

**P. Bush Elkin Property Co.
108 +/- AC – Allen, TX**

Presented and Marketed by:

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The information contained herein came from sources deemed reliable.
Broker makes no warranties or representations as to the accuracy of
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Property Information:

The P. Bush Elkin Property Company land has been in the seller's family for over 125 years, when they were early settlers in the Allen area of Collin County, Texas. Today the property sits in the southwest quadrant of the intersection of State Highway 121 (Sam Rayburn Tollway) and Stacy Road in Allen, Texas. SH 121 runs from McKinney to DFW airport and on to Ft. Worth.

Land Size:

The property is 108 +/- AC, according to a recent survey.

Road Frontage:

The property has frontage on State Highway 121 (Sam Rayburn Tollway), Stacy Road (1,260 +/- feet of frontage) and on Ridgeview Drive (3,090 +/- feet of frontage).

Traffic Count:

State Highway 121 (Sam Rayburn Tollway):	68,000 cars/day
Stacy Road:	26,000 cars/day

Utilities:

According to city records there is a 24-inch water line on the north side of Ridgeview and a 18 inch sewer along Waters Creek at the southwest corner of the property.

Area Information:

Allen Texas is a thriving city, with incredible growth and potential as the rest of the Dallas-Fort Worth metroplex continues to expand. The average house hold income in Allen is \$118,254.

The subject property is 10 miles east of Toyota North American Headquarters and Legacy West development at the Dallas North Tollway and SH 121. DFW International Airport is approximately 30 miles from the subject property. Downtown Dallas is about 29 miles from the subject property.

East of the property is the 500 acre Billingsley Company land project which will be a mixed use development referred to as Sloan Corners. The ultimate project will be at the SWC and SEC of US 75 (Central Expressway) and SH 121 (Sam Rayburn Tollway). The SWC is City of Allen and the SEC is in the town of Fairview. TPC Craig Ranch is home to the Byron Nelson Golf Tournament, and it is approximately 2 miles west of the property. Adjacent to the property on the west side is the 125 acre mixed use development know as The Farm, which is currently under development with plans for townhomes, apartments, office, retail and restaurants.

Area Population:

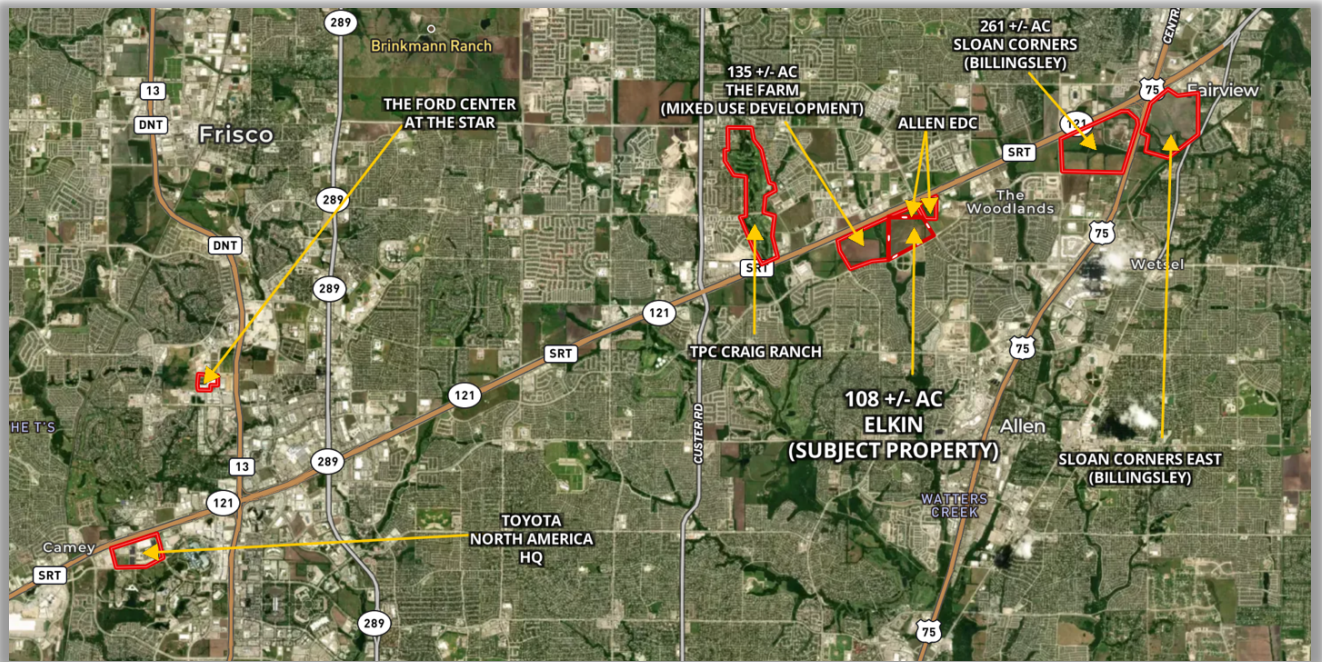
Plano	285,494
Frisco	200,509
McKinney	195,308
Allen	104,627

Price: Contact Robert B. Ray for more information.

