



± 98,533 SF
2.26 ACRES

LAND FOR SALE
S STATE HIGHWAY 5
FAIRVIEW, TX 75069
2.26 ACRES



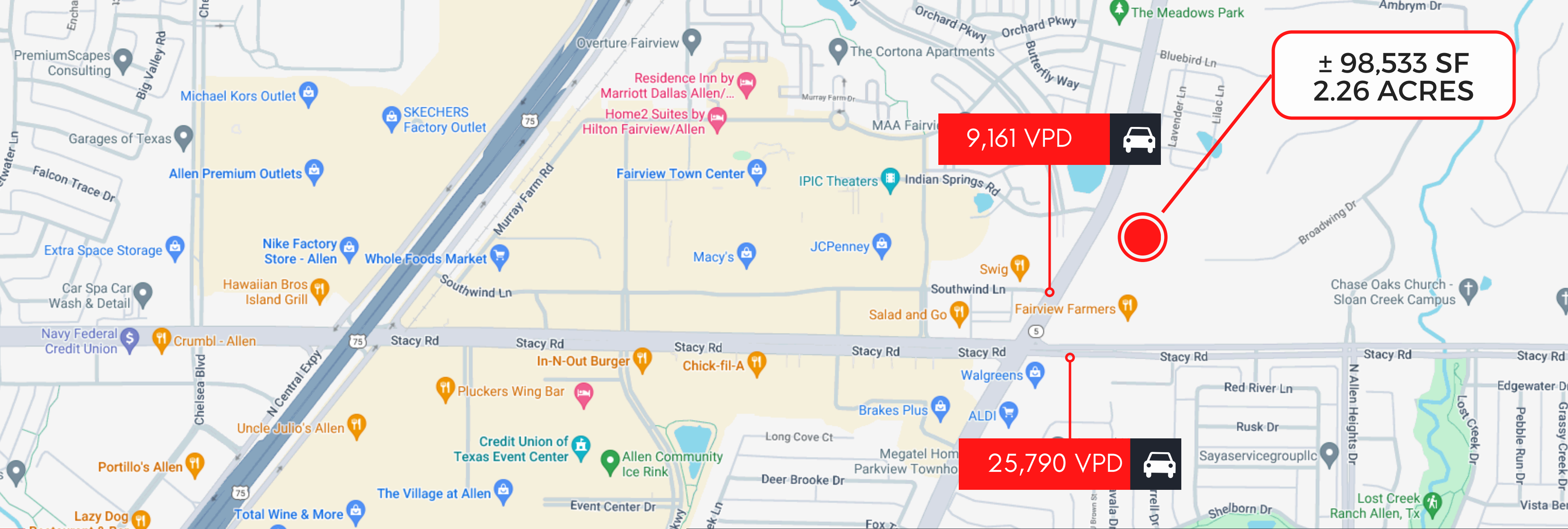
± 98,533 SF
2.26 ACRES

PROPERTY DESCRIPTION

S STATE HIGHWAY 5
FAIRVIEW, TX 75069

The site, within the (CPDD) Commercial Planned Development District and Urban Transition sub-district, is strategically zoned for pedestrian-friendly mixed-use development along State Highway 5, FM 1378, and Stacy Road. Emphasizing primarily residential structures, the Urban Transition Sub-District aims for unique, amenity-rich buildings that encourage reinvestment.

Designed for diverse demographics, the development offers a range of building types, from small shopfronts to townhomes, cottage homes, and live-work units. Manor homes are permitted for effective transitions to existing low-density residential areas. Ideal for creating a vibrant, inclusive community.



