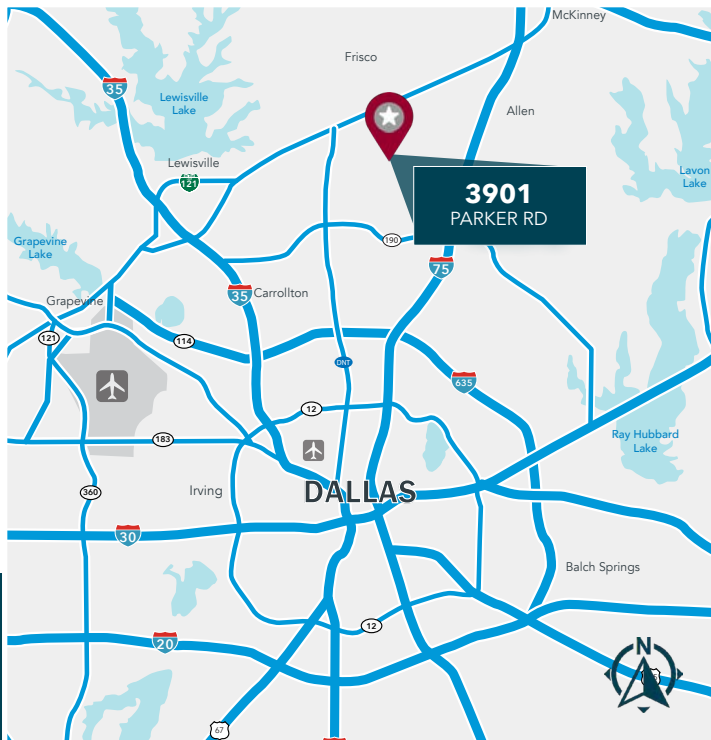


AVAILABLE
FOR SALE OR
FOR LEASE

**3901
PARKER RD**

3901 PARKER RD
PLANO, TX 75023



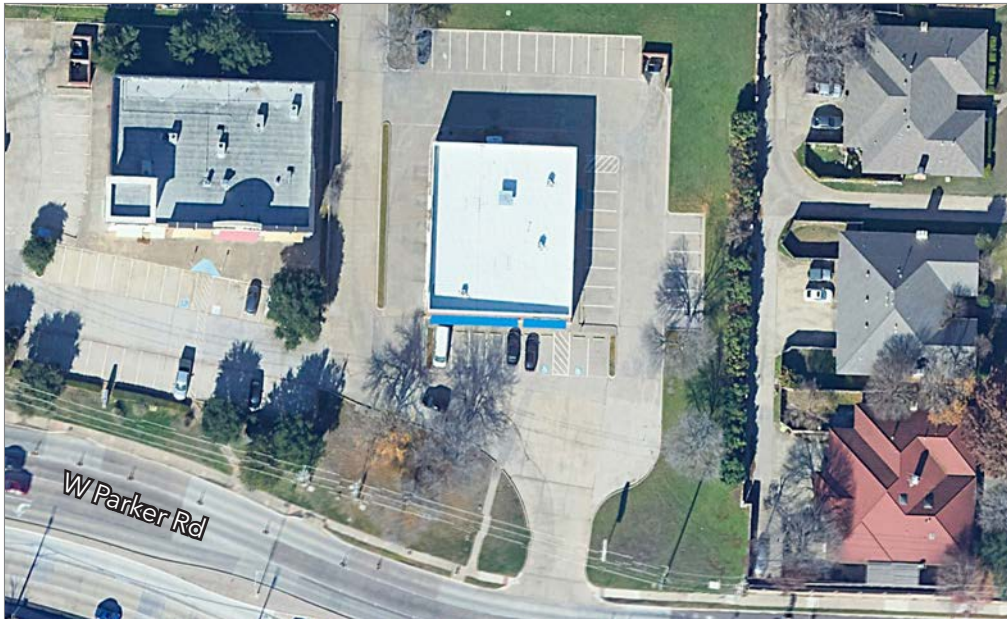
PROPERTY HIGHLIGHTS

Prime freestanding retail building located on the hard corner of W Parker Road and Coit Road in the heart of Plano, Texas. This $\pm 6,000$ SF building offers an excellent opportunity for an owner-user or investor seeking strong traffic exposure, quality construction, and proximity to dense residential and commercial neighborhoods. Built in 2000 and maintained in excellent condition, the property provides flexible retail space suitable for a wide variety of users.

