

PARK BLVD & ENTERPRISE DR LAND FOR SALE

2 SITES FOR SALE - WILL SELL SEPARATELY

NEQ & NWQ of Park & Enterprise
Plano, Texas 75074



AVAILABLE: ± 3 Acres - NWQ
± 4.12 Acres - NEQ
(will sell separately)

ZONING: Commercial Corridor
20 Story Height Limit

PRICING: Call for Pricing

HIGHLIGHTS:

- 2 sites for sale on Enterprise Drive, just west of US Highway 75 / Central Expressway and north of Park Boulevard.
- Excellent opportunity for Office, Retail or Hotel Site.
- Close proximity to Major Retailers including Target, Best Buy, Kohl's, Guitar Center, Buy Buy Baby and many more.
- Easy access to sites from either Highway 75 or Park Boulevard.
- All Utilities to Site
- Traffic Counts:
US Hwy 75/Central Expy: 248,169 VPD
Park Blvd: 19,170 VPD east of Enterprise Dr
Park Blvd: 21,028 VPD west of Enterprise Dr

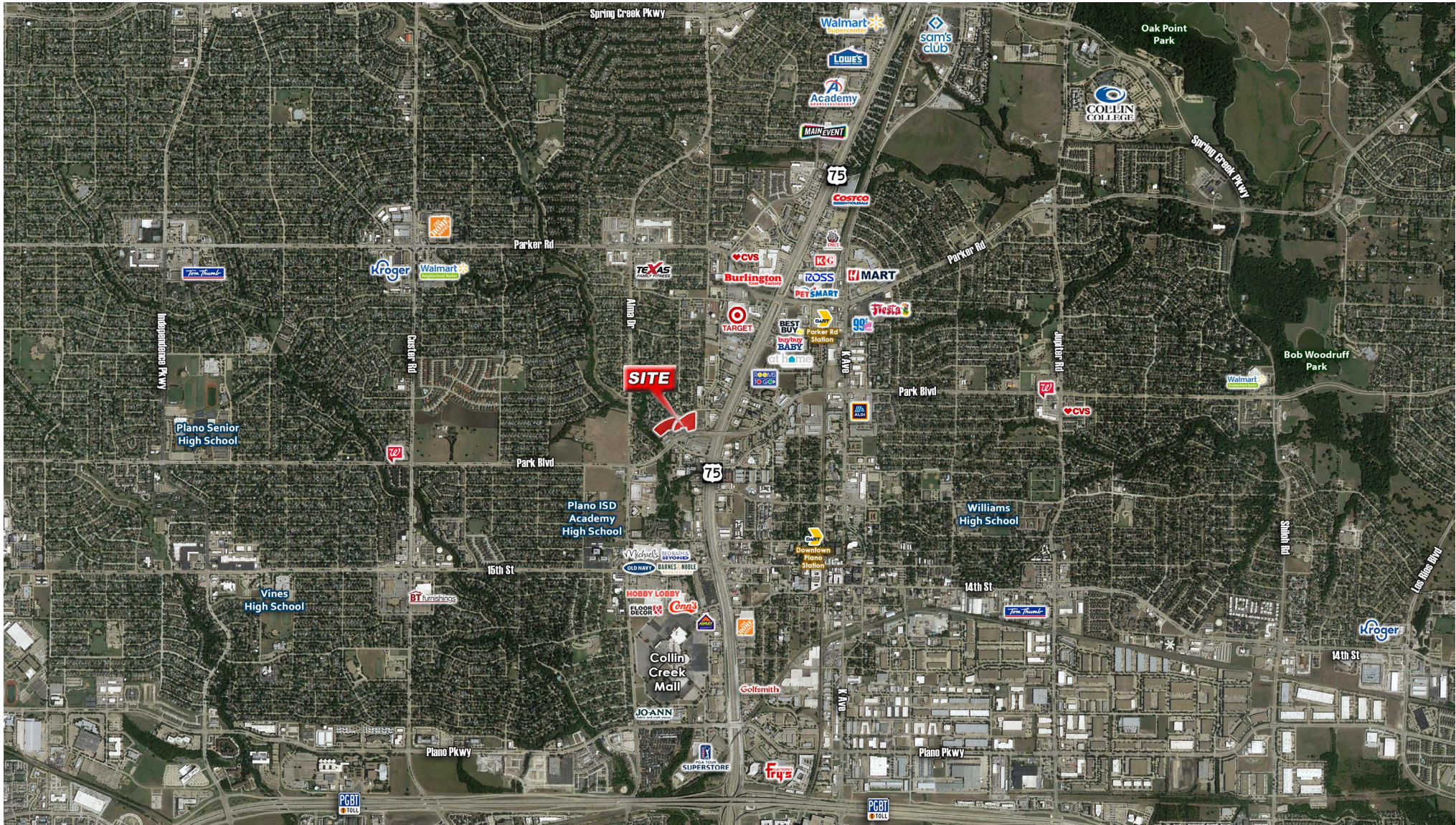
3 MILE DEMOGRAPHIC SNAPSHOT

2020 Population	Daytime Pop.	Households	Avg HH Income
126,575	131,898	47,379	\$96,539

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 **BRYAN HAGGARD**
LAND GROUP
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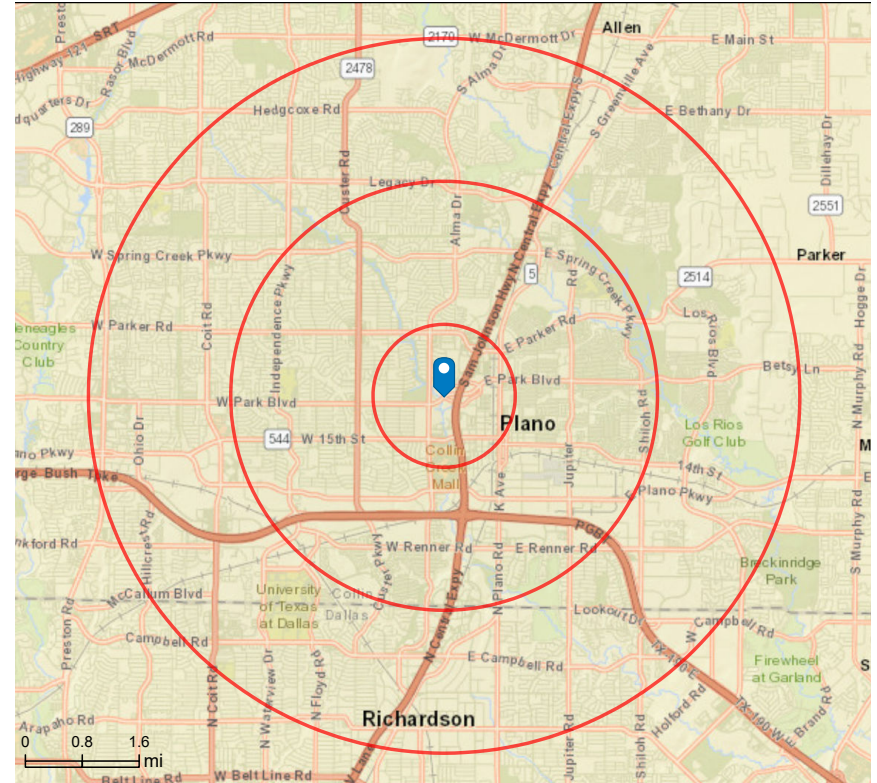
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	10,731	100,946	249,010
2010 Total Population	10,352	102,342	268,971
2020 Total Population	12,644	126,575	321,429
2020 Group Quarters	184	375	1,747
2025 Total Population	13,639	139,497	351,463
