

SITE



BRYAN HAGGARD
LAND GROUP

GREEN MEADOWS

L U X U R Y E S T A T E S

Parker Road (FM 2514) & Lewis Lane · Parker, Texas · Collin County

±28.525 AC

Gross Acres

12

Estate Lots

2.0 – 2.3+

Acre Lots

\$220,945

Med. HH Income (1-Mi)

30,181 VPD

Parker Rd Traffic ('24)

Plano ISD

School District

THE INVESTMENT

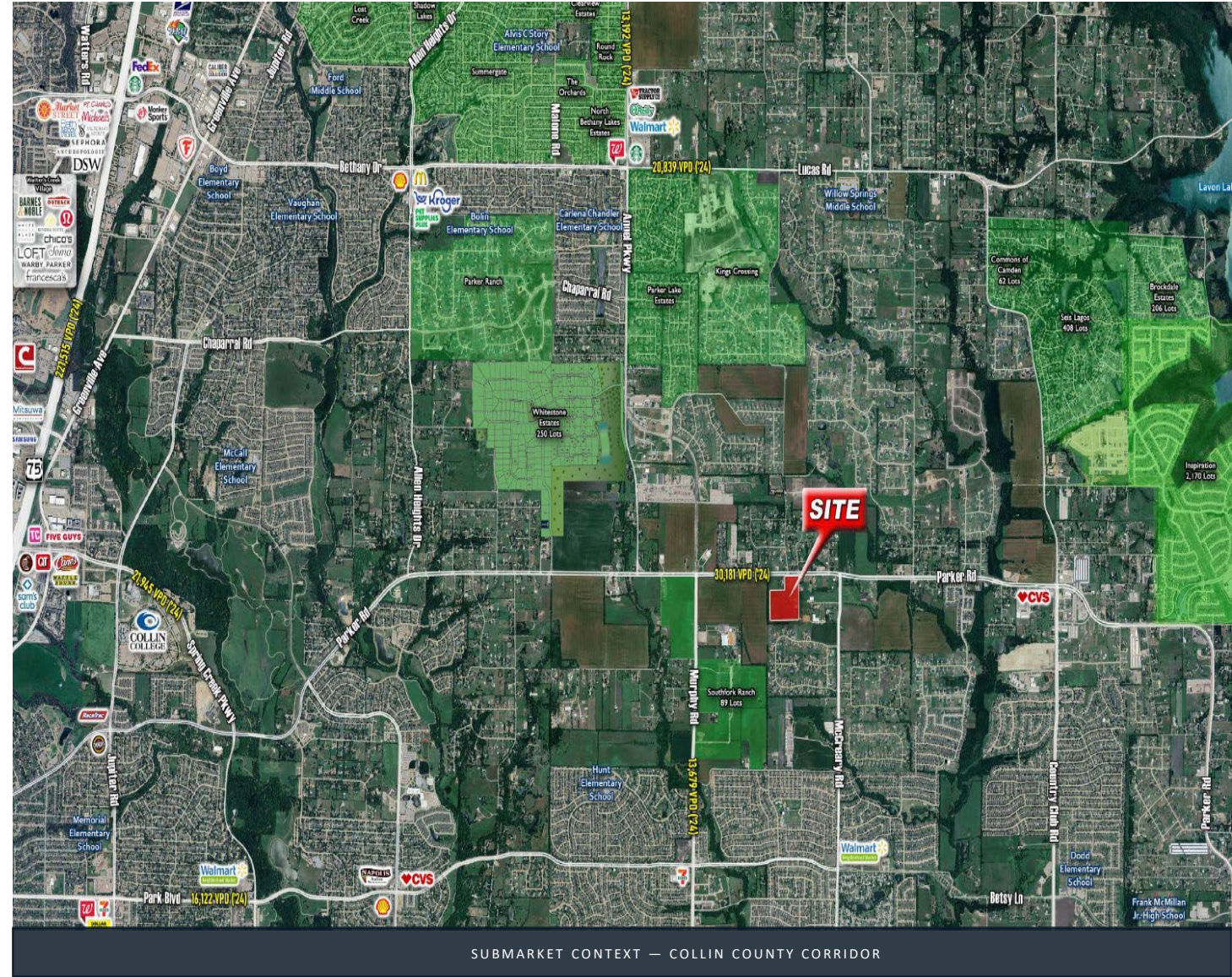
Bryan Haggard Land Group (BHLG), as exclusive advisor to ownership, is pleased to present Green Meadows, a ±28.525-acre fully entitled residential development opportunity located at Parker Road (FM 2514) and Lewis Lane in Parker, Texas.

