



PROPERTY PROFILE

- Name:** Oak Point Plaza - North & South
- Availability:** Owner desires to construct a build-to-suit building for a tenant to lease or ground lease
- Location:** West side of 5001 K Avenue, Plano, TX 75074 (Collin County), between East Spring Creek Parkway and Parker Road. The north tract is on the north side of the Wells Brothers Pet, Lawn, and Garden Supply Store. The south tract is on the south side of the store. These two tracts are approximately 1300 feet south of East Spring Creek Parkway.
- Land Area:** The north tract is approximately: 2.539 acres; 110,590 square feet
The south tract is approximately: 2.203 acres; 95,960 square feet
- Access:** Frontage
Both tracts front on the west side of K Avenue, a major north-south, six-lane divided thoroughfare with median.
- Thoroughfares
- To the north (0.3 miles) is a fully signalized intersection at E. Spring Creek Parkway, a major east-west, six-lane divided thoroughfare with median
 - To the south (1.2 miles) is a fully signalized intersection at E. Parker Road, a major east-west, six-lane divided thoroughfare with median
- Highways
- K Avenue is also known as SH-5 and ties into Greenville Avenue
 - To the west (0.8 miles) is US-75 (North Central Expressway) a major north-south freeway with exits for Spring Creek Parkway and Parker Road
 - To the north (9 miles) is the Sam Rayburn Tollway (SH-121 is the frontage road) a major east-west highway with exits for US-75 and SH-5



- To the south (4 miles) is President George Bush Turnpike (SH-190 is the frontage road), a 52-mile toll road running through the northern, northeastern and western suburbs, forming a partial loop around Dallas connecting Garland, Richardson, Plano, Carrollton, and Irving/Las Colinas

Transit:

Dallas Area Rapid Transit (DART) provides Transit services.

- The DART Red rail line terminates at the Parker Road Station, which is 1.7 miles (6 minutes) to the south. Multiple DART bus routes connect with this station.
- The neighborhood is served by DART bus route 350
- The property also lies within the North Plano DART On-Call Zone

Traffic counts:

Source: Site To Do Business (STDB)

Location	VPD	Date
K Avenue, south of Spring Creek	23,230	2009
K Avenue, north of Spring Creek	20,600	2009
Spring Creek, west of K Avenue	35,821	2012

Zoning:

The base zoning is CC – Corridor Commercial District. Permitted uses included but are not limited to: medical, office, retail, service, and limited manufacturing uses within major regional transportation corridors

Utilities:

Utility	Size	Location	Supplier
Water	8"	Westside of K Avenue	Plano
Sanitary Sewer	10"	Westside of K Avenue	Plano
Sanitary Sewer	15"	Southside of creek	
Storm		Westside of K Avenue	Plano
Gas			Atmos
Electric			Oncor



Topography: North: The property is generally level, draining from north to south. There is no area within the 100-year flood plain.
South: Gentle slope from the south side to the north side. There is land area located within drainage easements in the creek bed that is within the 100-year flood plain.

Easements: North:
24' Fire Lane and Utility Easement beginning at the curb cut and turning 90° to the south
15' Drainage running north-south through the property
South: There is a sanitary sewer easement at the top of the south bank of the creek.

Current use: Vacant and ready for development

Adjoining uses: North: Sam's Wholesale Club
East: The Giovanna Apartment Homes & Extra Space Storage
South: Wells Brothers Pet, Lawn, and Garden Supply Store
West: Living Earth Mulch, Soil, and Compost and other small businesses fronting on Split Trail Road

Neighborhood: Major retail in the area includes Cinemark movie theater, Collin Creek Mall, Lowe's Home Improvement, Sam's Club, Walmart Super Center, and Watters Creek, a mixed-use development. Nearby lodging includes Days Inn, Fairfield Inn, Intown Suites, Magnuson Hotel Park Suites, Motel 6, and Plano Inn & Suites. Many financial institutions are also located in the area. Numerous restaurants offer fast food to gourmet dining.

Demographics: Source: Site To Do Business (STDB)

2017	1 Mile	3 Miles	5 Miles
Total Population	10,150	110,890	294,050
Total Households	3,777	39,770	105,232
Average Household Size	2.69	2.78	2.79
Average Household Income	\$77,439	\$95,427	\$117,153



Public facilities: Major public facilities in the neighborhood include:

Emergency Services

- Police: 909 14th Street, Plano, TX 75074
- Fire: Station #6, 6651 Alma Road, Plano, TX 75022
Station #11, 4800 Los Rios Blvd, Plano, TX 75074

Education

- McCall Elementary, 6601 Cloverhaven Way, Plano, TX 75074
- Bowman Middle School, 1717 17th Street, Plano, TX 75074
- T. H. Williams High School, 1717 17th St., Plano, TX 75075
- Plano East Senior HS, 3000 Los Rios Blvd, Plano, TX 75074
- Collin College, Spring Creek Campus, 2800 E. Spring Creek Parkway, Plano, TX 75074

Parks

- Oak Point Park Nature & Retreat Center (5901 Los Rios Blvd, Plano, TX 75074
- Oak Point Recreation Center, 6000 Jupiter Road, Plano, TX 75074
- Plano Event Center, 2000 E. Spring Creek Pkwy, Plano, TX 75074
- High Point Park, Athletic Fields, & Tennis Center are to the west at 421 W. Spring Creek Pkwy, Plano, TX 75023

Medical

- Medical City Plano, 3901 W. 15th Street, Plano, TX
- Texas Health Resources Clinic, 900 E. Park Blvd, #100, Plano, TX
- Baylor Regional Medical Center, 4700 Alliance Blvd., Plano, TX

CIP: Capital improvement projects in the area:

- Split Trail Road was improved in 2017
- A city sponsored Oak Point study area was initiated in 2017

Brokers: Broker(s) and agent(s) may register their client by requesting a Registration Letter



Principals: Texas law requires all real estate licensees to give the Texas Real Estate Commission's (TREC) Information About Brokerage Services to prospective buyers, tenants, sellers, and landlords. In addition, the TREC also requires its licensees to post the Texas Real Estate Commission's Consumer Protection Notice. Links to both are available on the homepage.

Information: Contact Broker: Hope Realty
Attention: Michael Hope, Broker Associate
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Exhibits: The following exhibits are available on this property's home page:

- Street Map
- Aerial Map
- Conceptual Site Plan
- Drive Time Map