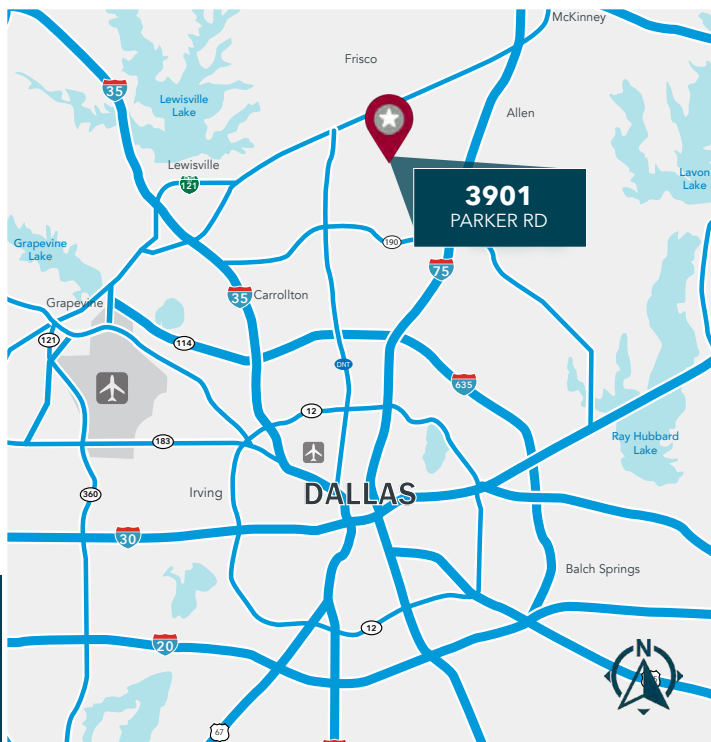


AVAILABLE
FOR SALE OR
FOR LEASE

**3901
PARKER RD**

3901 PARKER RD
PLANO, TX 75023



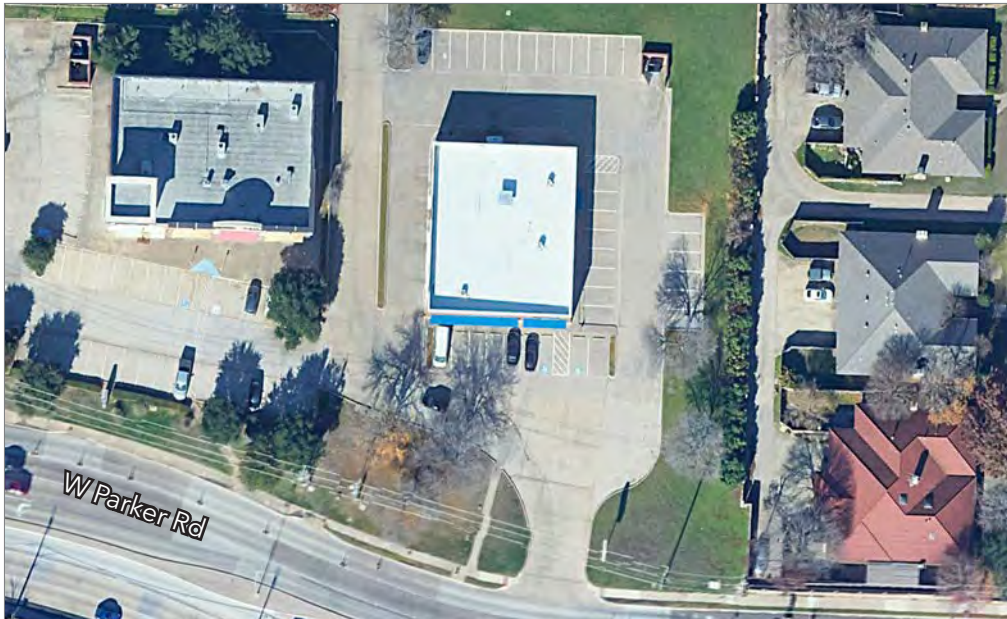
PROPERTY HIGHLIGHTS

Prime freestanding retail building located on the hard corner of W Parker Road and Coit Road in the heart of Plano, Texas. This $\pm 6,000$ SF building offers an excellent opportunity for an owner-user or investor seeking strong traffic exposure, quality construction, and proximity to dense residential and commercial neighborhoods. Built in 2000 and maintained in excellent condition, the property provides flexible retail space suitable for a wide variety of users.