Green Meadows consists of 12 estate residential lots and will be fully approved by April 2026. The project is designed for 2.0 to 2.3+ acre homesites, targeting the luxury custom home segment within Collin County.

The property is located within Parker's established low-density estate residential corridor, positioned between Plano, Allen, and Lucas — providing access to the region's major employment centers while maintaining the large-lot residential character that defines the Parker market.

Green Meadows offers developers the rare opportunity to deliver estate-sized custom homesites in a supply-constrained submarket where developable land and entitled subdivisions of this scale are exceptionally limited.

±28.5 AC	12	2.0–2.3 +	April 2026
Site	Lots	Acre Lots	Entitled



SUBMARKET CONTEXT — COLLIN COUNTY CORRIDOR

PROPERTY DESCRIPTION

SITE SIZE	±28.525 Gross Acres
ADDRESS	604 Parker Rd. Allen, TX 75002
JURISDICTION	City of Parker
PLANNED DEVELOPMENT	12 Residential Estate Lots
LOT SIZES	Approximately 2.0 – 2.3+ Acres Each
ACCESS	Clark Street from Parker Road (FM 2514)
WATER	8" PVC line connecting to existing 18" main along Parker Road
SCHOOL DISTRICT	Plano Independent School District
TRAFFIC	30,181 VPD on Parker Road (2024)
ENTITLEMENT	Fully Entitled — April 2026

5-MILE DEMOGRAPHIC SNAPSHOT

183,949

2025 Population

150,601

Daytime Population

60,676

Households

\$161,979

Avg HH Income



KEY ADVANTAGES

**FULLY ENTITLED SUBDIVISION**

12 estate lots with full city approval completing April 2026. Fifth-stage civil engineering submittal complete. Entitlement risk eliminated for the buyer.

**REGIONAL EMPLOYMENT ACCESS**

Direct access to Plano/Legacy corridor via US-75, PGBT (SH-190), and SH-121. Toyota N.A., JPMorgan Chase, and Liberty Mutual within 6–11 miles.

**ESTATE LOTS — SUPPLY CONSTRAINED**

2.0–2.3+ acre lots in a market with limited supply. Parker's strict low-density zoning limits alternatives. Entitled tracts of this scale are exceptionally rare.

**PLANO ISD — TOP-RANKED DISTRICT**

Plano ISD consistently ranks among the top school districts in Texas and nationally — a primary purchase driver for executive-level buyers in the estate segment.

**EXCEPTIONAL SURROUNDING WEALTH**

1-mile median household income: \$220,945. Average household income: \$251,207. Median net worth within 1 mile: \$1,807,905. 79.5% white-collar workforce.

**HIGH-TRAFFIC ARTERIAL FRONTAGE**

30,181 VPD on Parker Road (FM 2514) in 2024. Prominent position at Parker Road & Lewis Lane within the established estate residential corridor.

