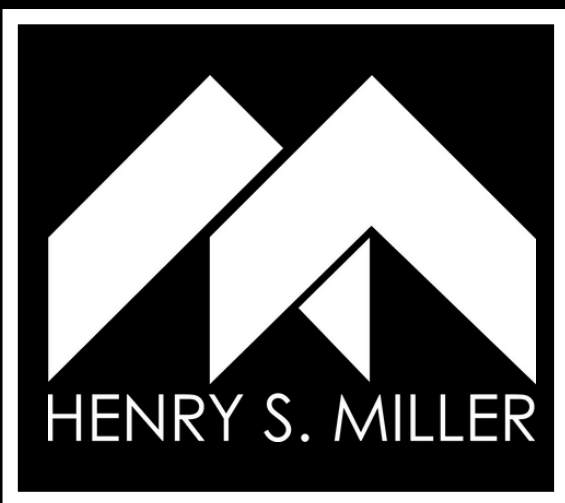




± 98,533 SF
2.26 ACRES

LAND FOR SALE
S STATE HIGHWAY 5
FAIRVIEW, TX 75069
PRICE REDUCED



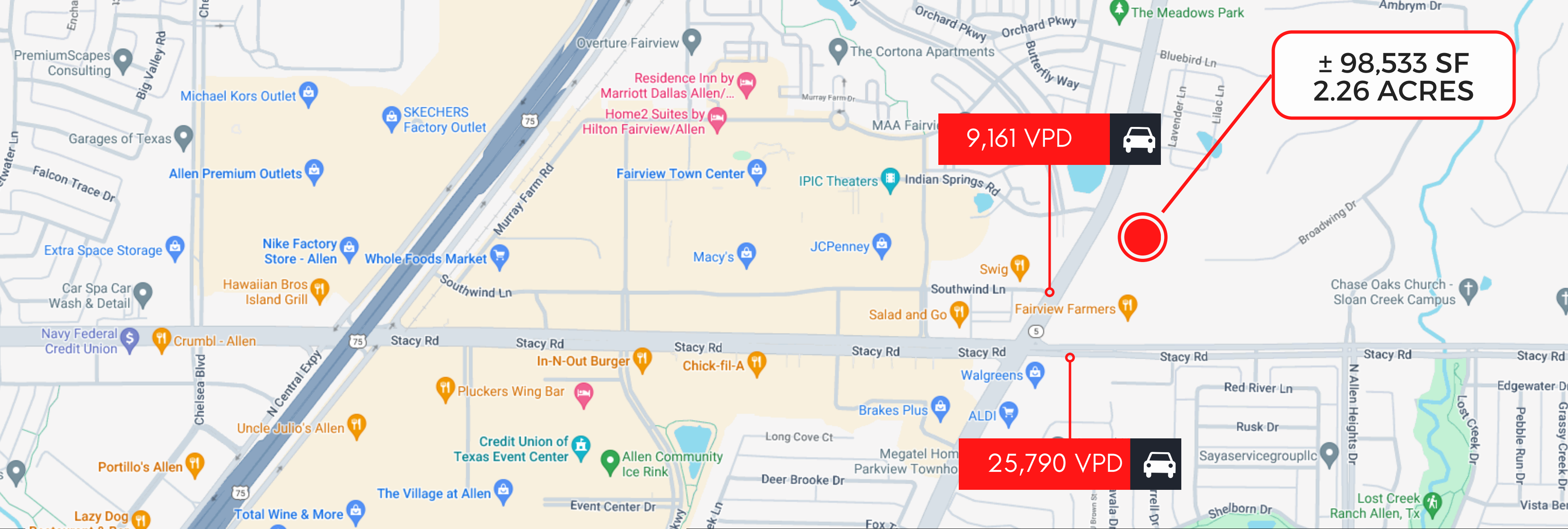
± 98,533 SF
2.26 ACRES

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

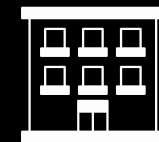


PROPERTY DETAILS