FOR MORE INFORMATION:

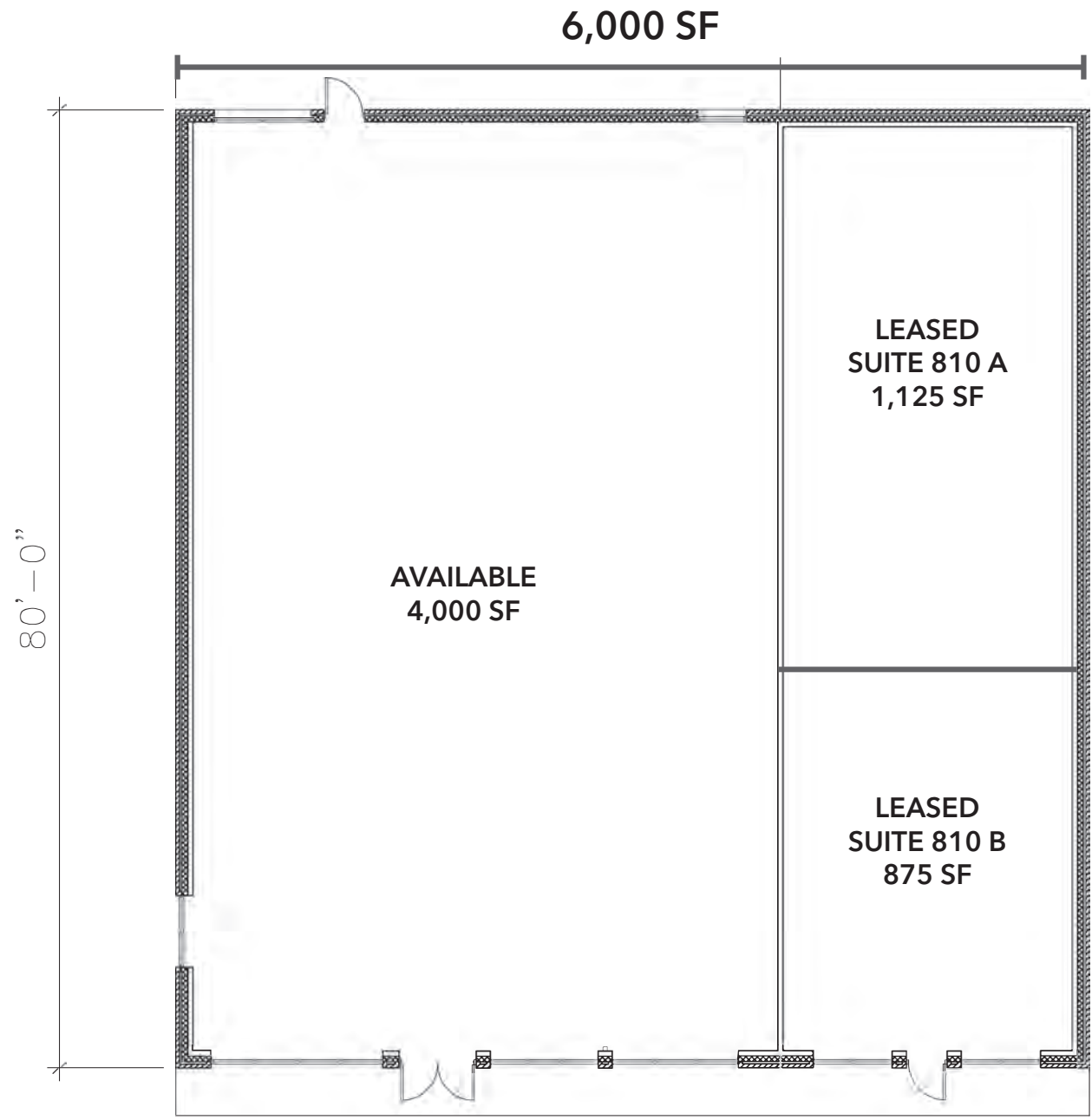
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3901 PARKER RD

- Building Size: $\pm 6,000$ SF (divisible)
- Lot Size: ± 1.378 Acres
- Zoning: Commercial (City of Plano)
- Year Built: 2000
- Parking Ratio: ± 5.5 spaces per 1,000 SF
- 4,000 SF Vacant (white boxed with 2 restrooms)
- Drive-Thru Capability: Yes – existing drive-thru lane and window
- Access: Multiple ingress/egress points from both Parker Rd and Coit Rd
- Visibility: Excellent signage and frontage on high-traffic arterial
- Construction: Masonry exterior with modern façade and glass storefront
- Loading: Two (2) grade-level overhead doors



