



VENTURE

± 1.04 AC PAD SITE FOR SALE

214.378.1212

2021 W MCDERMOTT DR
ALLEN, TX

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LOCATION

2021 W MCDERMOTT DR, ALLEN, TX

SIZE

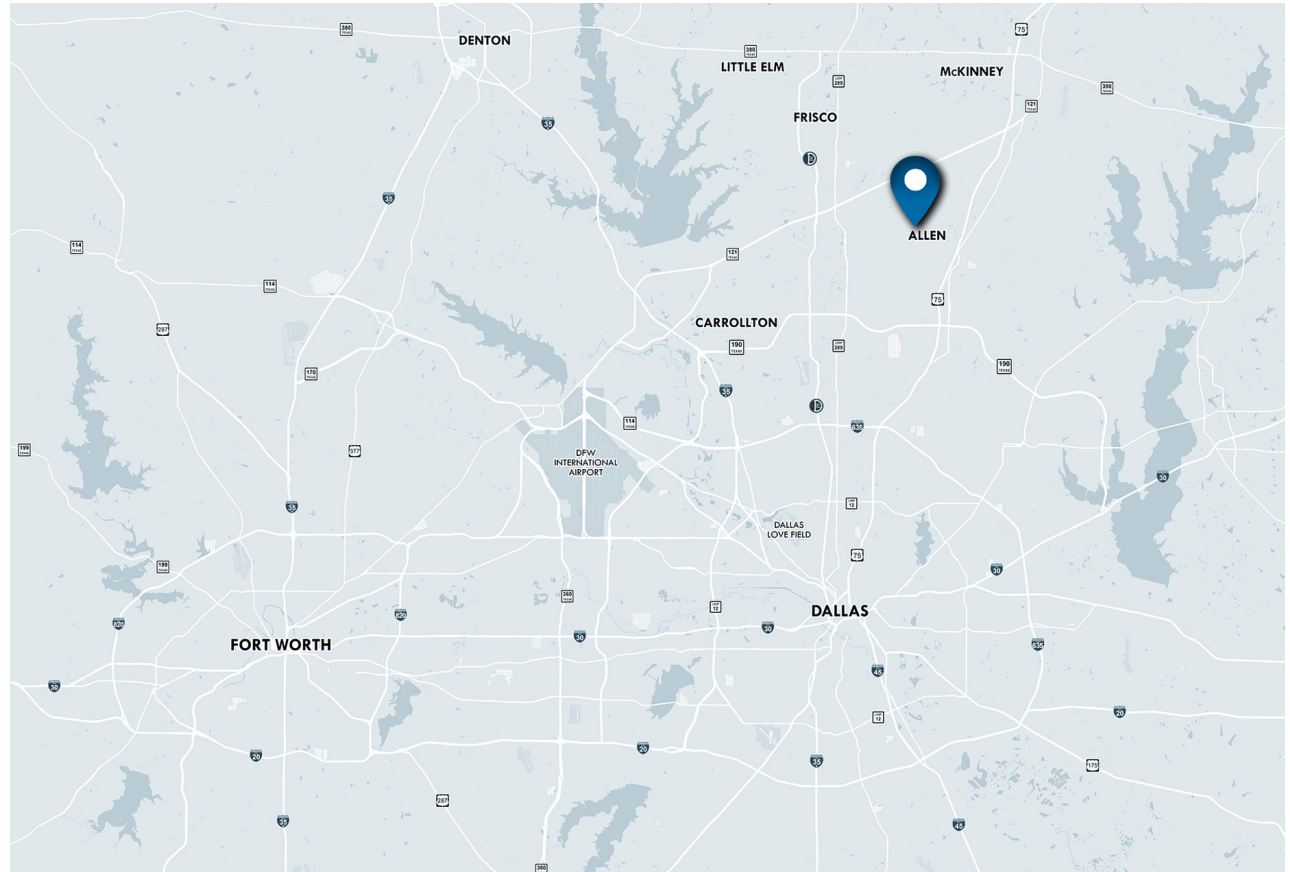
PAD SITE
±1.04 ACRES

TRAFFIC COUNTS

CUSTER RD	MCDERMOTT DR
25,185 VPD	23,895 VPD

PROPERTY HIGHLIGHTS

- ★ EXCELLENT DEMOS WITH OVER 142K PEOPLE IN A 3-MILE RADIUS AND AVERAGE HOUSEHOLD INCOMES IN EXCESS OF \$166K
- ★ LOCATED AT A STRONG NEIGHBORHOOD INTERSECTION WITH MCDERMOTT DR AND CUSTER RD COLLECTIVELY CARRYING MORE THAN 49,000 VPD
