

ALLEN COMMERCIAL LAND AVAILABLE

JUPITER RD • ALLEN, TX 75002

FOR SALE



PROPERTY DETAILS

- ADDRESS:** JUPITER RD LAND
ALLEN, TX 75002
- SIZE:** ±1.368 Acres of Land
- ZONED:** Zoned for Office/Multi-Family
- FEATURES:**
- Jupiter Rd Frontage
 - Great Visibility
 - Excellent Accessibility
 - Within close Proximity of Villages of Allen, Watters Creek, Allen ISD & Celebration Park
 - All Utilities to Site
 - Ideal NE DFW Location with Quick Access to Surrounding Thoroughfares & Cities

***Strong Traffic Counts, Accessibility, Area Businesses & Demographics
Make this Property an Excellent Choice for Your Business!***

This premier land site is located in fast growing Dallas suburb with strong sense of family & commerce-oriented vision: Allen, Texas. The property has an excellent Northeast DFW location and offers quick access to US 75, Hwy 121 & Pres. George Bush Turnpike as well as DFW International Airport and surrounding cities McKinney, Plano & Richardson. This property features an abundant supply of growing businesses within a three-mile radius as well as a recent surge in residential, retail & commercial growth. Don't miss out; be a part of this high growth area!

SALES PRICE: Please Contact Broker for Sales Price

**Please Contact Broker Scott Axelrod
for Additional Details and
Pricing Information*



HENRY S. MILLER BROKERAGE, LLC
Since 1914

AUSTIN EL PASO DALLAS-FORT WORTH HOUSTON SAN ANTONIO

