

12,892 SF AVAILABLE | FORMER DAYCARE

8001 PARKWOOD BOULEVARD | PLANO, TEXAS 75024



GLEN IRBY

Glen@RealtexVentures.com

817.723.2549

The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

RTV
REALTEX VENTURES

PROPERTY OVERVIEW

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PROPERTY OVERVIEW

- Located off of Dallas North Tollway & Sam Rayburn Tollway
- Surrounded by retail shopping centers including Stonebriar Mall, Legacy Hall, The Shops at Legacy, and Granite Park
- High visibility on highly-trafficked road
- Neighboring Granite Park, a work community home to world-class amenities, dining & entertainment

AVAILABLE

12,892 Total SF

» Former Daycare

TRAFFIC GENERATORS



TRAFFIC COUNTS

Parkwood Blvd: 18,965 VPD ('19)

DNT: 206,880 VPD ('23)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 Population	10,878	106,422	317,868
Daytime Population	47,903	192,072	402,248
2030 Population	11,922	113,775	332,197
Average HH Income	\$124,562	\$167,020	\$174,465
Total Households	6,700	46,967	128,544
Median Home Value	\$578,846	\$618,659	\$581,511

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SITE AERIAL

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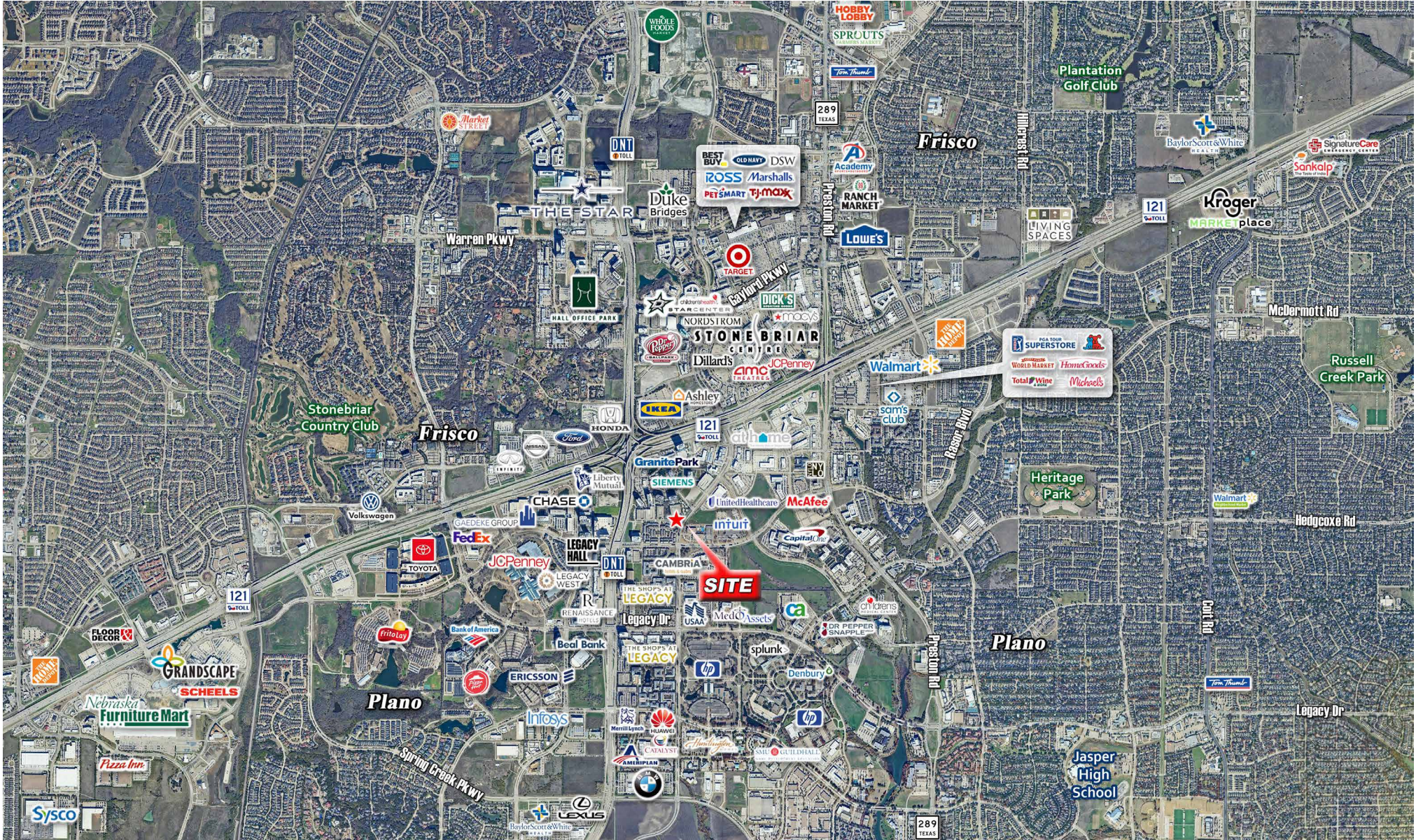
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MARKET AERIAL

