

FOR SALE  
OR LEASE



**DUWEST**

CREATING, ENHANCING & PROTECTING VALUE

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**HARD CORNER PARCEL**  
**NEC OF PANTHER CREEK PKWY & HILLCREST RD**  
**FRISCO, TEXAS**

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# HARD CORNER PARCEL | NEC of Panther Creek Pkwy & Hillcrest Rd, Frisco, Texas

## OVERVIEW

- ±1.5 Acres Available
- Hard Corner Parcel
- Close proximity to Northeast Community Park
- Three elementary schools and one middle school less than 1 mile from the site
- Excellent visibility and access
- Easy access to Preston Rd & US Hwy 380
- Close proximity to the 2,544 acre PGA Tour Headquarters
- Call for Info & Price

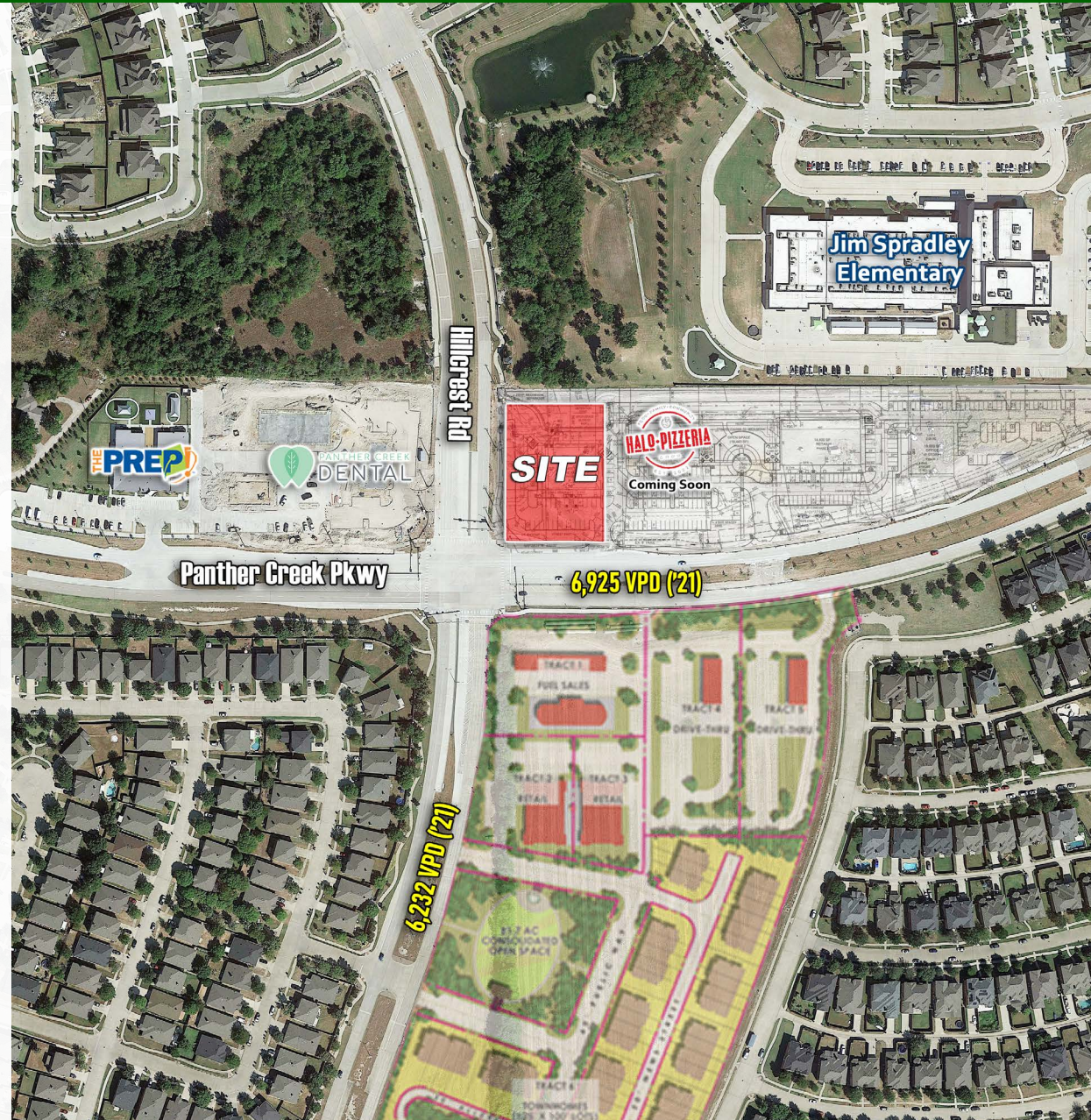
## TRAFFIC COUNTS

Panther Creek Pkwy: 6,925 VPD (City of Frisco, 2021)

Hillcrest Rd 6,232 VPD (City of Frisco, 2021)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2022 Population	16,106	85,840	233,982
2027 Projected Pop.	17,876	93,701	257,359
Daytime Pop.	10,975	65,643	195,768
Avg HH Income	\$184,560	\$167,559	\$163,997









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