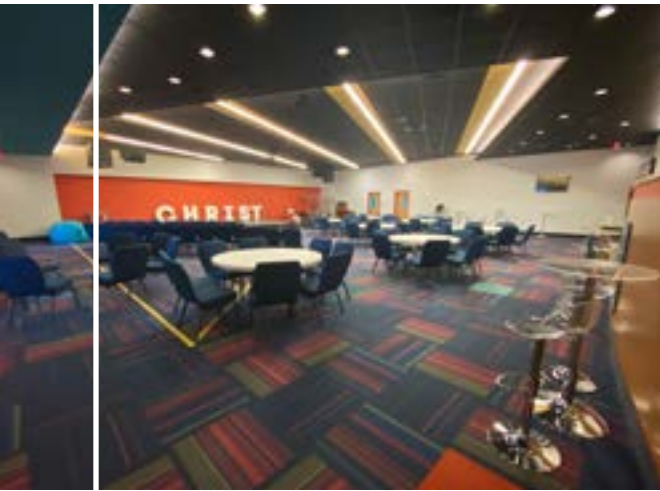


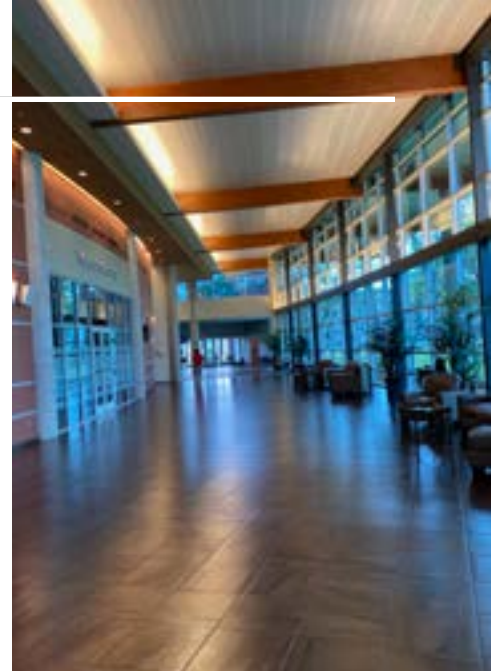
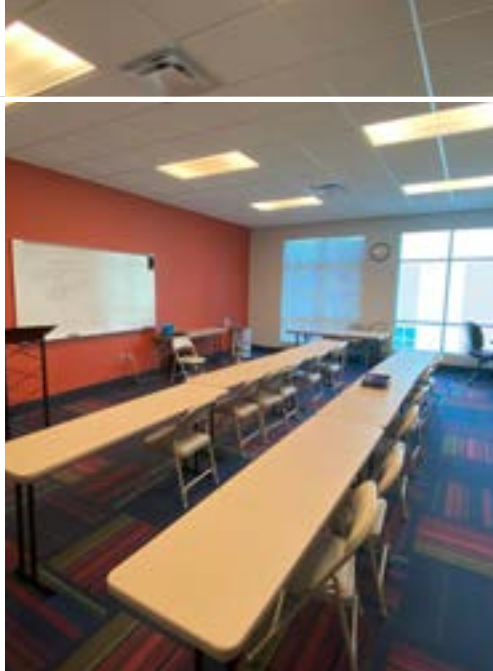
2801 E PRESIDENT GEORGE W BUSH HWY

PLANO, TX 75074



PROPERTY PHOTOS









PROPERTY OVERVIEW

The subject property is located at 2801 E President George Bush Hwy, Plano, TX 75074. The site is located within the City of Plano and is in close proximity to Methodist Richardson Medical Center and has frontage on the E President George Bush Hwy Corridor.

The property can be seen directly from President George Bush Hwy traveling west. Visibility is very strong as there are not many surrounding large structures to obstruct the view from the highway.

The Facility sits right on the border between Plano and Richardson, on the Plano side of George Bush Hwy. The city of Plano is approximately 20 miles northeast from the heart of downtown Dallas. Plano has a population of 283,100 and is the ninth most populous city in Texas. The city is home to six Fortune 1000 companies and is a major hub for many corporate headquarters.

The neighborhood make-up is primarily commercial with residential housing nearby. The subject property consists of 2 attached permanent structures consisting of an 75,000+/- SF building and sitting on 19.632+/- acres of land. There are approximately 675+/- paved parking spots located on the premises. The Facility is comprised of many classrooms, offices, multi-purpose rooms, an industrial kitchen, baptistery, and a sanctuary that seats over 1,200 people.