FOR MORE INFORMATION:

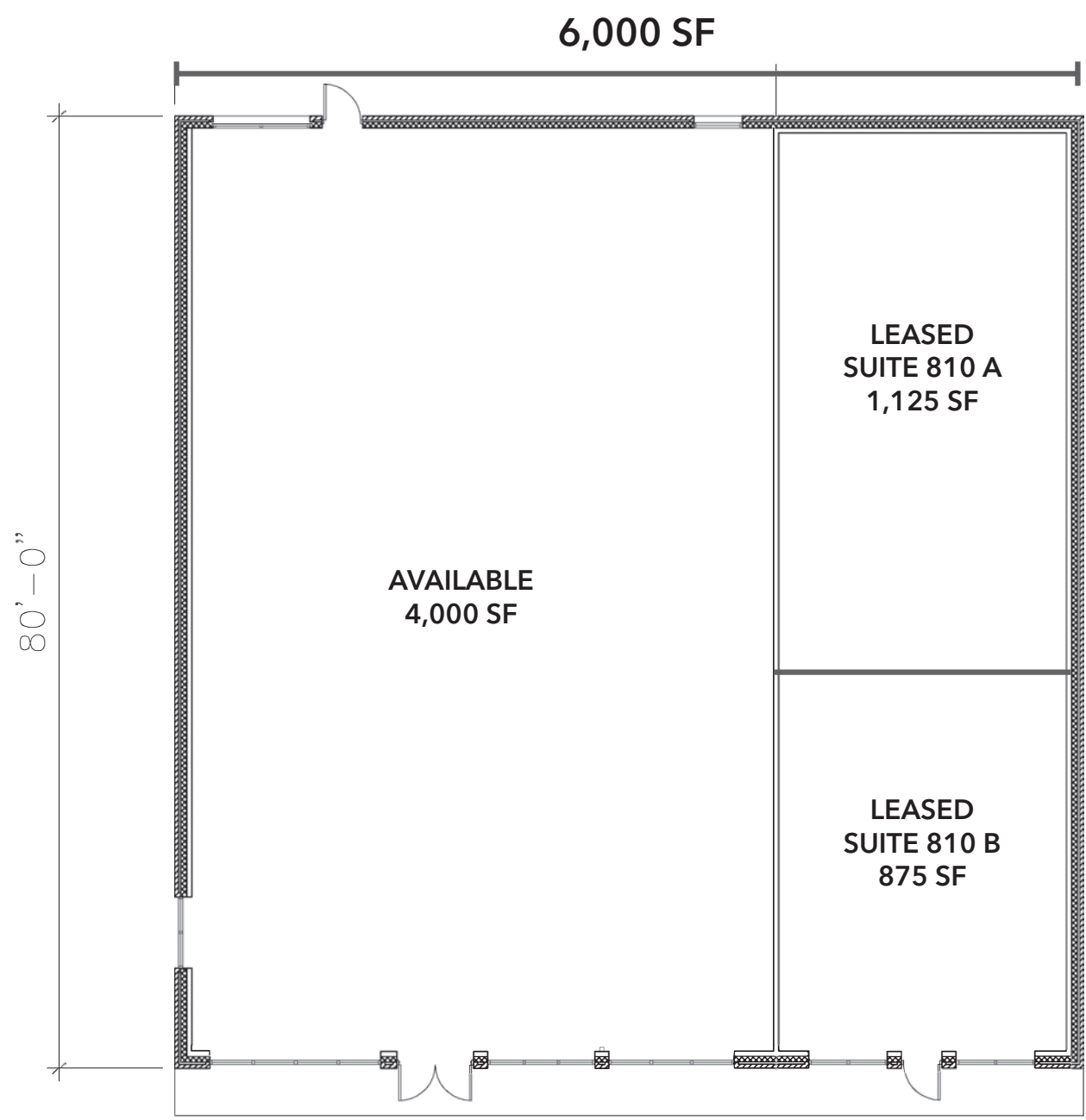
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3901 PARKER RD

- Building Size: $\pm 6,000$ SF (divisible)
- Lot Size: ± 1.378 Acres
- Zoning: Commercial (City of Plano)
- Year Built: 2000
- Parking Ratio: ± 5.5 spaces per 1,000 SF
- 4,000 SF Vacant (white boxed with 2 restrooms)
- Drive-Thru Capability: Yes - existing drive-thru lane and window
- Access: Multiple ingress/egress points from both Parker Rd and Coit Rd
- Visibility: Excellent signage and frontage on high-traffic arterial
- Construction: Masonry exterior with modern façade and glass storefront
- Loading: Two (2) grade-level overhead doors