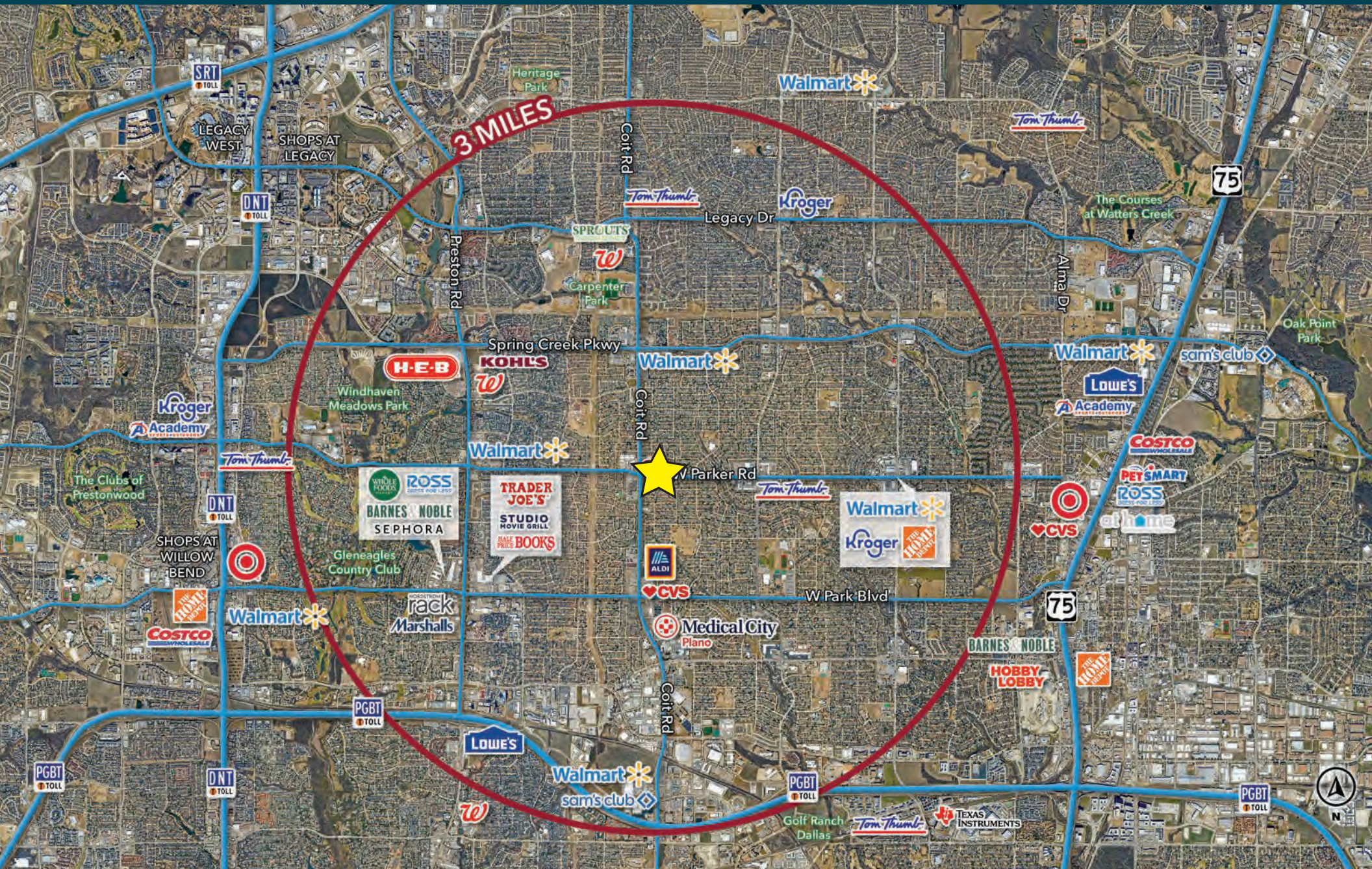
DEMOGRAPHICS & TRAFFIC COUNTS

3901
PARKER RD

| 2022 DEMOGRAPHICS | 1 Mile | 3 Miles |
|--------------------|-------------------|-----------|
| POPULATION | 14,451 | 134,237 |
| HOUSEHOLDS | 5,182 | 53,908 |
| MEDIAN AGE | 44.20 | 43.10 |
| MEDIAN HH INCOME | \$125,180 | \$102,978 |
| DAYTIME EMPLOYEES | 5,203 | 57,915 |
| TRAFFIC COUNTS | | |
| W PARKER & COIT RD | 28,017 VPD (2022) | |
| COIT RD & W PARKER | 39,271 VPD (2022) | |

