

PROPERTY FOR SALE

S GREENVILLE AVE AT PRESTIGE CIRCLE

S Greenville Ave At Prestige Circle, Allen, TX 75002 (605 Greenville Ave)



SALE PRICE:	\$350,000
LOT SIZE:	1.31 Acres
ZONING:	GO-Garden Office, PD 46
MARKET:	Dallas
SUB MARKET:	Allen/McKinney
CROSS STREETS:	Prestige Circle

PROPERTY OVERVIEW

+/- 1.3 acre parcel located on busy Greenville Ave in Allen, TX - Voted #1 Best Place to Live in Money Magazine 2017. Great development opportunity in this rapidly growing North Texas Community - <https://cityofallen.org/> Check out Allen Economic Development Corp for incentives to help you develop and grow your business - <https://allenedc.com/business-services/incentives/>. Has access points from Greenville and Prestige. Lot has frontage on east side of Greenville Ave with Commercial businesses such as Herb's Auto and Allen Business Center to west. Townhome complex located behind. Suitable for a variety of development options - Zoned Garden Office. See attachment for additional options,

PROPERTY FEATURES

- New Development Opportunity
- Approx. 20,000 VPD Traffic Counts
- Greenville Ave frontage & Access from Prestige Circle

M KITTRELL PROPERTIES, INC
214.412.7303

MARILYN KITTRELL
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated mkittrellproperties.com

