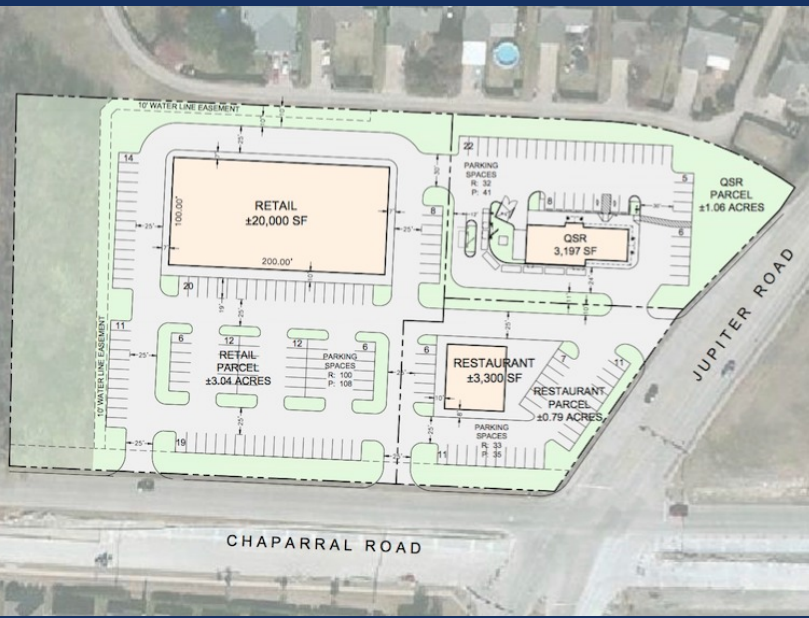


LAND - ALLEN 4.8 ACRES

S JUPITER RD, ALLEN, TX



FOR SALE

Sale Price: \$1,350,000

Property Type: Land

Building Size: 0 SF

Lot Size: 4.8 Acres



Features:

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

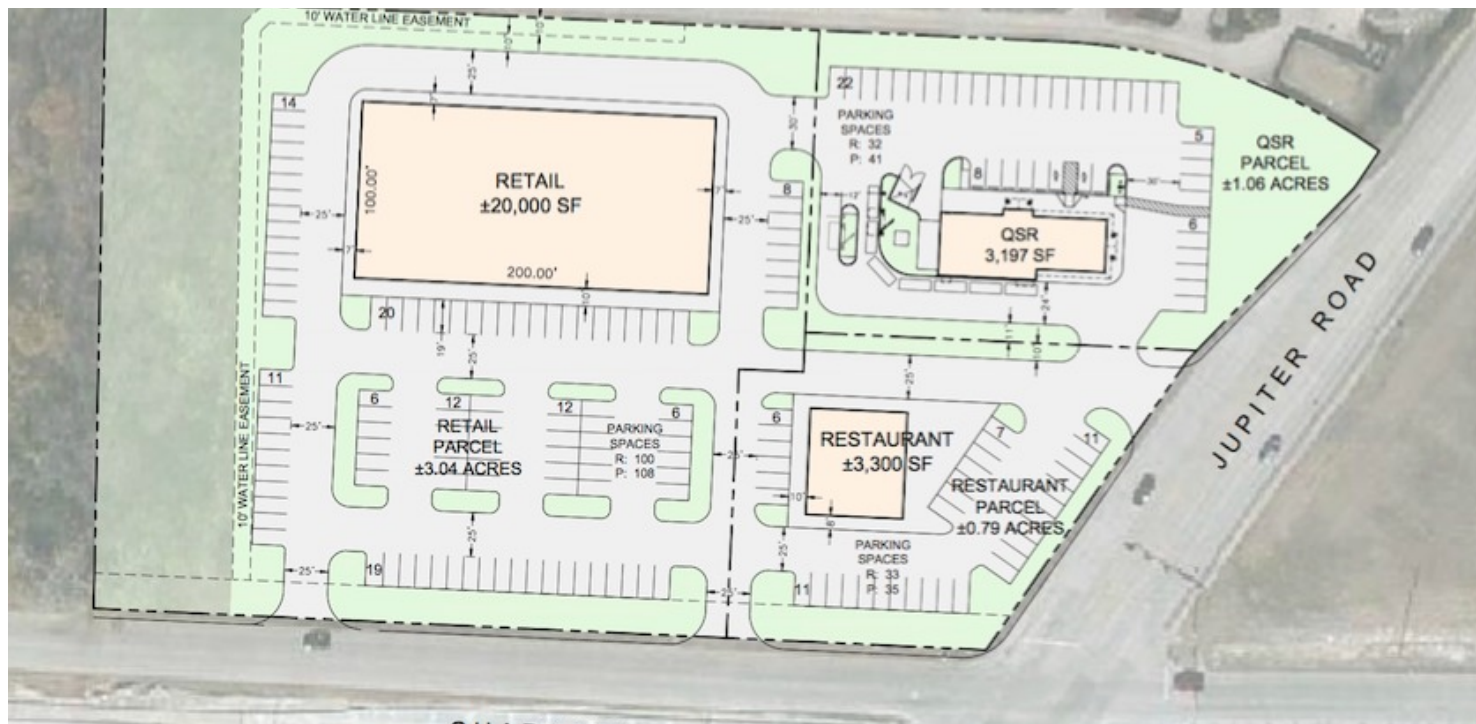
Contact:

Calvin Wong, CCIM
 Managing Partner
 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

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,350,000

Lot Size: 4.8 Acres

Zoning: SC - Shopping Center

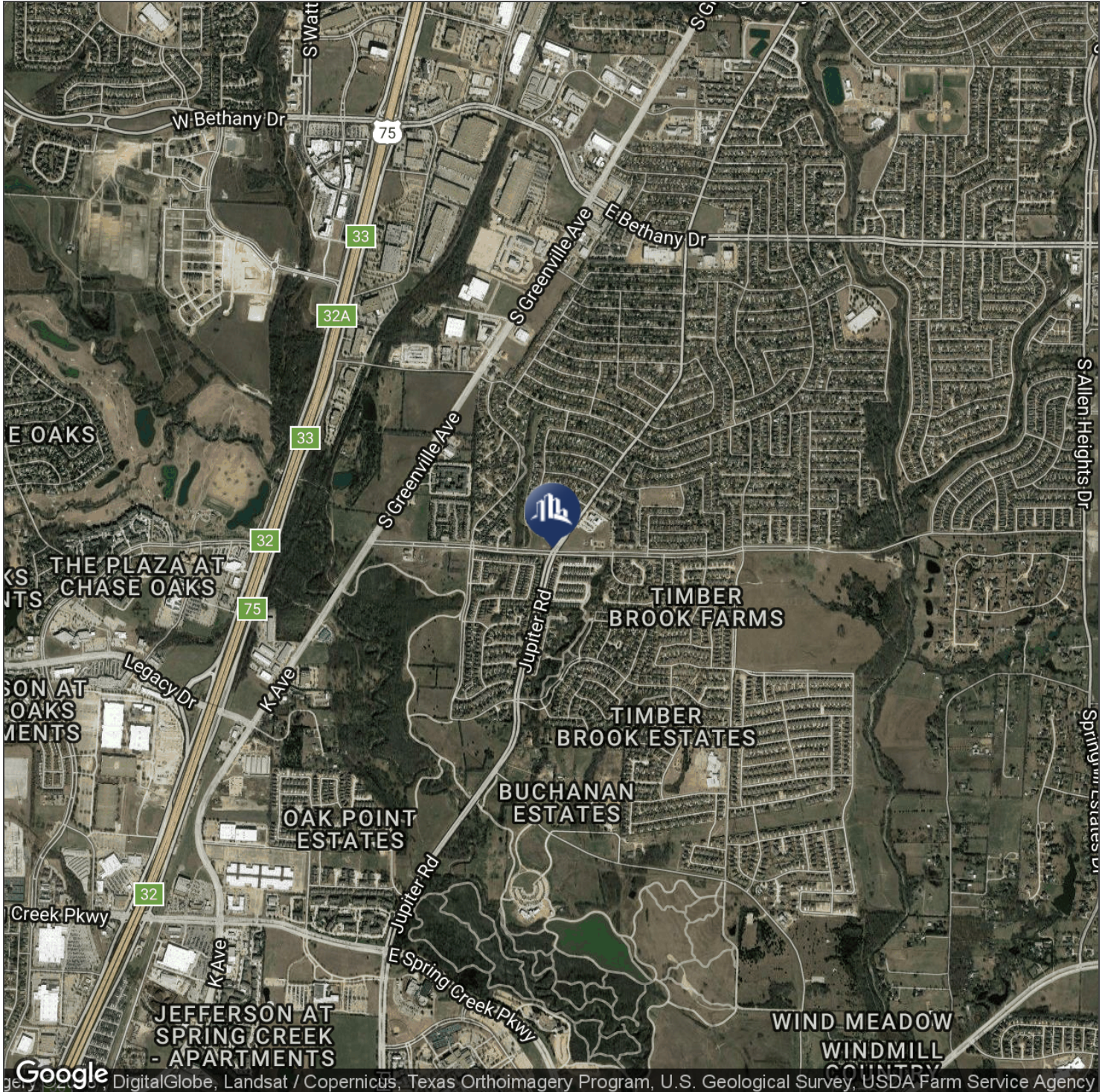
Price / SF: \$6.46



PROPERTY OVERVIEW

Great site for retail or office condo development.

