



PGA

FOR SALE - LAND - FRISCO, TX

Dallas Pkwy, North of Longwood Drive

Frisco, TX 75033

Hunt

REALTY INVESTMENTS

FUTURE MIXED USE

+/- 2,544 Acres



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 mixed-use 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

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DEMOGRAPHICS

1 Mile 3 Mile 5 Mile

Estimated Population	4,388	63,571	206,562
Estimated Households	1,485	20,615	69,130
Average HH Income	\$123,142	\$143,384	\$125,139
Total Businesses	229	2,327	4,959
Total Employees	2,367	18,836	40,089

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

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