




± 98,533 SF
2.26 ACRES

LAND FOR SALE
S STATE HIGHWAY 5
FAIRVIEW, TX 75069
PRICE REDUCED



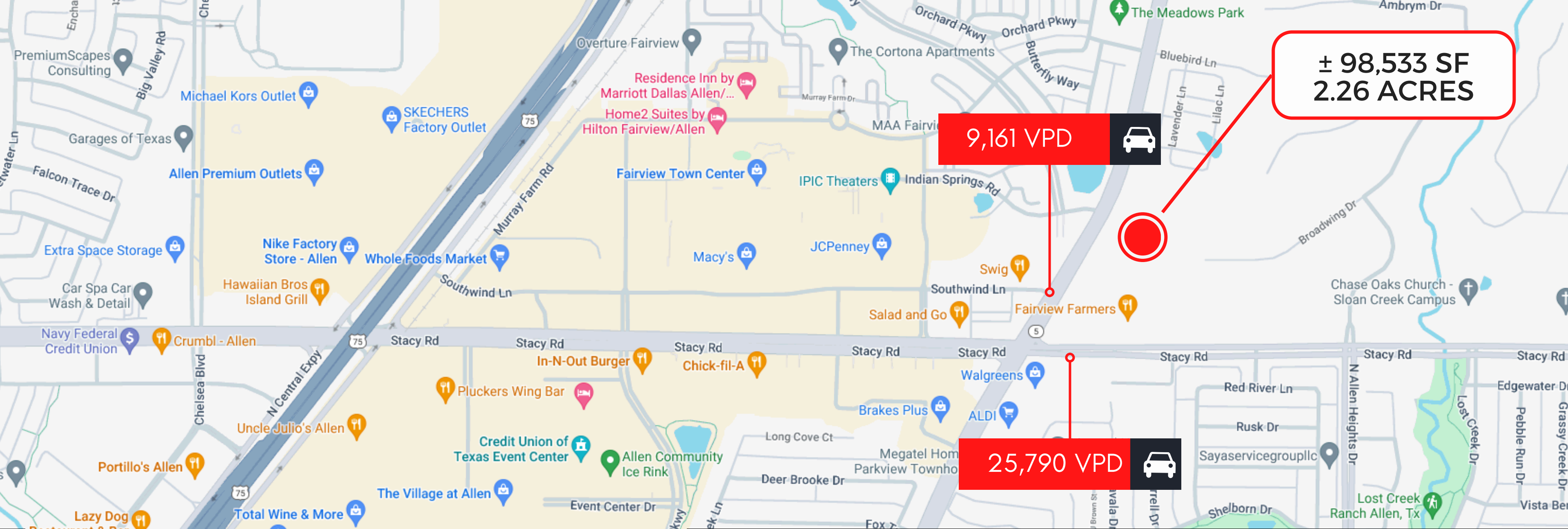
**± 98,533 SF
2.26 ACRES**

PROPERTY DESCRIPTION

S STATE HIGHWAY 5
FAIRVIEW, TX 75069

The site, within the (CPDD) Commercial Planned Development District and Urban Transition sub-district, is strategically zoned for pedestrian-friendly mixed-use development along State Highway 5, FM 1378, and Stacy Road. Emphasizing primarily residential structures, the Urban Transition Sub-District aims for unique, amenity-rich buildings that encourage reinvestment.

Designed for diverse demographics, the development offers a range of building types, from small shopfronts to townhomes, cottage homes, and live-work units. Manor homes are permitted for effective transitions to existing low-density residential areas. Ideal for creating a vibrant, inclusive community.