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**FOR DETAILS
CONTACT:**

SCOTT AXELROD

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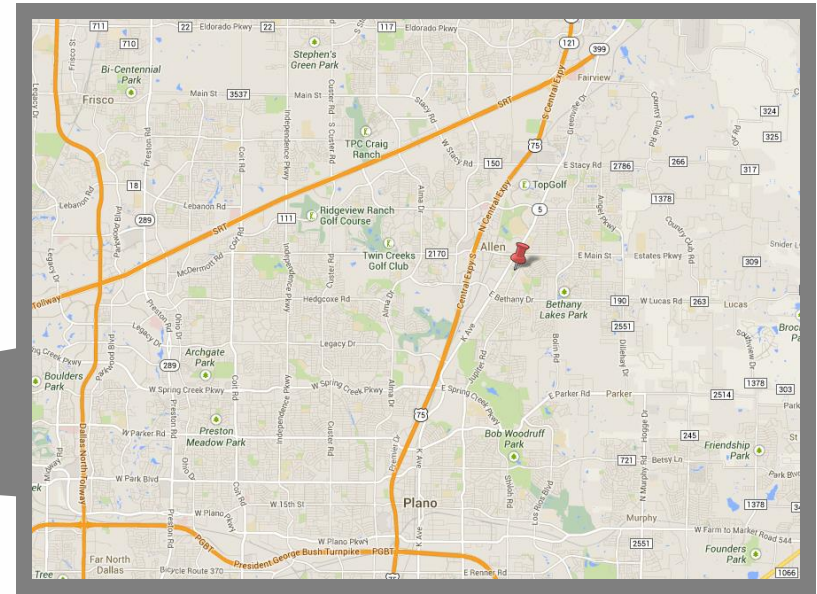
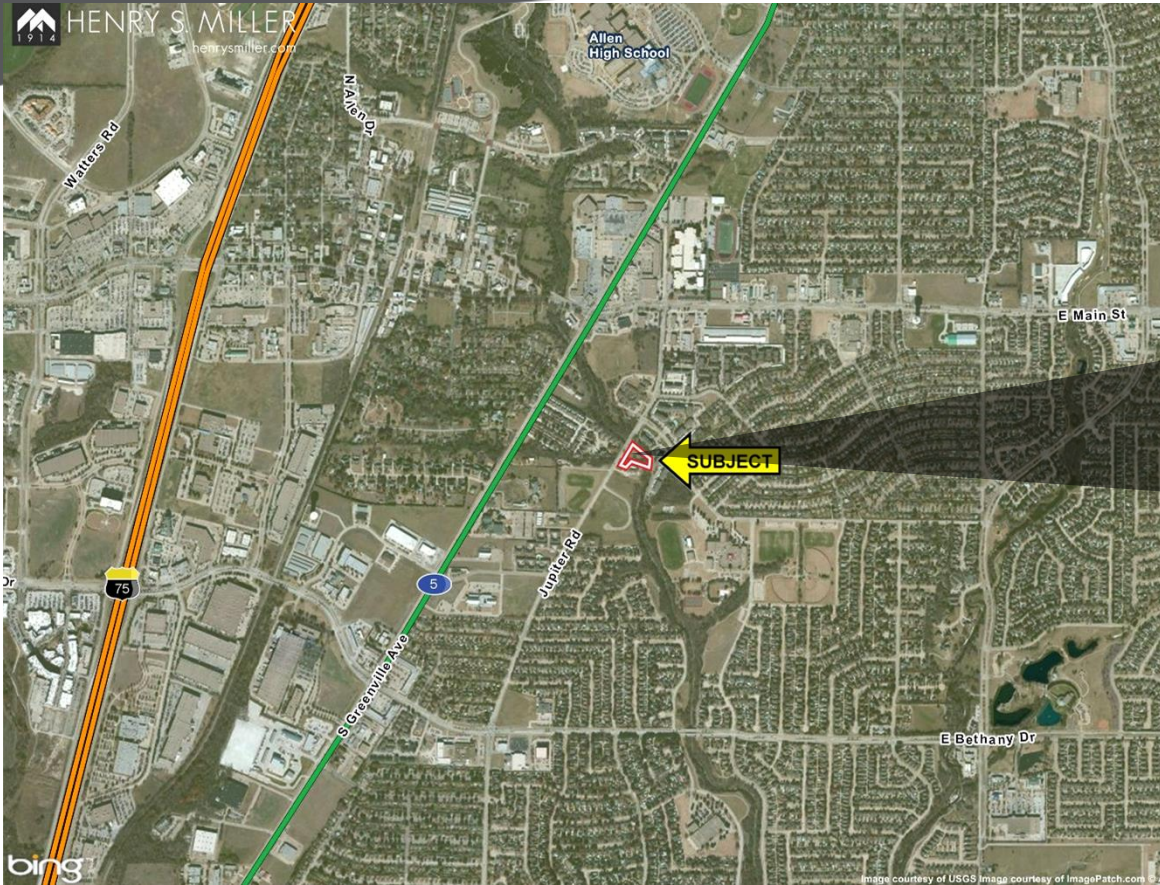
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LOCATION

This property is located in Allen, Texas, in the heart of Northeast DFW and offers quick access to US 75, Hwy 121 & Pres. George Bush Turnpike as well as DFW Internat'l. Airport and surrounding cities McKinney, Plano & Richardson.

DEMOGRAPHICS:

2012 Estimated Demographics	5 miles
Total Est. Population:	198,657
Total Est. Population Growth:	13.20%
Total Est. Households:	68,929
Est. Avg. HH Income:	\$105,828
Est. Total Consumer Spending:	\$3.71M
Total Number of Businesses	4,996

AREA TRAFFIC COUNTS:

E Main St @ S Jupiter Rd (E):	±31,880 VPD
E Main St @ W Way Dr (E):	±30,793 VPD
E Main St @ E McDermott Dr (NW):	±29,104 VPD
E Main St @ Astor Dr (SE):	±20,899 VPD
N Greenville @ N Jupiter Rd (NE):	±19,456 VPD
S Greenville @ Willowcreek Cir (SW):	±13,013 VPD

COMMUTING-DRIVE TIME:

- NE DFW location with close access to US 75, Hwy 121 & Hwy 190:
- 33.6 miles/37 min: To Dallas-Ft. Worth International Airport
- 26 miles/33 min: To Dallas Love Field Airport
- 59.7 miles/59 min: To Downtown Ft. Worth
- 24.6 miles/30 min: To Downtown Dallas



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