



FOR SALE

7.4 ACRE HARD CORNER
SEC OF FM-423 & LONE STAR RANCH PARKWAY

FRISCO, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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±7.4 ACRES FOR SALE | SEC of FM-423 & Lone Star Ranch Pkwy, Frisco, Texas

OVERVIEW

- ±7.4 Acres for Sale
- Hard Corner
- Signalized Intersection
- Frontage on FM-423
- Directly across from the TOCA Soccer Center
- Nearby retailers include Tom Thumb, Walgreens, CityVet, Raising Cane's, Wendy's, Popeye's, McDonald's, Salad and Go, and more
- Call for Info & Price

TRAFFIC COUNTS

FM 423: 49,363 VPD (City of Frisco, 2022)

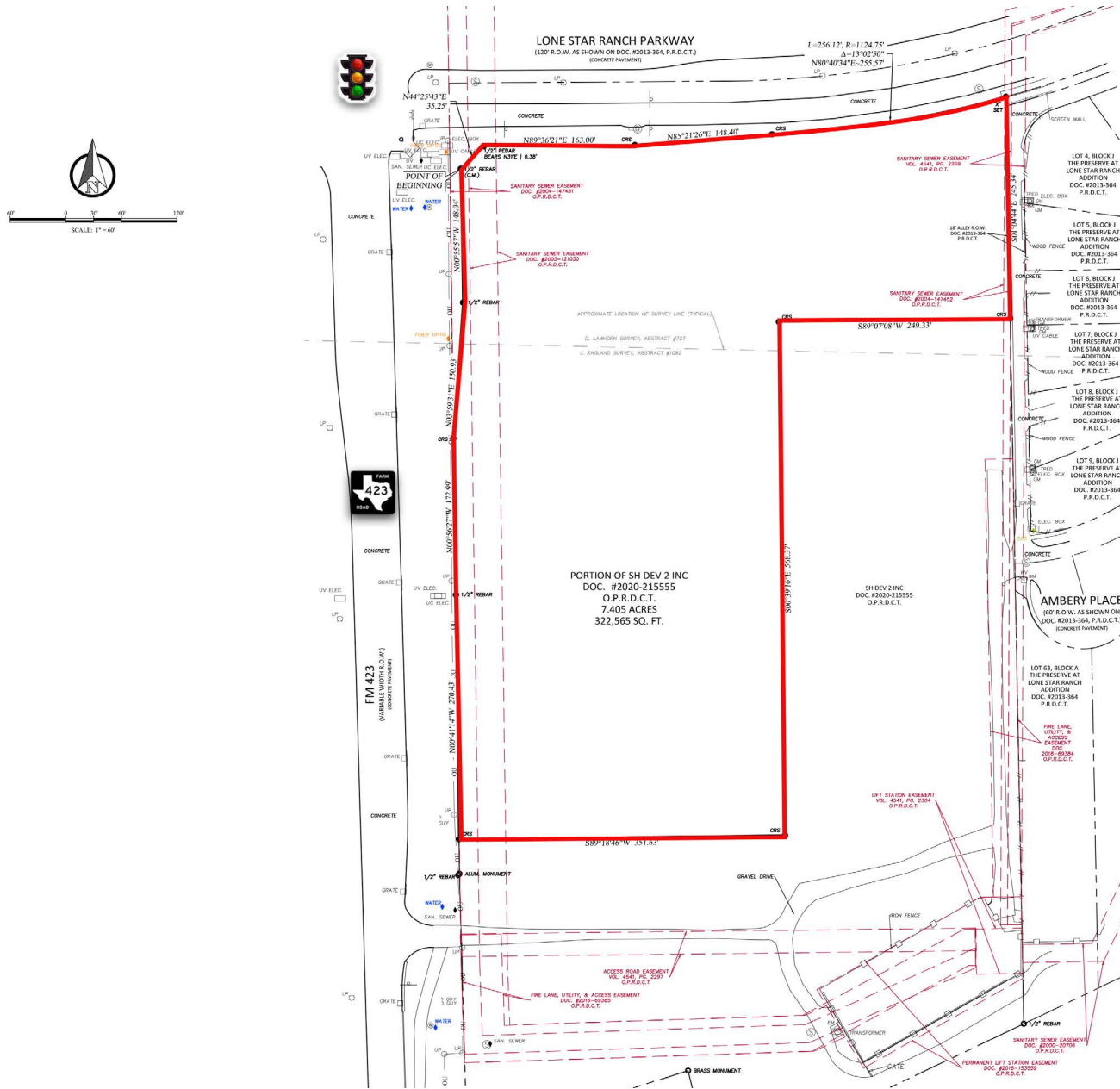
Lone Star Ranch Pkwy: 5,617 VPD (City of Frisco, 2023)