S STATE HIGHWAY 5
FAIRVIEW, TX 75069



PROPERTY SIZE
± 98,533 SF
2.26 ACRES



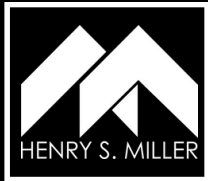
PROPERTY TYPE
VACANT LAND



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



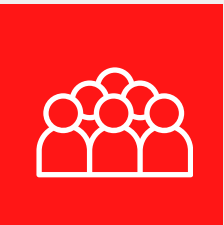
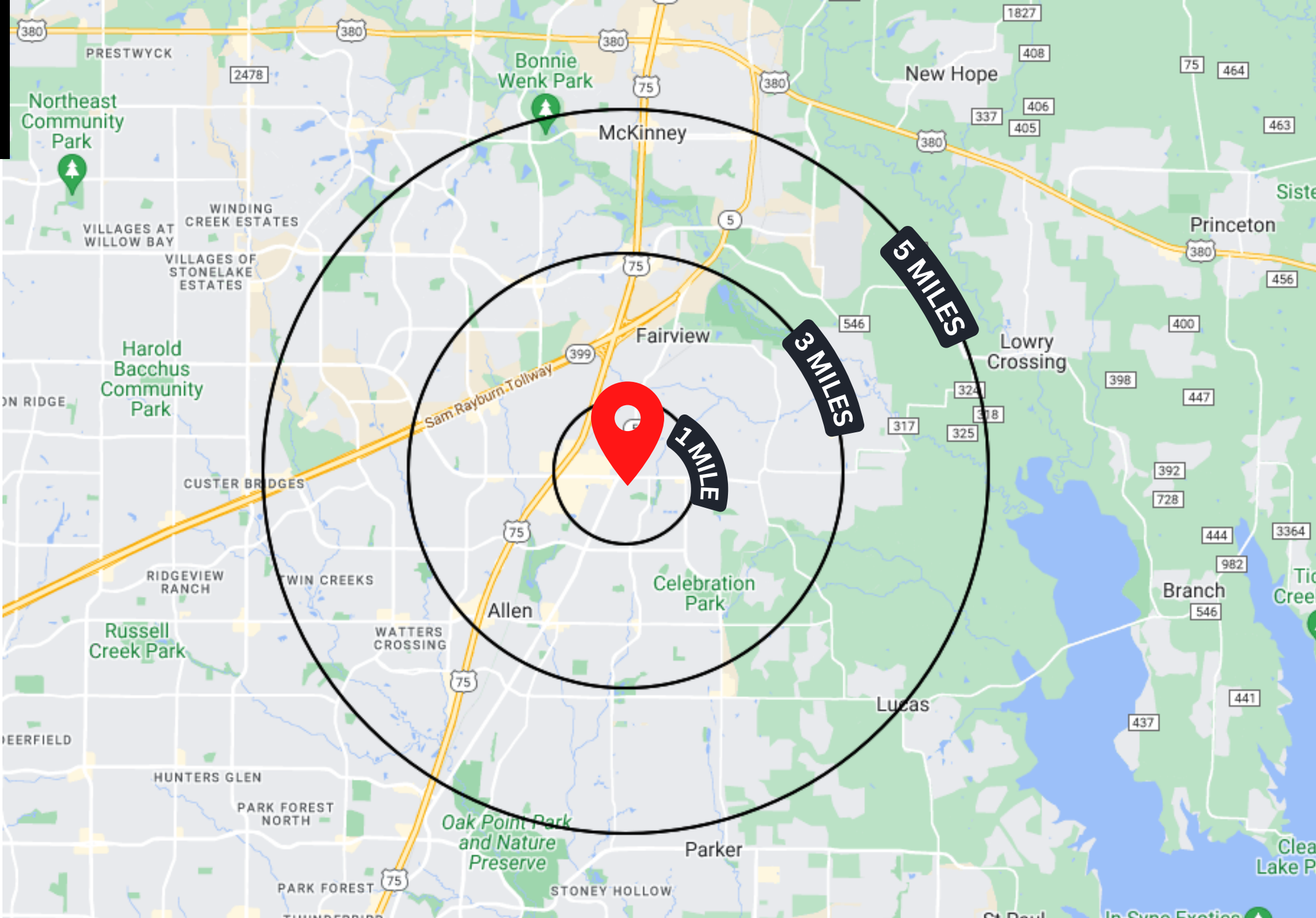
2.3 MILES FROM SITE