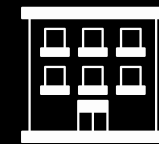


PROPERTY DETAILS

S STATE HIGHWAY 5
FAIRVIEW, TX 75069



PROPERTY SIZE
± 98,533 SF
2.26 ACRES



PROPERTY TYPE
VACANT LAND



ZONING
COMMERCIAL



PRICE
\$1,499,000



DEMOGRAPHICS

S STATE HIGHWAY 5
FAIRVIEW, TX 75069



1.4 MILES FROM SITE



0.6 MILES FROM SITE



1.5 MILES FROM SITE



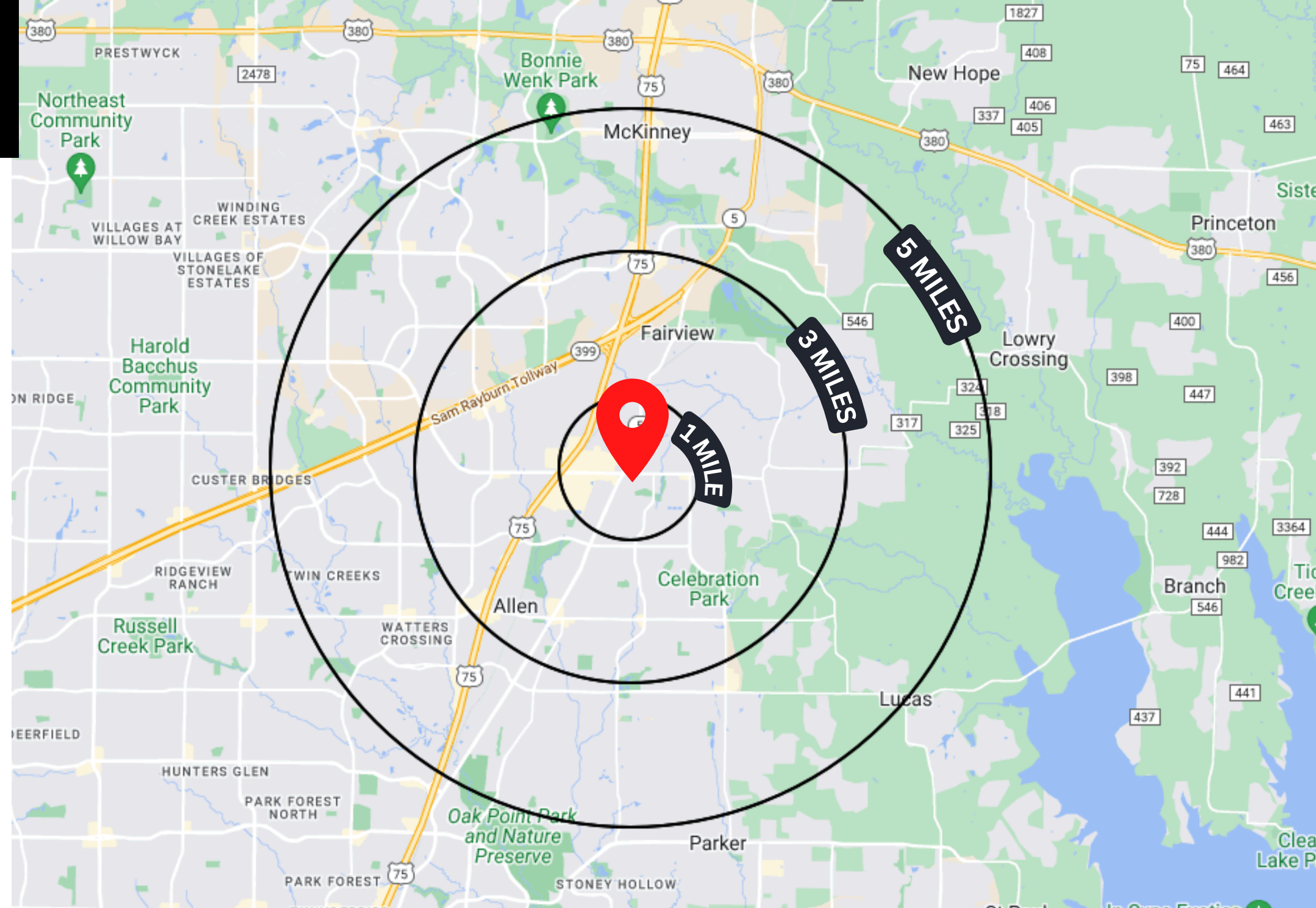
2.3 MILES FROM SITE

THE
VILLAGE
AT ALLEN

FTC FAIRVIEW
TOWN
CENTER
FAIRVIEW FITS

**ALLEN
PREMIUM OUTLETS**