PROPERTY FEATURES

SF:	75,000± Total SF
ACRES:	19.632± AC
BUILDINGS:	2
ZONING:	LI/RT
PARCEL ID:	R-3640-00A-0060-1
PARKING:	675± Paved Parking Spaces
YEAR BUILT:	2013
SEATING CAPACITY:	1,200±
USE:	Religious
COUNTY:	Collin

AWARD WINNING DESIGN



After the building was constructed, it won the 2014 Solomon Award. These awards are presented by Worship Facilities Magazine, Designer Magazine and Church Production Magazine and are the leading annual national awards program recognizing church building design across the full spectrum of church sizes and styles.

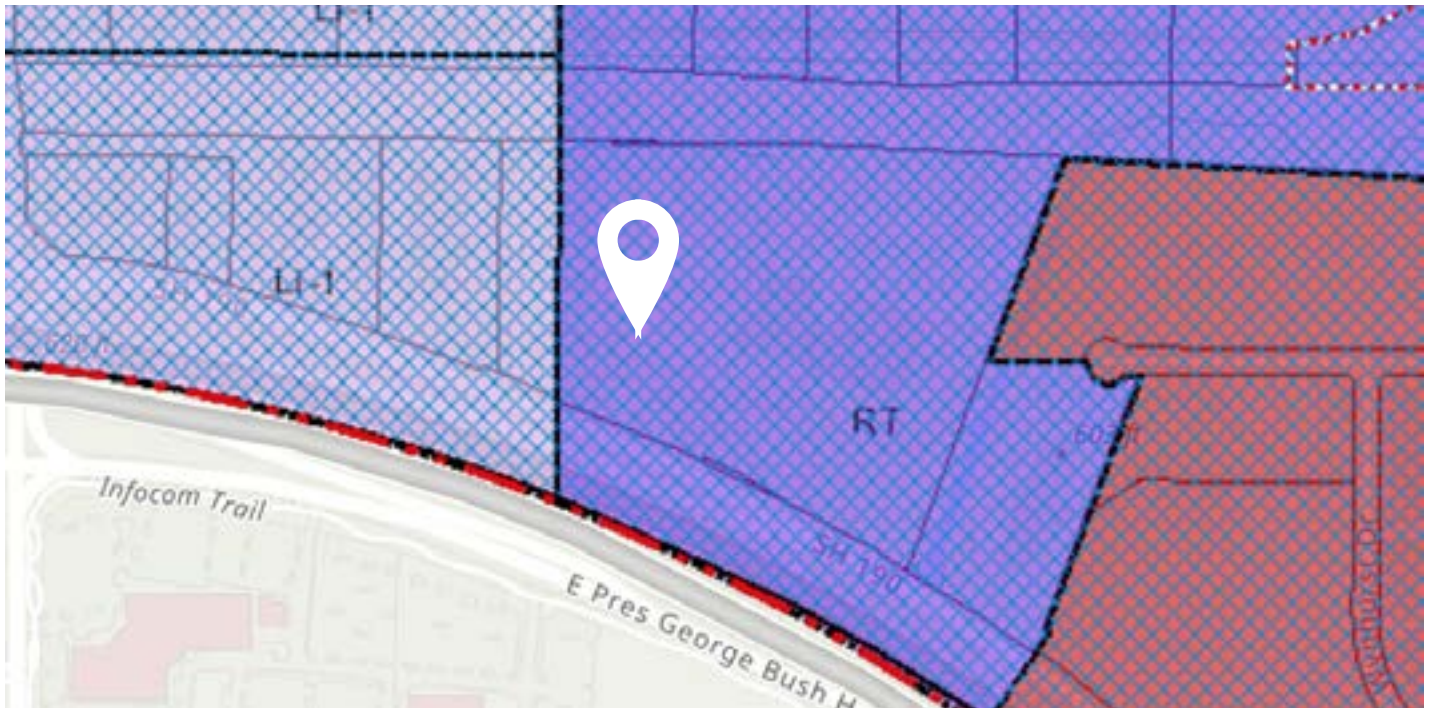
Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

PROPERTY ZONING



ZONING & DEVELOPMENT ACTIVITY

ZONING MAP



PLANO ZONING - RESEARCH TECHNOLOGY (RT) & LIGHT INDUSTRIAL (LI)

The property has two zoning districts per the City of Plano. The zoning on the eastern portion of the property is designated RT (Research/ Technology Center). This is intended to create low density, employment centers consisting of office, research and development facilities, and limited assembly operations.

