

LAND FOR SALE

EVENT SPACE DEVELOPMENT

Premier Dr, Plano, TX 75023



SALMAN (SAM) TABANI

Principal Broker
972.810.7729 x1
stabani@tabanirealty.com

972.810.7729
info@tabanirealty.com
www.tabanirealty.com

EVENT SPACE DEVELOPMENT PLANO

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PROPERTY INFORMATION

Section 1



EVENT SPACE DEVELOPMENT PLANO

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PROPERTY INFORMATION | Property Summary



PROPERTY DESCRIPTION

Tabani Realty is pleased to present the development opportunity of a premier event center in Plano, Texas. This shovel-ready project offers a total lot size of 3.47 acres, complete with city-approved architectural plans and building permits for an impressive event center. Strategically located off high-traffic US Hwy 75, this parcel is perfectly positioned for maximum visibility and accessibility.

The event center, designed for versatility and convenience, can accommodate up to 730 individuals, making it an ideal venue for various gatherings and functions. With all the necessary approvals in place, you can hit the ground running and bring your vision to life without delays.

Whether you're an experienced developer or an entrepreneur looking for a promising venture, this parcel of land provides a turnkey solution for a thriving event center. Seize the opportunity to capitalize on Plano's dynamic growth and establish a prominent presence in this sought-after location.

OFFERING SUMMARY

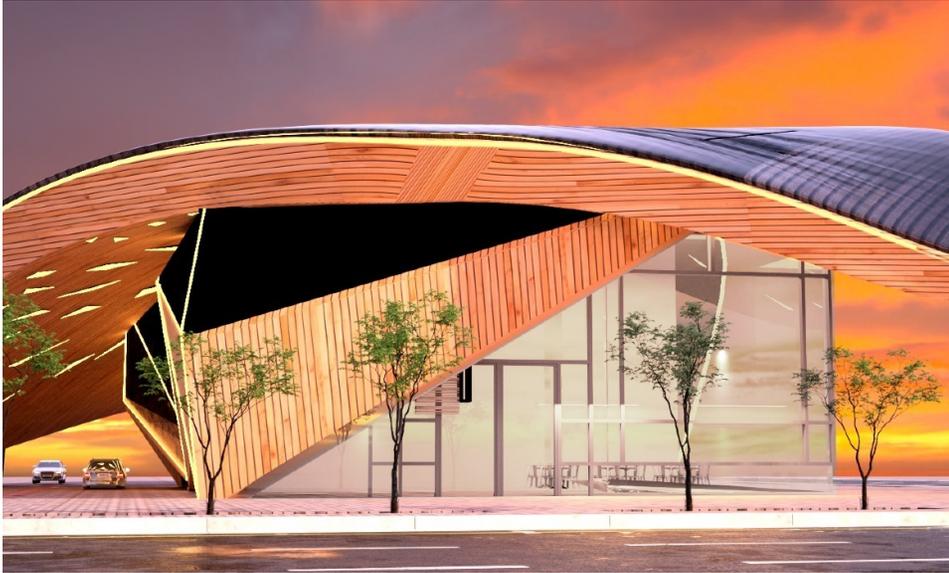
Sale Price:	Call Broker for Price
Lot Size:	3.47 Acres
Building Size:	24,104 SF
Zoning:	Corridor Commercial

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,633	112,419	463,620
Total Population	13,605	299,889	1,156,940
Average HH Income	\$73,002	\$114,754	\$107,424

EVENT SPACE DEVELOPMENT PLANO

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PROPERTY INFORMATION | Complete Highlights