A SIMON CENTER

Medical City
McKinney



2025 Population

1 MILES 10,457
3 MILES 90,955
5 MILES 233,885



2025 Households

1 MILES 4,103
3 MILES 34,472
5 MILES 88,058



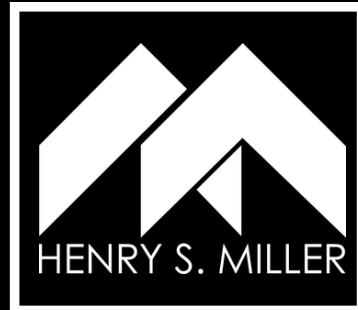
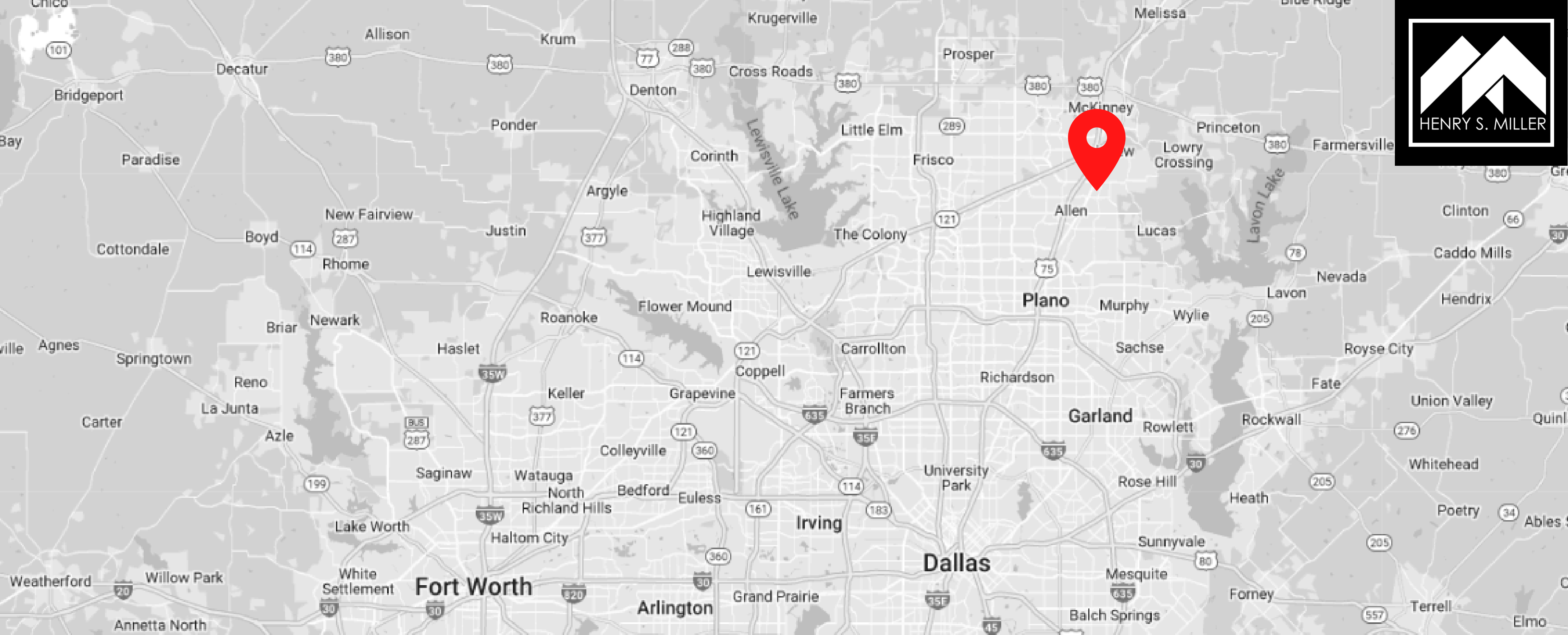
Daytime Employees

1 MILES 2,845
3 MILES 29,292
5 MILES 76,873



Average Household Income

1 MILES \$164,584
3 MILES \$164,154
5 MILES \$167,050



CONTACT OUR TEAM

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