DEMOGRAPHICS

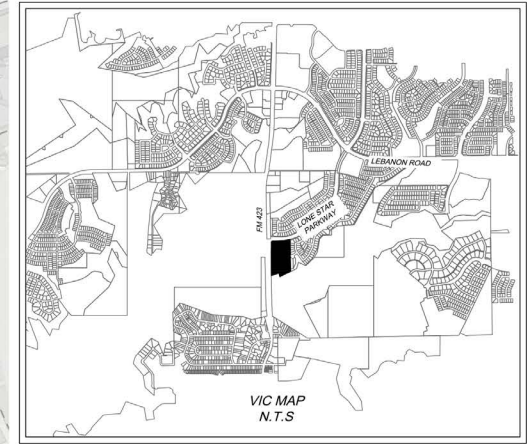
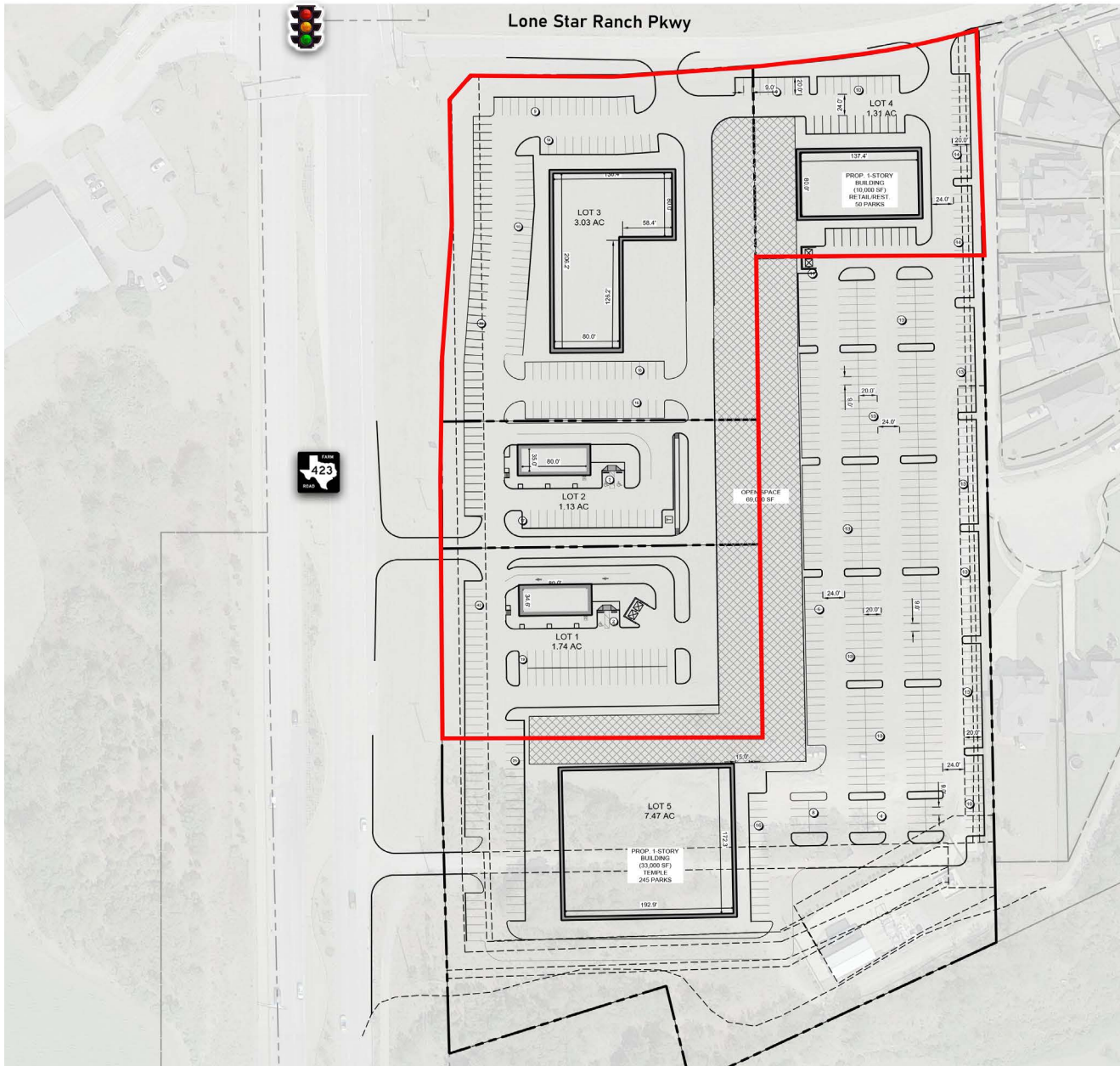
	1-mile	3-mile	5-mile
2023 Population	7,745	91,494	220,064
2028 Projected Pop.	7,964	92,917	227,423
Daytime Pop.	5,351	67,474	252,118
Avg HH Income	\$161,399	\$172,438	\$154,086