- ★ CUSTER RIDGE ESTATES IS A NEW HIGH-END SINGLE-FAMILY DEVELOPMENT LOCATED DIRECTLY ACROSS MCDERMOTT DRIVE FROM THE SITE AND UPON FULL COMPLETION WILL CONTAIN 105 HOMES WITH PRICES RANGING FROM \$900,000 TO \$1,300,000
- ★ PROPERTY ZONING IS WITHIN PD-56 AND THE UNDERLYING ZONING IS SHOPPING CENTER (SC)



2024 DEMOGRAPHIC SUMMARY

	1 MILE	2 MILES	3 MILES
EST. POPULATION	14,366	61,300	142,417
EST. DAYTIME POPULATION	2,726	11,211	35,809
EST. AVG. HH INCOME	\$192,246	\$185,825	\$166,709

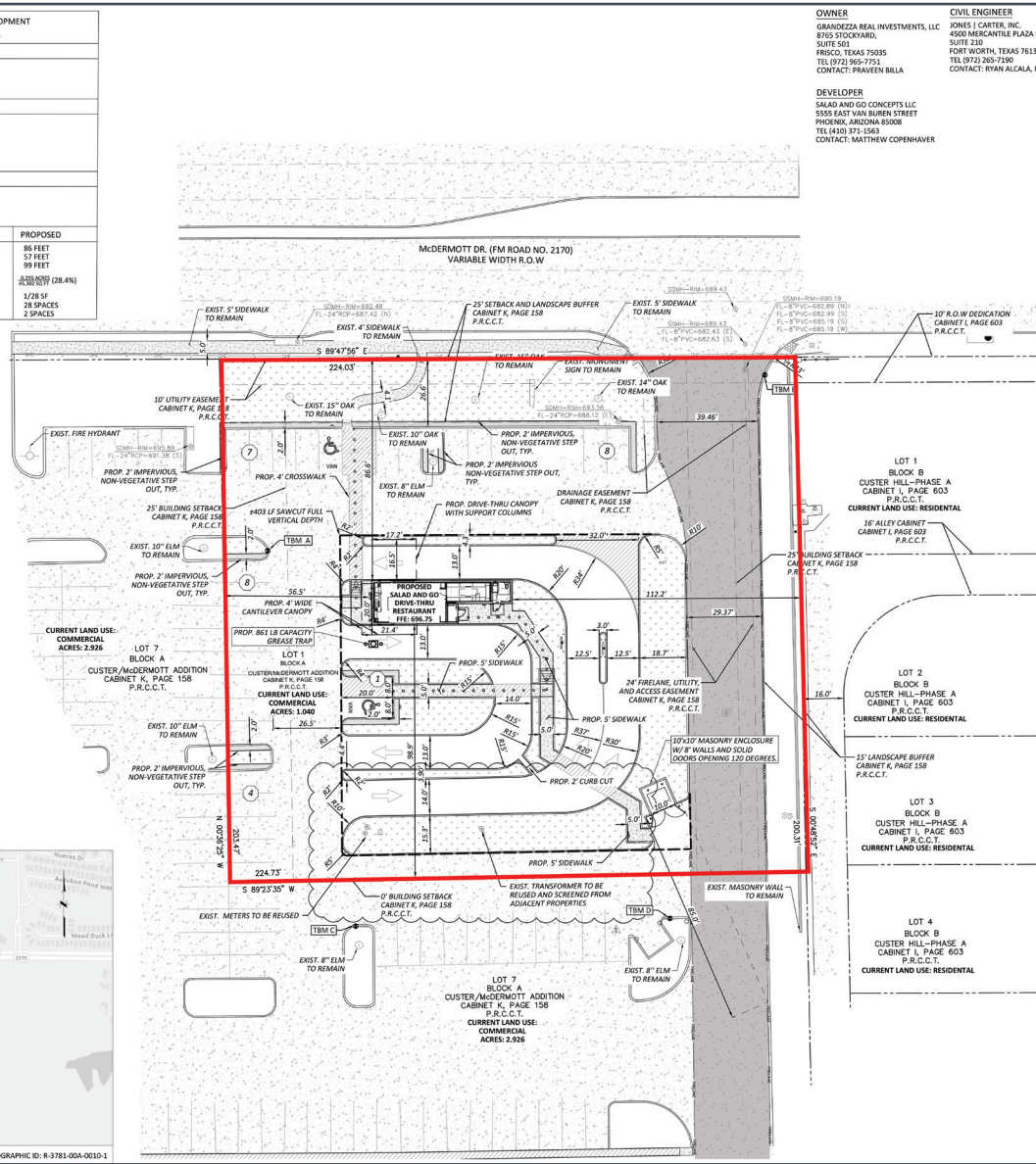
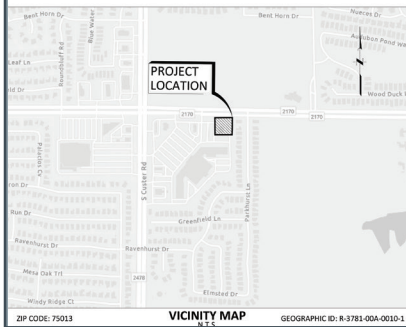
AREA ATTRACTIONS



