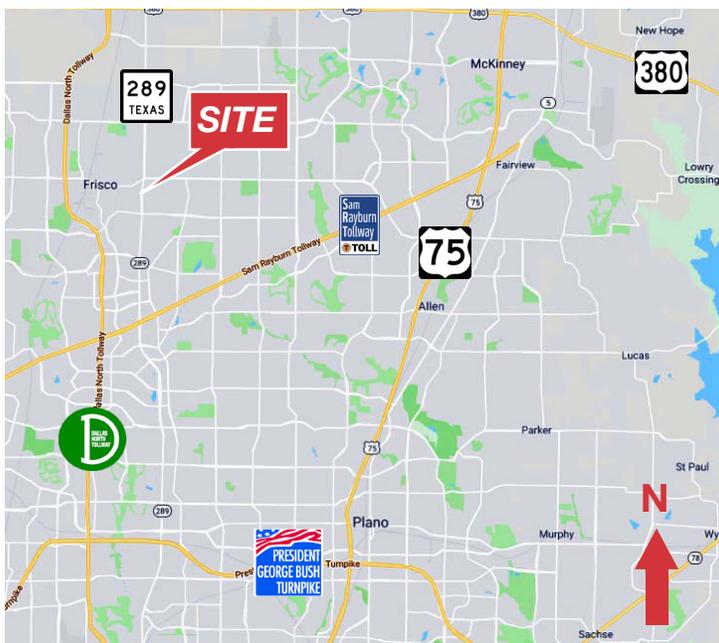


PRESTON AT MEADOW HILL ADDITION

LOCATED JUST NORTH OF PRESTON RD & MEADOW HILL RD
FRISCO, TEXAS 75034

FOR SALE
2.867 ACRES
Call Broker for Pricing



- Excellent Visibility to Preston Road
- 29,000 Cars Pass By Daily
- High Average Income Area
- Fast-Growing Area
- Utilities to Site
- Zoning: C-1



NAI Robert Lynn

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

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Dallas TX 75244
214 256 7100
nairl.com

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FRISCO, TEXAS 75034

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Demographics

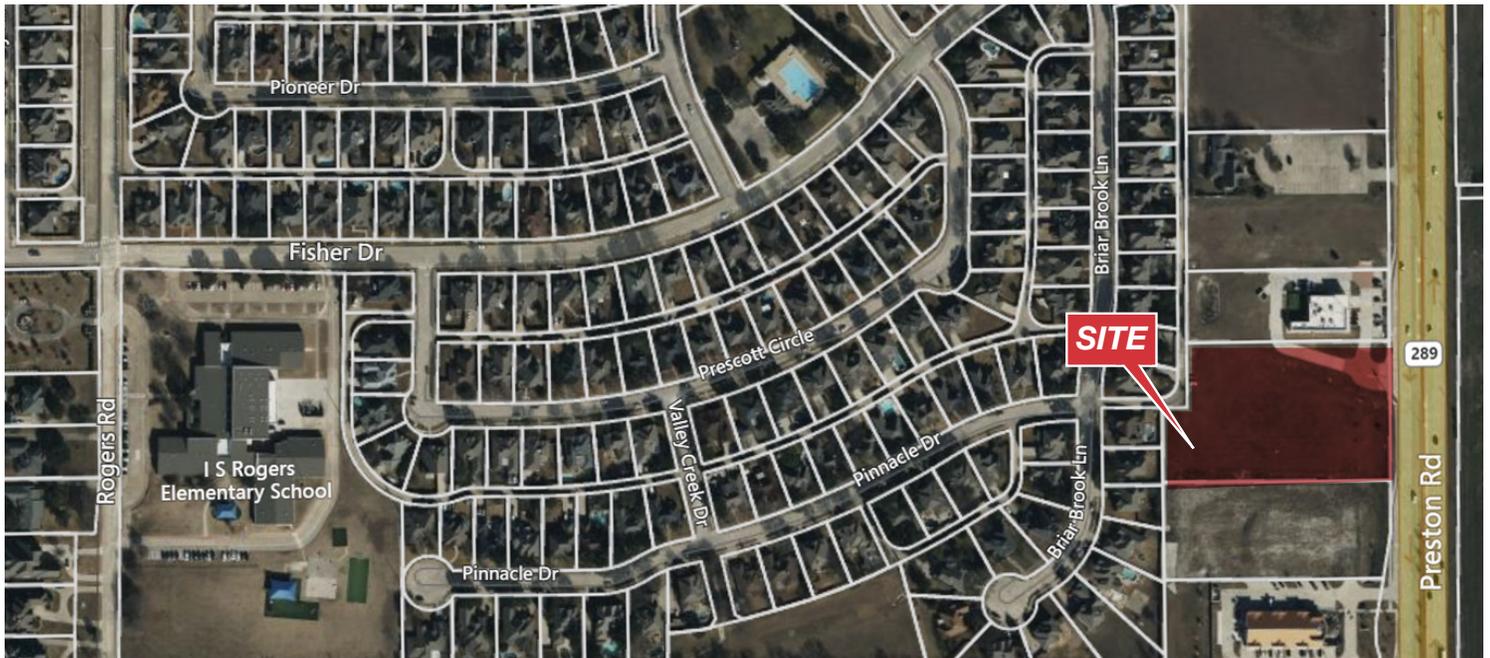
	1 MILE	3 MILES	5 MILES
Total Population	6,447	89,094	269,517
Total Households	2,017	30,272	91,993
Average Household Size	3.20	2.90	2.90
Average Household Income	\$137,030	\$136,370	\$150,873

Source: CoStar 2022

Traffic Counts

- Preston Rd @ Meadow Hill Dr 28,859 VPD
- Dallas North Tollway 45,502 VPD

Source: CoStar 2022



C-1 Zoning:

Commercial-1 District is intended predominately for heavy retail, and light intensity wholesale and commercial uses of a service but excluding any type of warehousing or the outside storage of building, construction or other materials.

Suggested Uses:

- Automobile Repair
- Bank, Savings and Loan, or Credit Union
- Full Service Car Wash
- Dry Cleaners
- Equipment/Machinery Sales and Rental
- Feed Store
- Gymnastics/Dance Studio
- Laundromat
- Locksmith/Security Systems
- Massage Therapy
- Mortuary/Funeral Parlor
- Office, Administrative, Medical or Professional
- Office/Showroom
- Print Shop
- Restaurant, Drive-In
- Retail Stores
- Retail/Service, Incidental



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