



2 PARCELS FOR GROUND LEASE AND SALE

**NORTH WEST OF CENTRAL EXPY
AND LEGACY DRIVE
PLANO, TEXAS 75025**



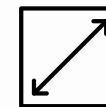


PROPERTY OVERVIEW

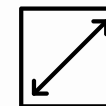
Located in the heart of the vibrant city of Plano, Texas, these two strategically positioned parcels front along US-75 (Central Expressway) and benefit from excellent access and visibility, offering exceptional opportunities for development. Zoned Corridor Commercial, the sites are ideal for a wide range of uses including retail, restaurant, office and other commercial ventures.



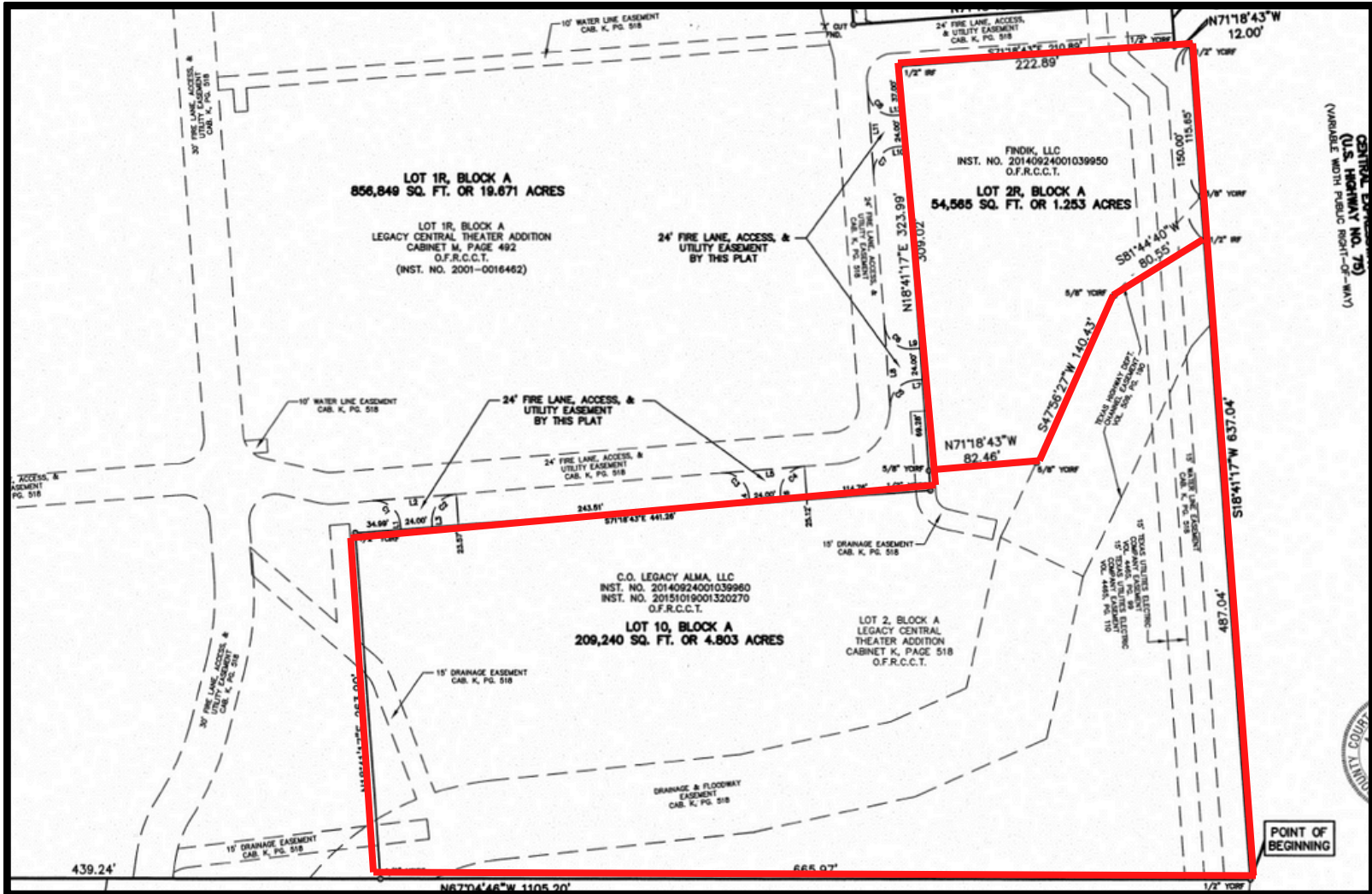
ZONING:
**CC - CORRIDOR
COMMERCIAL**



LOT 10:
±4.80 ACRES

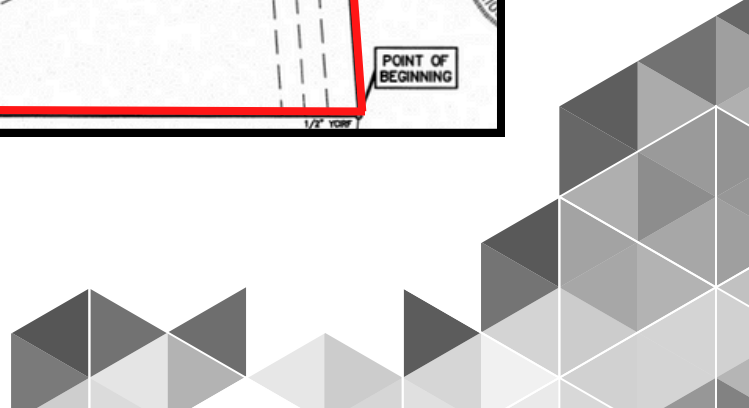


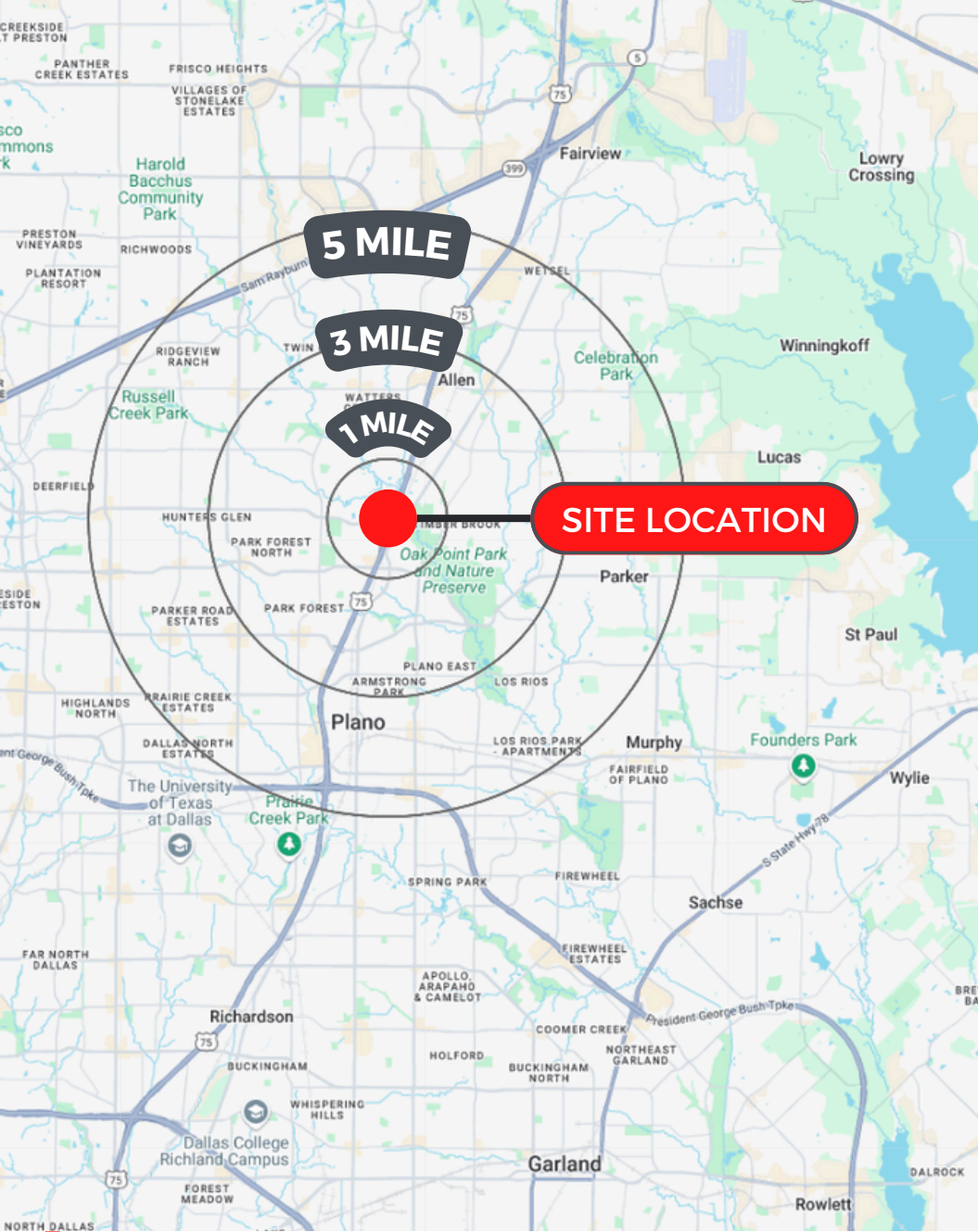
LOT 2R:
±1.25 ACRES



PROPERTY SURVEY

NORTH WEST OF CENTRAL EXPY AND LEGACY DRIVE





2024 ESTIMATED POPULATION



1 MILE	9,043
3 MILES	117,793
5 MILES	323,925

2024 ESTIMATED HOUSEHOLDS



1 MILE	4,124
3 MILES	44,602