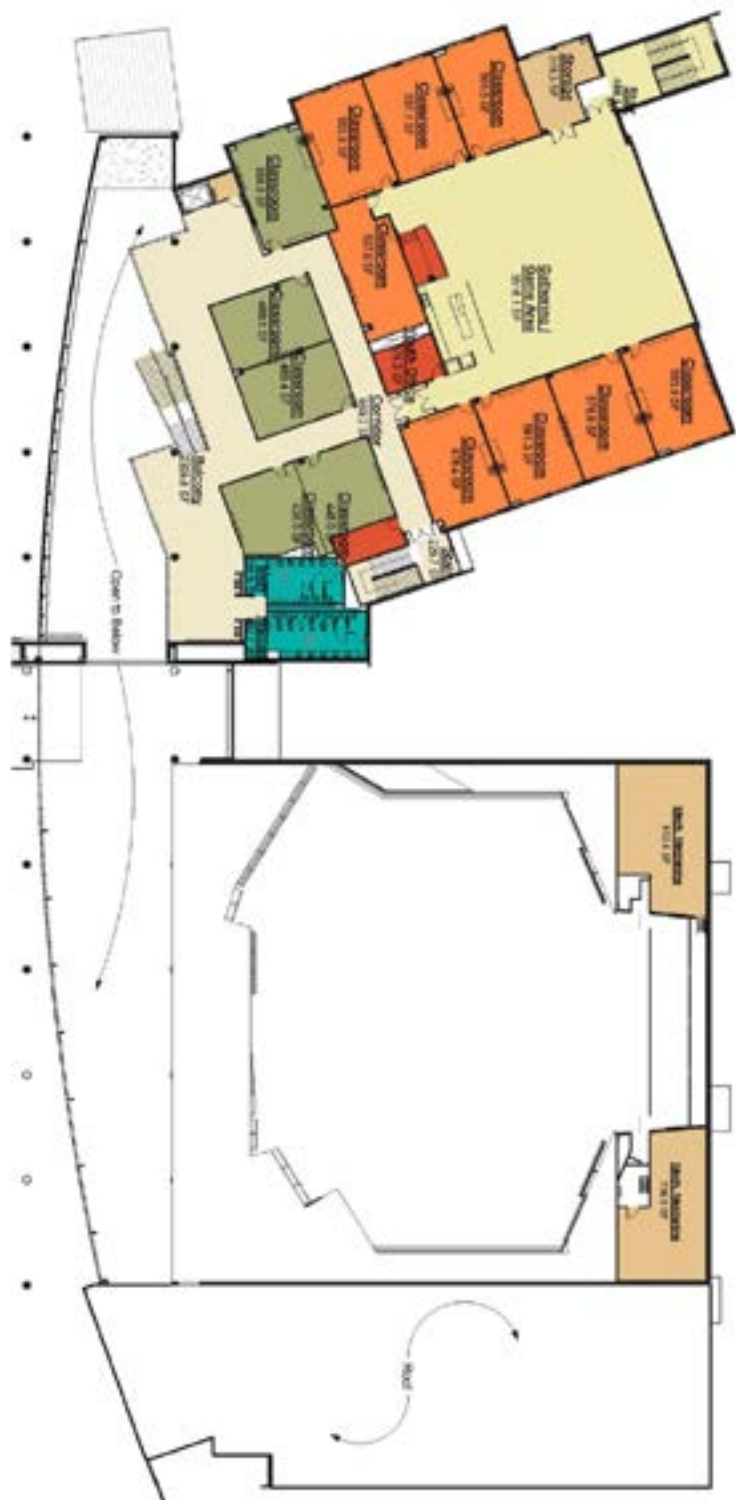
Other Permitted uses of this zoning designation include but are not limited to

- Manufacturing
- College/University
- Hospital
- School
- Retail
- Hotel
- Office

The zoning on the smaller western portion of the property is LI-1 (Light Industrial-1 District). This zoning is intended to provide areas for light manufacturing firms.

