

LAND FOR SALE

EVENT SPACE DEVELOPMENT

3341 Premier Dr, Plano, TX 75023



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EVENT SPACE DEVELOPMENT PLANO

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PROPERTY INFORMATION

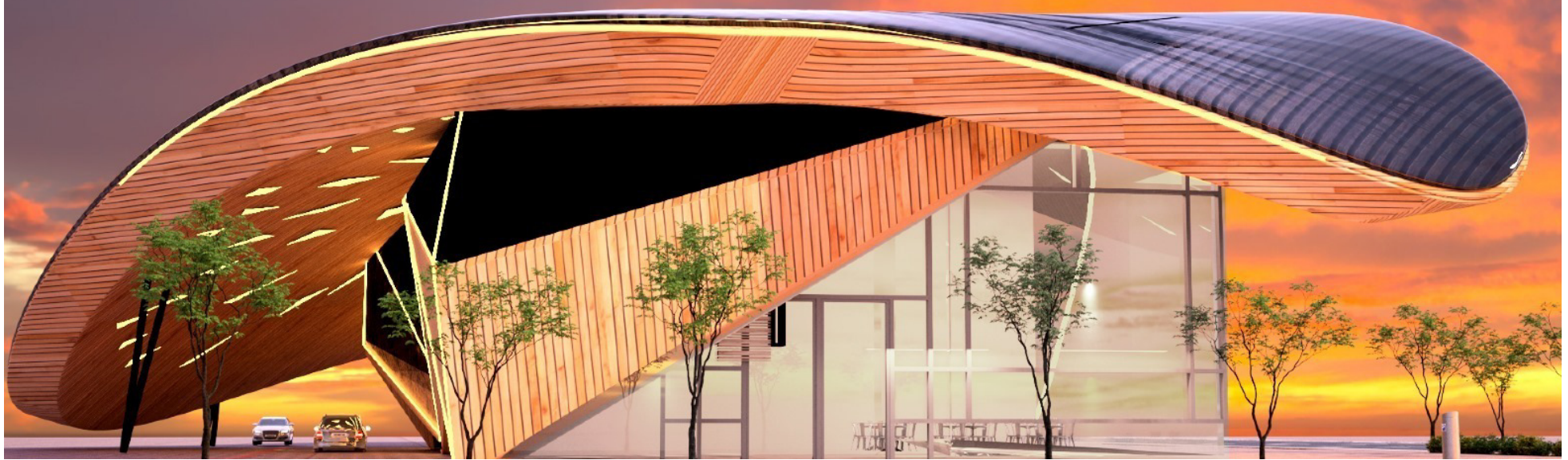
Section 1



EVENT SPACE DEVELOPMENT PLANO

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PROPERTY INFORMATION | Property Summary



PROPERTY DESCRIPTION

Tabani Realty is pleased to present the development opportunity of a premier event center in Plano, Texas. This shovel-ready project offers a total lot size of 3.47 acres, complete with city-approved architectural plans and building permits for an impressive event center. Strategically located off high-traffic US Hwy 75, this parcel is perfectly positioned for maximum visibility and accessibility.

The event center, designed for versatility and convenience, can accommodate up to 730 individuals, making it an ideal venue for various gatherings and functions. With all the necessary approvals in place, you can hit the ground running and bring your vision to life without delays.

Whether you're an experienced developer or an entrepreneur looking for a promising venture, this parcel of land provides a turnkey solution for a thriving event center. Seize the opportunity to capitalize on Plano's dynamic growth and establish a prominent presence in this sought-after location.