SITE DATA BASED ON SALAD AND GO PROPOSED DEVELOPMENT CUSTER/MCDERMOTT ADDITION LOT 1 BLOCK A		
GENERAL		
EXISTING ZONING:	SHOPPING CENTER (SC)	
PROPOSED ZONING:	SHOPPING CENTER (SC)	
CURRENT USE:	BANK	
PROPOSED USE:	DRIVE THRU RESTAURANT	
OVERALL SITE		
GROSS SITE AREA:	1.040 ACRES (45,302 SQUARE FEET)	
SITE FRONTAGE:	87 FEET	
SITE WIDTH:	145 FEET	
SITE DEPTH:	265 FEET	
IMPERVIOUS COVER:	32,458 SQUARE FEET (0.744 ACRES)	
PERVIOUS COVER:	12,870 SQUARE FEET (0.295 ACRES)	
BUILDING DATA		
BUILDING AREA:	780 SQUARE FEET	
BUILDING HEIGHT:	20 FEET (1 STORY)	
LOT COVERAGE:	1.79%	
FLOOR AREA RATIO:	0.91:1	
PROPERTY DEVELOPMENT REGULATIONS		
	REQUIRED	PROPOSED
FRONT SETBACK:	25 FEET	86 FEET
SIDE SETBACK:	25 FEET	57 FEET
REAR SETBACK:	0 FEET	99 FEET
LANDSCAPE AREA:	8,150 SF (18.6%)	8,150 SF (18.4%)
PARKING SPACE RATIO:	1/200 SF	1/28 SF
PARKING SPACE:	8 SPACES	28 SPACES
ADA PARKING SPACES:	1 SPACE	2 SPACES

NOTES

1. THE DEVELOPMENT OF THIS SITE WILL BE IN ACCORDANCE WITH CITY OF ALLEN DEVELOPMENT STANDARDS.
2. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS OTHERWISE APPROVED.
3. APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 16, HEALTH AND ENVIRONMENT, ARTICLE II, SOLID WASTE, SECTIONS 051 TO 06.
4. APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 344 RULES ESTABLISHED BY THE STATE OF TEXAS AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN ALLEN WATER CONSERVATION ORDINANCE (T.O.S. 1), AND THE CITY OF ALLEN WATER CONSERVATION AND THROUGH CONTINGENCY AND EMERGENCY RESPONSE PLAN.

