

# SWC of Dallas Pkwy and Longwood Drive

±2.22 Acres of Land  
Frisco, TX 75033



HENRY S. MILLER

± 2.22 ACRES  
ZONED C1  
JIM BREITENFELD  
MERREL MOORE  
(972)419-4000  
henrysmiller.com  
Since 1974



**FOR SALE / GROUND LEASE / BUILD-TO-SUIT**

## LAND

±2.22 Acres (96,584 SF)

## AVAILABLE FOR

For Sale - \$2,704,352 (\$28/SF)

Ground Lease

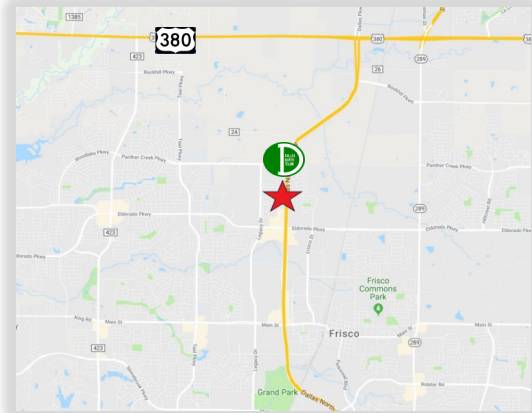
Build-to-Suit

## ZONING

C1 (Flexible Zoning permits many Retail, Office, and Medical uses)

## FEATURES

- ±2,544 Acre Hunt Realty Investments future mixed-use development and Future PGA Headquarters
- Flat, square lot on Hard Corner facing the Dallas Parkway!
- Near the prosperous Eldorado Marketplace center, with numerous developments nearby and strong traffic counts
- Utilities to the site



## TRAFFIC COUNT

North of Site on Dallas N Tollway	26,000
South of Site on Dallas N Tollway	49,000
Eldorado Pkwy East of Dallas N Tollway	14,000
Eldorado Pkwy West of Dallas N Tollway	28,000

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Estimated Population	4,172	60,215	191,008
Estimated Households	1,492	18,857	61,893
Average HH Income	\$141,679	\$153,651	\$131,268
Total Businesses	215	1,949	4,201
Total Employees	2,511	18,115	37,132

## CONTACT

Broker for more information

**JIM BREITENFELD, Vice President** Office/ Industrial Division

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**MERREL MOORE, Vice President** Retail Division

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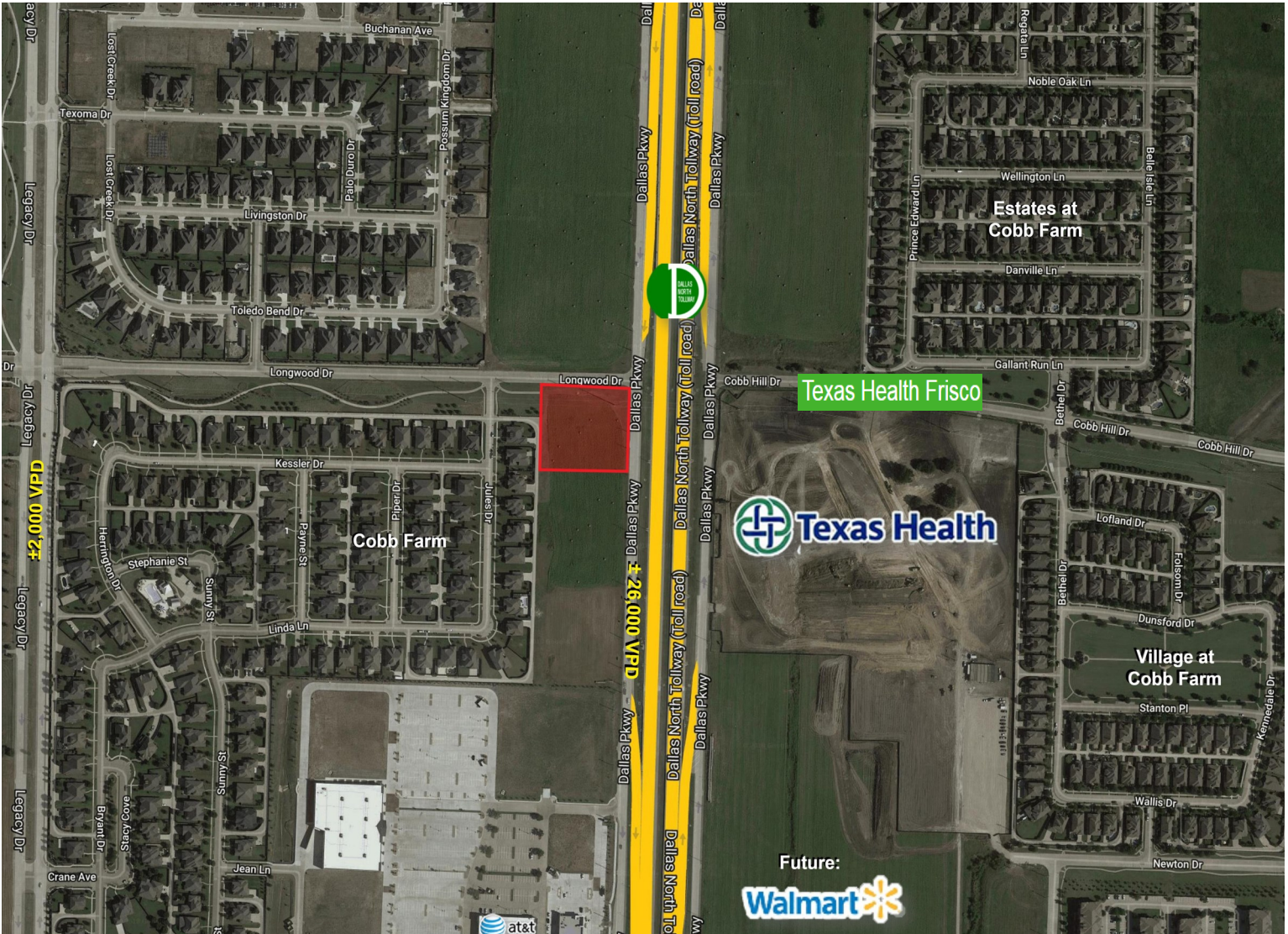
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## Frontage 312' on Dallas Parkway, 293' on Longwood