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

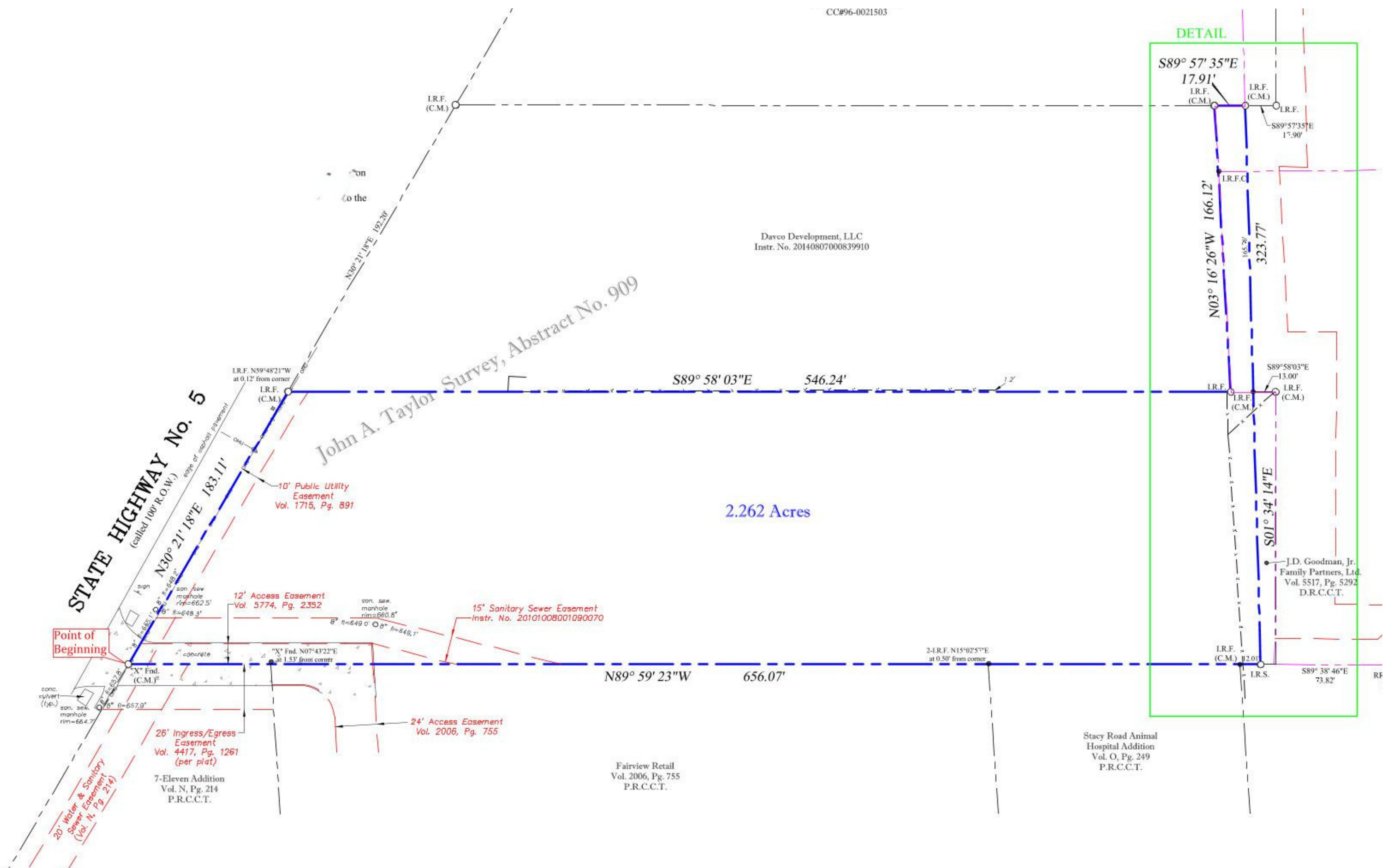
STATE HIGHWAY 5
FAIRVIEW, TX 75069

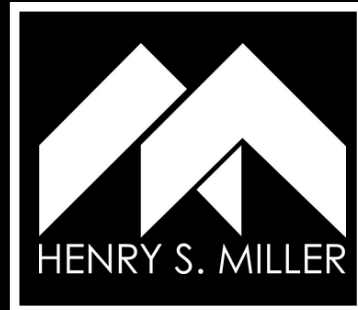
