

3400 Lotus Drive

(Plano Parkway @ Data Dr)

Plano, Texas 75075 | Collin County | ±18.08 Acres



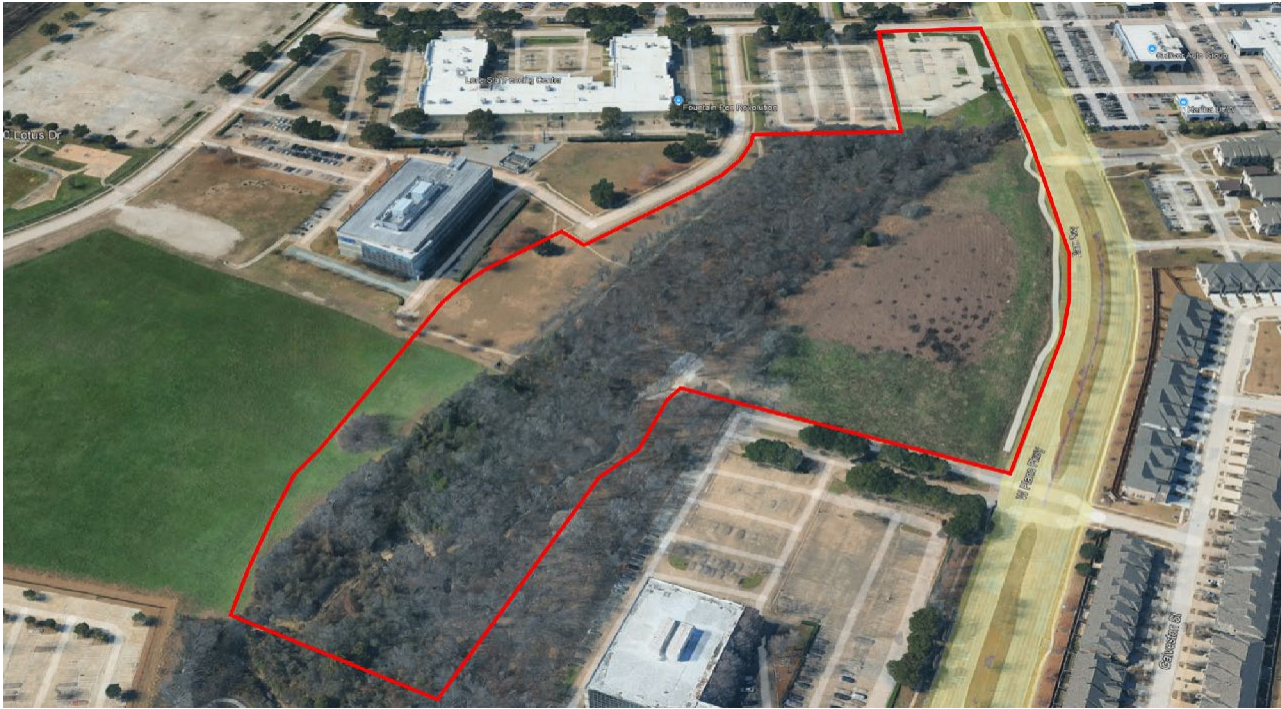
Location & Demand Highlights

- Plano Pkwy exposure with ±1,230 LF of frontage on a major divided arterial.
- All utilities at-site. No off-site extension required. Fiber, water, wastewater and electricity.
- 3-mile population exceeds 128,000 with average household income above \$112,000, driving sustained commercial demand.
- Adjacent to AT&T Foundry campus. Ideal structured parking, campus buffer or long-term land bank acquisition.
- City of Plano approved site plan on for an AT&T Cell tower pad already

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Commercial zoning permits office, light industrial and support structures. The FEMA Zone AE overlay governs a majority of the site. The ±2.7 AC dry northern portion (Zone X) includes the existing concrete parking lot and carries full commercial development rights subject to City of Plano for a cell tower to be retained by AT&T

Property Specs	
Parcel ID / Legal	R-4894-00A-005R-1 / Alcatel USA Addn Blk A, Lot 5R
Gross Area	+/-18.08 AC 788,082 SF
Zoning	COMM
Frontage	±1,230 LF W. Plano Pkwy
Utilities	All in place: water, sewer, elec., fibe



Contact Us

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