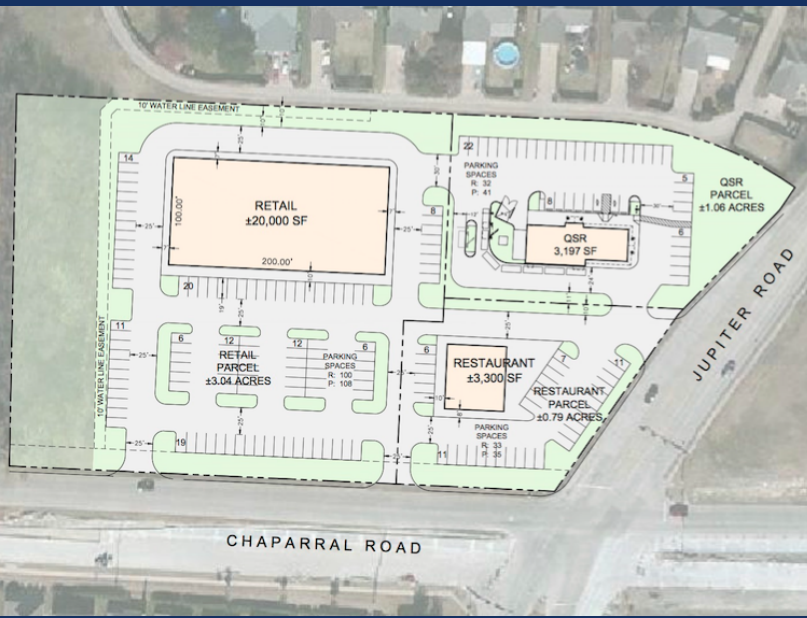


LAND - ALLEN 4.8 ACRES

S Jupiter Rd, Allen, TX 75002



FOR SALE

Sale Price: \$1,350,000

Property Type: Land
Lot Size: 4.8 Acres



Features:

- Hard Corner, only corner for commercial development
- Great site for Retail or Office Condo Development

Contact:

Calvin Wong, CCIM
Managing Partner | Broker
469.916.8810
calvin.wong@sperrycga.com
TX #0570017

Daniel C. Eng, CCIM | CPM
President | Broker
469.916.8828
daniel@engvest.com
TX #0514529

*Each office Independently Owned and Operated

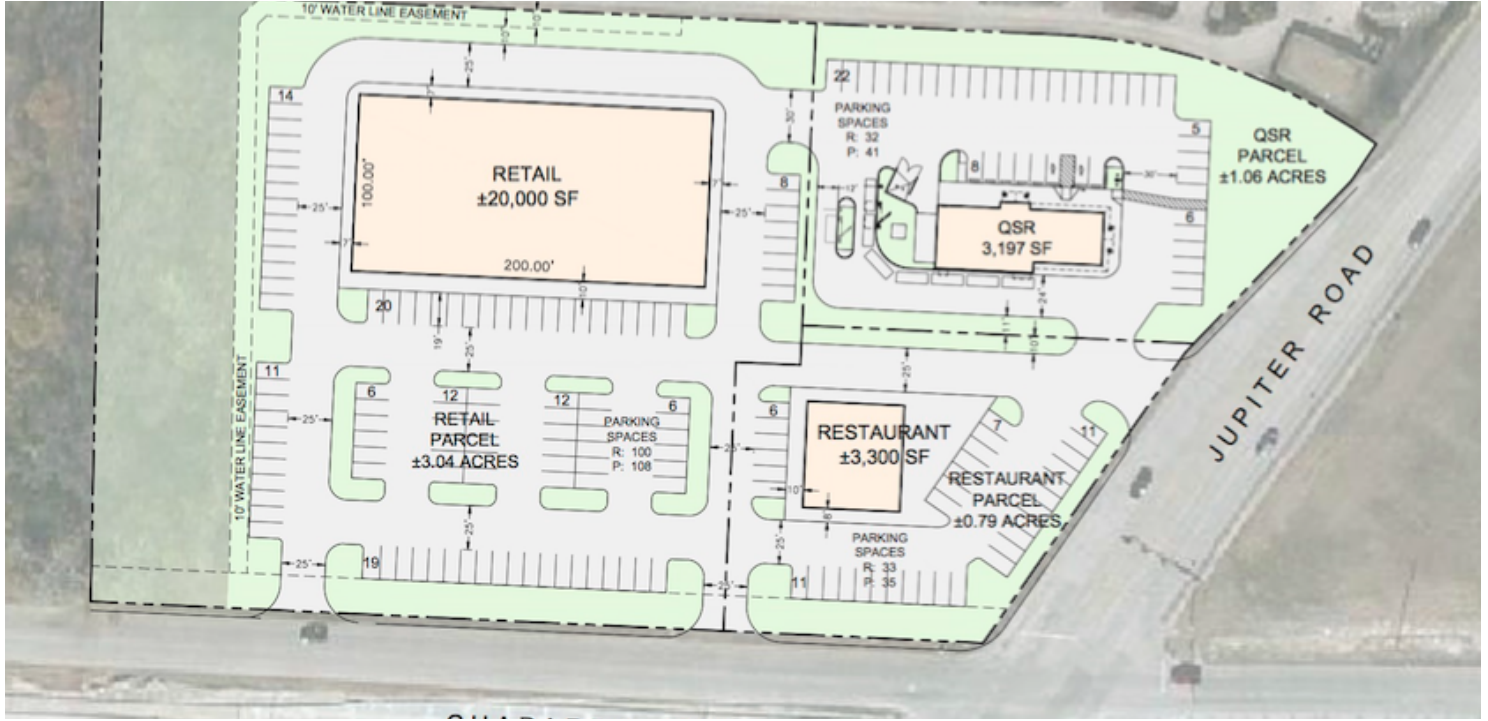
LAND - ALLEN 4.8 ACRES
S Jupiter Rd // Allen, TX 75002