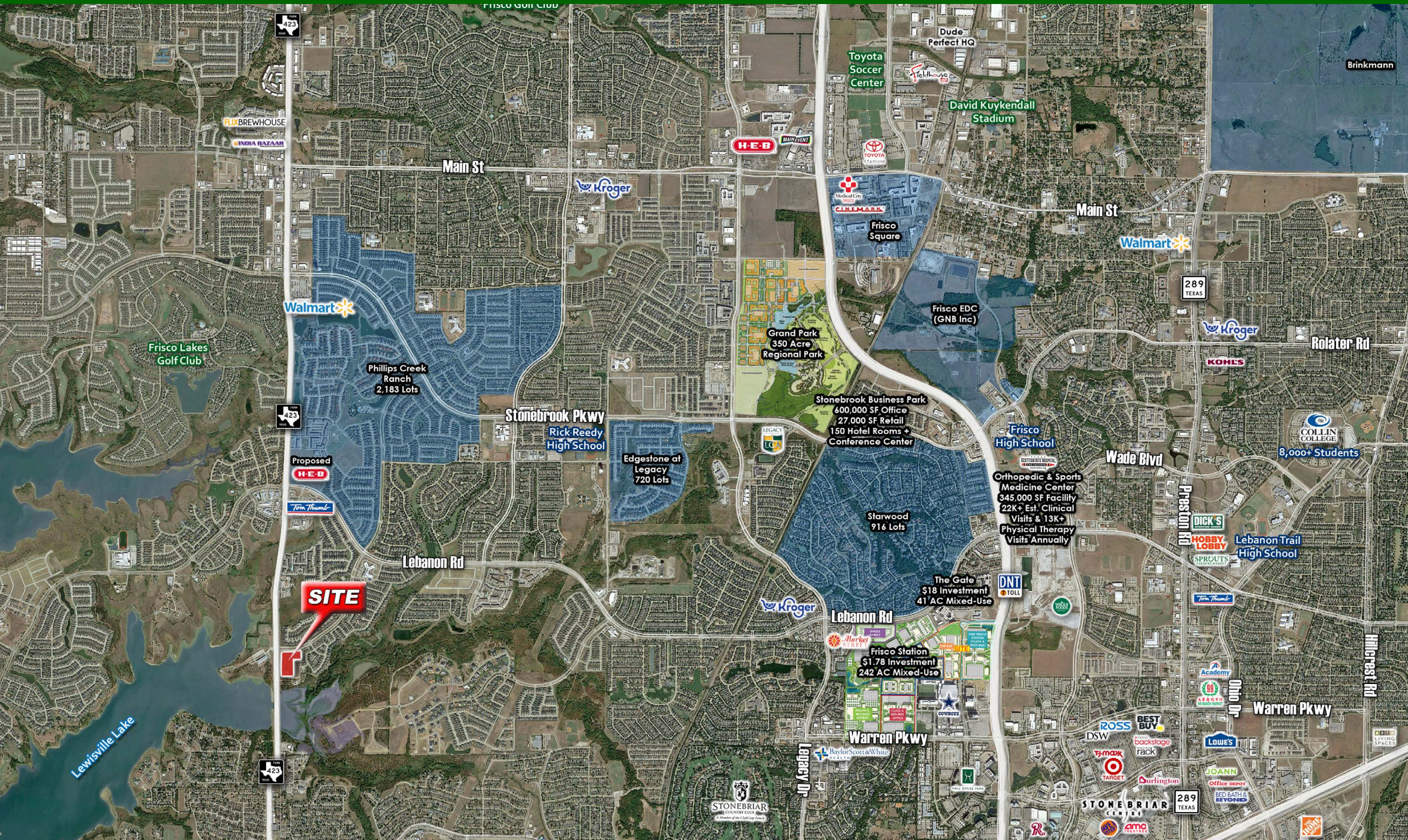
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