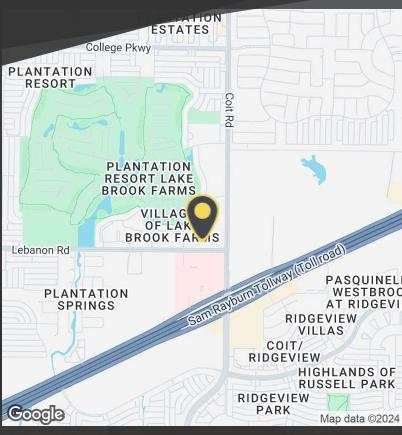
## **CENTENNIAL PLAZA**

12600 LEBANON ROAD FRISCO, TX 75035





#### **OFFERING SUMMARY**

Sale Price:	e: \$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

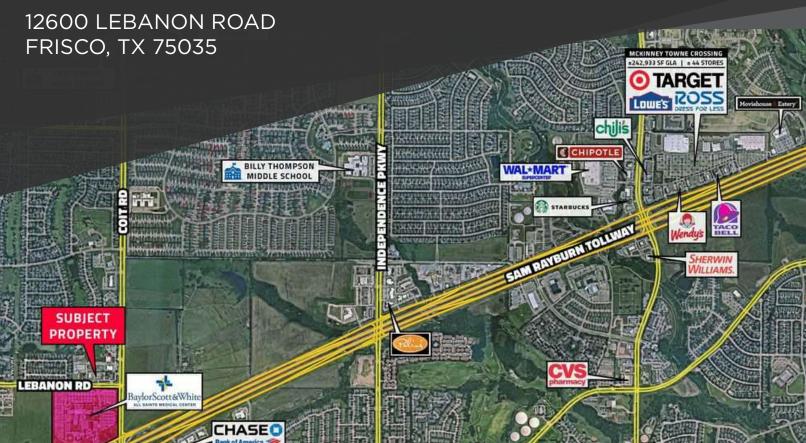
For more information or to schedule a tour, please contact:

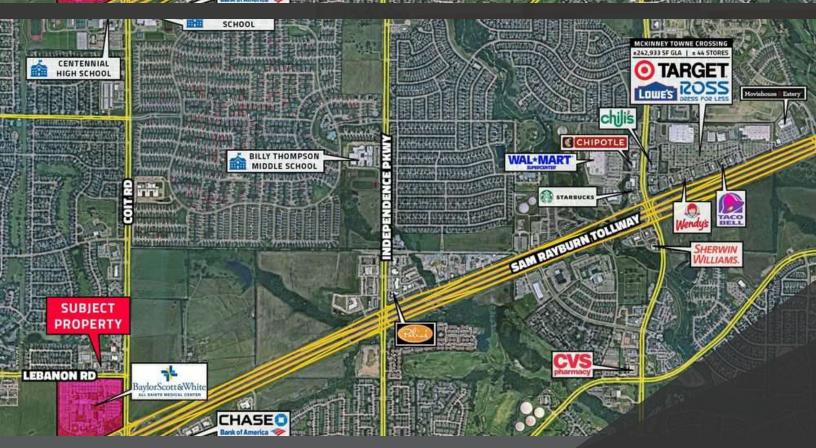
Najdi Rafaty 0: 214.267.9860 najdi@linc.realty

M: 310.735.7980



## **CENTENNIAL PLAZA**





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

**Najdi Rafaty** 0: 214.267.9860 najdi@linc.realty **M: 310.735.7980** 



# **CENTENNIAL PLAZA** 12600 LEBANON ROAD FRISCO, TX 75035 Rushing Creek Dr Lakebluff Way Creek Point Dr Shoal Creek Dr Cobblestone Dr Lebanon Rd Coit Rd Hwy 121 Sam Rayburn Tollway (Tollroad) **Coop**le

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

Najdi Rafaty O: 214.267.9860 najdi@linc.realty

M: 310.735.7980



### **CENTENNIAL PLAZA** 12600 LEBANON ROAD FRISCO, TX 75035 McKinney 380 5 Sam Raybum Tollway S Frisco PHILLIPS RICHWOODS CREEK RANCH (75) STARWOOD

RIDGEVIEW RANCH

Allen

Lucas The Colony **HUNTERS GLEN** Parker

	1 2 21		PARKTOREST
Ecoogla	Hebron	WILLOW BEND	PLANO EAST

STONEBRIAR

MALL AT THE BRIDGES

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

\$230,822

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

Najdi Rafaty 0: 214.267.9860 najdi@linc.realty

Average house value

M: 310.735.7980



\$255,249

Map data ©2024 Google

\$266,012

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census