DEMOGRAPHICS & TRAFFIC COUNTS

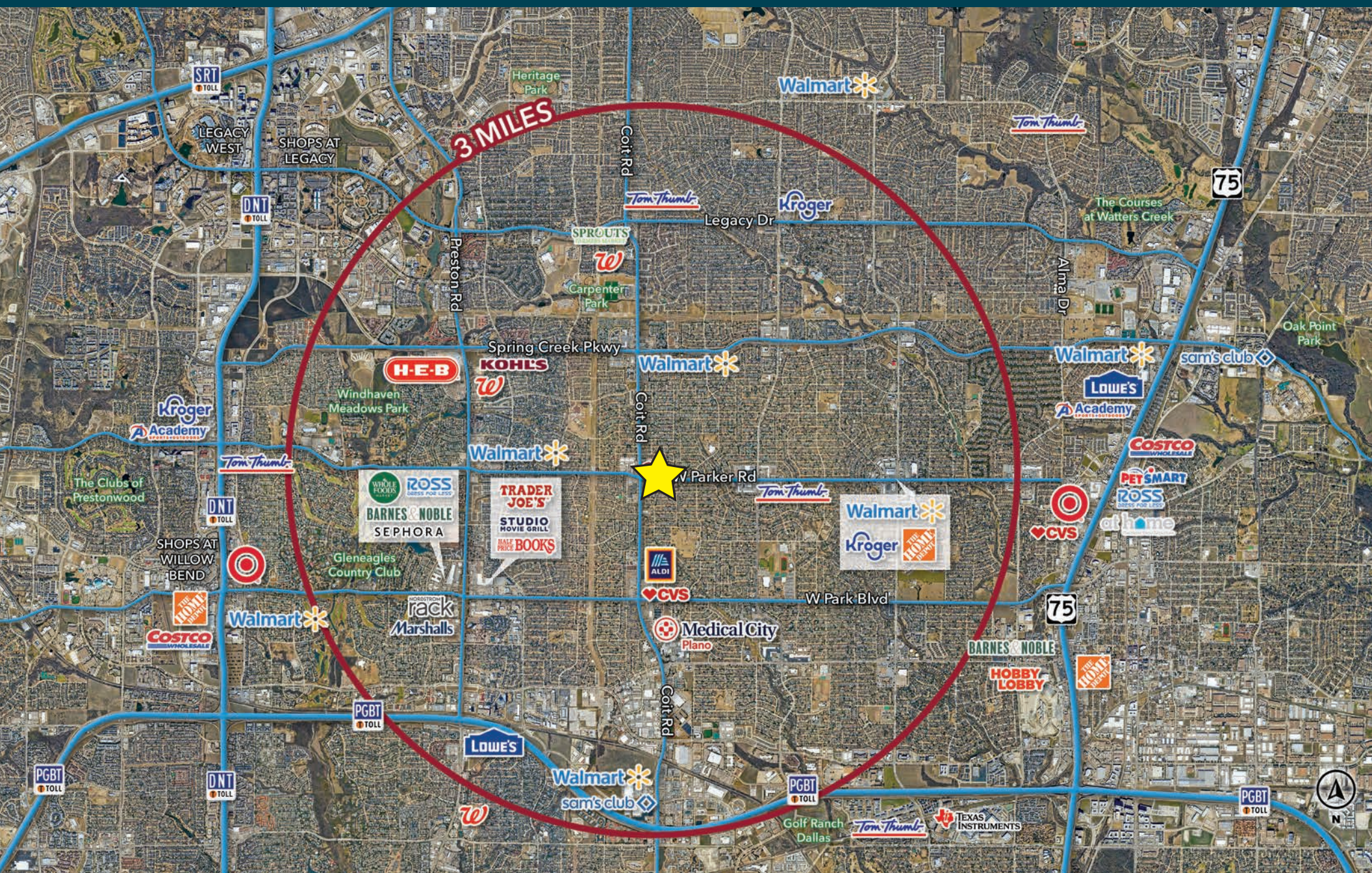
3901
PARKER RD

2022 DEMOGRAPHICS	1 Mile	3 Miles
POPULATION	14,451	134,237
HOUSEHOLDS	5,182	53,908
MEDIAN AGE	44.20	43.10
MEDIAN HH INCOME	\$125,180	\$102,978
DAYTIME EMPLOYEES	5,203	57,915
TRAFFIC COUNTS		
W PARKER & COIT RD	28,017 VPD (2022)	
COIT RD & W PARKER	39,271 VPD (2022)	