± 98,533 SF
2.26 ACRES

9,161 VPD 

25,790 VPD 

PROPERTY DETAILS

S STATE HIGHWAY 5
FAIRVIEW, TX 75069



PROPERTY SIZE
± 98,533 SF
2.26 ACRES



PROPERTY TYPE
VACANT LAND



ZONING
COMMERCIAL



PRICE
\$1,399,000



DEMOGRAPHICS

S STATE HIGHWAY 5
FAIRVIEW, TX 75069



1.4 MILES FROM SITE



0.6 MILES FROM SITE



1.5 MILES FROM SITE



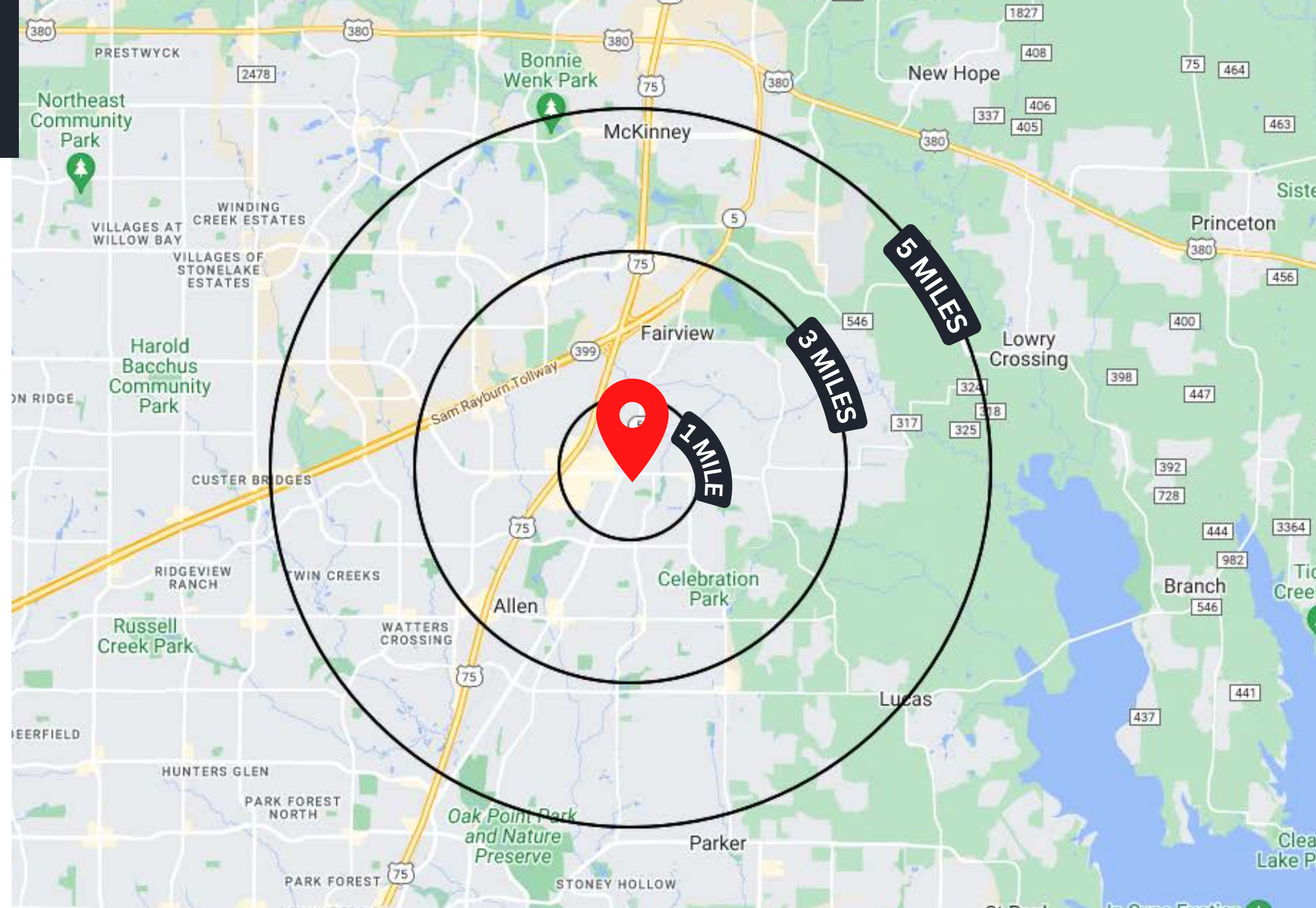
2.3 MILES FROM SITE

THE
VILLAGE
AT ALLEN

FTC FAIRVIEW
TOWN
CENTER
FAIRVIEW FITS

**ALLEN
PREMIUM OUTLETS**
A SIMON CENTER

Medical City
McKinney



2023 Population

1 MILES 10,570
3 MILES 87,627
5 MILES 228,091



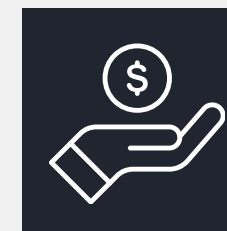
2023 Households

1 MILES 3,578
3 MILES 30,659
5 MILES 81,024



Daytime Employees

1 MILES 4,097
3 MILES 29,149
5 MILES 66,492



Average Household Income

1 MILES \$132,072
3 MILES \$124,834
5 MILES \$124,476

NEARBY TENANTS

S STATE HIGHWAY 5
FAIRVIEW, TX 75069



ALDO **west elm** **MICHAEL KORS**
VICTORIA'S SECRET **VANS** **nerie** **francesca's**
EXPRESS **JOHNSTON MURPHY** **FOREVER 21**
H&M **FOSSIL** **STARBUCKS** **COACH**
MARTINA FERRARI **FINISH LINE** **carter's**
LOFT **claire's**
FAMOUS **NIKE** **LUCKY BRAND**
Race Trac **PACSUN** **PLACE** **ANN TAYLOR**
BANANA REPUBLIC **rue21** **TALBOTS** **AMERICAN EAGLE**
AÉROPOSTALE