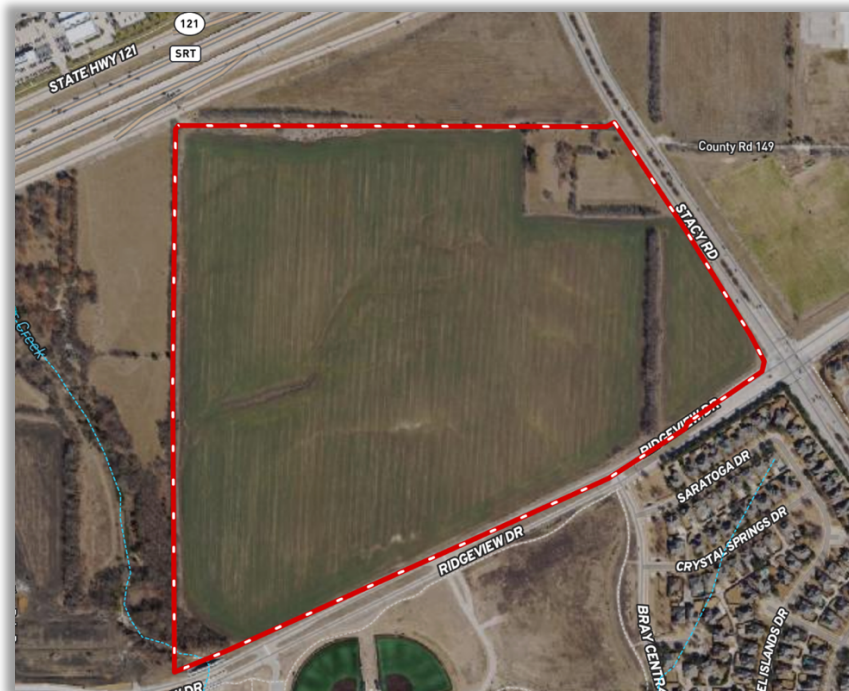
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Area Map:



Aerial Map:



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View looking northwest at Ridgeview and Stacy Road



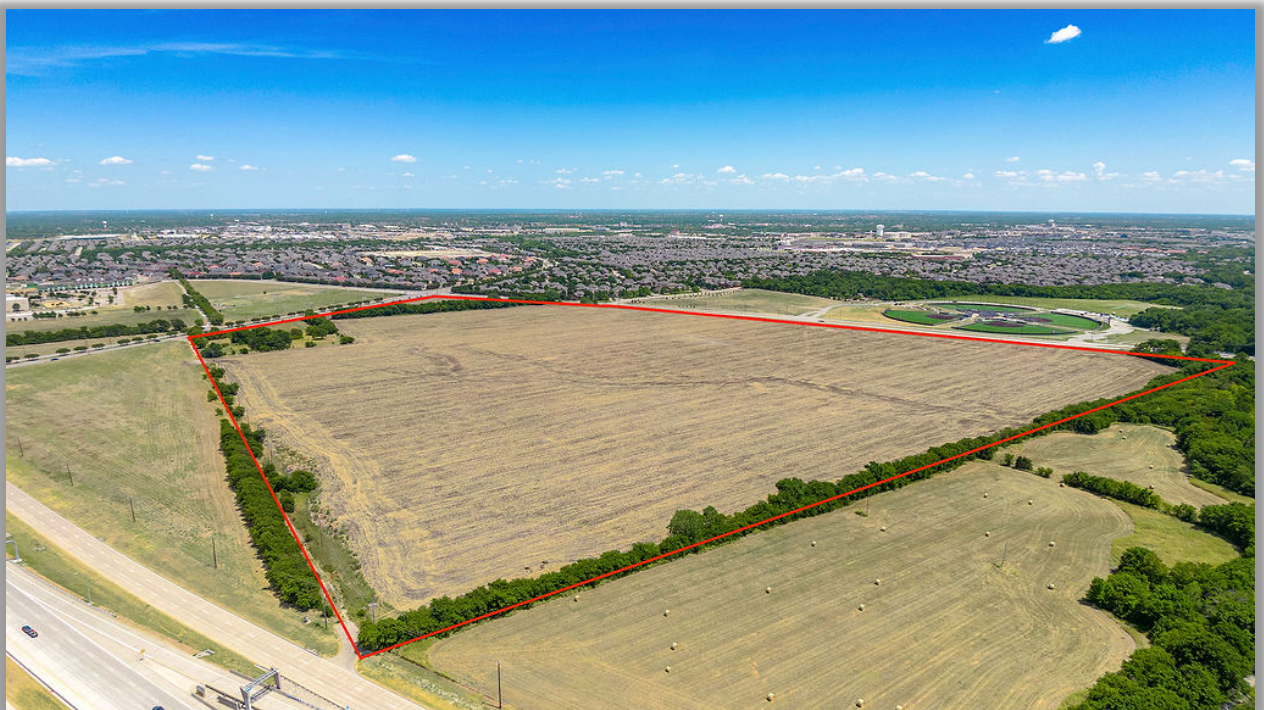
View looking north from Ridgeview

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View looking northeast from Ridgeview



View looking southeast from State Highway 121

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