

### LAND

±2.4143 Acres - ±105,167 SF Dallas Parkway Frontage

## ZONING

O-2 / PD 158 (Allows for Office, Medical, & Retail Uses)

### **FEATURES**

- Ideally situated in Frisco's booming North Platinum Corridor
- 210' Frontage on Dallas Parkway
- Future PGA Headquarters and ±2,544 Acre Hunt Realty Investments future mixeduse development and future PGA Headquarters 1/4 mile away
- New Texas Health Resources acute care hospital (±325,000 SF) plus ±120,000 SF Medical Office Building on 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)

#### **SALE PRICE**

\$2,524,008 (\$24/sf)



# CONTACT

**Broker for Pricing** 

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Office/Industrial Division

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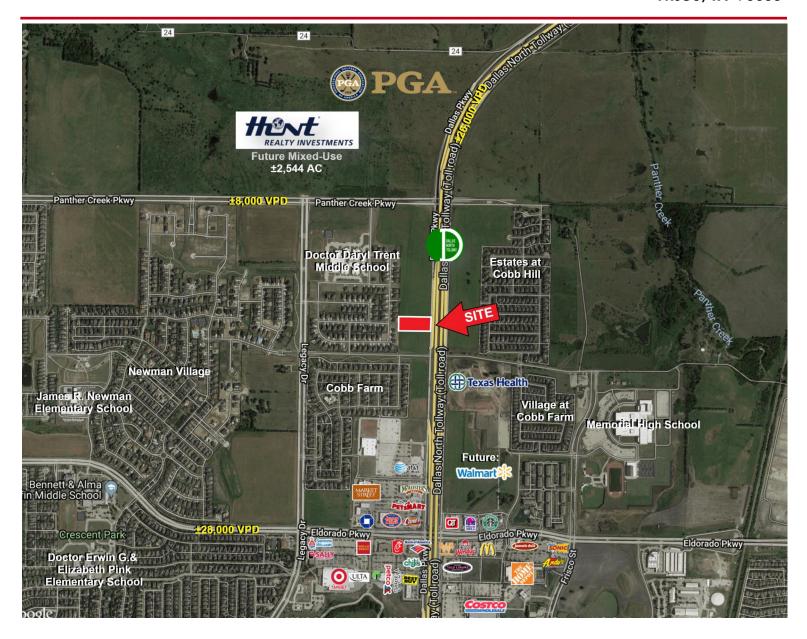
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## FOR SALE - LAND - FRISCO, TX

Dallas Pkwy, North of Longwood Drive Frisco, TX 75033



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile	TRAFFIC COUNT
Estimated Population	4,388	63,571	206,562	North of Site on Dallas N Tollway
Estimated Households	1,485	20,615	69,130	·
Average HH Income	\$123,142	\$143,384	\$125,139	South of Site on Dallas N Tollway
Total Businesses	229	2,327	4,959	Eldorado Pkwy East of Dallas N Tollway
Total Employees	2,367	18,836	40,089	Eldorado Pkwy West of Dallas N Tollway

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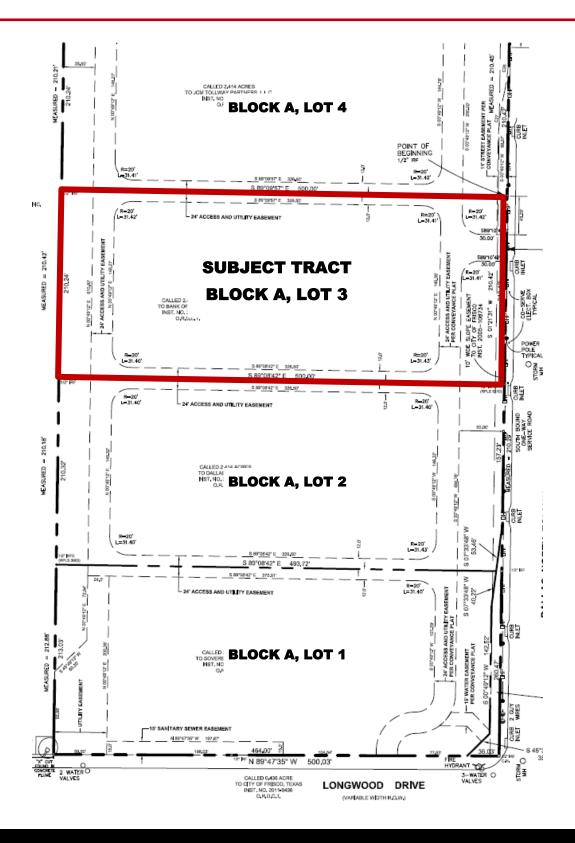
26,000

49,000

14,000

28,000

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