Other Permitted uses of this zoning designation include but are not limited to

- Assembly Hall
- Community Center
- Trade School
- Convenience Store
- Shopping Center
- Superstore
- Day Care Center



LANDMARK MAP

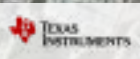


75

CREEKWOOD APARTMENTS

E PLANO PKWY

PRESIDENT GEORGE W BUSH TURNPIKE



75

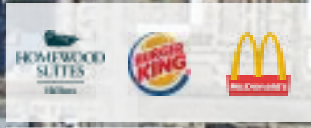
BAYLOR SCOTT & WHITE FAMILY HEALTH CENTER



PECAN HOLLOW
GOLF COURSE

E PLANO PKWY

Residence Inn
COURTYARD
Marriott



THE GATEWAY

METHODIST RICHARDSON
MEDICAL CENTER
EMERGENCY ROOM

N JUPITER RD



CANTERBURY
COURTS
APARTMENTS

AREA DEMOGRAPHICS

1 MILE RADIUS



9,483
ESTIMATED
POPULATION 2019



39.9
AVERAGE AGE



\$287,750
MEDIAN HOME VALUE
2019



10,225
TOTAL EMPLOYEES



\$115,886
AVG HOUSEHOLD
INCOME

3 MILE RADIUS



101,729
ESTIMATED
POPULATION 2019



36.5
AVERAGE AGE



\$266,645
MEDIAN HOME VALUE
2019



79,331
TOTAL EMPLOYEES



\$103,360
AVG HOUSEHOLD
INCOME

5 MILE RADIUS



288,029
ESTIMATED
POPULATION 2019



37.4
AVERAGE AGE



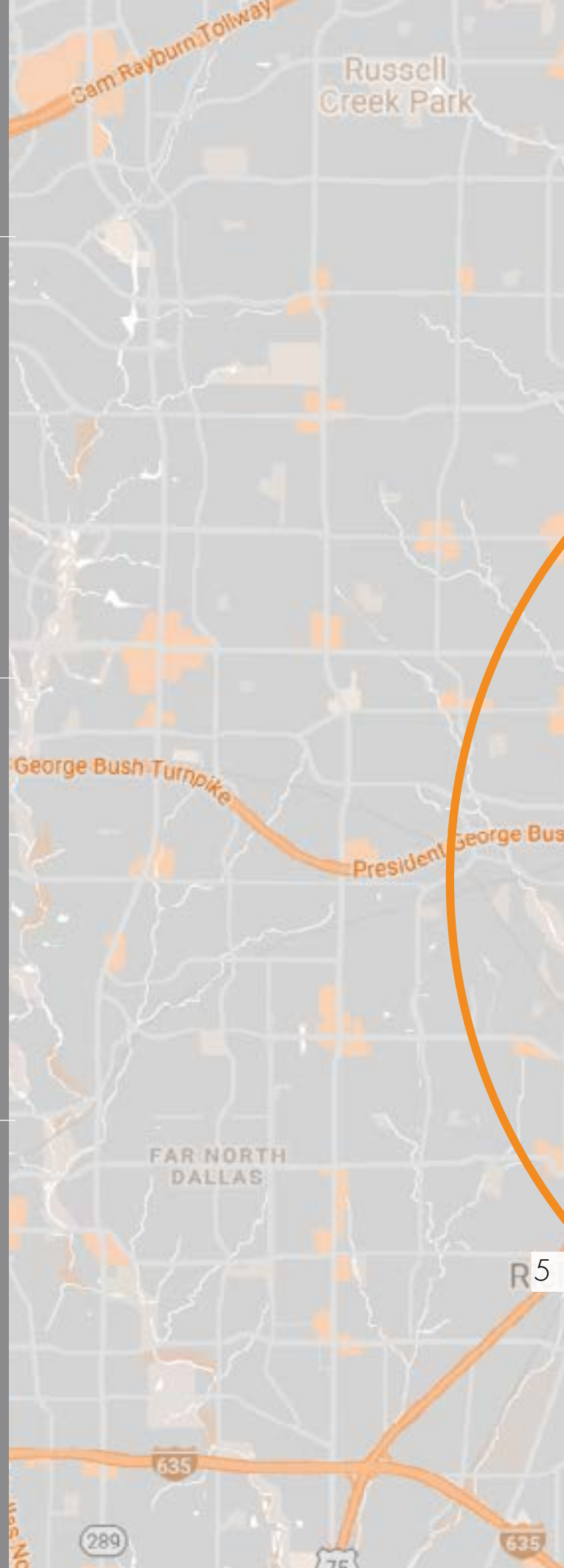
\$240,287
MEDIAN HOME VALUE
2019