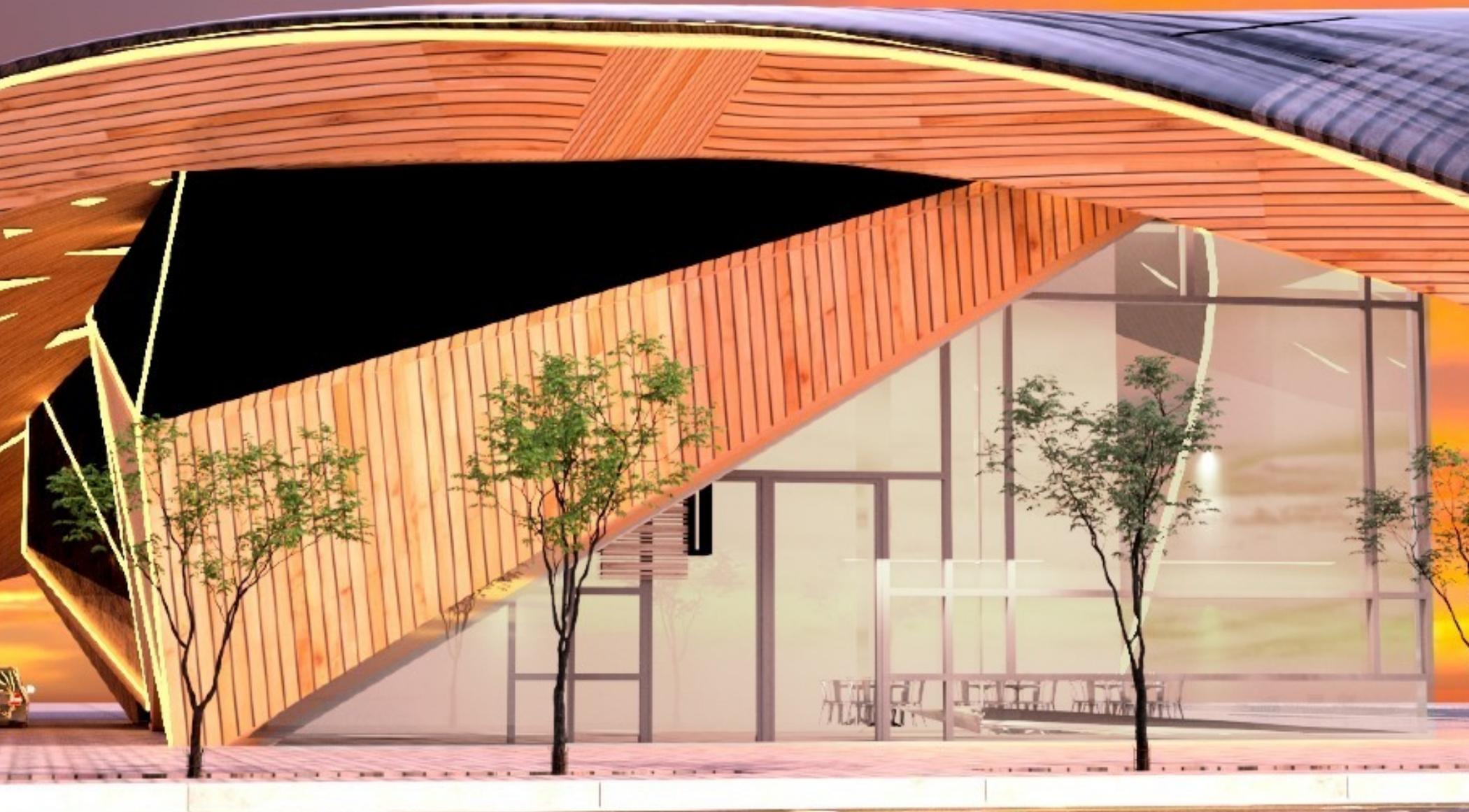
PROPERTY HIGHLIGHTS

- Total 3.47 Acres
- Shovel-ready project
- City-approved architectural plans for a 24,000 SF event center
- Maximum Occupancy: 730
- Total Parking Required: 268
- One story
- Easy access to US Hwy 75
- Project, land, and plans included