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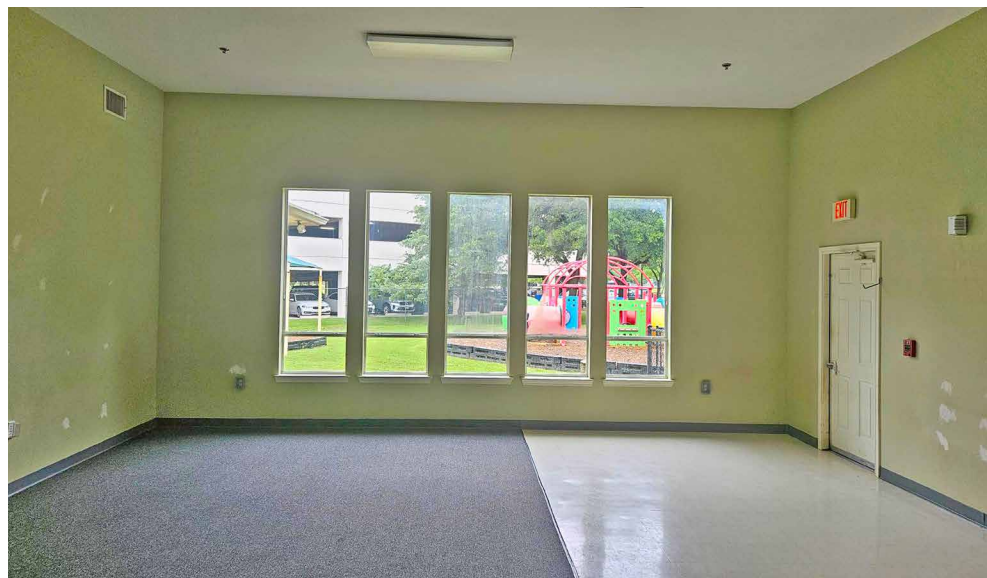
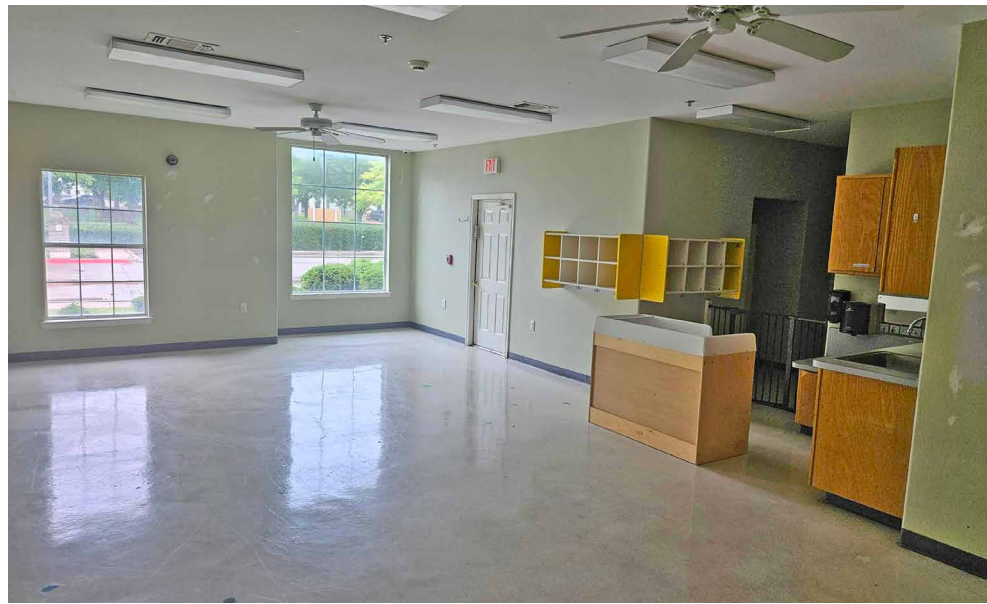
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INTERIOR PHOTOS