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*Ideally situated in Frisco's booming North Platinum Corridor; ±2,544 Acre Hunt Realty Investments Future Mixed Use development 1/4 mile away, Texas Health Resources Acute Care Hospital (±325,000 SF), plus ±120,000 SF Medical Office Building under construction on the other side of Dallas North Tollway.*

*Close Proximity to Major Developments including Future UNT-Frisco Campus, The Star, Frisco Station and more. Short Drive to Major Roads including Sam Rayburn Tollway (SH 121) and US Hwy 380.*



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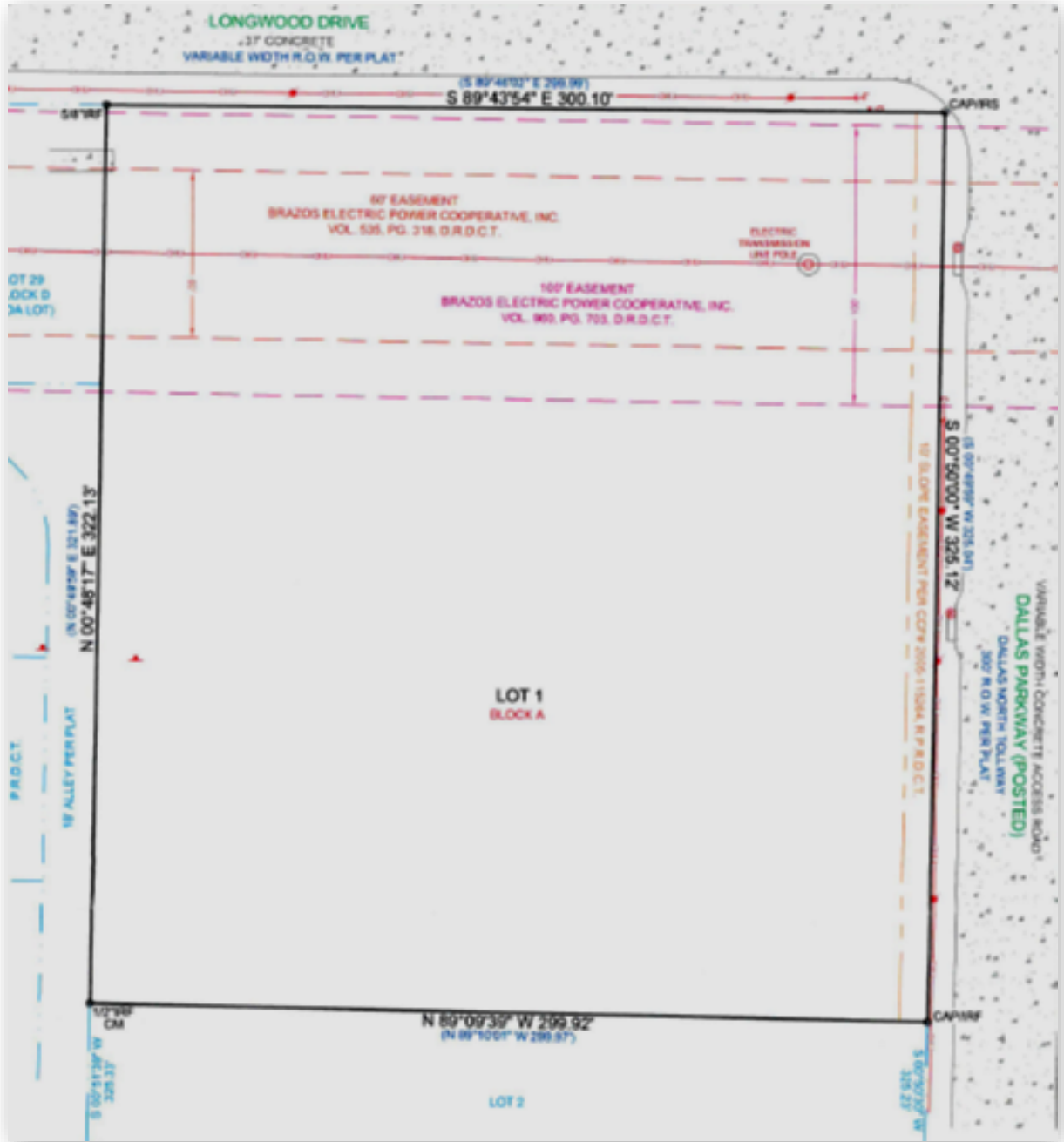


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