LOCATION INFORMATION

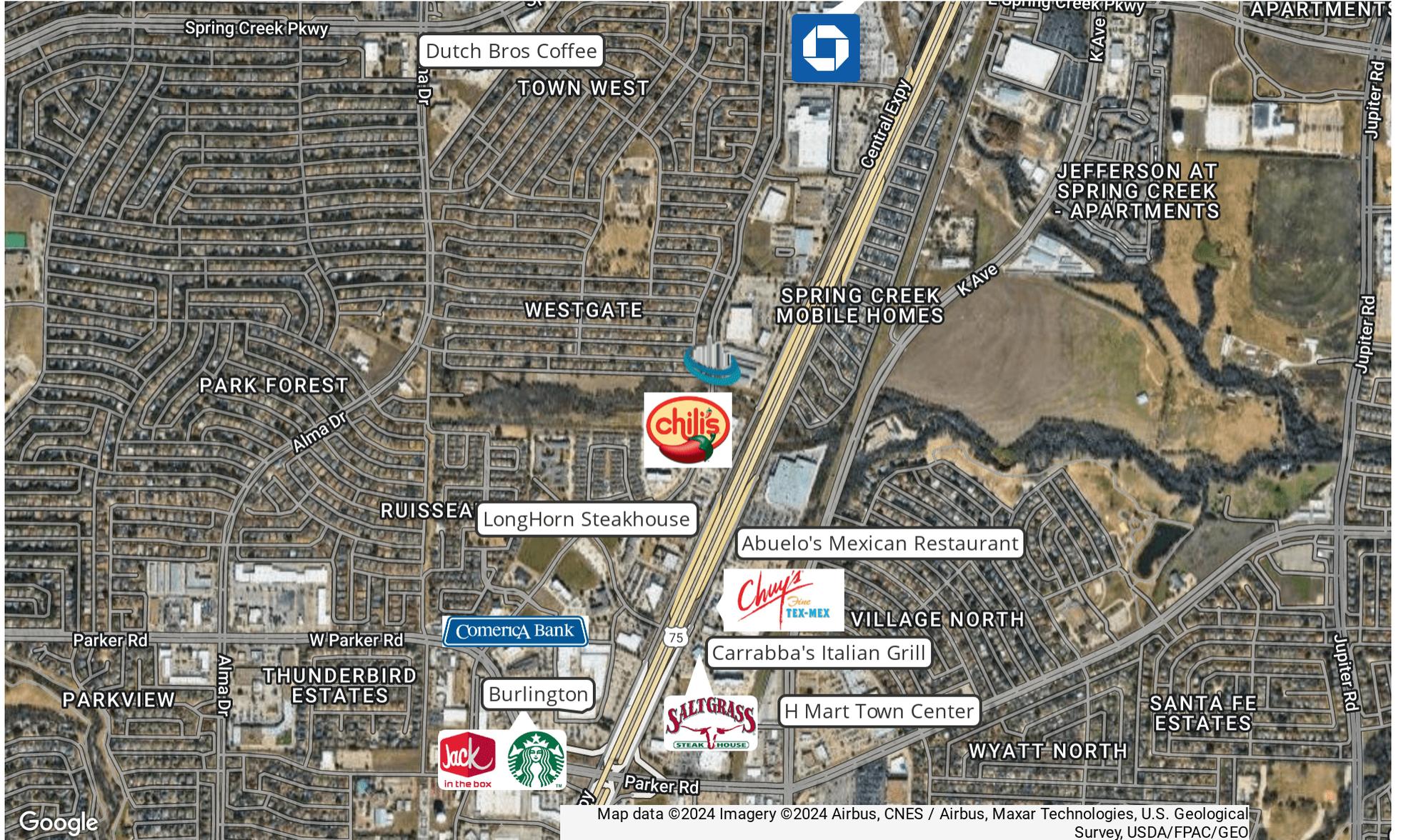
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LOCATION INFORMATION | Regional Map