OFFERING SUMMARY

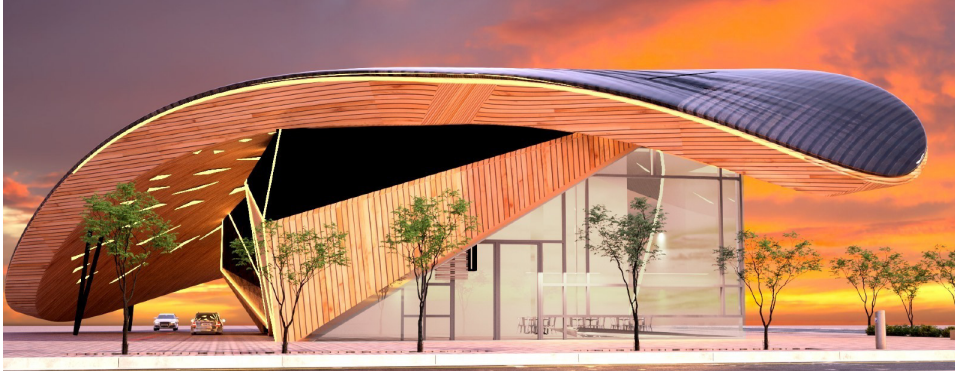
Sale Price:	Call Broker for Price
Lot Size:	3.47 Acres
Building Size:	24,104 SF
Zoning:	Corridor Commercial

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,768	116,378	467,525
Total Population	14,241	309,843	1,206,284
Average HH Income	\$99,690	\$137,570	\$133,847

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PROPERTY INFORMATION | Complete Highlights