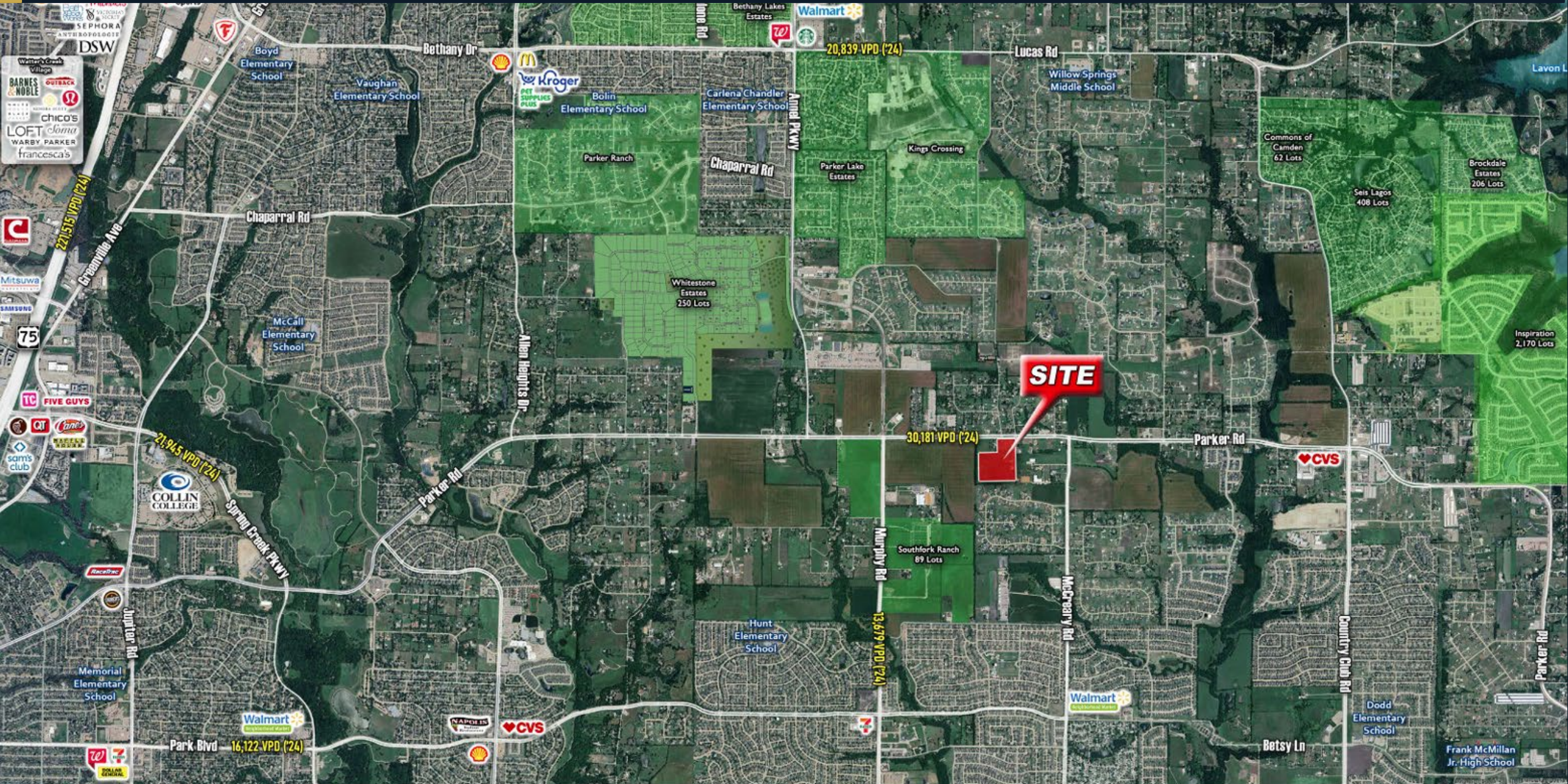


30,181 VPD ('24)

Lewis Ln

Parker Rd

SITE

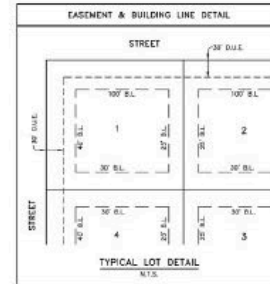
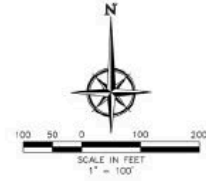


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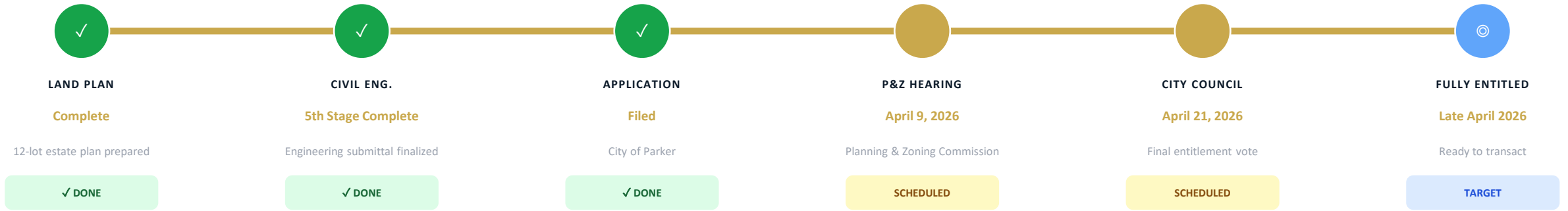


PLAT



ENTITLEMENT STATUS

Green Meadows is advancing through its final entitlement sequence with two remaining approvals scheduled in April 2026. The project has completed a fifth-stage civil engineering submittal and is positioned to achieve full city approval, eliminating entitlement risk for the acquiring developer.



