

FOR SALE OR LEASE

# NOVUM I & II





LEGACY BUSINESS DISTRICT

FRISCO BUSINESS DISTRICT

Sam  
Rayburn  
Tollway  
TOLL

PRESTON RD

RASOR BLVD



# NOVUM I & II

SE Corner of Preston and Rasor

- Frontage on Preston Road with 6,379 vehicles per day.
- In the heart of the most valuable mixed-use districts in Plano, TX.
- Adjacent to Class A retail, urban living and townhomes.
- PD-16-R/O-2 retail/general office zoning allows a wide range of office, retail and medical uses.
- Five minutes from Stonebriar Mall, Legacy West, and other world-class amenities.
- Major employers include Toyota, McAfee, Liberty Mutual, FedEx, Frito Lay JPMorgan Chase and Children Health



# BUILDING OVERVIEWS

-  MEDICAL/GENERAL OFFICE
-  1-STORY BLDGS
-  CEILING HEIGHT: ±15 FT
-  ZONED PD 16 (R/O-2)
-  PRESTON ROAD OVERLAY
-  PRIME LEGACY LOCATION





IN THE NEIGHBORHOOD



LEGACY WEST (5 MIN)

30+ Retail | 20+ Restaurants



STONEBRIAR MALL (3 MIN)

200+ Retail | 20+ Restaurants



GRANITE PARK (4 MIN)

7 Restaurants with Patio Seating | Waterside Entertainment



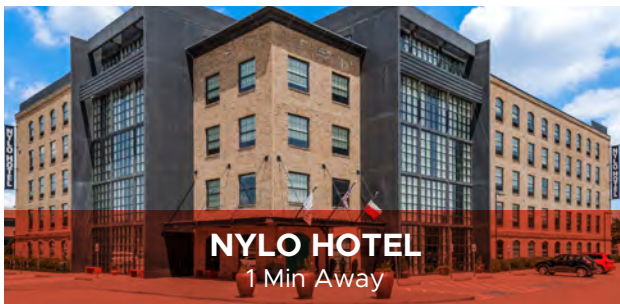
THE STAR IN FRISCO (7 MIN)

Dallas Cowboys' Practice Facility | 22 restaurants

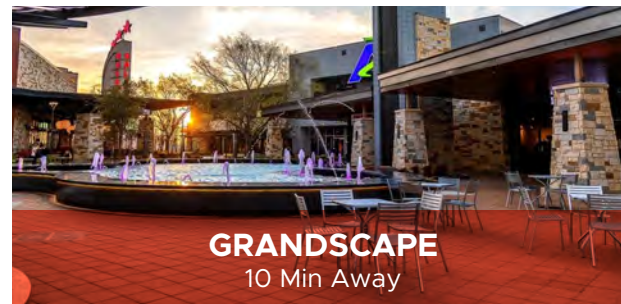




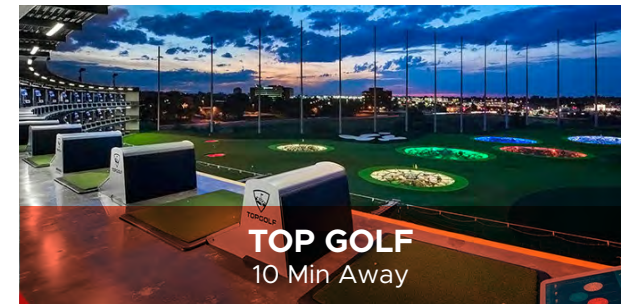
# AREA AMENITIES



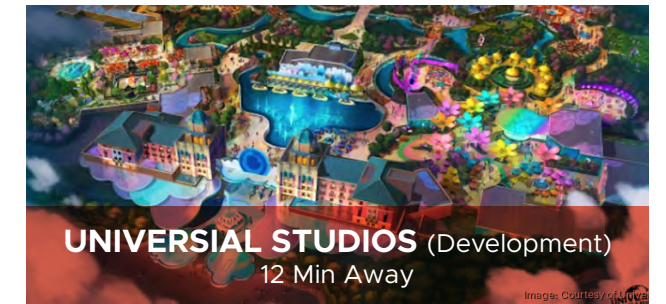
**NYLO HOTEL**  
1 Min Away



**GRANDSCAPE**  
10 Min Away



**TOP GOLF**  
10 Min Away



**UNIVERSAL STUDIOS (Development)**  
12 Min Away





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DEMOGRAPHICS

POPULATION			
	2 Mile	5 mile	10 Mile
2010 Population	34,128	256,098	857,557
2022 Population	51,032	343,000	1,307,365
2027 Population Projection	62,257	414,976	1,575,417
Annual Growth 2010-2022	4.1%	2.8%	4.4%
Annual Growth 2022-2027	4.4%	4.2%	4.1%
Median Age	38.2	39.1	38.3
Bachelor's Degree or Higher	67%	59%	52%

HOUSEHOLDS			
	2 Mile	5 mile	10 Mile
2010 Households	14,934	97,567	331,520
2022 Households	22,576	130,199	490,837
2027 Household Projection	27,507	157,110	587,602
Annual Growth 2010-2022	3.8%	2.5%	3.7%
Annual Growth 2022-2027	4.4%	4.1%	3.9%
Total Specified Consumer Spending (\$)	\$796.7M	\$5.2B	\$18.2B

INCOME			
	2 Mile	5 mile	10 Mile
Avg Household Income	\$123,390	\$138,796	\$122,404
Median Household Income	\$99,597	\$111,334	\$95,190
\$25,000 - 50,000	3,134	15,723	73,465
\$50,000 - 75,000	3,075	16,707	76,292
\$75,000 - 100,000	3,543	16,977	64,539
\$100,000 - 125,000	3,110	15,793	54,702
\$125,000 - 150,000	1,923	11,808	42,452
\$150,000 - 200,000	2,938	17,991	58,361
\$200,000+	3,260	26,668	77,488





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FOR INFORMATION:

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