2020-2025 Annual Rate	1.53%	1.96%	1.80%
2020 Total Daytime Population	16,357	131,898	351,392
Workers	10,096	66,113	186,073
Residents	6,261	65,785	165,319
Household Summary			
2000 Households	3,621	37,116	92,669
2000 Average Household Size	2.92	2.70	2.67
2010 Households	3,916	38,822	103,787
2010 Average Household Size	2.60	2.63	2.58
2020 Households	4,588	47,376	123,534
2020 Average Household Size	2.72	2.66	2.59
2025 Households	4,912	52,200	134,895
2025 Average Household Size	2.74	2.67	2.59
2020-2025 Annual Rate	1.37%	1.96%	1.78%
2010 Families	2,657	26,972	71,639
2010 Average Family Size	3.06	3.12	3.10
2020 Families	3,029	31,923	83,031
2020 Average Family Size	3.17	3.20	3.15
2025 Families	3,224	34,847	89,998
2025 Average Family Size	3.19	3.21	3.16
2020-2025 Annual Rate	1.26%	1.77%	1.62%
Housing Unit Summary			
2000 Housing Units	3,705	38,537	96,638
Owner Occupied Housing Units	58.6%	63.1%	65.4%
Renter Occupied Housing Units	39.1%	33.2%	30.5%
Vacant Housing Units	2.3%	3.7%	4.1%
2010 Housing Units	4,128	40,808	108,524
Owner Occupied Housing Units	52.5%	59.0%	61.1%
Renter Occupied Housing Units	42.3%	36.2%	34.5%
Vacant Housing Units	5.1%	4.9%	4.4%
2020 Housing Units	4,908	50,189	130,057
Owner Occupied Housing Units	45.2%	49.3%	53.4%
Renter Occupied Housing Units	48.3%	45.1%	41.6%
Vacant Housing Units	6.5%	5.6%	5.0%
2025 Housing Units	5,238	55,118	141,755