P&Z COMMISSION	
Date	Thursday, April 9, 2026
Body	City of Parker Planning & Zoning
Purpose	Estate Lot Subdivision Approval

CITY COUNCIL VOTE	
Date	Monday, April 21, 2026
Body	City of Parker City Council
Purpose	Final Entitlement Vote

WHY PARKER ENTITLEMENTS ARE RARE:

Parker enforces 2-acre minimum lot sizes and strictly limits new development by design. A fully entitled 28.5-acre estate tract at this location — with fifth-stage civil complete — is an exceptional and rare offering with few near-term alternatives in the submarket.

DEMOGRAPHIC SUMMARY

E Parker Rd & Lewis Ln, Allen, Texas, 75002
Ring of 1 mile

KEY FACTS

1,625

Population



485

Households

41.3

Median Age

\$174,387

Median Disposable Income

EDUCATION

10.9%

No High School Diploma



7.0%

High School Graduate



18.4%

Some College/
Associate's Degree



63.7%

Bachelor's/Grad/
Prof Degree

INCOME



\$220,945

Median Household Income



\$74,040

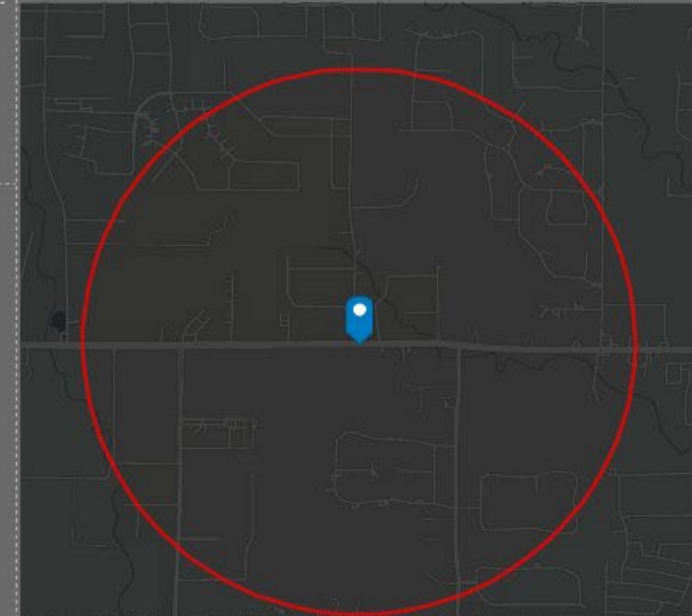
Per Capita Income



\$1,807,905

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



79.5%

White Collar



9.9%

Blue Collar



10.6%

Services

2.7%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

DEMOGRAPHIC SUMMARY

E Parker Rd & Lewis Ln, Allen, Texas, 75002
Ring of 3 miles

KEY FACTS

58,810

Population



17,492

Households

37.8

Median Age

\$122,826

Median Disposable Income

EDUCATION

7.2%

No High School Diploma



13.0%

High School Graduate



24.0%

Some College/
Associate's Degree



55.7%

Bachelor's/Grad/
Prof Degree

INCOME



\$155,291

Median Household Income



\$55,806

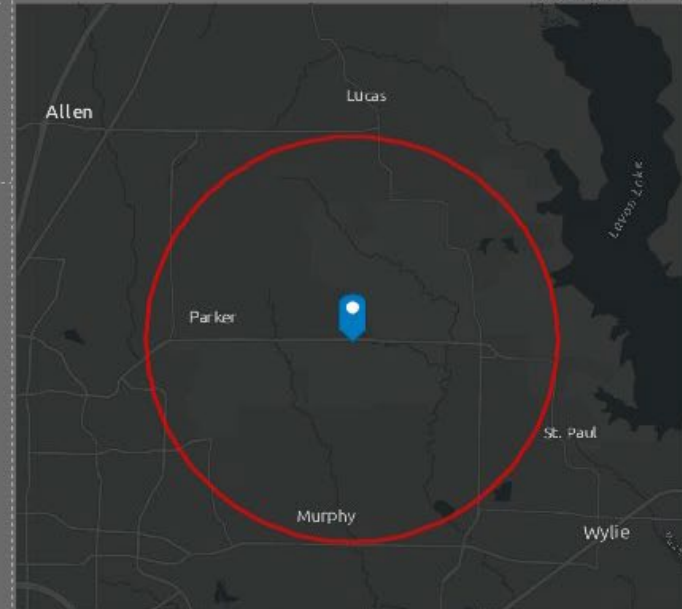
Per Capita Income



\$911,400

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

77.4%



Blue Collar

14.5%



Services

9.5%

4.5%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

DEMOGRAPHIC SUMMARY

E Parker Rd & Lewis Ln, Allen, Texas, 75002

Ring of 5 miles

KEY FACTS

183,949

Population



60,676

Households

38.0

Median Age

\$105,790

Median Disposable Income

EDUCATION

5.7%

No High School Diploma



15.3%

High School Graduate



25.6%

Some College/
Associate's Degree



53.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$128,765