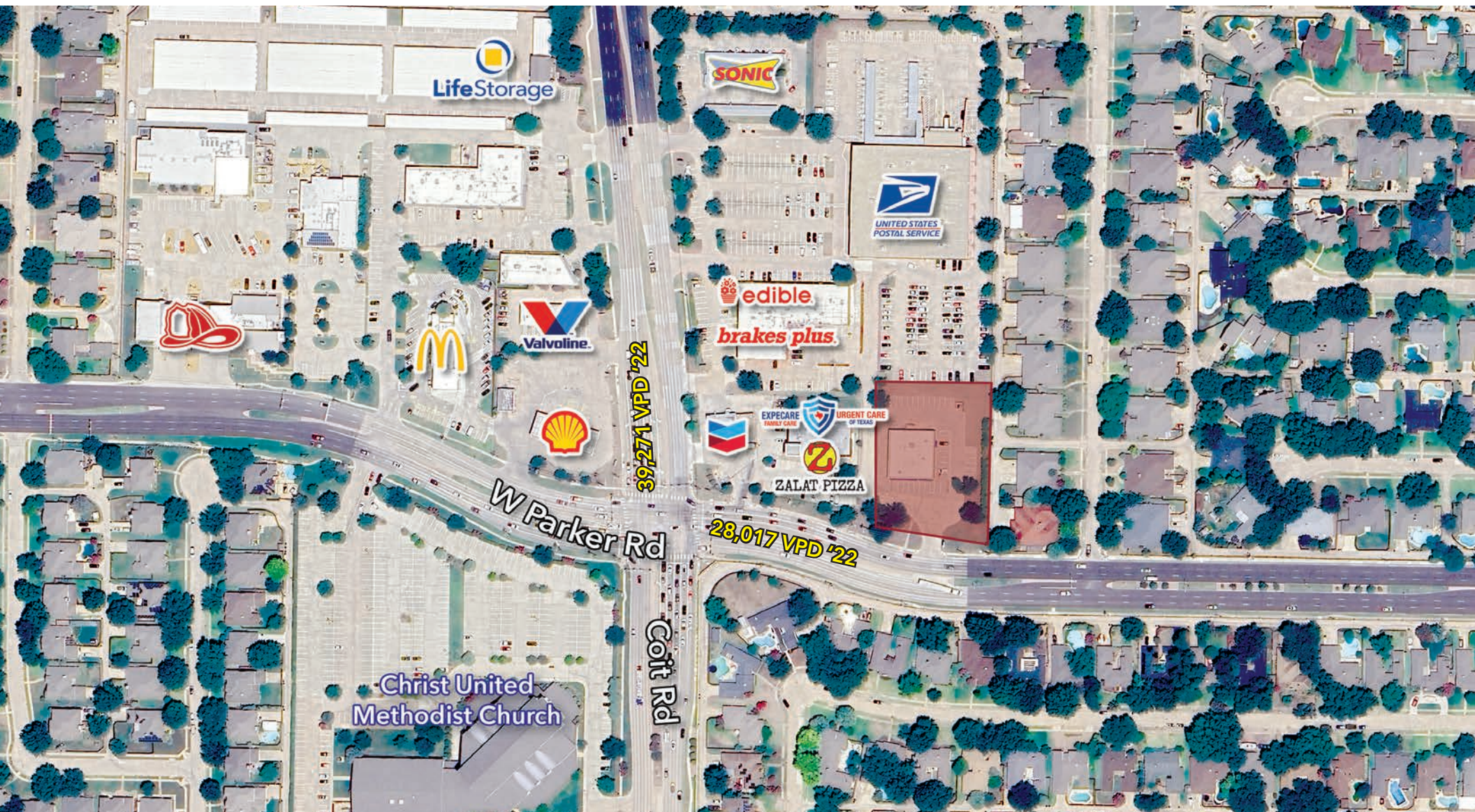
NEARBY AMENITIES

3901
PARKER RD



LOCATION OVERVIEW

3901
PARKER RD



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