

FOR SALE OR GROUND LEASE

157,991 VPD (22)

121
TOLL

Sam Rayburn Tollway

TOYOTA
3,937 Employees

TOYOTA OF PLANO
We're Better and It Shows



SITE
±3.08 AC

Headquarters Dr

11,226 VPD (19)

±3.08 ACRES AVAILABLE
NEQ SPRING CREEK PKWY & HEADQUARTERS DR

PLANO, TEXAS

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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±3.08 AC FOR SALE OR GL | NEQ Spring Creek Pkwy & Headquarters Dr, Plano, Texas

OVERVIEW

- 3.08 Acres Available - For Sale or Ground Lease
- Located at the northeast quadrant of Headquarters Dr & Spring Creek Pkwy, one block south of Sam Rayburn Tollway / SH-121
- ±222.01 feet of frontage along Headquarters Dr
- Adjacent to Chick-Fil-A
- Cross access with Toyota of Plano, Texas Leather, Circle K & Chick-Fil-A
- Near Grandscape, Nebraska Furniture Mart, Legacy West, and the Shops at Legacy
- Call for Info & Price

TRAFFIC COUNTS

Hwy 121/Sam Rayburn Tollway: 157,991 VPD (TXDOT, 2022)
 Spring Creek Pkwy: 11,021 VPD north of 121 (TXDOT 2019)
 Headquarters Dr: 11,226 VPD (TXDOT 2019)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	7,067	90,472	288,401
2028 Projected Pop.	7,892	93,099	295,900
Daytime Pop.	30,207	167,784	348,164
Avg HH Income	\$150,057	\$147,607	\$157,615



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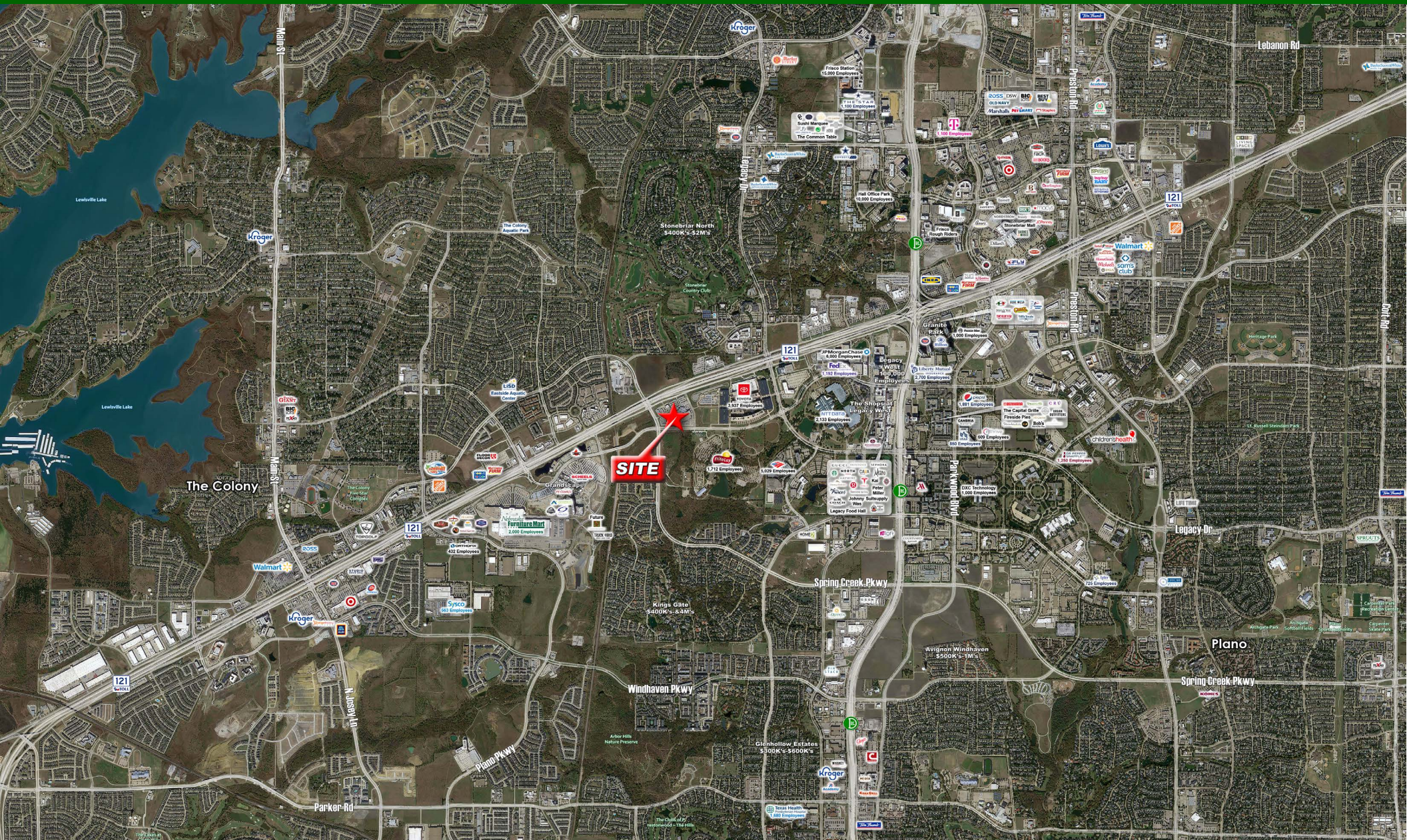
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