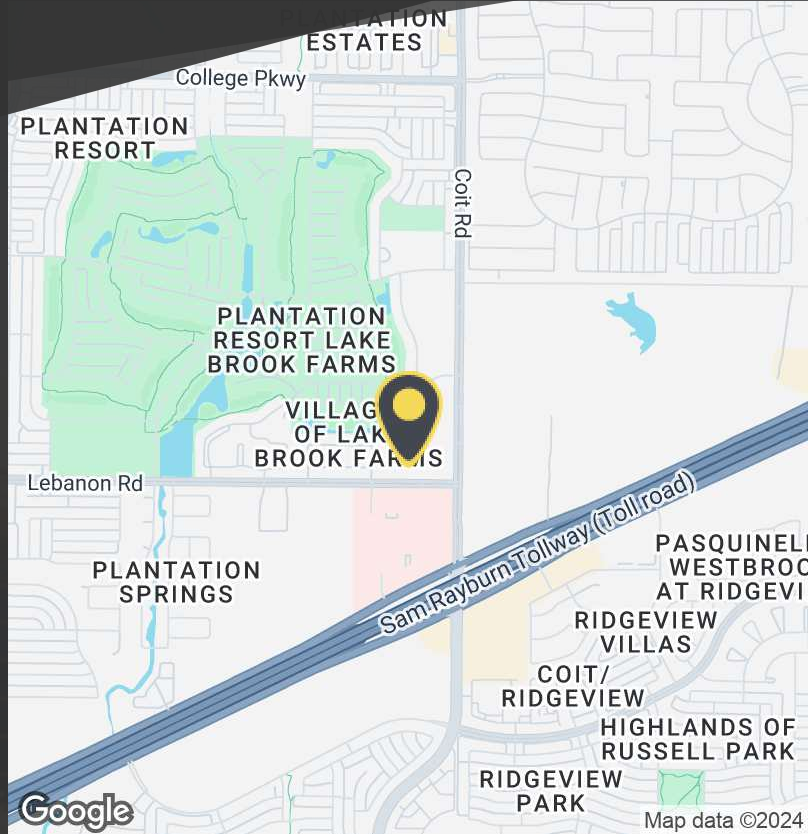


CENTENNIAL PLAZA

12600 LEBANON ROAD
FRISCO, TX 75035



OFFERING SUMMARY

Sale Price:	\$1,562,940
Available SF:	
Lot Size:	1.196 Acres
Price / SF:	\$30
Zoning:	PD-19-C1
Market:	Frisco
Traffic Count:	19,517

PROPERTY OVERVIEW

Vacant land located directly across from Baylor Scott & White Centennial Hospital. Plans to build 16,650 SF Medical/Professional Office Building with all utilities and fire lane included with acquisition of land. Great trade with excellent demographics.

PROPERTY HIGHLIGHTS

- Excellent location directly from Baylor Scott & White Hospital
- Plans for 16,650 SF of Medical/Professional Office included
- All utilities and 24' fire lane included
- Parking Count: 70 spaces

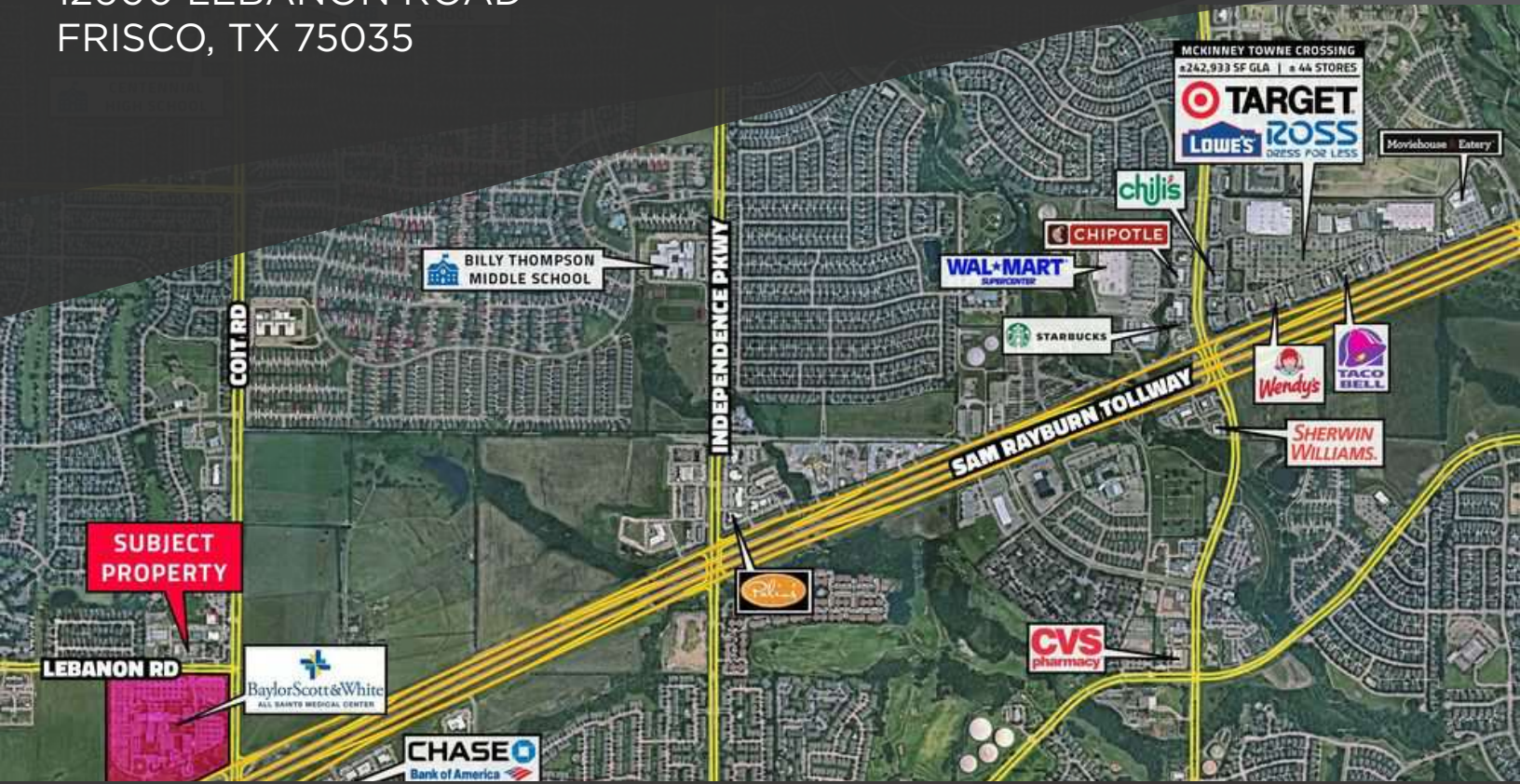
For more information or to schedule a tour, please contact:

Najdi Rafaty O: 214.267.9860
najdi@linc.realty M: 310.735.7980

LINC.
COMMERCIAL REALTY

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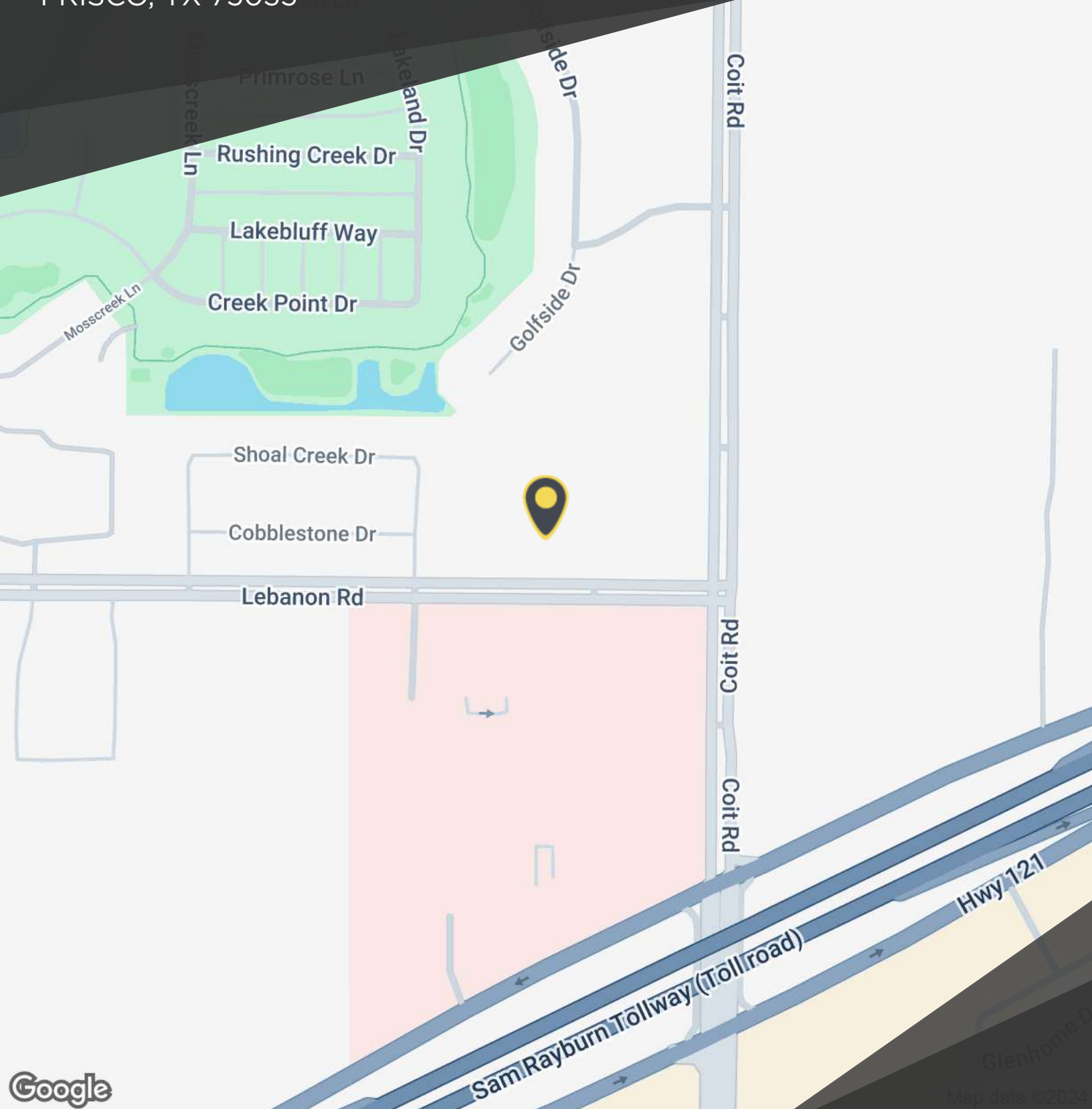
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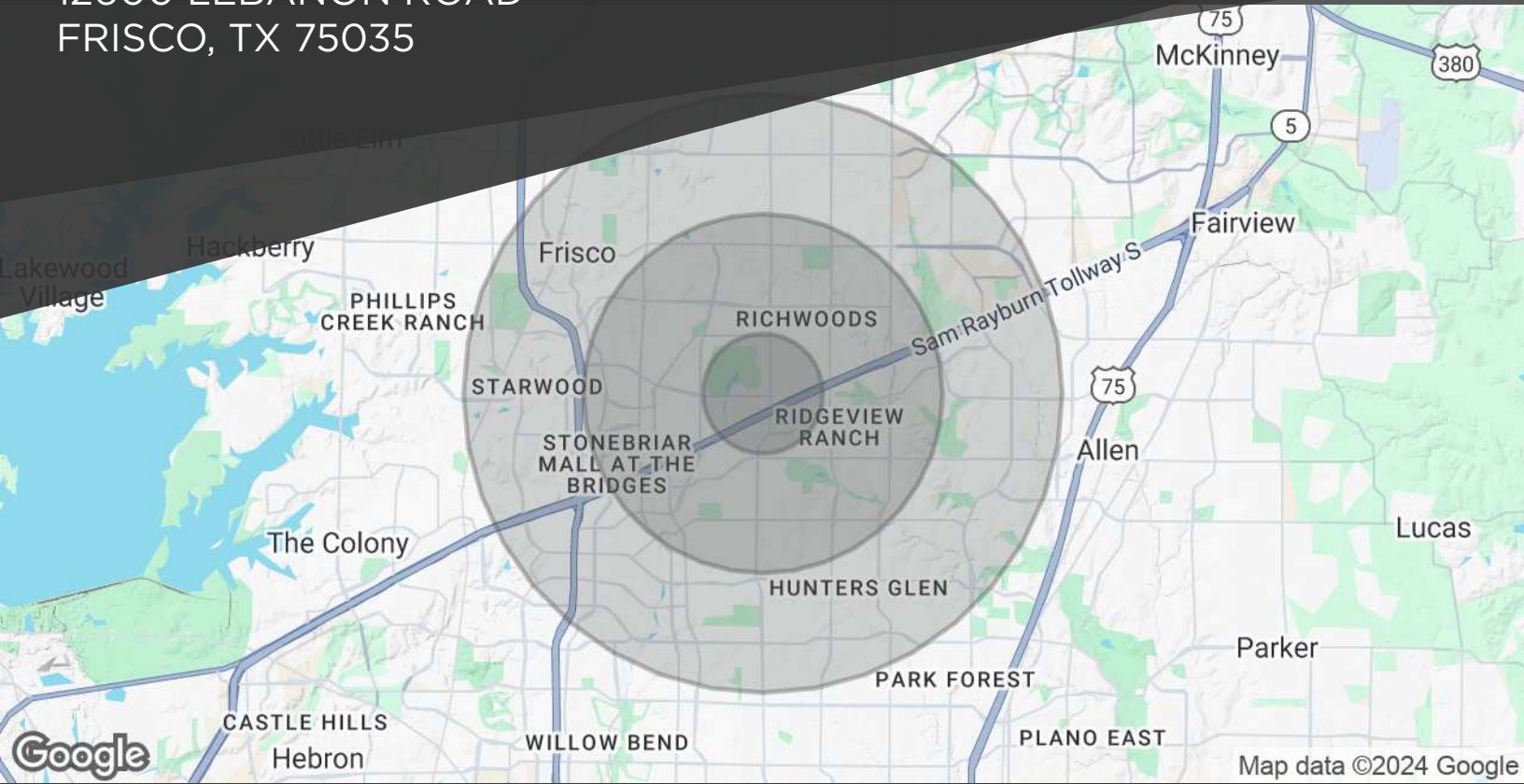
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,691	99,563	218,959
Average age	34.8	34.7	35.5
Average age (Male)	33.8	34.9	35.0
Average age (Female)	35.4	34.6	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,755	34,690	80,801
# of persons per HH	2.8	2.9	2.7
Average HH income	\$111,599	\$119,183	\$114,213
Average house value	\$230,822	\$255,249	\$266,012

* Demographic data derived from 2020 ACS - US Census

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