

PROPERTY INFORMATION

LOCATION: North side of Plano Parkway, approximately ¼ mile west of Alma Drive in the City of Plano, Collin County, Texas

SIZE: 8.6592± gross acres of land
5.6643± net acres of land

ZONING: Planned Development – 379-R/O-2
(Retail/Office-2)

UTILITIES: Available

PRICE: \$9.00 per net usable square foot

MISCELLANEOUS:

- High-profile south Plano location easily accessible to George Bush Toll Road and Central Expressway
- A physically beautiful development property strategically located adjacent to a deep, white rock creek on both the north and east sides of the property
- Over 900' of frontage on Plano Parkway
- Zoning allows two-story construction and 25% of the square footage in any office building may be occupied by retail uses

For more information, contact:

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