

PROPERTY INFORMATION

LOCATION: Northwest Corner of Park Boulevard and Promontory Point Drive (3901 W. Park Blvd.), just immediately east of Coit Road, in the City of Plano, Collin County, Texas

LAND SIZE: 1± acre

BUILDING SIZE: 4,000± square feet

ZONING: 2F (Duplex) with a Special Use Permit for a Day Care Center

YEAR BUILT: 1982

PRICE: \$850,000

MISCELLANEOUS:

- High profile location fronting on Park Boulevard, a major east/west thoroughfare in the City of Plano
- This site includes additional land to the north of the existing school that could be used for expansion of the existing improvements.
- In excess of 30,000 cars per day travel east/west on Park Boulevard.
- The former day care center is closed at the present time and the property is available to be inspected.

For more information, contact:

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