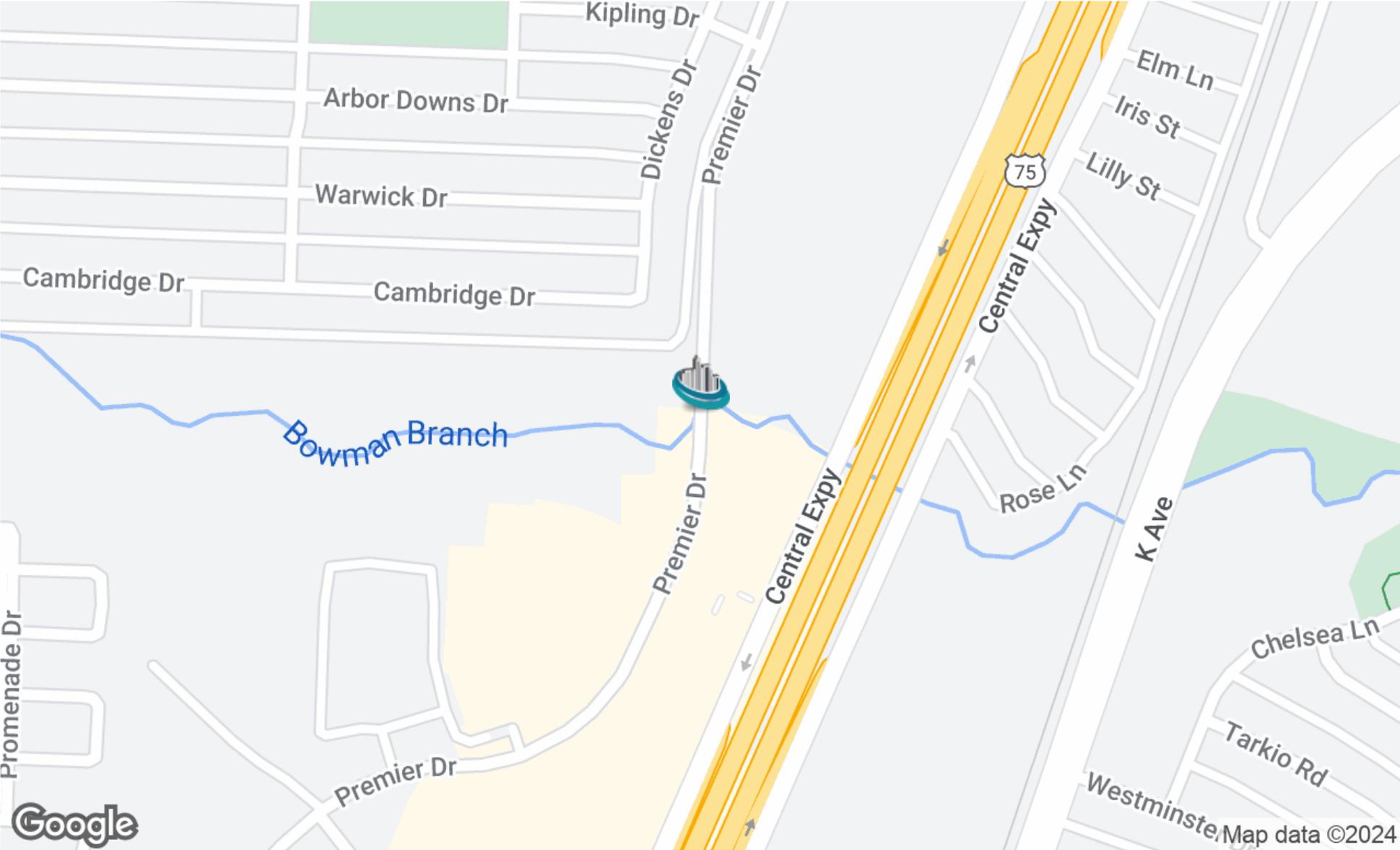


Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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LOCATION INFORMATION | Location Map



EVENT SPACE DEVELOPMENT PLANO

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LOCATION INFORMATION | Additional Photos