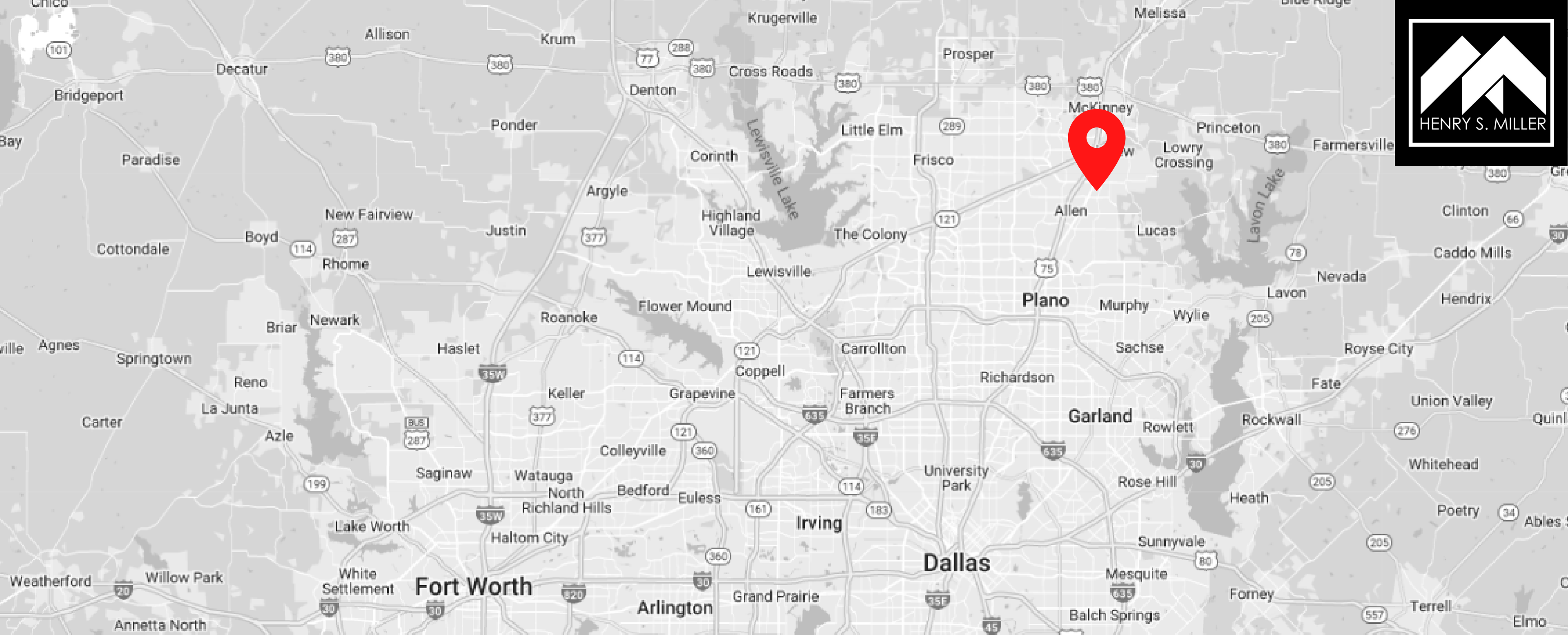


PROPERTY SURVEY

STATE HIGHWAY 5

FAIRVIEW, TX 75069





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