

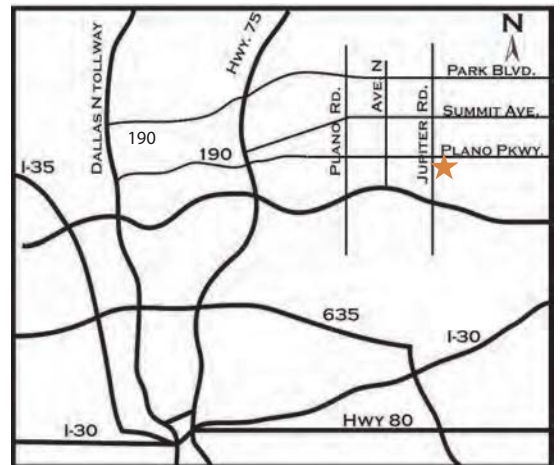
# — PRIME CORNER RETAIL BUILDING —

APPROXIMATELY 3,000 SQ FT AVAILABLE PER TAX ROLL  
34,552 SQ FT LAND SIZE



## 2500 EAST PLANO PARKWAY, PLANO, TEXAS 75074

- APPROXIMATELY 3,000 SQ FT FREESTANDING BUILDING PER TAX ROLL
  - LOCATED ON THE SOUTHEAST CORNER OF EAST PLANO PARKWAY AND JUPITER ROAD
  - ONE BLOCK NORTH OF GEORGE BUSH 190 AND MINUTES FROM US 75
  - LAND SIZE 34,552 SQUARE FEET
  - PRIME CORNER EXPOSURE
  - ON DART BUS LINE
  - SEVERAL FORTUNE 500 COMPANIES WITHIN A FEW MILES
  - CONCRETE PARKING
  - ZONED LI-1 WITH 190 OVERLAY
  - FORMER 7-ELEVEN BUILDING
  - PROFESSIONAL PROPERTY MANAGEMENT
  - THERE ARE AN ESTIMATED 36,500 EMPLOYEES IN EAST PLANO PER THE CITY OF PLANO
  - TRAFFIC COUNT AS OF 2009 - 65,385 VEHICLES PER DAY:
    - JUPITER ROAD - 39,771
    - PLANO PARKWAY - 25,614
- (SOURCE - CITY OF PLANO GIS)



### 2004 DEMOGRAPHICS

|                           | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|---------------------------|---------------|---------------|---------------|
| POPULATION:               | 5,802         | 239,752       | 686,449       |
| NUMBER OF HOUSEHOLDS:     | 1,916         | 89,360        | 261,729       |
| AVERAGE HOUSEHOLD INCOME: | \$72,675      | \$83,867      | \$86,002      |
| MEDIAN HOUSEHOLD INCOME:  | \$58,054      | \$73,598      | 73,374        |

#### FOR INFORMATION CONTACT:

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 (972) 889-4400      (972) 889-4400      (972) 889-4400



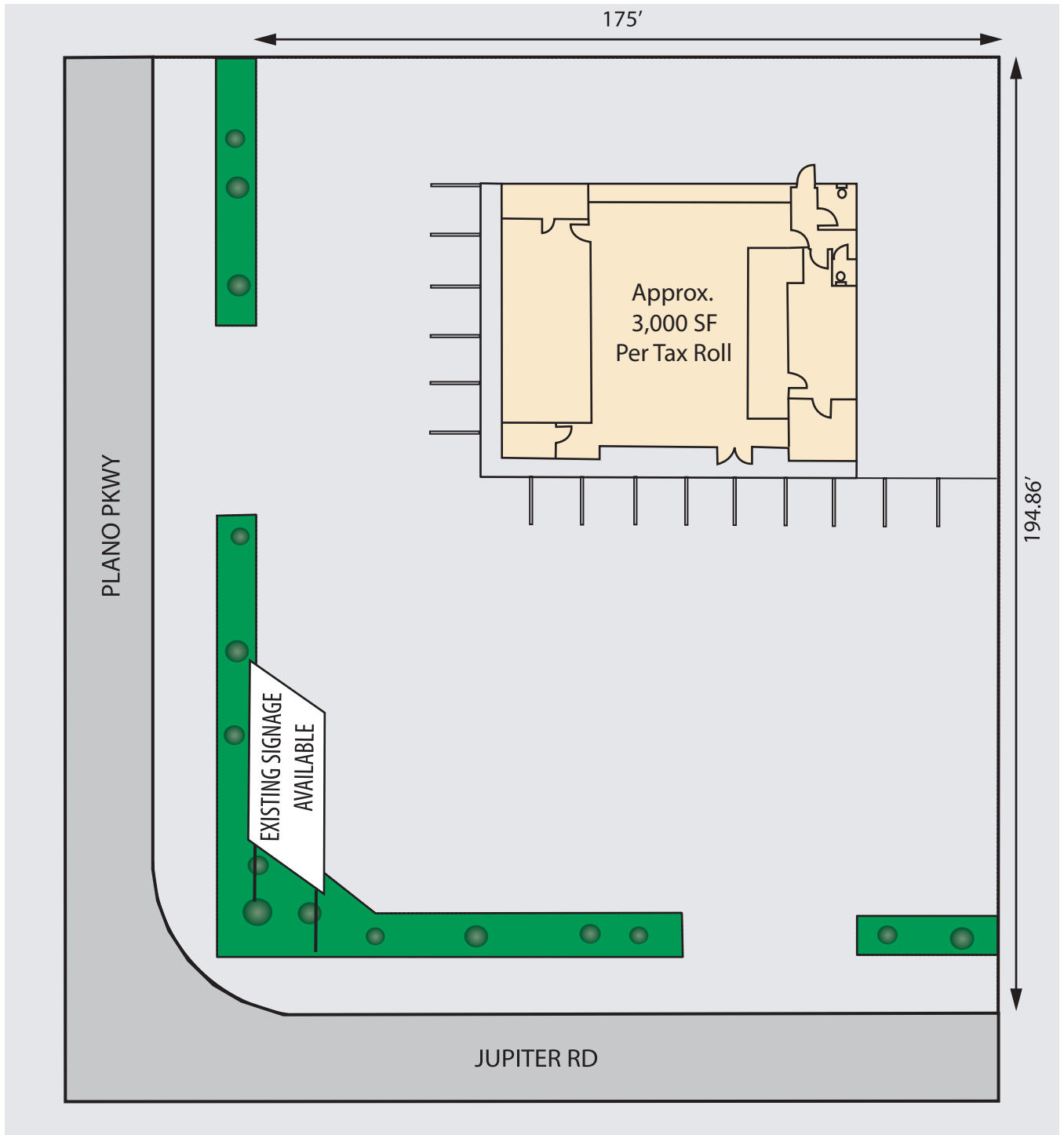
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