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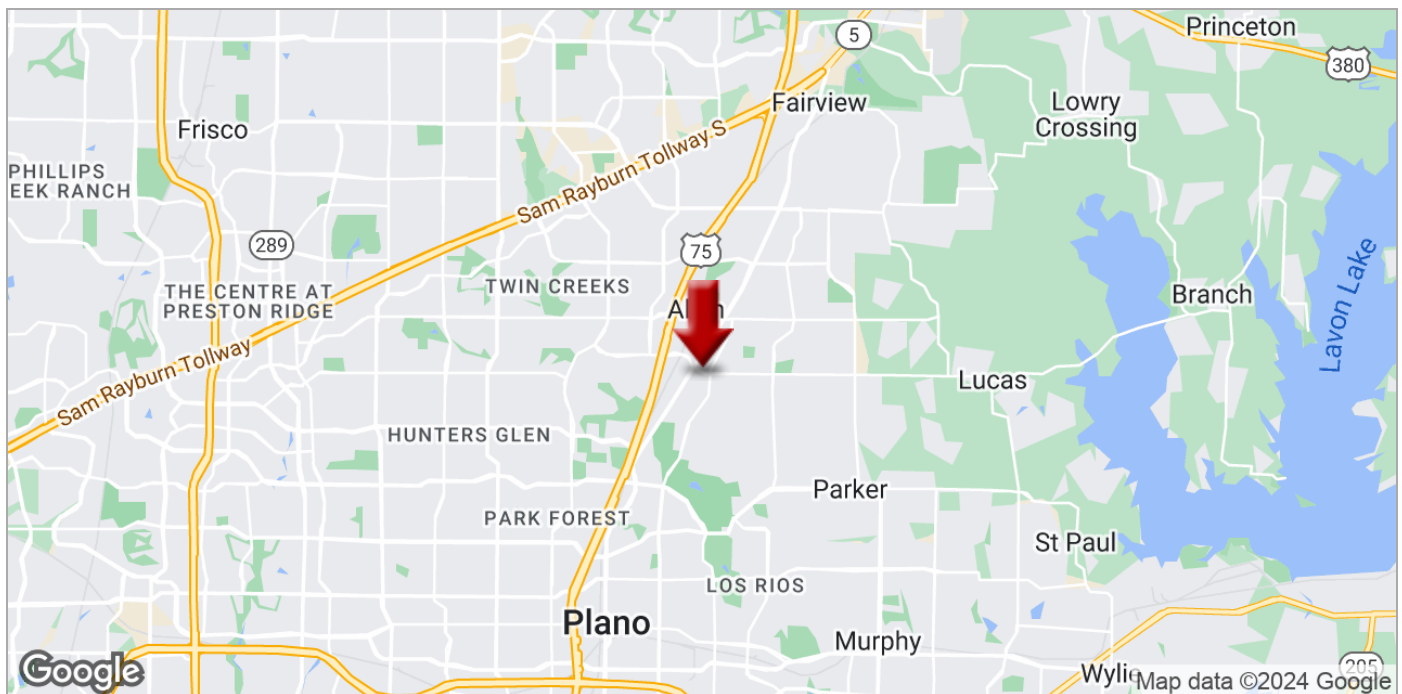
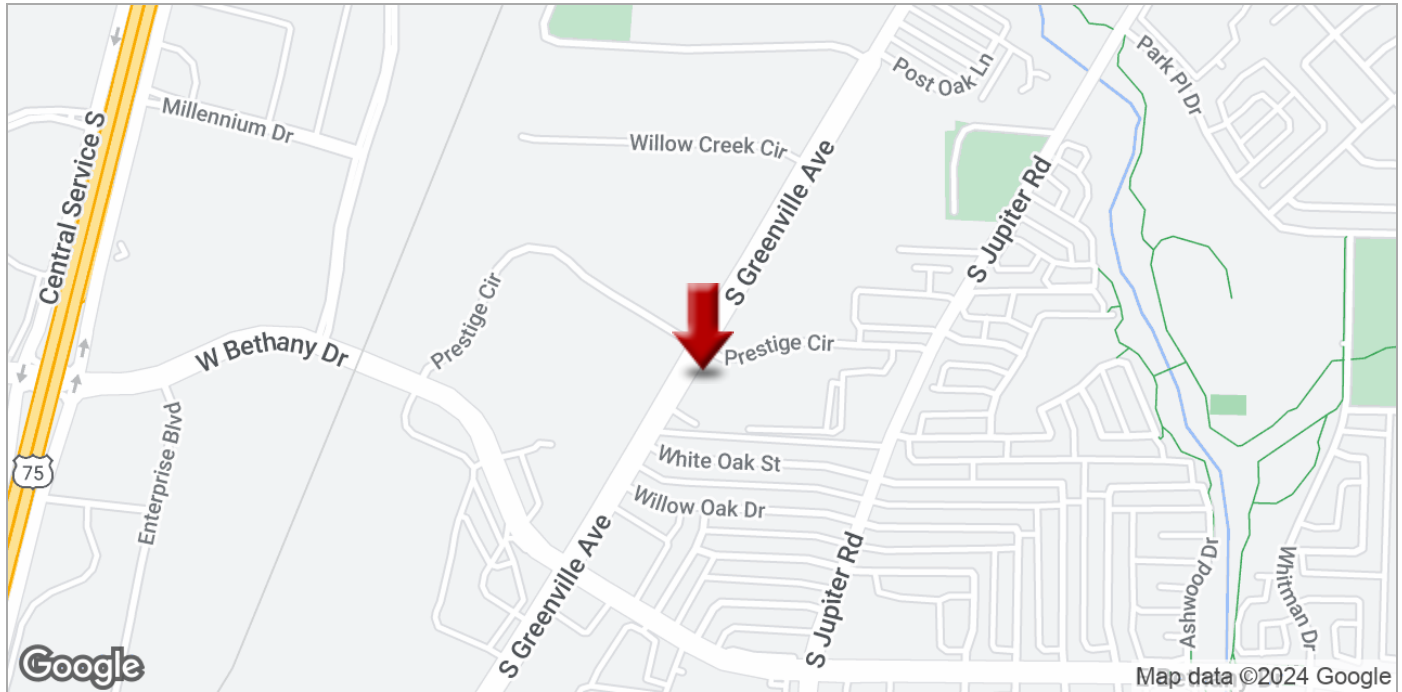
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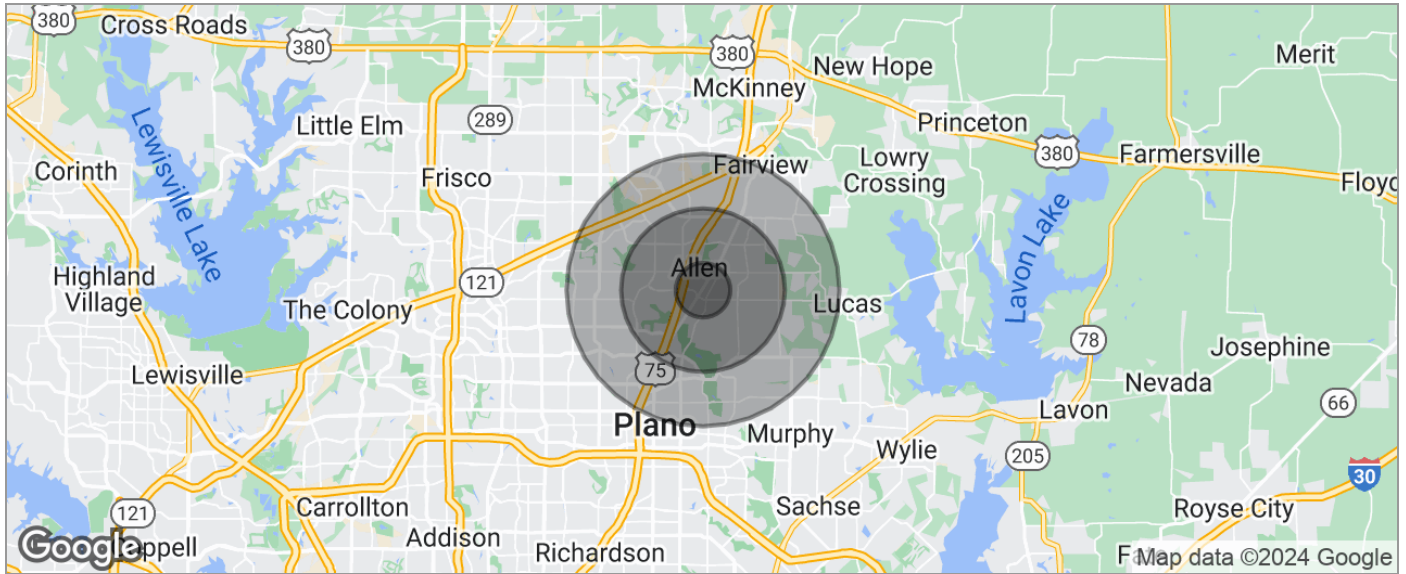
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,458	79,384	207,960
MEDIAN AGE	33.1	33.6	34.3
MEDIAN AGE (MALE)	31.5	32.7	33.5
MEDIAN AGE (FEMALE)	33.6	34.4	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,735	27,957	71,386
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$72,310	\$93,818	\$97,662
AVERAGE HOUSE VALUE	\$140,920	\$197,782	\$232,329
RACE	1 MILE	3 MILES	5 MILES
% WHITE	71.2%	74.2%	74.4%
% BLACK	13.1%	9.5%	8.7%
% ASIAN	5.9%	11.4%	11.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.3%	0.4%
% OTHER	4.6%	1.9%	2.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	18.9%	14.7%	17.3%