Clarks **TORRID** **zumiez** **CRAMPE**
Columbia **LA BOY** **Band & Body Works** **SKETCHERS**

LENSCRAFTERS **chargepoint** **H2O WORX**
lask **CVS** **FSA BANK** **Handi**
JCPenney **Dillard's** **MOORE**
OLD NAVY **Buckle**

± 98,533 SF
2.26 ACRES

FTC **FAIRVIEW TOWN CENTER**
FAIRVIEW FITS

ALLEN PREMIUM OUTLETS
A SIMON CENTER

THE VILLAGE
AT ALLEN

Arby's **Fuzzy's** **crumb**
PNC **STARBUCKS** **Jamba**
MIO PIZZA

CONVENIENCE **FIRST REPLY** **MBURCO'S** **Visa networks**
Bar Louie **metro** **Tuesday Morning** **COURTYARD**
verizon **PIE FIVE PIZZA** **Sport Clips**
STARBUCKS **CHRYSLER** **Henneco**
BEV'S WEARHOUSE **AT&T** **CHASE**

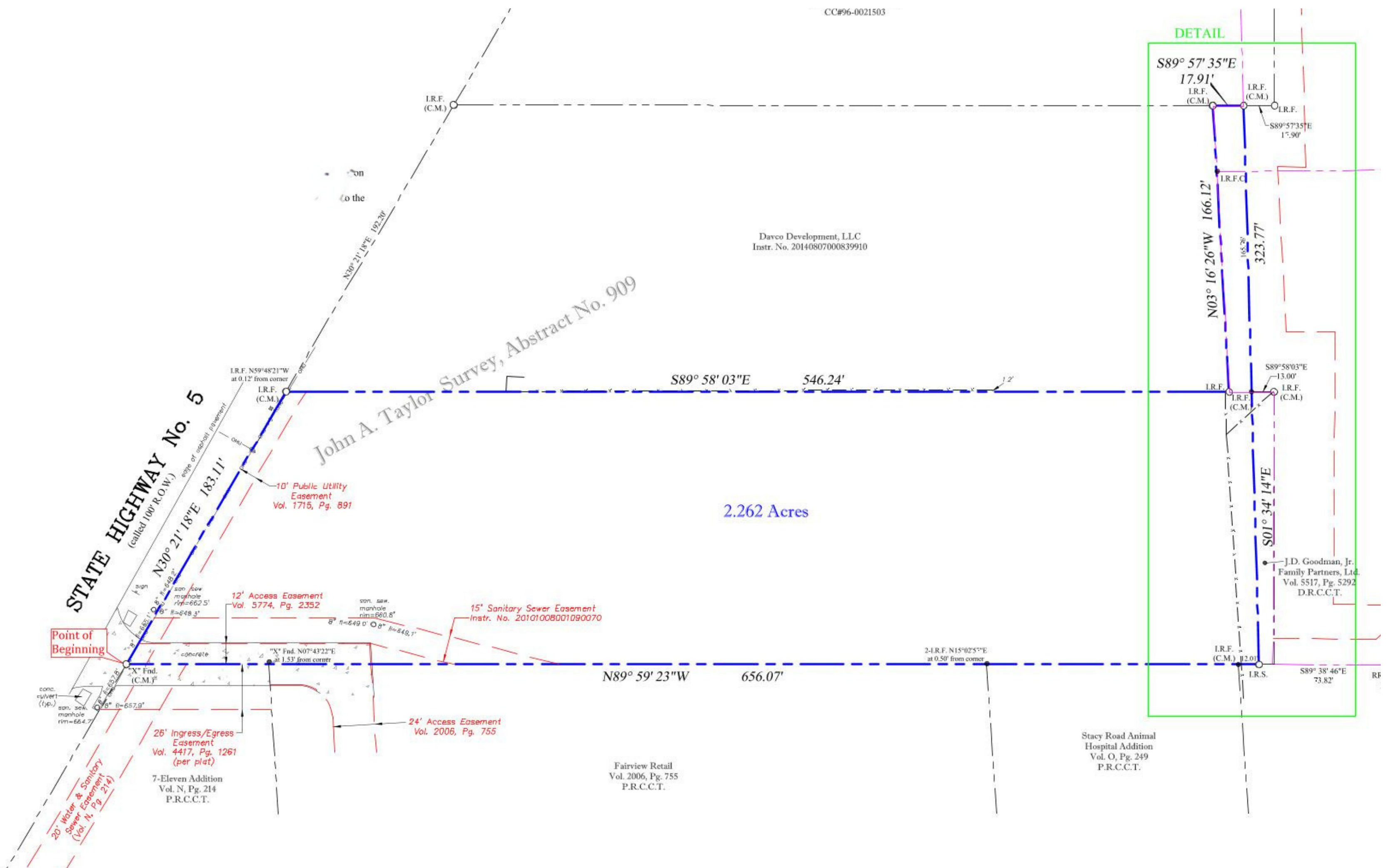
Proct **SALAD** **Cheddar's** **Firestone**
McDonald's **Wendy's** **7-Eleven**