SperryCGA - ENGVEST 7005 CHASE OAKS BLVD # 200, PLANO, TX 75025 // ENGVEST.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,350,000
Lot Size:	4.8 Acres
Zoning:	SC - Shopping Center
Price / SF:	\$6.46



PROPERTY OVERVIEW

Great site for retail or office condo development.

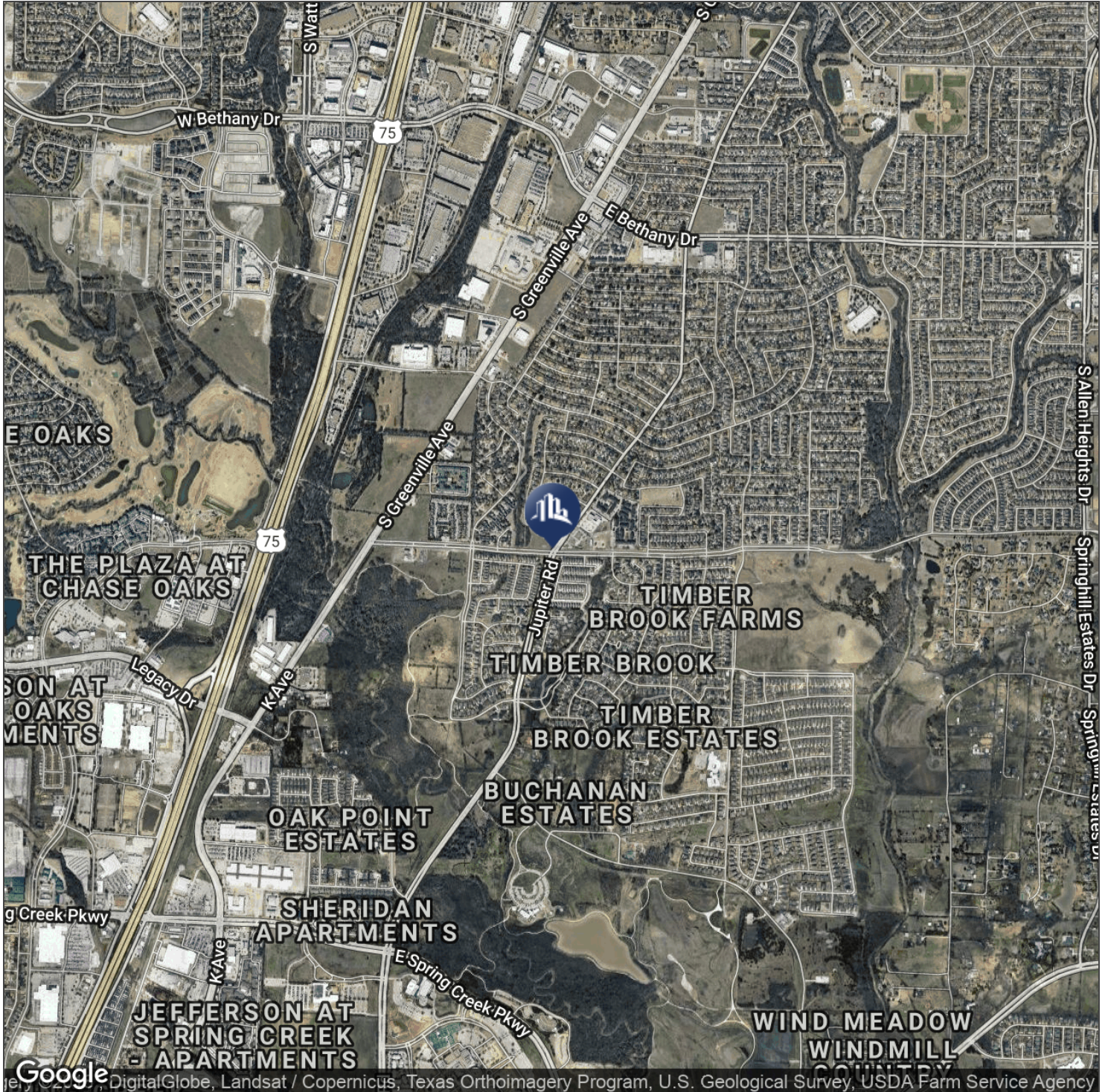
LAND - ALLEN 4.8 ACRES
S Jupiter Rd // Allen, TX 75002

