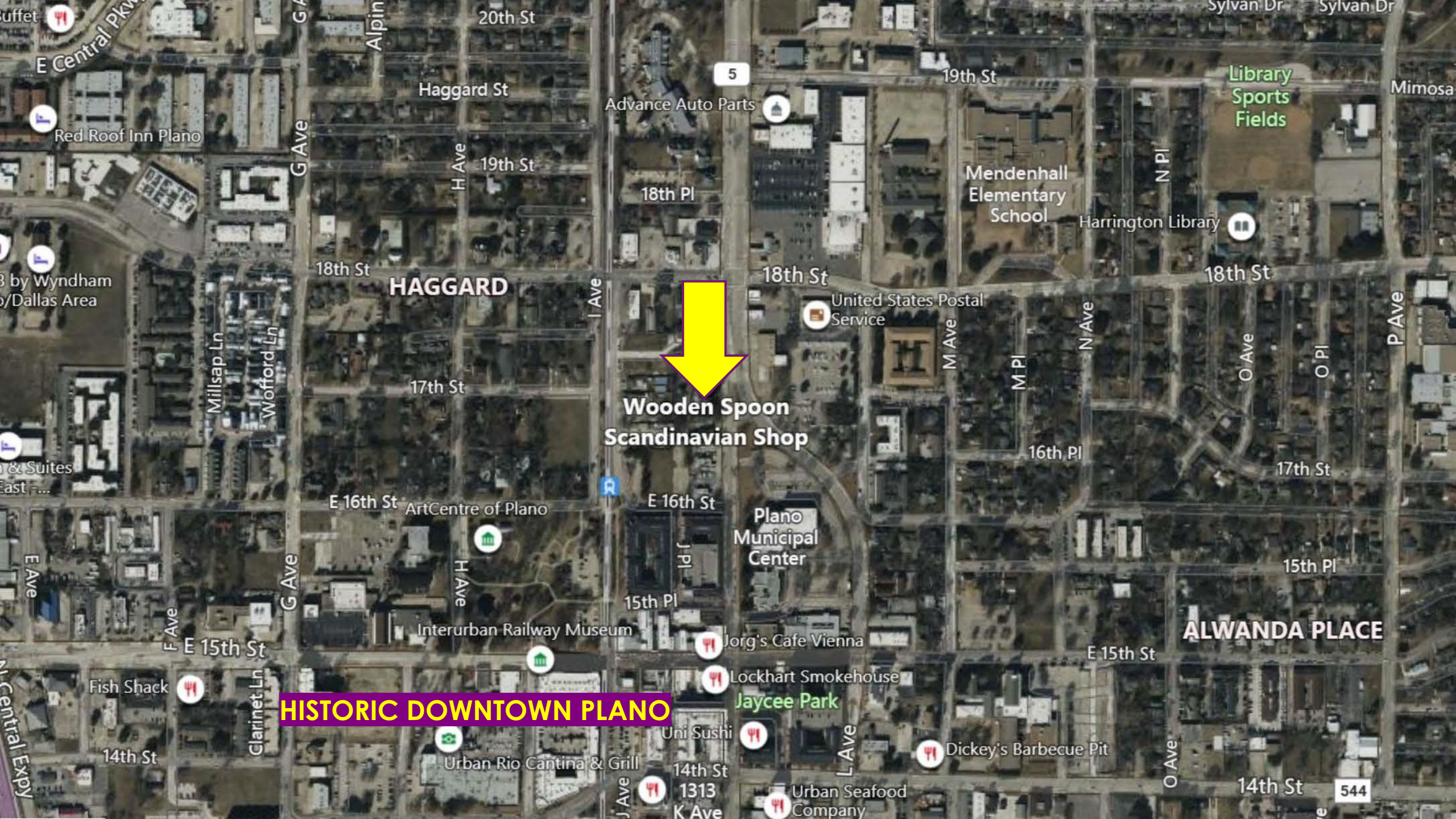


CITY HALL

THE WOODEN SPOON







**Wooden Spoon
Scandinavian Shop**

HISTORIC DOWNTOWN PLANO

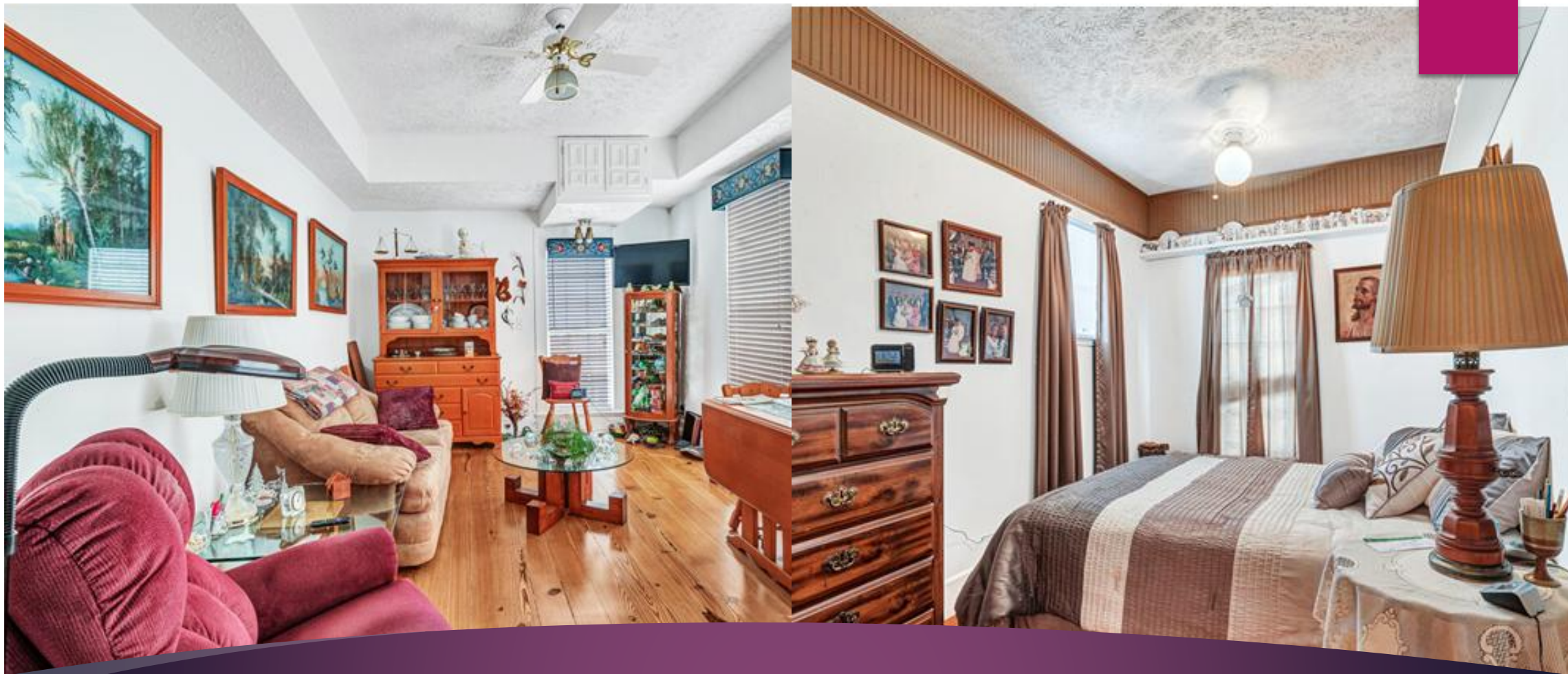




**FIRST
FLOOR**



SECOND FLOOR



PRIVATE RESIDENCE – SECOND FLOOR



COACH HOUSE

1,550 SF

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eXpCOMMERCIAL

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CEO

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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.



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.

<u>EXP Commercial, LLC</u>	<u>9010212</u>	<u>tx.broker@expcommercial.com</u>	_____
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Clifford Bogart</u>	<u>313043</u>	<u>clifford.bogart@expcommercial.com</u>	<u>(214)707-9862</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Goodwin Commercial - Pamela J. Goodwin</u>	<u>556122</u>	<u>pam@pamgoodwin.com</u>	<u>(214)929-9013</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-1

OWNER: _____

Date: _____