

## PROPERTY INFORMATION

**LOCATION:** Southwest Quadrant of Murphy Road (FM2551) and Park Boulevard (Betsy Lane) in the City of Murphy, Collin County, Texas

**SIZE:** Tract 1 – 35,831± square feet on Murphy Road  
Tract 2 – 2.69± acres fronting Betsy Lane, west of the 7-Eleven store.

**ZONING:** Planned Development - Retail

**UTILITIES:** Available

**PRICE:** Tract 1 -- \$14.00 per square foot  
Tract 2 -- \$10.50 per square foot. This tract can be subdivided into 1—1.5± acre tracts at \$12.00 per square foot

### **MISCELLANEOUS:**

- Excellent multi-tenant retail shopping center/office/medical office development
- The corner 38,000± square feet of land was ground leased to the Southland Corporation for the construction of a 7-Eleven convenience store and gasoline operation.
- This corner commercial property is one of the few retail development opportunities off FM544 in the City of Murphy and is the only commercial zoning at this intersection.
- Park Boulevard (Betsy Lane) has just been extended through the intersection approximately 800' to connect with existing Betsy Lane east of Murphy Road.
- The subject property has two existing median breaks on Betsy Lane west of Murphy Road so as to provide maximum access to the subject property.

### **For more information, contact:**

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