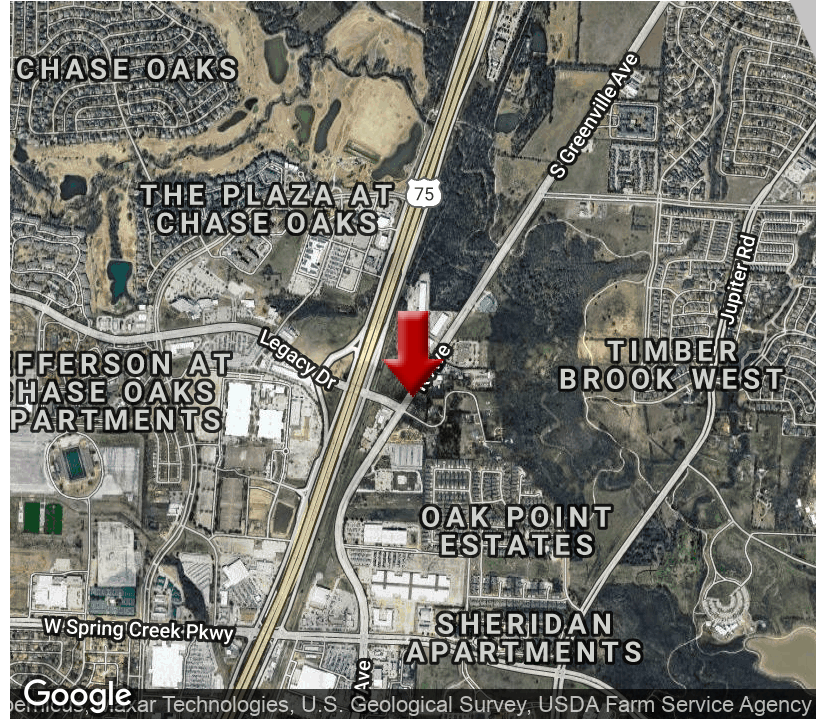


COMMERCIAL LAND RE-DEVELOPMENT OPPORTUNITY



6700 K Ave, Plano, Texas 75074



OFFERING SUMMARY

SALE PRICE:	\$1,095,000
LOT SIZE:	1 Acre
PRICE / SF:	\$25.14

PROPERTY OVERVIEW

Outstanding Re-Development Opportunity; Freestanding building minutes away from the Samsung Electronics America corporate headquarters and Waters Creek neighborhood shopping center. Located inside an Opportunity Zone which would provide a tax incentive for investors. Great traffic counts in a large suburban submarket with appealing demographics.

PROPERTY HIGHLIGHTS

- Great visibility on busy intersection of Legacy Drive and K Avenue
- The building is +/- 1,748 SF and the land is +/- .998 Acres
- Population Demographics: 3 mile radius, +/- 98,000; 5 mile radius, +/- 241,000
- Median Household Income: 3 mile radius, +/- \$80,000; 5 mile radius, +/- \$90,000
- Traffic Levels: 25,490 VPD
- Plano is home to major corporate headquarters such as Toyota Motor North America, Intuit, Bank of America, Ericsson, McAfee, Keurig Dr. Pepper, PepsiCo, Frito-Lay, Cinemark, Pizza Hut, U.S., NTT DATA (formerly Dell Services), Hewlett Packard Enterprise, FedEx Office and many others

KW COMMERCIAL
546 East Sandy Lake Road,
Suite 100
Coppell, TX 75019

RANJIN MATHEW, MICP
Commercial Broker
0: 936.414.8404
rmathew@kwcommercial.com
TX #0704172

MASON SHAYAN, MICP, CCIM
Managing Director
0: 469.708.6221
mason@kwcommercial.com

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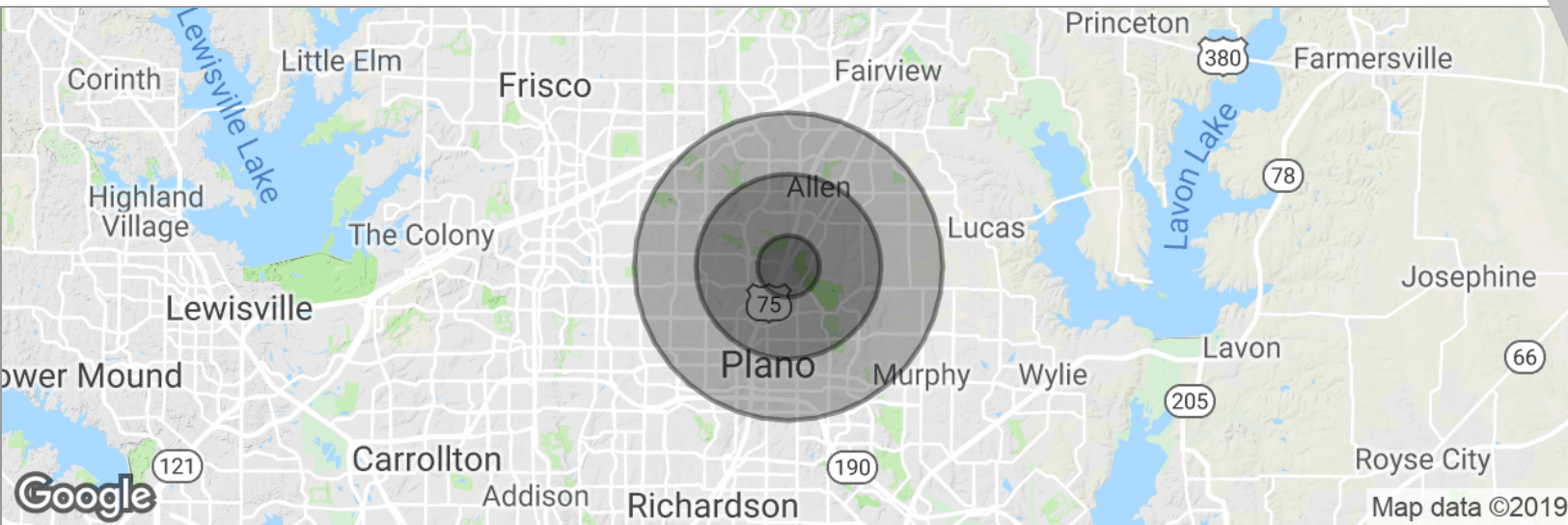
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,254	97,927	241,690
Median age	30.3	33.8	35.1
Median age (male)	29.0	32.5	34.3
Median age (Female)	32.2	35.4	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,644	34,991	85,663
# of persons per HH	2.8	2.8	2.8
Average HH income	\$72,497	\$83,909	\$96,300
Average house value	\$192,645	\$178,245	\$220,546

* Demographic data derived from 2010 US Census

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