* Demographic data derived from 2020 ACS - US Census

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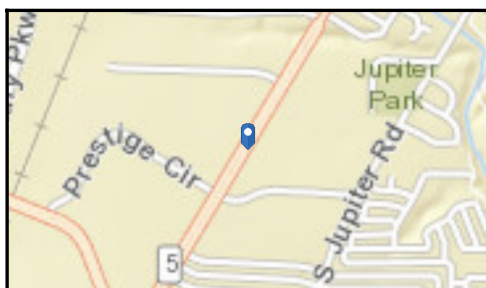
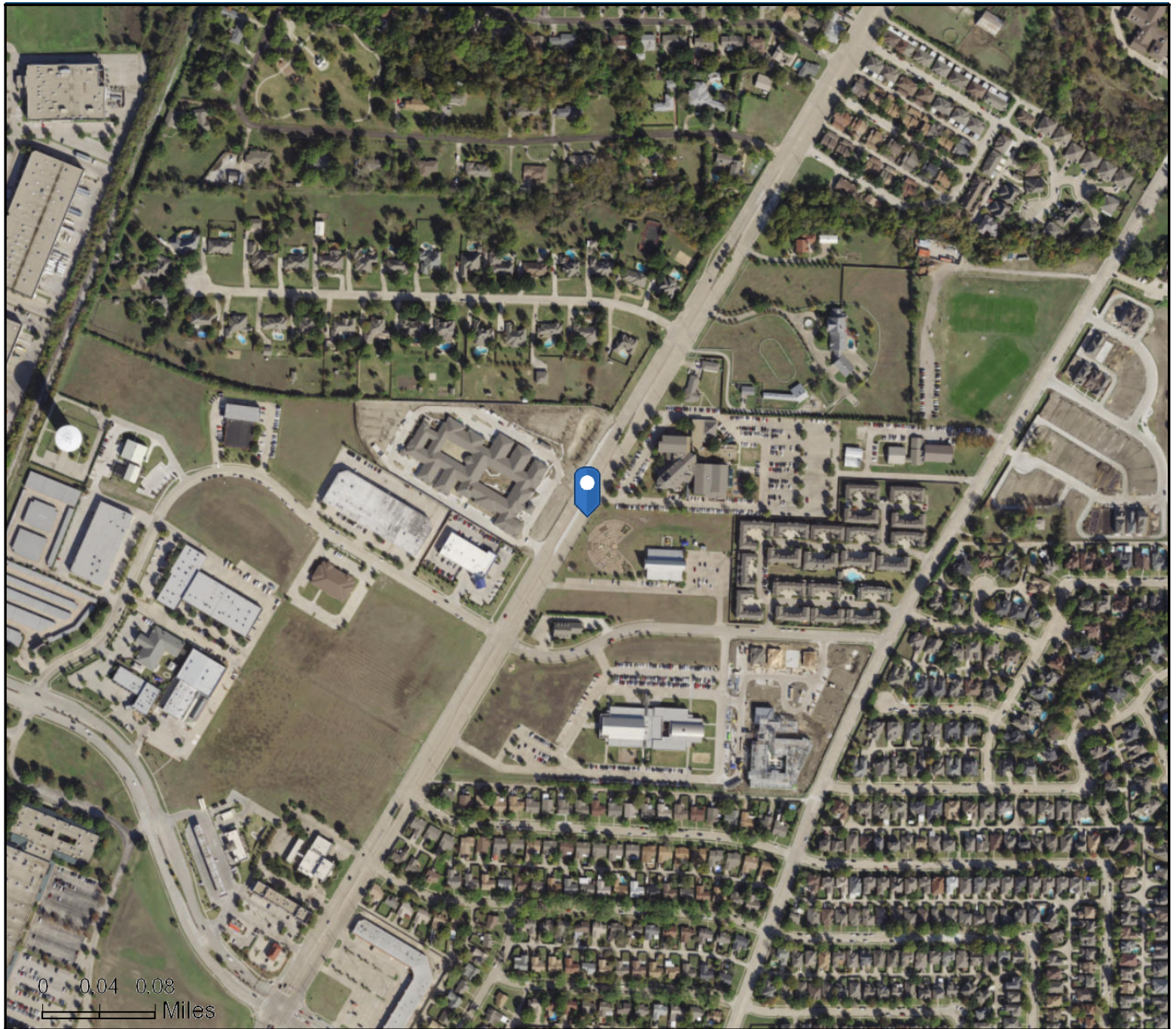
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Site Map on Satellite Imagery - 0.8 Miles Wide