DEMOGRAPHICS

Section 3



EVENT SPACE DEVELOPMENT PLANO

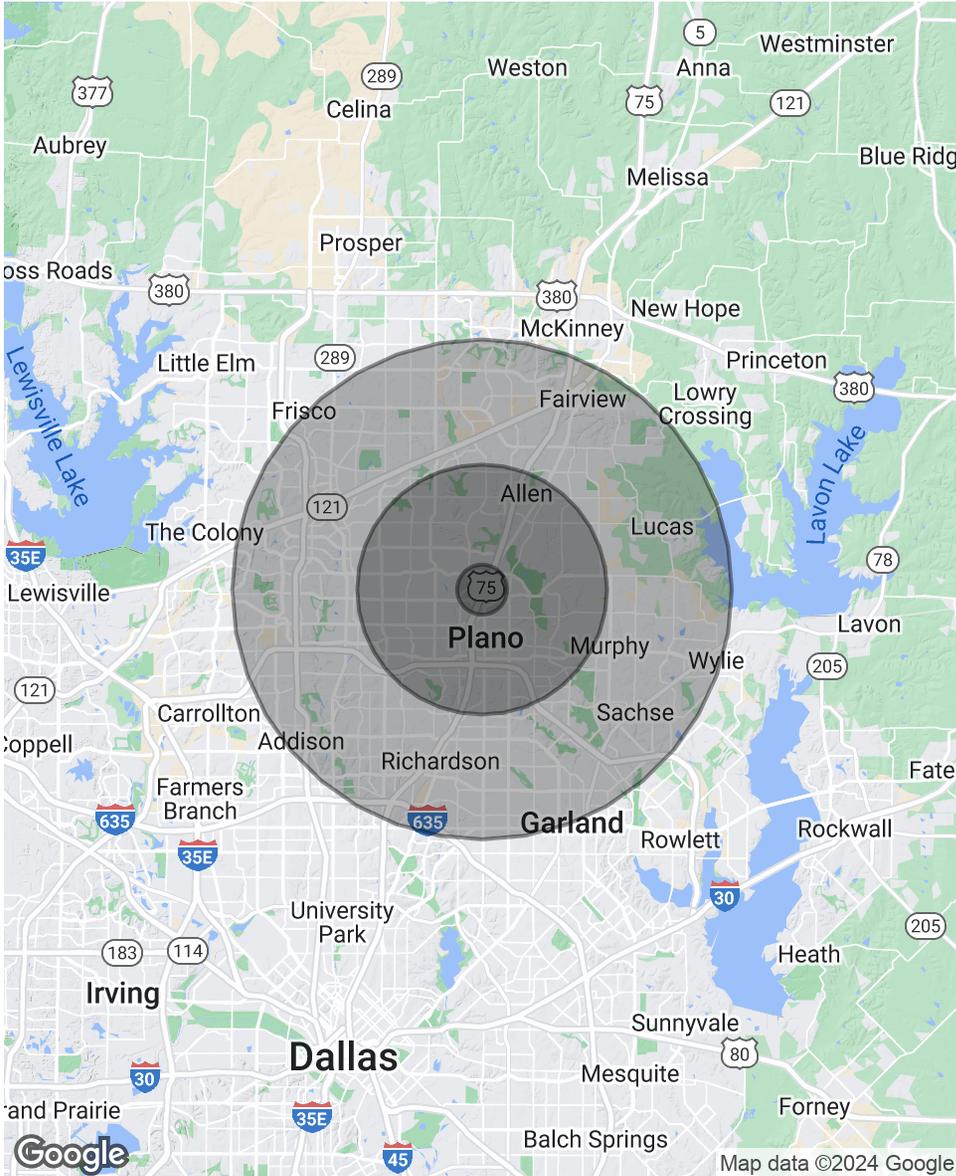
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DEMOGRAPHICS | Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,605	299,889	1,156,940
Average Age	35.0	39.6	38.1
Average Age (Male)	36.4	38.4	37.2
Average Age (Female)	35.6	40.6	38.6