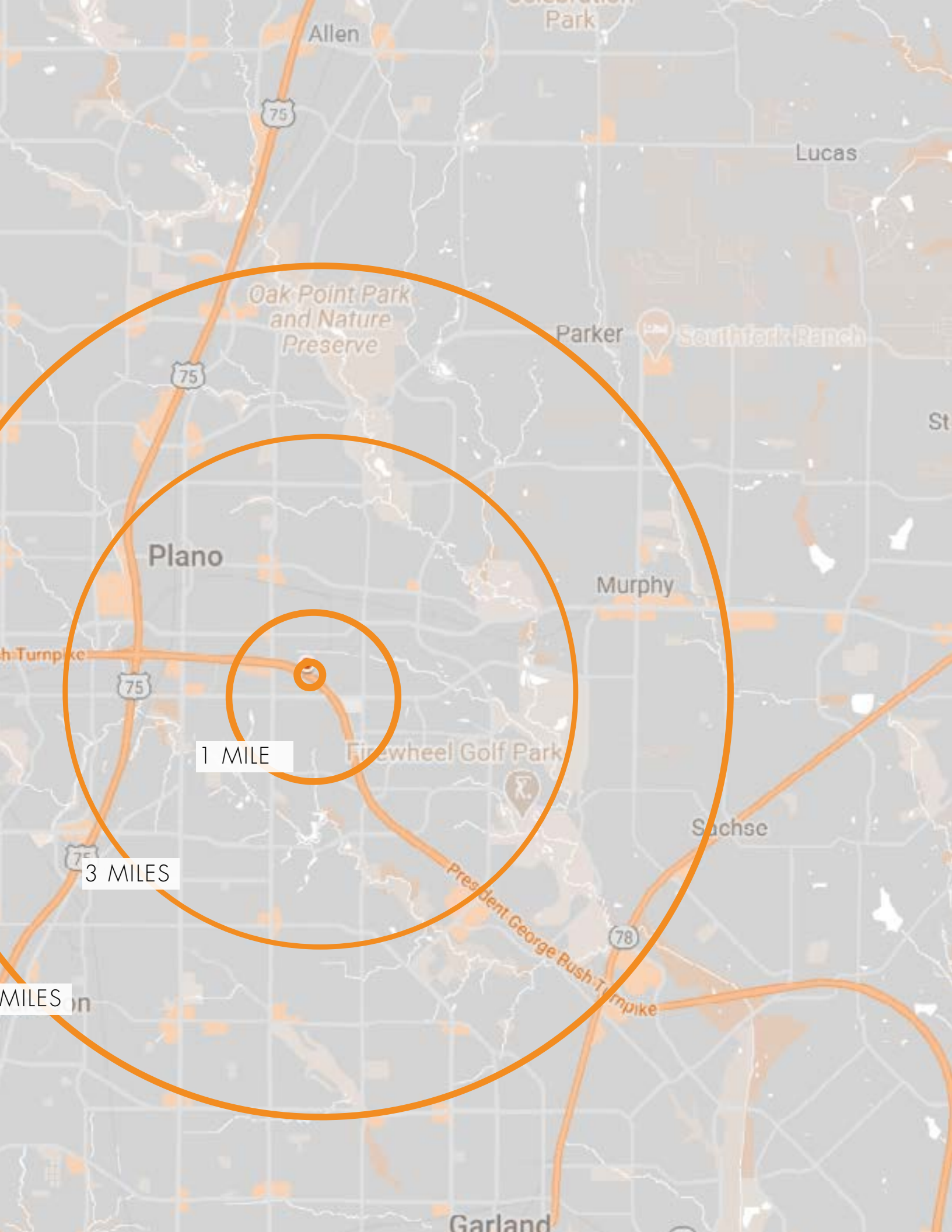


184,711
TOTAL EMPLOYEES



\$102,398
AVG HOUSEHOLD
INCOME





Allen

Park

Lucas

Oak Point Park
and Nature
Preserve

Parker

Southfork Ranch

Plano

Murphy

h Turnpike

Firewheel Golf Park

Sachse

President George Bush Turnpike

Garland

1 MILE

3 MILES

5 MILES





LOCATION OVERVIEW

With a population of over 284,000, Plano is an excellent place to do business. In 2016, Plano was named the 3rd Best Place to live in America. There are several large technology giants located in the city including, Ericsson, McAfee, Intuit, and Nokia. Plano is also the corporate home to J.C. Penny, Frito Lay, Toyota, Liberty Mutual, State Farm, and Pizza Hut. This robust city attracts highly skilled workers from throughout the United States. This growth has resulted in Plano becoming the most active D-FW submarket in the region for multi-family development. The Oak Point area in Northeast Plano was recently called out as an Opportunity Zone. The city also boasts an impressive culinary scene, with over 700 restaurants to choose from.



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