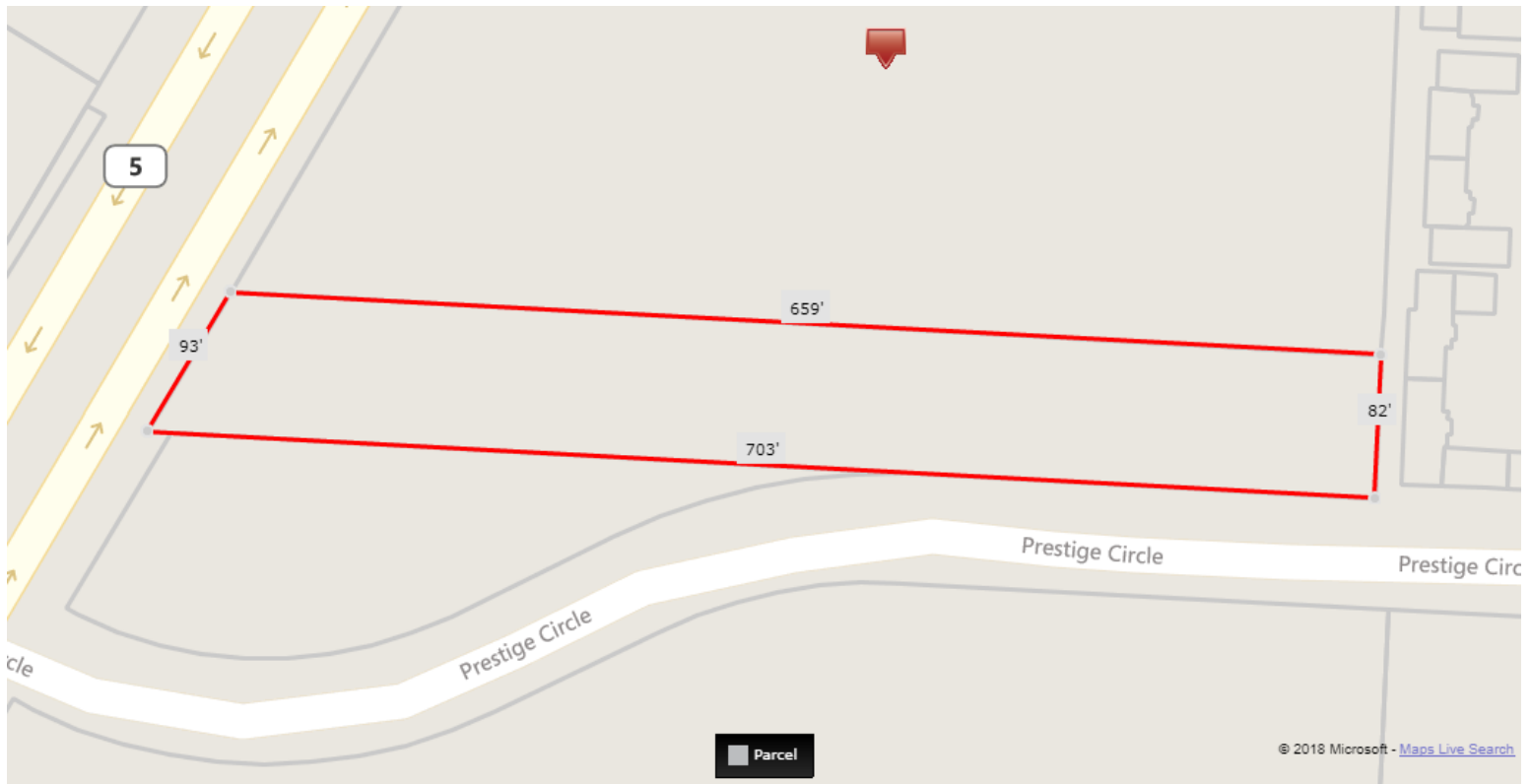
605 S Greenville Ave, Allen, Texas, 75002
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.09245
Longitude: -96.66744



