



4.58 Ac Land For Sale

E Main St and N Allen Heights Dr

Allen, TX 75002

4.58 Acres, Zoning is LR (Local Retail)

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Property Description

Introducing a prime hardcorner of E Main St and N Allen Heights Dr - 4.58 acres land Zoned PD-1 LR (Local Retail), it offers flexibility and potential for a variety of uses. Situated in the thriving Allen area, this property presents a compelling opportunity for retail investors and developers. The strategic location ensures high visibility and accessibility, maximizing its appeal to businesses and customers alike. Don't miss the chance to capitalize on this meticulously-maintained property in a sought-after area of Allen.

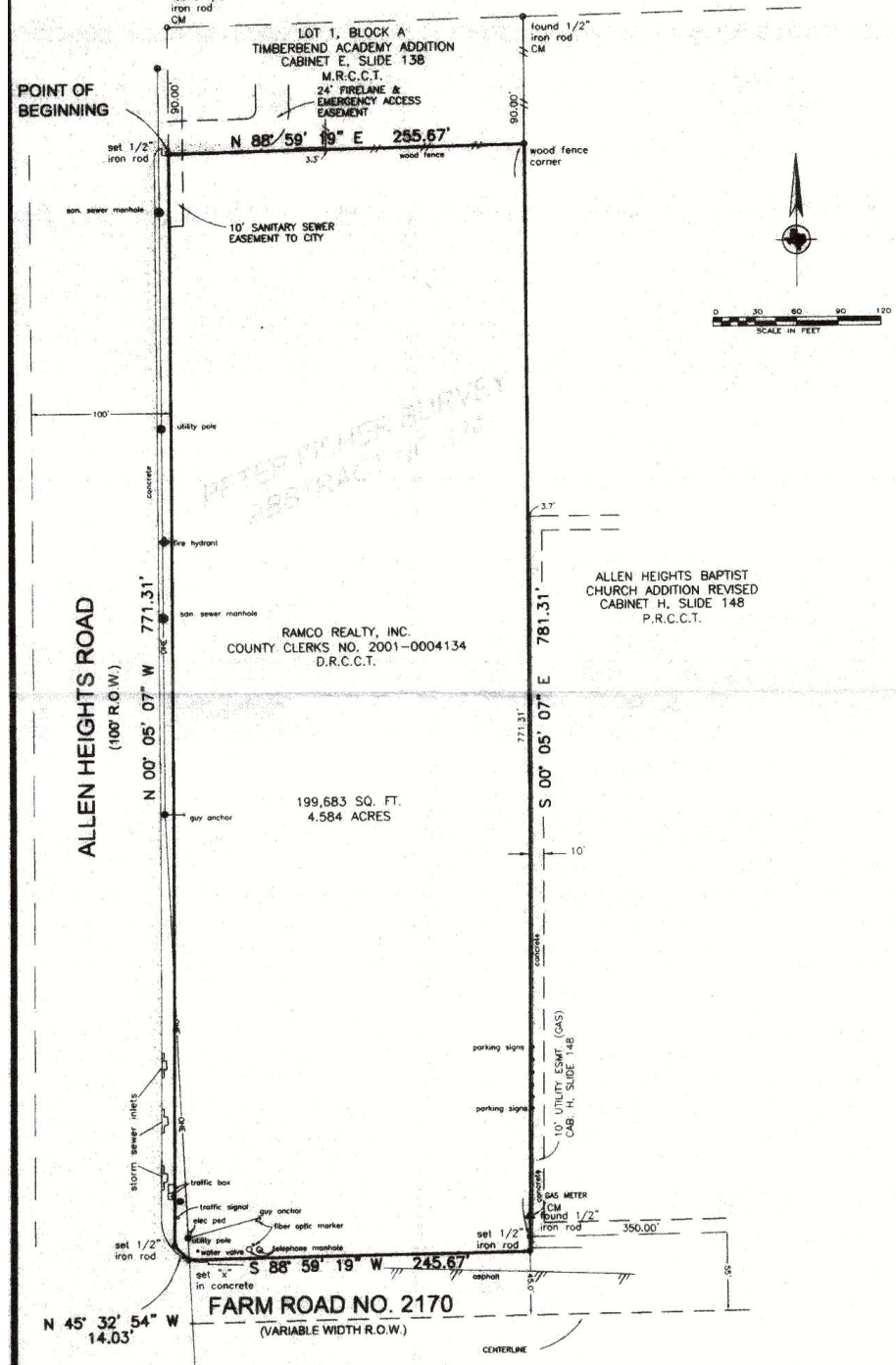
Offering Summary

Price:	Contact Broker
Lot Size:	Hard Corner 4.584 Acres
Zoning:	LR Local Retail

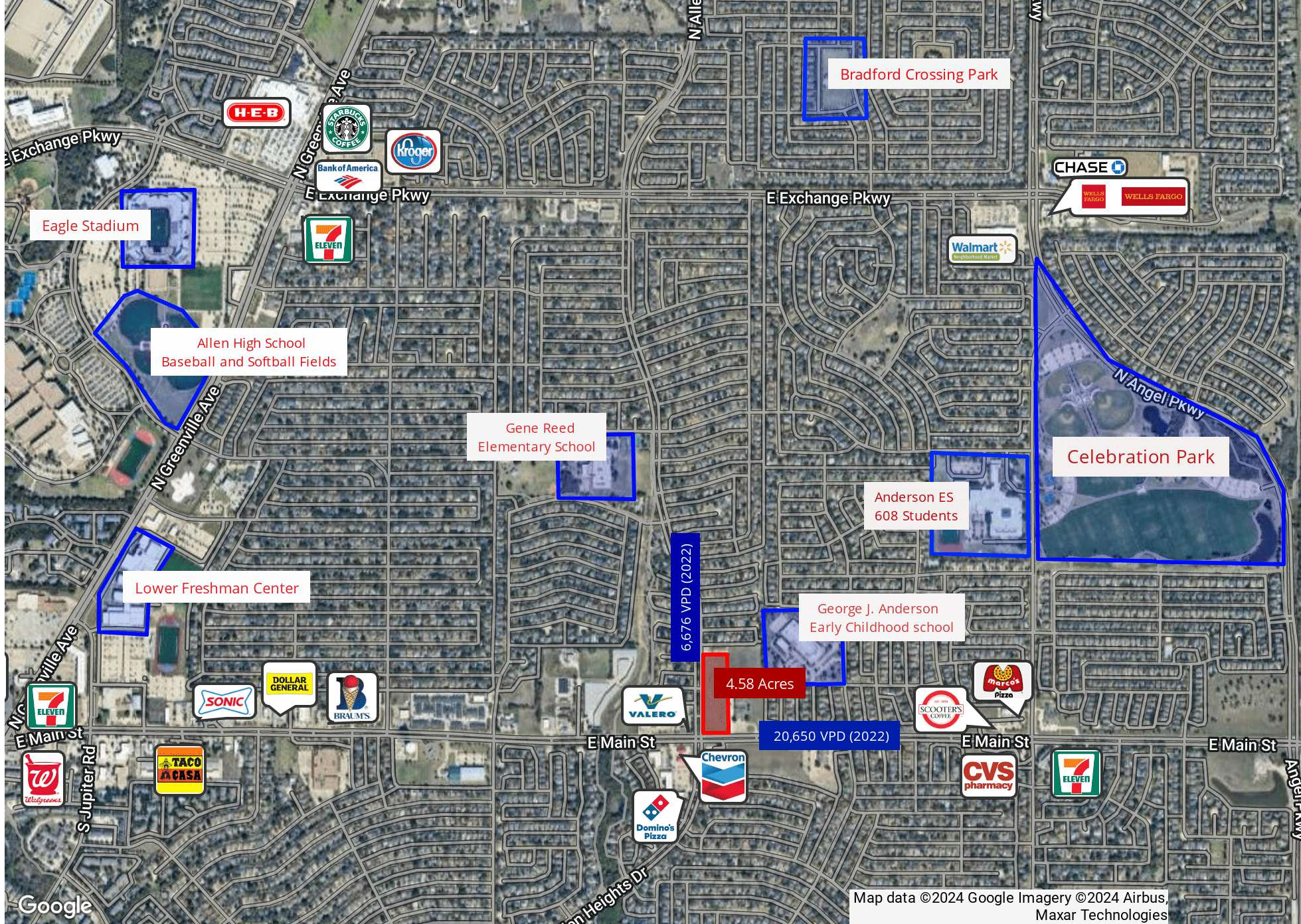
Demographics	1 Mile	3 Miles	5 Miles
Total Households	6,378	30,527	76,792
Total Population	18,725	89,056	214,558
Average HH Income	\$127,733	\$157,450	\$159,725

Location Map





Retailer Map



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	18,725	89,056	214,558
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,378	30,527	76,792
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$127,733	\$157,450	\$159,725
Average House Value	\$384,434	\$510,456	\$544,244

Demographics data derived from AlphaMap

