

CITY LINE

TELECOM CORRIDOR

DOWNTOWN DALLAS

75
208,921 VPD

Bul Air
DOWNTOWN
253 UNITS

MORADA
183 UNITS

KAVENUE
STATION
246 UNITS

JUNCTION 15
278 UNITS

PGBT
TOLL
87,129 VPD



913 18TH STREET
PLANO, TEXAS 75074

OFFICE | RETAIL BUILDING FOR SALE
PRIME DOWNTOWN PLANO LOCATION



OFFERING OVERVIEW

M&D Commercial is pleased to offer 913 18th Street, Plano, a 2,000 square foot office building on 0.47 acres for sale located in Plano's Historic District. The property is at the intersection of 18th Street and I Avenue with easy access to Central Expressway and the George Bush Turnpike and is a short 4 minute walk from Dart's Downtown Plano Station which serves the Orange Line and Red Line light rail which connects Plano to Downtown Dallas and to DFW International Airport.

The property offers 5 offices, a reception area, a full kitchen/break room, two ADA compliant restrooms and a private restroom off of the front office. The building and location is ideal for medical, dental, professional services or private service business office and includes a beautiful outdoor area with a covered outdoor kitchen, fireplace, fire pit, and sitting area. In addition, there is outside storage at the back of the property and parking behind the building.

Located just blocks from Downtown Plano which is vibrant and growing and includes upscale urban living style multi-family, a historic district with unique shops and restaurants and is home to Downtown Plano's Arts District which offers regular events, music and festivals.

The property's location within the Neighborhood Empowerment Zone. The NEZ promotes economic development by waiving certain development fees for residential and commercial projects. All development-related fees are waived for constructing or remodeling single and two-family residential and commercial development. Fees are also waived for new multi-family development, or redevelopment when project costs are a minimum of \$8,000 per dwelling unit. Please visit the City of Plano for more information on NEZ benefits.



PROPERTY DETAILS



LOCATION

913 18TH Street, Plano, TX 75074
NWQ 18TH Street & I Avenue



BUILDING

2,000 SF

COVERED PATIO

280 SF



TOTAL LAND

.468 AC
20,400 SQ FT



ZONING

PD-Urban Mixed-Use
Planned Development



HISTORIC

DESIGNATION

Heritage Resource Designations &
Specific Use Permit (SUP): HD-20



ASKING PRICE

\$789,000



FLOOR PLAN



Drawing for informational purposes only, not to scale.

PROPERTY PHOTOS

SITE

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



ZONING AND LOCATION

SITE

18TH STREET

K AVENUE

14TH STREET

CENTRAL EXPRESSWAY

75

Zoning Data

300' Historic Resources/Historic Districts Buffer



Current Zoning

- Agricultural
- Downtown Business/Government
- Central Business-1
- Corridor Commercial
- Commercial Employment
- Light Commercial
- Light Industrial-1
- Light Industrial-2
- Multifamily Residence
- Multifamily Residence-2/Patio Home
- Mixed-Use
- Neighborhood Office
- General Office
- General Office/Single-Family Residence Attached
- Retail
- Retail/Multifamily Residence-2
- Retail/Neighborhood Office
- Retail/General Office
- Regional Commercial
- Regional Employment
- Recreation/Commercial/Public Facility; Community Center
- Research/Technology Center
- Single-Family Residence
- Two-Family Residence (Duplex)
- Urban Mixed-Use

DEMOGRAPHIC OVERVIEW

1 MILE



Population
10,151



Households
3,644



Household Size
2.8



Avg HH Income
\$61,053



Average Age
31.7



Avg Home Value
\$153,413

3 MILE



Population
91,489



Households
33,409



Household Size
2.7



Avg HH Income
\$80,213



Average Age
34.6



Avg Home Value
\$177,732

5 MILE



Population
256,719



Households
95,841



Household Size
2.7



Avg HH Income
\$90,943



Average Age
36.8



Avg Home Value
\$204,933

MARKET OVERVIEW

alternative.
urban.
upscale.



EAT

SHOP



LIVE
MUSIC

ARTS



MARKET OVERVIEW

Once sleepy and nearly forgotten, Downtown Plano has reawakened and transformed into an exciting urban center with shopping, restaurants, entertainment and nightlife. In 2002, the Dallas Area Rapid Transit (DART) light rail station opened in downtown and provided the spark for renewed interest and reinvestment. Following the vision and strategies outlined in the 1999 Downtown Plano Transit Village Plan, developers and small business owners and the City of Plano have revived the heart of the city and created a vibrant, distinctive and authentic place of regional importance. Downtown Plano is ready for continued growth, with ample opportunities for redevelopment and infill projects to add new housing, businesses, shopping and entertainment. The prospect of a new DART Cotton Belt transit station on Downtown Plano's southside even further expands downtown's potential.



Urban. Historic. Artistic.

- 26 mile Cotton Belt commuter rail corridor to connect Downtown area to DFW Airport by 2022
- Plano Downtown Historic District listed on National Register of Historic Places in 2017
- Over 70,000 square feet of new commercial space, shops, restaurants and offices
- Public art projects featuring ten premier installations to date
- Named one of 2015 Great Places in America by American Planning Association
- Downtown Plano Cultural District received official designation from the Texas Commission on the Arts (TCA) in 2016
- A variety of new and restored housing options within a half mile of Downtown Plano Station
- A 143 percent increase in historic core property values since 2014

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Photos courtesy of: visitdowntownplano.com, Vickery Park, 1418 Coffeehouse, Brix Bar and Grill, Lockhart Smokehouse Plano, [Michael Barera](#)

CONTACTS

Kevin Weable

Commercial Associate
kevin@mdregroup.com
Office: (972) 772-6025
Cell: (214) 801-7787

Danny Perez

Director
danny@mdregroup.com
Office: (972) 772-6025
Cell: (972) 922-3691

M&D Real Estate Group
Keller Williams Residential & Commercial
2701 Sunset Ridge Drive, Suite 109
Rockwall, Texas 75032
www.mdregroup.com

