

PROPERTY INFORMATION

LOCATION: Northeast Corner of Plano Parkway and Westwood Drive in the City of Plano, Collin County, Texas

SIZE: 4.1550± gross acres of land
2.3442± net usable acres of land

ZONING: Planned Development – 378-R/O-2
(Retail/Office-2)

UTILITIES: Available

PRICE: \$9.00 per net usable square foot

MISCELLANEOUS:

- High profile George Bush Toll Road area opportunity located just east of Custer Road
- Over 400' of frontage on Plano Parkway
- Zoning allows two-story height limit and 25% of any office building constructed can be used for retail uses.
- In excess of 35,000 cars per day travel in front of this property.

For more information, contact:

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