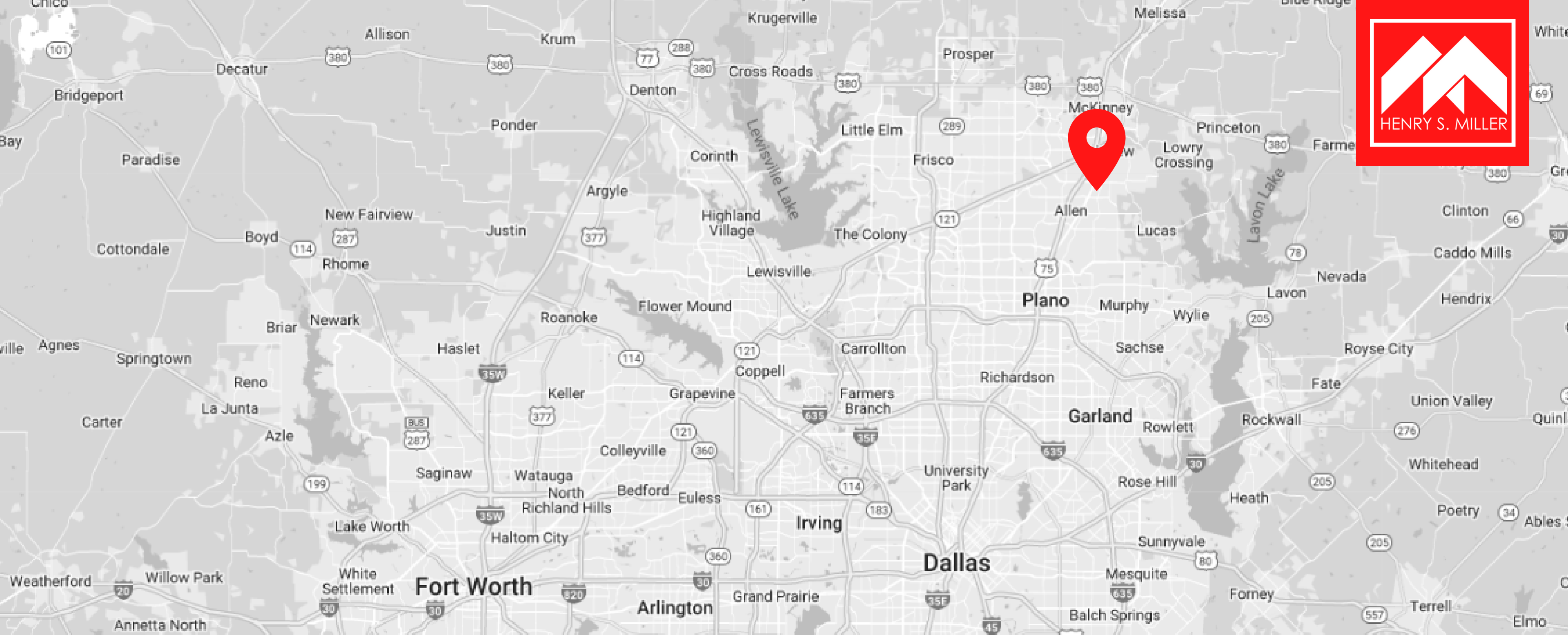
popshelf **MACYS** **ULTA**
Kirklands **Total Wine** **target** **CVS pharmacy**
SALLY BEAUTY **ROSS** **tj-max** **DICK'S**
PEYSMART **DOLLAR TREE**

PROPERTY SURVEY

S STATE HIGHWAY 5
FAIRVIEW, TX 75069

CC#96-0021503





CONTACT OUR TEAM

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