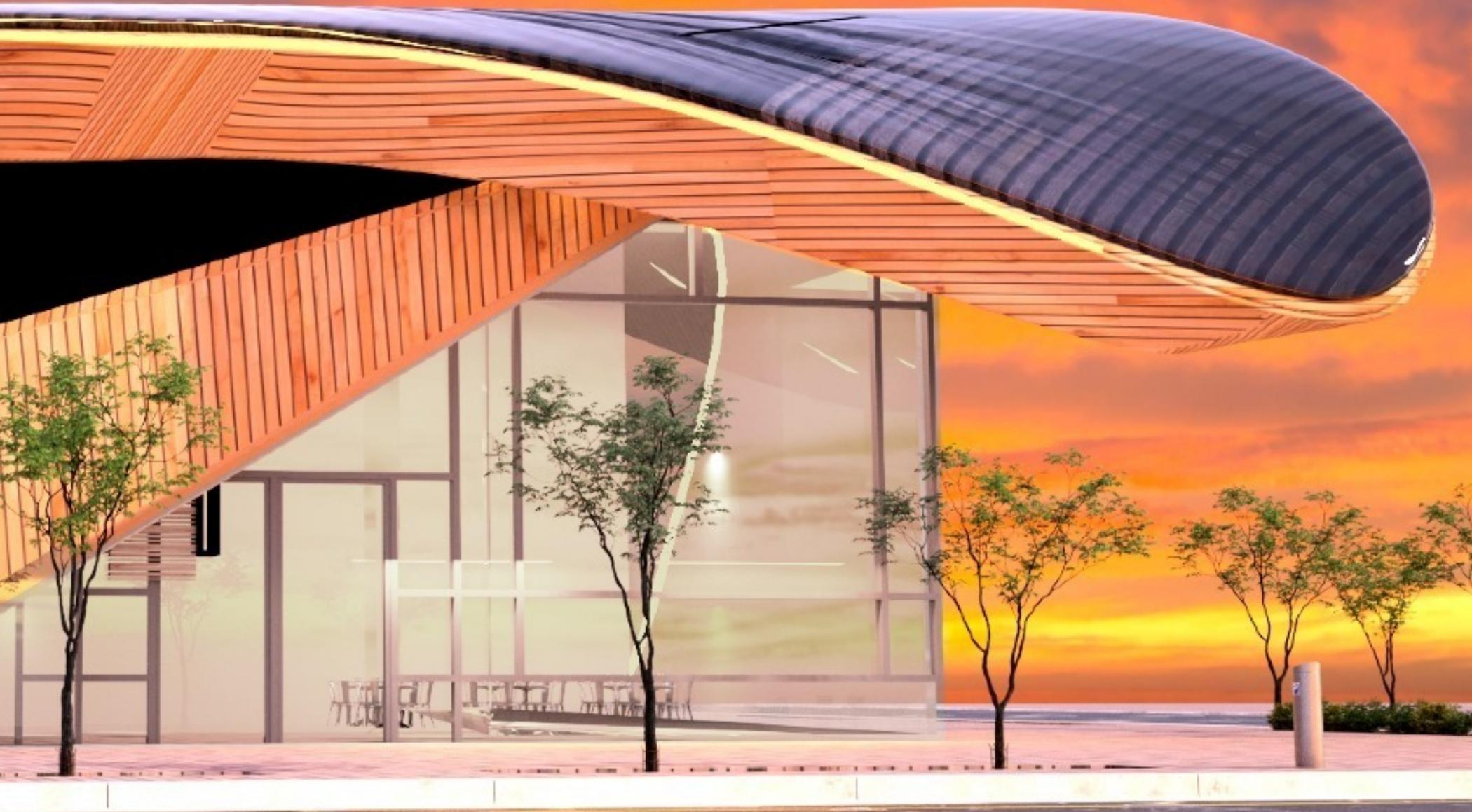
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,633	112,419	463,620
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$73,002	\$114,754	\$107,424
Average House Value	\$194,067	\$293,799	\$281,554

2020 American Community Survey (ACS)



ADVISOR BIOS

Section 4



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ADVISOR BIOS | Advisor Bio 1



SALMAN (SAM) TABANI

Principal Broker

stabani@tabanirealty.com

Direct: **972.810.7729 x1** | Cell: **214.226.7500**

TX #0546558

PROFESSIONAL BACKGROUND

Salman Tabani is the founder and managing director of Tabani Realty, a firm specializing in the selling of hospitality assets nationwide. Skilled in five languages, he effectively interacts with a diverse range of clients. Salman's main goal is to create customized business solutions that save money and increase profits for his clients. He founded Tabani Realty in 1999 and has since gained more than 24 years of experience in facilitating deals involving hospitality, retail, and multi-family properties.

His contributions have led to transactions totaling over \$600 million in Texas. His main expertise lies in buying and selling hotels (full-service, limited service and economy hotels), motels, gas stations, retail centers, multi-unit residences, and various investment properties. Throughout his career, Salman has nurtured strong and lasting relationships with clients, emphasizing his dedication, professionalism, and ethical approach as a broker who genuinely cares about his clients' success. Drawing on his deep insights and field knowledge, Salman Tabani offers strategic guidance to clients for real estate transactions, consistently fostering success and enduring connections.

EDUCATION

Salman's education includes a degree in Accounting, Finance, and Management Information Systems from the University of Texas at Dallas. He also possesses two distinguished titles in commercial real estate, specifically CCIM, along with certifications in CHIA and CHO. Salman has also completed Real Estate training and received certification from Harvard University's School of Business.

MEMBERSHIPS

Actively participating in professional networks, Salman Tabani holds memberships in respected groups like CCIM, AAHOA, AH&L, THLA, ICSC, and GDAACC.

Tabani Realty

15455 Dallas Parkway Suite 600
Addison, TX 75001
972.810.7729



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972.810.7729 | WWW.TABANIREALTY.COM