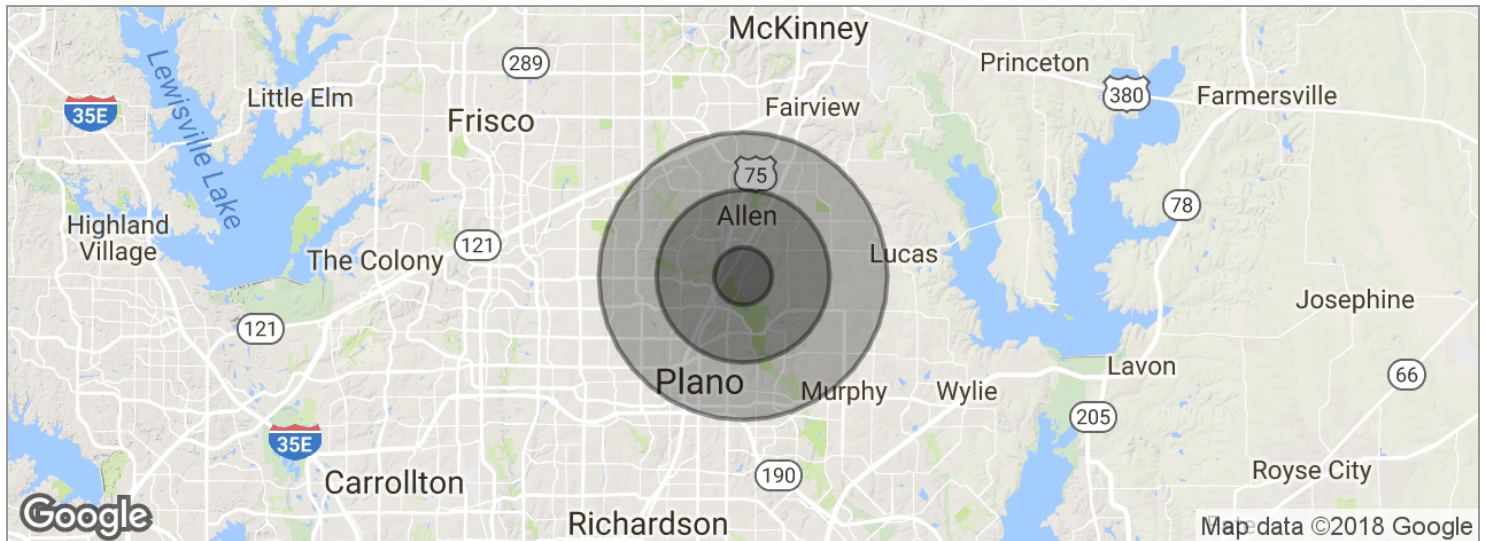
AERIAL MAP



LAND - ALLEN 4.8 ACRES

S JUPITER RD, ALLEN, TX 75002

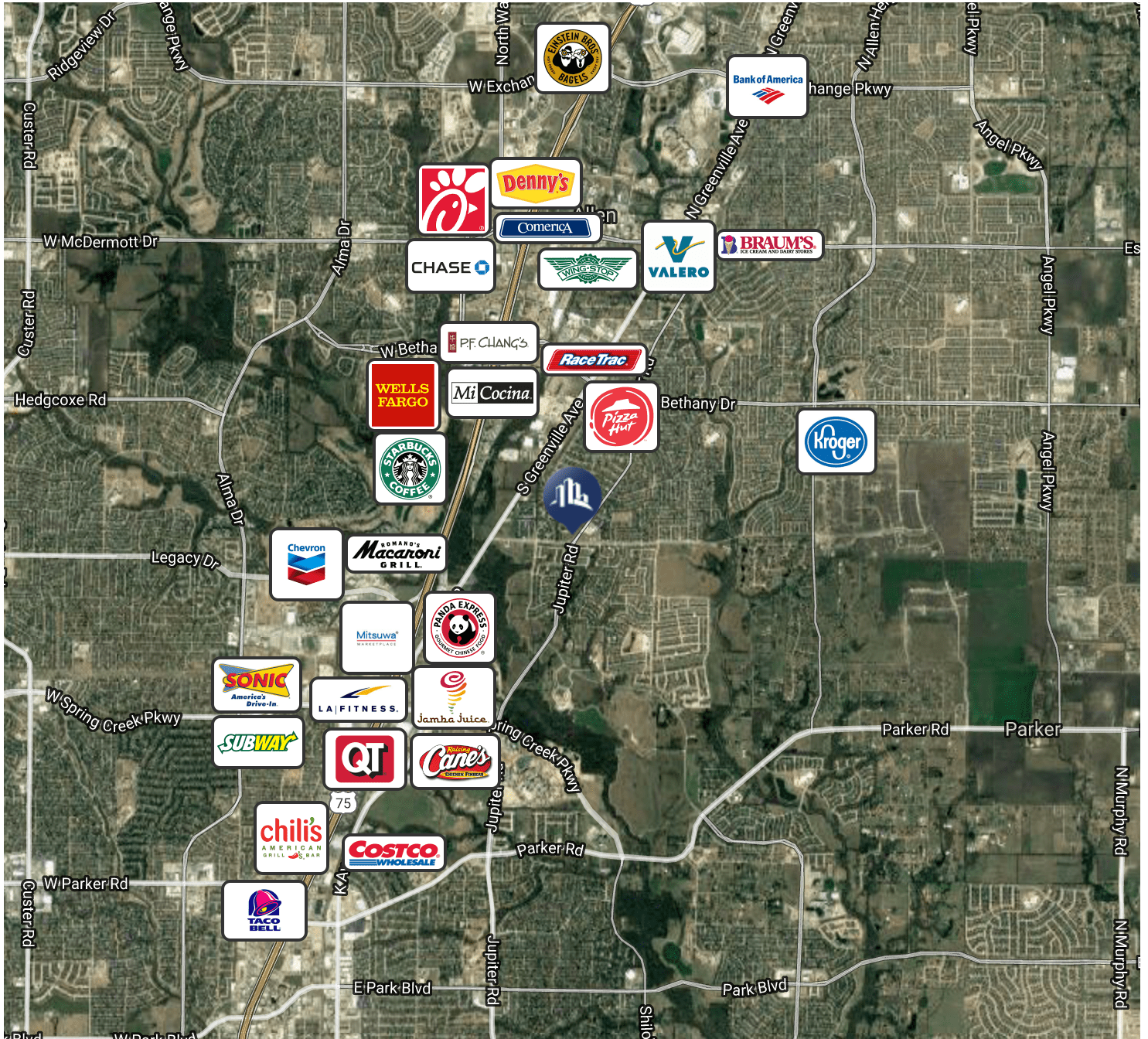
DEMOGRAPHICS MAP



| 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

RETAILER MAP



Map data © 2017 Google Imagery © 2017, DigitalGlobe, Landsat / Copernicus, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

LAND - ALLEN 4.8 ACRES

5 JUPITER RD, ALLEN, TX 75002

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