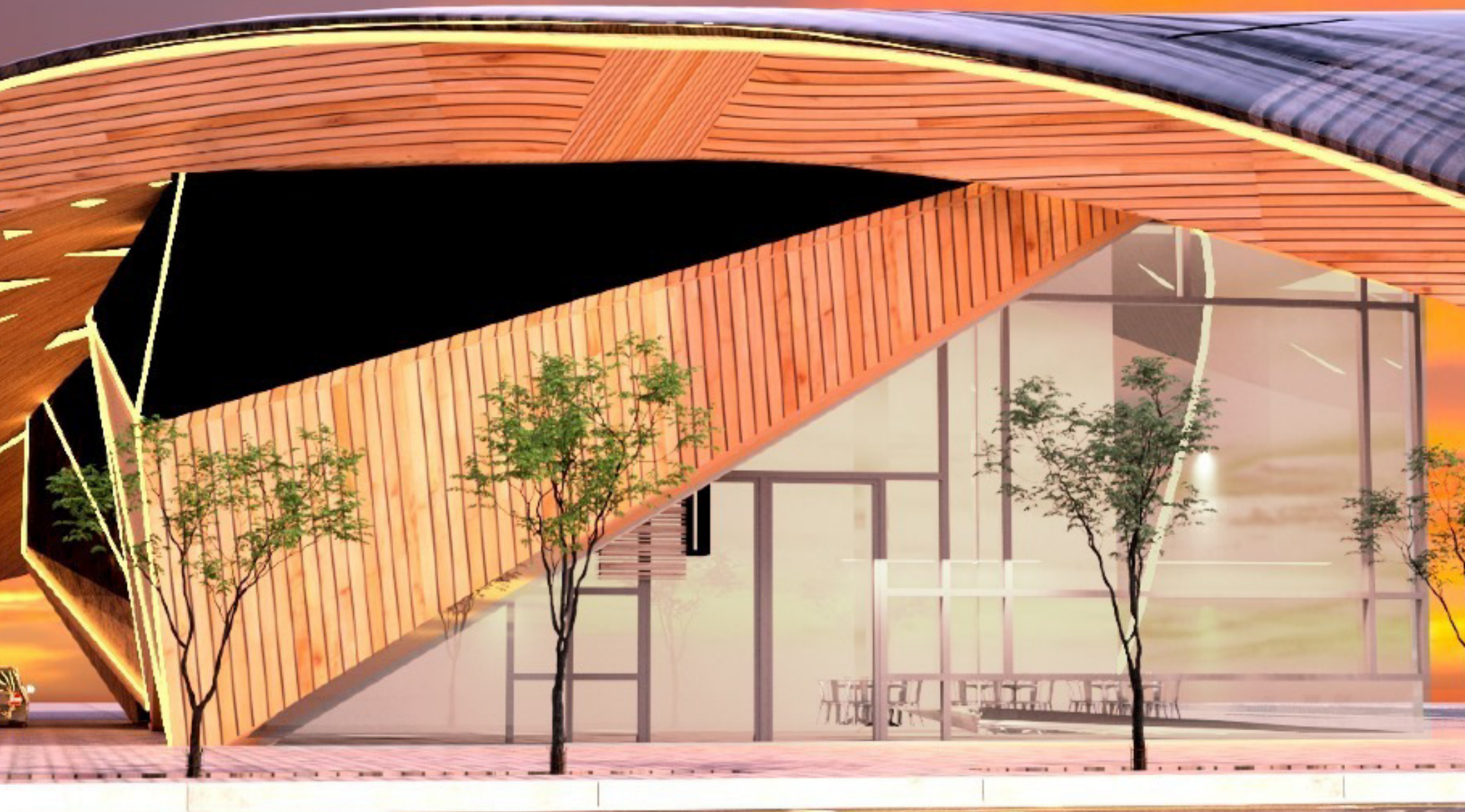


PROPERTY HIGHLIGHTS

- Total 3.47 Acres available for development
- Shovel-ready project
- City-approved architectural plans for a 24,000 SF event center:
 - Maximum Occupancy: 730
 - Total Parking Required: 268
 - One story
- Easy access to US Hwy 75
- Project, land, and plans included