Median Household Income



\$53,352

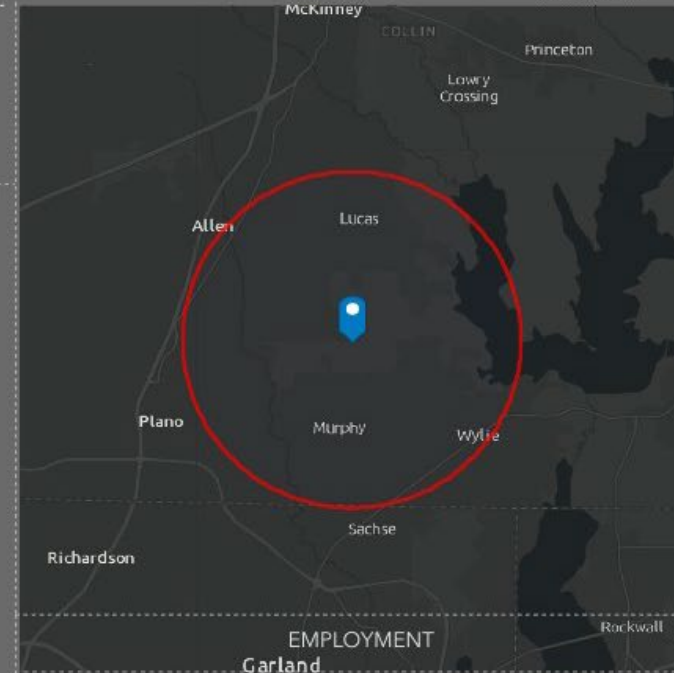
Per Capita Income



\$577,379

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

77.9%

White Collar



12.6%



11.3%

4.1%

Unemployment Rate

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DALLAS-FORT WORTH MARKET OVERVIEW



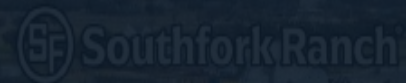
With a population of over 8.1 million, the Dallas-Fort Worth Metroplex is the 4th largest metropolitan area in the U.S., projected to surpass Chicago by 2034. DFW's growth is projected at more than four times the national average through 2027. Parker — within Collin County's most affluent corridor — is a direct beneficiary of this regional expansion.

MAJOR REGIONAL DEVELOPMENTS

PROJECT	LOCATION	INVESTMENT
Texas Instruments Semiconductor	Sherman	\$30B
Hall Park Redevelopment	Frisco	\$7B
Preston Harbor	Denison	\$6B
DFW Airport Terminal F	DFW	\$4.8B
Texas Research Quarter	Plano	\$4B
GlobalWafers Semiconductor	Sherman	\$4B
Reunion Redevelopment	Dallas	\$5B
Dallas Convention Center	Dallas	\$3B
Sloan Corners Mixed-Use	Allen/Fairview	\$3B
Legacy West Expansion	Plano	\$3B

PROJECT	LOCATION	INVESTMENT
Firefly Park	Frisco	\$2.5-4B
The Mix	Frisco	\$2B
DART Silver Line	DFW Region	\$1.89B
McKinney Cotton Mill	McKinney	\$933M
Grandscape Mixed-Use	The Colony	\$1.5B
PGA of America	Frisco	\$550M
Universal Kids Resort	Frisco	\$550M
Goldman Sachs Campus	Dallas	\$500M
Sunset Amphitheatre	McKinney	\$220M
Methodist Celina Medical Center	Celina	\$200M

OFFERED EXCLUSIVELY BY



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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 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 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.

Fairview Real Estate Services LLC	9009705	Info@BryanHaggardLand.com	972-265-9609
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rodney Haggard	0159098	RodneyOHaggard@gmail.com	972-422-2500
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Austin Freet	697931	Austin@BryanHaggardLand.com	972-265-9609
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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