SperryCGA - ENGVEST 7005 CHASE OAKS BLVD # 200, PLANO, TX 75025 // ENGVEST.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Aerial Map



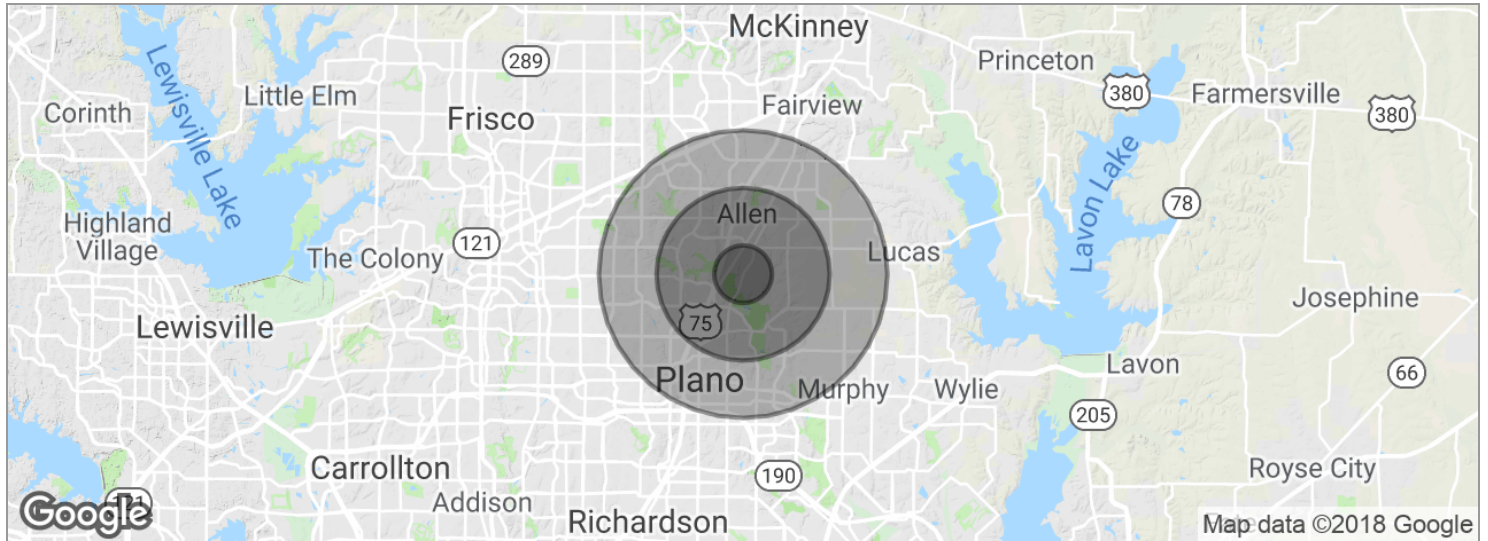
LAND - ALLEN 4.8 ACRES
S Jupiter Rd // Allen, TX 75002

SperryCGA - ENGVEST 7005 CHASE OAKS BLVD # 200, PLANO, TX 75025 // ENGVEST.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,063	81,604	215,074
Median age	32.4	33.6	34.4
Median age (male)	31.7	32.5	33.6
Median age (Female)	32.6	34.8	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,452	28,902	74,422
# of persons per HH	2.9	2.8	2.9
Average HH income	\$80,097	\$88,306	\$95,808
Average house value	\$162,276	\$190,047	\$226,886

* Demographic data derived from 2010 US Census

LAND - ALLEN 4.8 ACRES
S Jupiter Rd // Allen, TX 75002

SperryCGA - ENGVEST 7005 CHASE OAKS BLVD # 200, PLANO, TX 75025 // ENGVEST.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Retailer Map



LAND - ALLEN 4.8 ACRES
S Jupiter Rd // Allen, TX 75002

SperryCGA - ENGVEST 7005 CHASE OAKS BLVD # 200, PLANO, TX 75025 // ENGVEST.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

