

## PROPERTY INFORMATION

**LOCATION:** East side of Custer Road, approximately equidistant north of 15<sup>th</sup> Street and south of Park Boulevard in the City of Plano, Collin County, Texas

**SIZE:** 3.925± gross acres  
3.197± net acres

**ZONING:** Planned Development – 286-O-1  
(Office-1) – Current PD Zoning Ordinance limits development to one story in height and requires development to be residential in architectural style

**UTILITIES:** Available

**PRICE:** \$8.00 per net square foot

**MISCELLANEOUS:**

- One of the last remaining undeveloped office zoned properties located in south-central Plano
- Approximately 800' of frontage on Custer Road
- Adjacent to Pittman Creek which is located to the north and east of the subject property
- In excess of 30,000 cars per day adjacent to the subject property

**For more information, contact:**

**Rick Fambro  
Fairway Group, Real Estate  
972-985-0500**