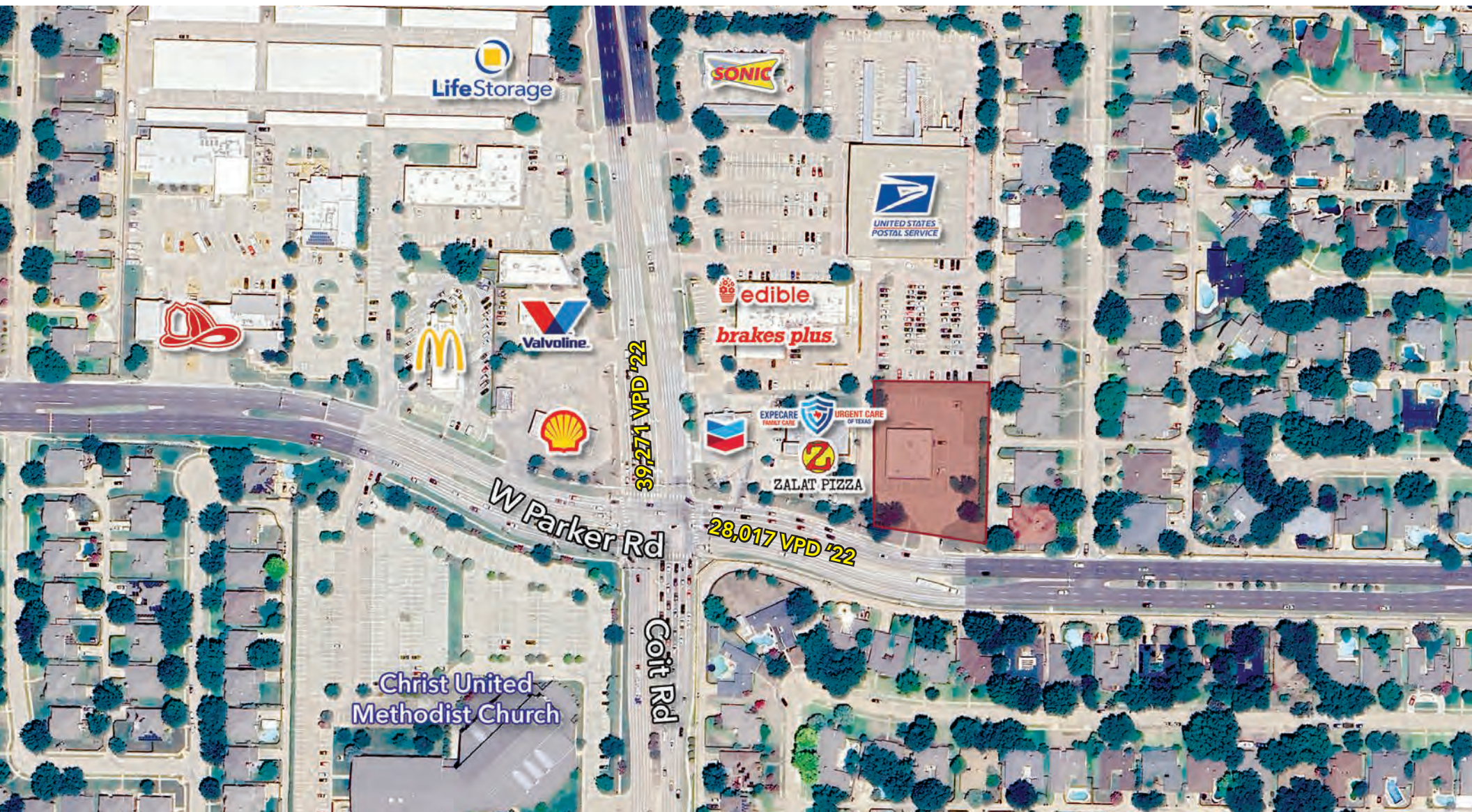


**3901
PARKER RD**



LOCATION OVERVIEW

3901
PARKER RD



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