LOCATION INFORMATION

Section 2

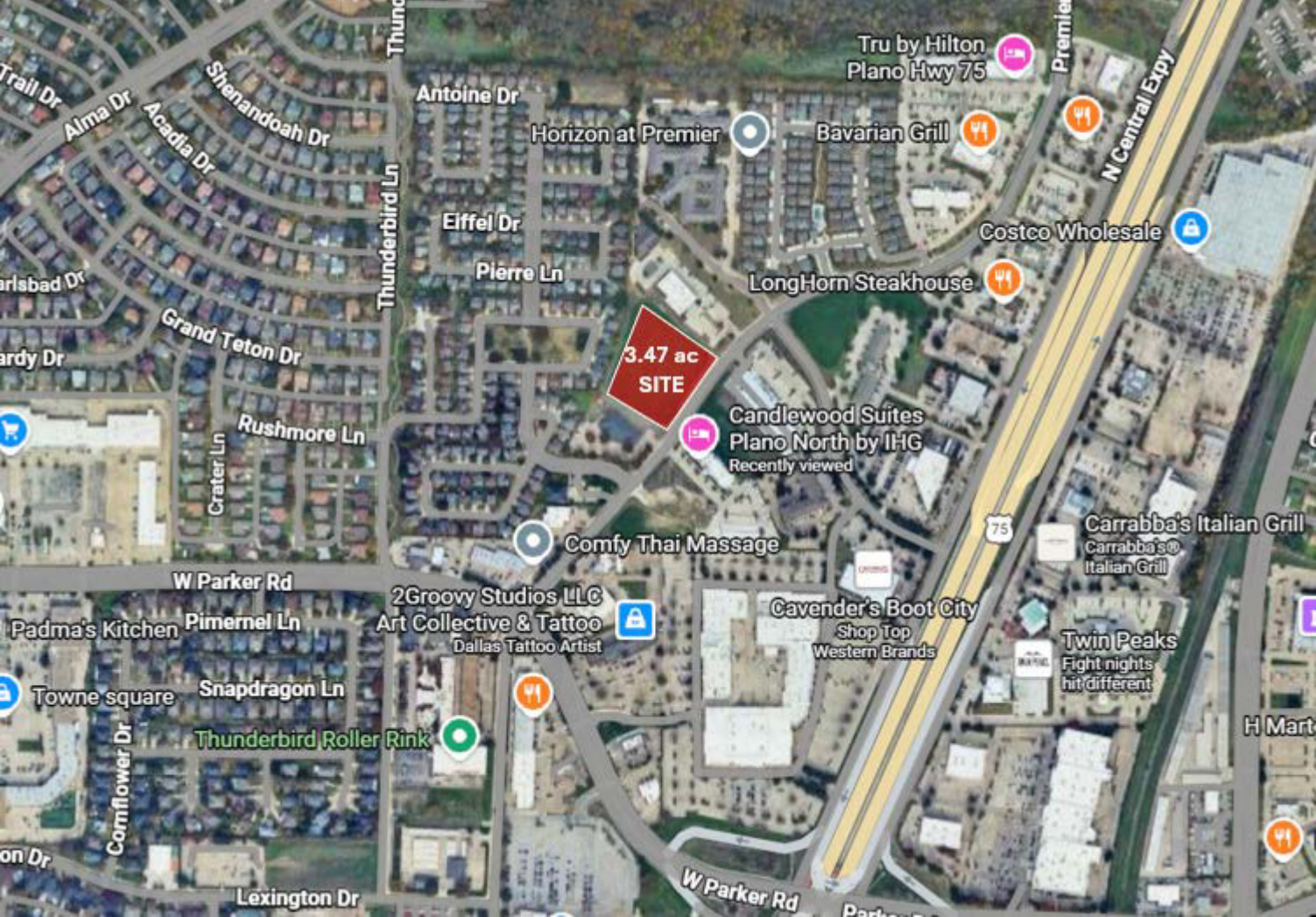


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LOCATION INFORMATION | Regional Map