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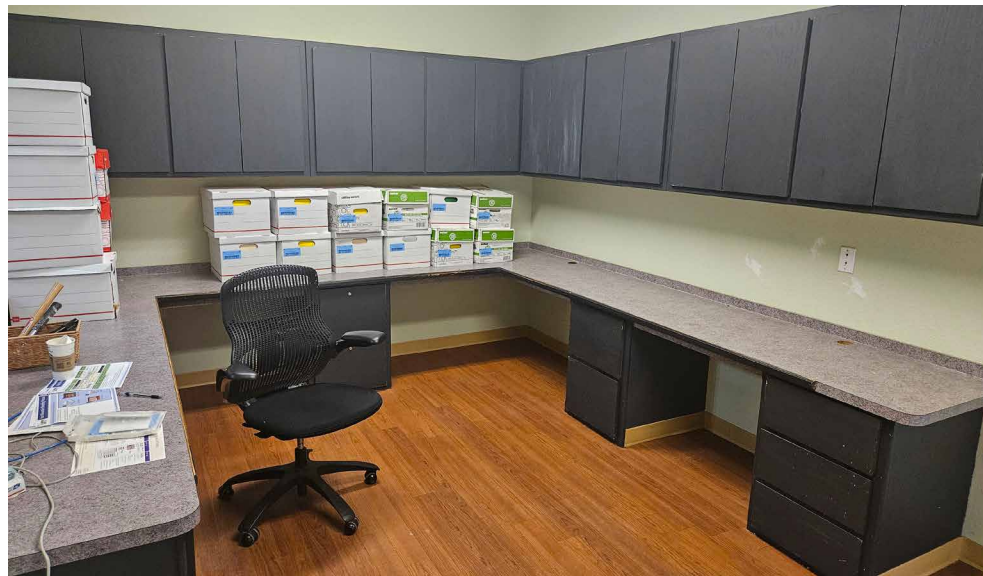
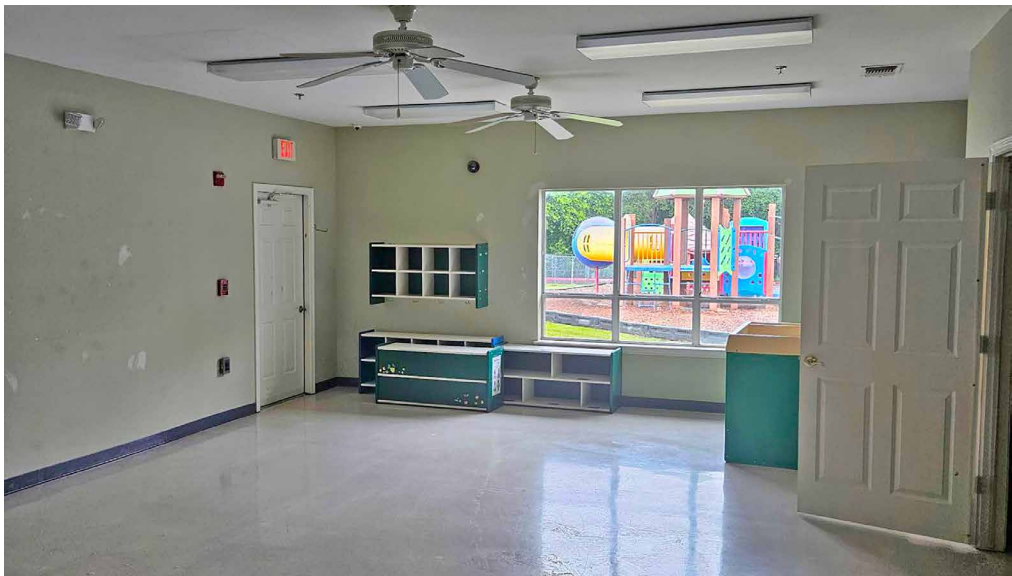
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