Source: ArcGIS Online World Imagery Basemap

October 09, 2017



- (2) Lot Width - The width of the lot shall not be less than eighty-five (85) feet at the street building line.
 - (3) Lot Depth - The depth of the lot shall be not less than one hundred five (105) feet.
 - c. Minimum Dwelling Size - The minimum floor area of any dwelling unit shall be eight hundred (800) square feet for one bedroom units and nine hundred fifteen (915) square feet for two bedroom units, exclusive of garages, breezeways and porches.
 - d. Lot Coverage - In no case shall more than fifty percent (50%) of the total lot area be covered by the combined area of the main buildings and accessory buildings.
5. Building Regulations
- a. Type of Materials - All main buildings shall have exterior construction of a minimum of seventy-five percent (75%) brick, tiles, cement, concrete, stone, or similar materials.
6. Open Space Requirements
- a. One acre of open space will be provided for every seventy-five (75) multi-family units constructed on this property. This open space will be separate and apart from all setback requirements and will be located within Tract 2.

TRACT 3

"GO" GARDEN OFFICE WITH LIMITED RETAIL DISTRICT REGULATIONS

1. Purpose - The district is intended for low rise office and limited retail uses. The district is designed to permit the location of offices of any profession, trade, or service near their clients and to minimize the effect upon residential and commercial areas. Selected retail uses are also permitted to provide local residents and employees with goods and services. The height, setback and parking regulations are intended to allow flexibility in design and maintain aesthetics and neighborhood quality.
2. Use Regulations
- a. Professional administrative offices where services are provided, including but not limited to doctors, dentists, attorneys, architects, engineers, insurance, real estate, and similar offices
 - b. Clinics
 - c. Office buildings
 - d. The following uses shall not consume more than forty-five percent (45%) of the total 10.7 gross acres in Tract 3.

- (1) Cleaner and laundry (self service)
- (2) Barber and beauty shops
- (3) Florist shops
- (4) Optical shop
- (5) Drugstore or pharmacy
- (6) Bakery (retail)
- (7) Day care center for children
- (8) Office Supply Store

- e. Accessory buildings and uses customarily incidental to any of the above uses
- f. Such uses as may be permitted under provisions of Section 2.06, Specific Use Permits.

3. Height Regulations - The maximum height for the main building shall be two (2) standard stories, but shall not exceed thirty (30) feet in height. In no event, however, shall any building exceed one (1) standard story when located within two hundred (200) feet of any property zoned for residential or community facilities purposes.

4. Area Regulations

- a. Size of Yards

- (1) Front Yard

- (a) There shall be a front yard having a required depth of not less than fifty (50) feet adjacent to any public street. A ten-foot (10') landscape easement shall be required adjacent to any public street right-of-way, with such easement being maintained by the property owner. Excluding the easement, parking shall be permitted in the front yard.
- (b) Lots having double frontage shall provide the required setback from both streets.



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Keller Williams Realty Allen</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0490032</u> License No.	<u>klrw246@kw.com</u> Email	<u>972-747-5100</u> Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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