5 MILES	121,374

2024 AVERAGE HOUSEHOLD INCOME



1 MILE	\$78,970
3 MILES	\$113,993
5 MILES	\$129,936

AREA DEMOGRAPHICS

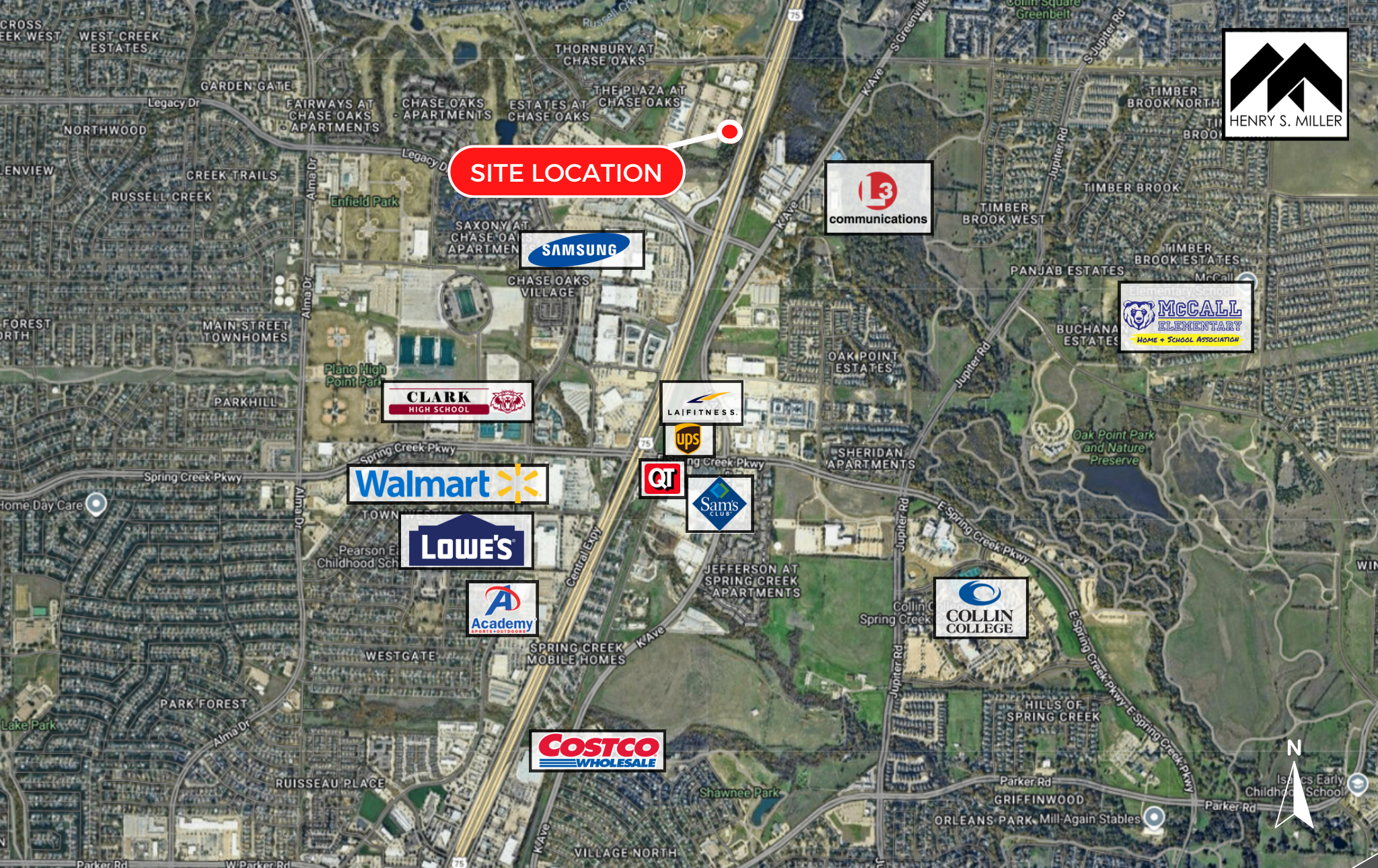
NORTH WEST OF CENTRAL EXPY AND LEGACY DRIVE



LOCATION PROXIMITY

NORTH WEST OF CENTRAL EXPY AND LEGACY DRIVE





LOCATION PROXIMITY

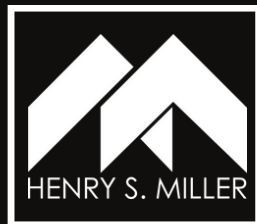
NORTH WEST OF CENTRAL EXPY AND LEGACY DRIVE





22,196 VPD
LEGACY DRIVE

42,985 VPD
CENTRAL EXPY



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