



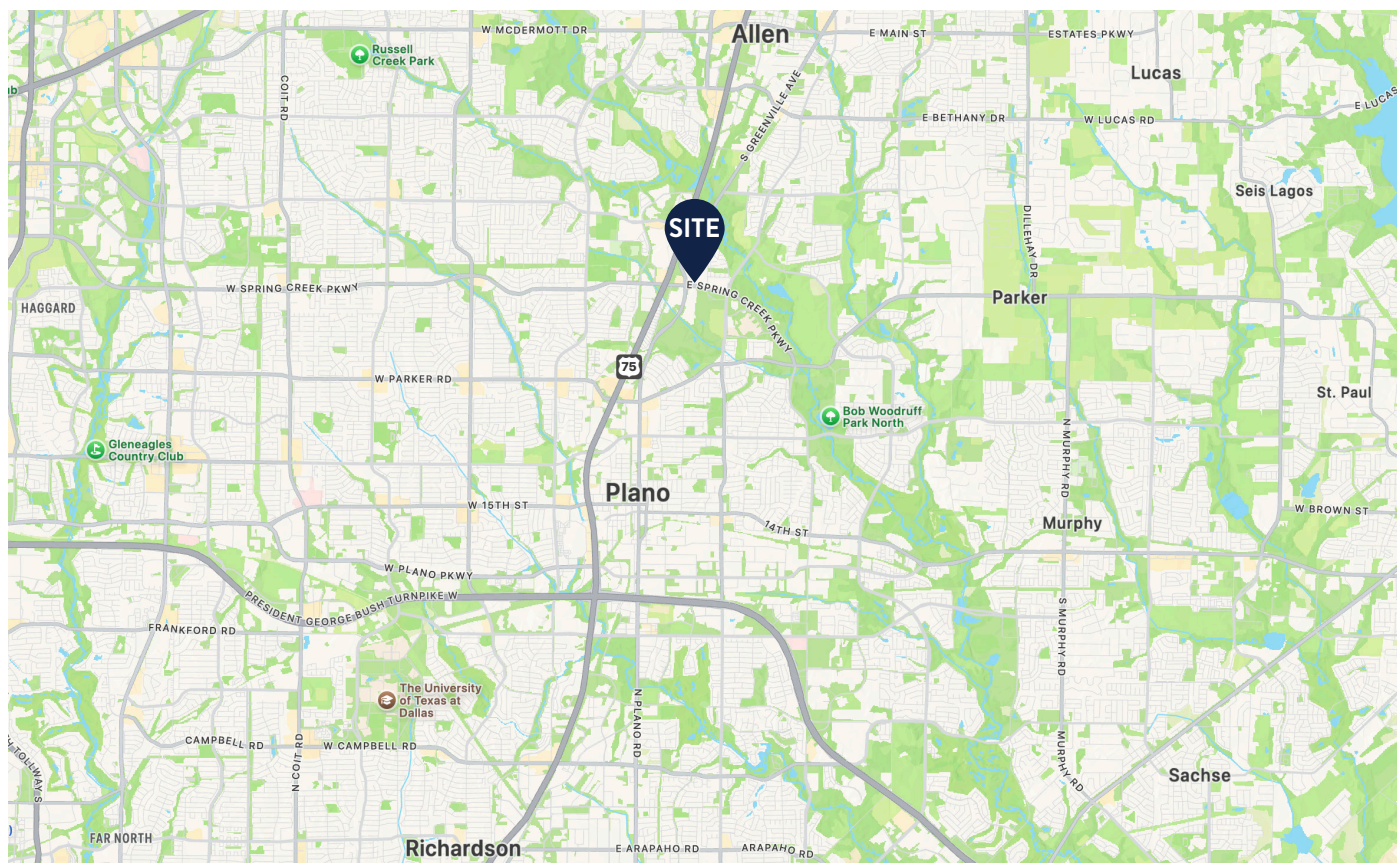
COMMERCIAL DIVISION

Briggs
Freeman

Sotheby's
INTERNATIONAL REALTY

IDEAL RETAIL DEVELOPMENT SITE FOR SALE

1801-1805 E SPRING CREEK PARKWAY
PLANO, TEXAS 75074



LOCATION

1801-1805 E Spring Creek Parkway
Plano, Texas 75074

AVAILABLE SPACE

± 13,060 SF Building
± 1.875 AC (81,688 SF) Lot

ZONING

R - Retail

TRAFFIC COUNTS

Spring Creek Pkwy: 39,278 VPD
Avenue K: 23,547 VPD
US-75: 229,617

PRICE

Upon Request

BY THE NUMBERS

Median Household Income

1-mile	3-miles	5-miles
\$76,900	\$95,700	\$109,000

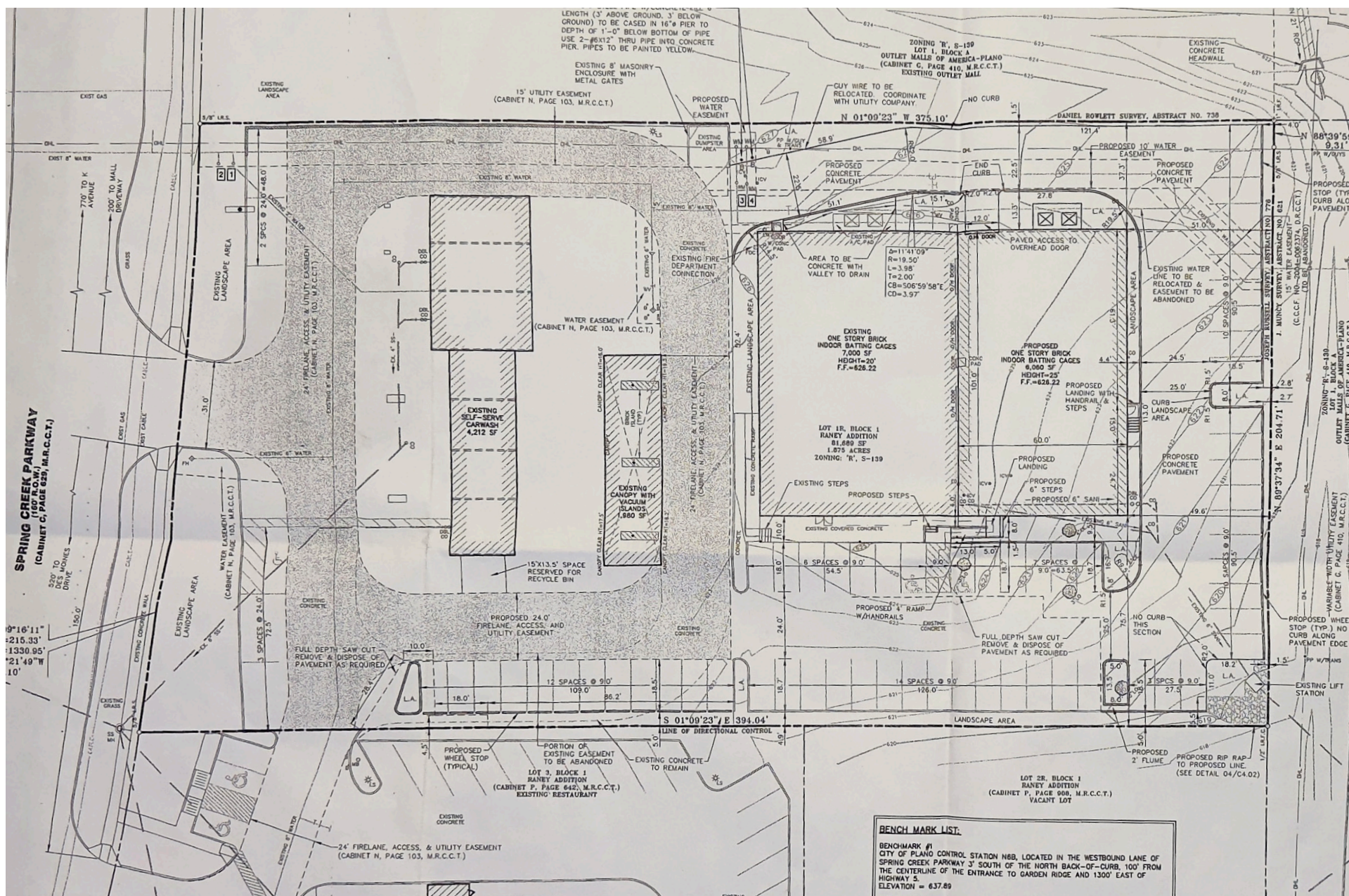
Population

1-mile	3-miles	5-miles
23,000	166,000	406,000

HIGHLIGHTS

- Situated next to the entrance of Assembly Park, a recently completed \$500 MM development, consisting of retail, creative office and multi-family
- Great site for redevelopment
- Cash-flowing asset with existing car wash and leased batting cage facility
- Close proximity to Central Expressway
- Across the street, the Plano Event Center is undergoing a \$3.2 MM renovation to its courtyard, and construction of a 4-star hotel is planned
- 1801 and 1805 E Spring Creek Parkway will be sold together in one transaction





BENCH MARK LIST:

BENCHMARK #1
 CITY OF PLANO CONTROL STATION #6B, LOCATED IN THE WESTBOUND LANE OF SPRING CREEK PARKWAY 3' SOUTH OF THE NORTH BACK-OF-CURB, 100' FROM THE CENTERLINE OF THE ENTRANCE TO GARDEN RIDGE AND 1300' EAST OF HIGHWAY 5.
 ELEVATION = 637.89



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