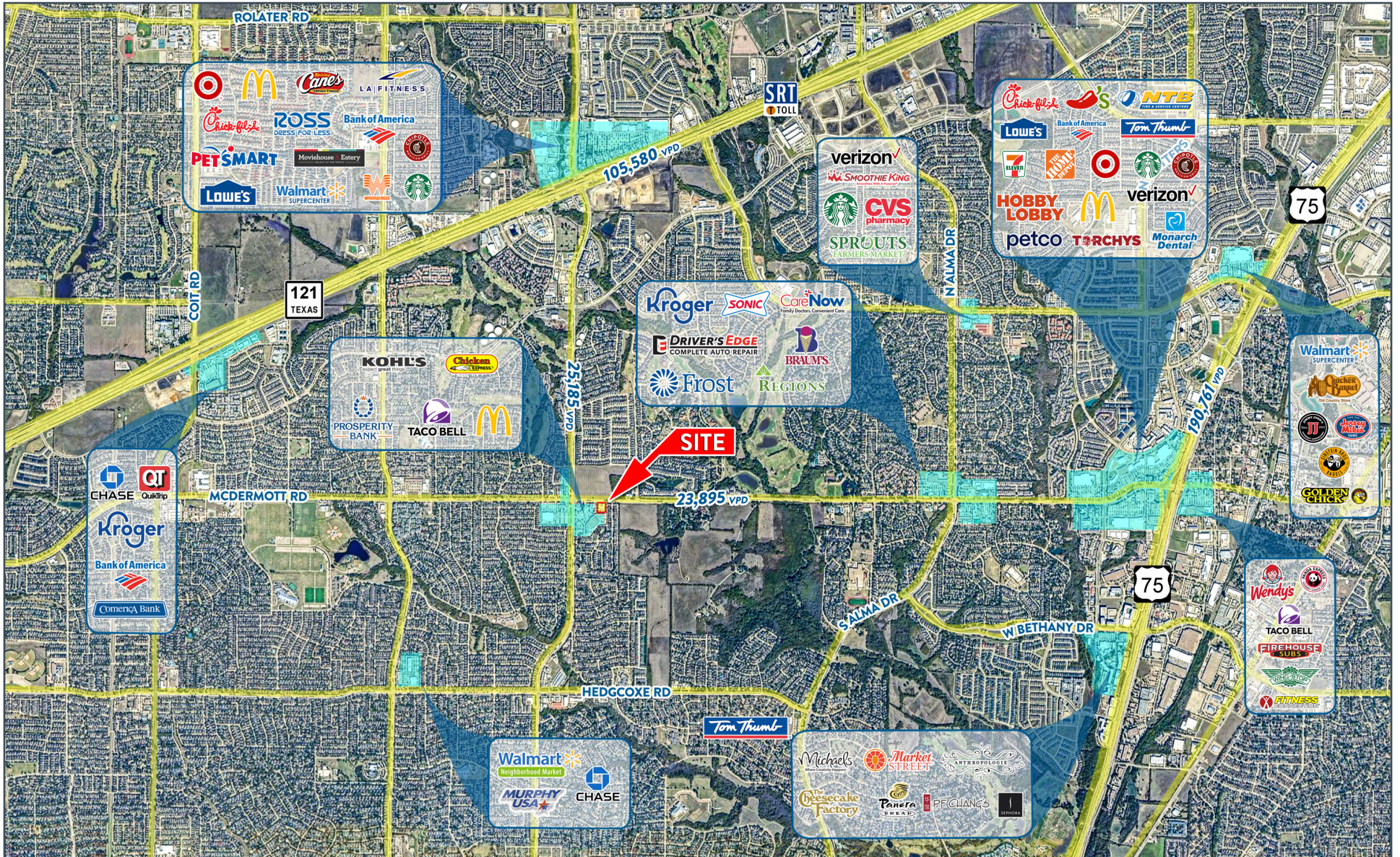


OWNER
GRANDEZZA REAL INVESTMENTS, LLC
8765 STOCKYARD,
SUITE 501
FRISCO, TEXAS 75035
TEL (972) 965-7751
CONTACT: PRAVEEN BILLA

CIVIL ENGINEER
JONES I CARTER, INC.
4500 MERCANTILE PLAZA DR
SUITE 210
FORT WORTH, TEXAS 76137
TEL (817) 465-7190
CONTACT: RYAN ALCALÁ, PE

DEVELOPER
SALAD AND GO CONCEPTS LLC
5505 EAST VAN NUWEN STREET
PHOENIX, ARIZONA 85008
TEL (480) 371-1563
CONTACT: MATTHEW COFFENHAVER







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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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Information About Brokerage Services

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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

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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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Lawrence E. Wilson	708761	lwilson@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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John Zikos	375018	jzikos@venturedfw.com	214-378-1212
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