3.47 ac
SITE

Tru by Hilton
Plano Hwy 75

Bavarian Grill

Costco Wholesale

LongHorn Steakhouse

Candlewood Suites
Plano North by IHG
Recently viewed

Comfy Thai Massage

Carrabba's Italian Grill
Carrabba's®
Italian Grill

2Groovy Studios LLC
Art Collective & Tattoo
Dallas Tattoo Artist

Cavender's Boot City
Shop Top
Western Brands

Twin Peaks
Fight nights
hit different

Padma's Kitchen

Pimernel Ln

Snapdragon Ln

Thunderbird Roller Rink

Lexington Dr

W Parker Rd

N Central Expy

Thunderbird Ln

Shenandoah Dr

Grand Teton Dr

Rushmore Ln

W Parker Rd

Towne square

Cornflower Dr

on Dr

H Mart

DEMOGRAPHICS

Section 3



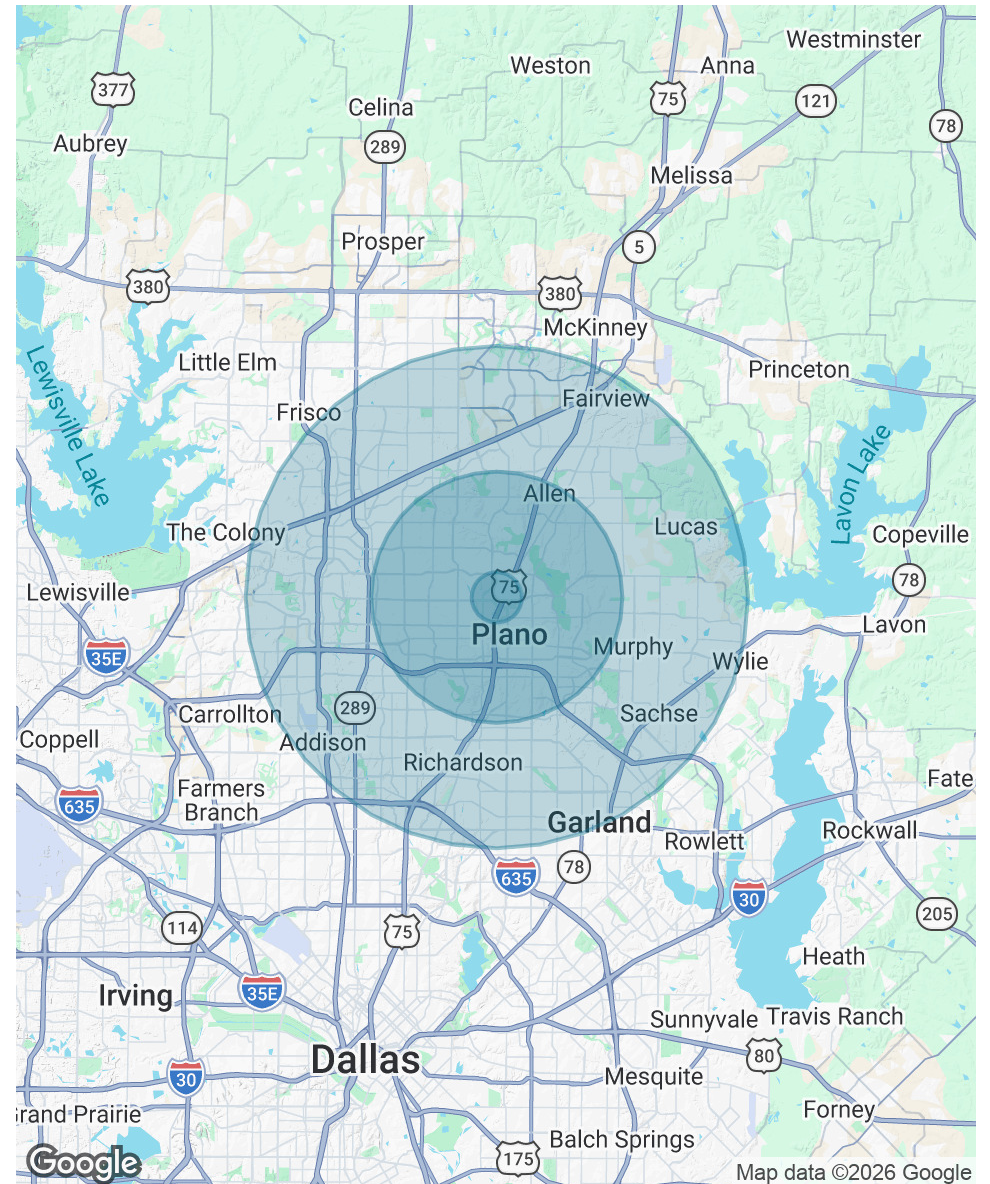
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DEMOGRAPHICS | Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,241	309,843	1,206,284
Average Age	38.2	39.7	38.4
Average Age (Male)	38.3	38.9	37.6
Average Age (Female)	37.5	40.3	39.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,768	116,378	467,525
# of Persons per HH	3.0	2.7	2.6
Average HH Income	\$99,690	\$137,570	\$133,847
Average House Value	\$323,796	\$453,694	\$473,202

2023 American Community Survey (ACS)



ADVISOR BIOS

Section 4



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ADVISOR BIOS | Advisor Bio 1



SALMAN (SAM) TABANI

Principal Broker

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PROFESSIONAL BACKGROUND

Salman Tabani is the founder and managing director of Tabani Realty, a firm specializing in the selling of hospitality assets nationwide. Skilled in five languages, he effectively interacts with a diverse range of clients. Salman's main goal is to create customized business solutions that save money and increase profits for his clients. He founded Tabani Realty in 1999 and has since gained more than 24 years of experience in facilitating deals involving hospitality, retail, and multi-family properties.

His contributions have led to transactions totaling over \$600 million in Texas. His main expertise lies in buying and selling hotels (full-service, limited service and economy hotels), motels, gas stations, retail centers, multi-unit residences, and various investment properties. Throughout his career, Salman has nurtured strong and lasting relationships with clients, emphasizing his dedication, professionalism, and ethical approach as a broker who genuinely cares about his clients' success. Drawing on his deep insights and field knowledge, Salman Tabani offers strategic guidance to clients for real estate transactions, consistently fostering success and enduring connections.

EDUCATION

Salman's education includes a degree in Accounting, Finance, and Management Information Systems from the University of Texas at Dallas. He also possesses two distinguished titles in commercial real estate, specifically CCIM, along with certifications in CHIA and CHO. Salman has also completed Real Estate training and received certification from Harvard University's School of Business.

MEMBERSHIPS

Actively participating in professional networks, Salman Tabani holds memberships in respected groups like CCIM, AAHOA, AH&L, THLA, ICSC, and GDAACC.

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