Owner Occupied Housing Units	44.8%	48.1%	52.3%
Renter Occupied Housing Units	48.9%	46.6%	42.9%
Vacant Housing Units	6.2%	5.3%	4.8%
Median Household Income			
2020	\$67,276	\$73,612	\$84,553
2025	\$69,504	\$77,568	\$88,857
Median Home Value			
2020	\$273,015	\$255,875	\$300,863
2025	\$288,450	\$273,887	\$321,251
2020 Households by Income			
Household Income Base	4,588	47,376	123,534
<\$15,000	7.3%	6.6%	6.7%
\$15,000 - \$24,999	8.0%	6.3%	5.0%
\$25,000 - \$34,999	6.8%	7.3%	6.5%
\$35,000 - \$49,999	10.8%	11.5%	9.6%
\$50,000 - \$74,999	22.1%	19.0%	16.6%
\$75,000 - \$99,999	10.2%	14.1%	12.5%
\$100,000 - \$149,999	17.0%	18.7%	19.7%
\$150,000 - \$199,999	8.8%	8.5%	10.5%
\$200,000+	8.9%	8.0%	12.9%
Average Household Income	\$96,843	\$96,539	\$114,056



	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	8,649	86,864	222,349
Less than 9th Grade	13.5%	6.6%	3.8%
9th - 12th Grade, No Diploma	5.7%	4.7%	3.2%
High School Graduate	10.7%	13.7%	10.9%
GED/Alternative Credential	1.8%	2.0%	1.7%
Some College, No Degree	22.1%	21.5%	18.2%
Associate Degree	6.3%	6.9%	6.6%
Bachelor's Degree	25.6%	29.2%	34.6%
Graduate/Professional Degree	14.2%	15.3%	21.0%
2020 Population 15+ by Marital Status			
Total	10,211	102,592	263,473
Never Married	40.2%	34.3%	32.2%
Married	48.0%	50.1%	53.4%
Widowed	3.0%	4.7%	4.5%
Divorced	8.7%	10.9%	9.9%



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov