

LAND FOR SALE

UNITED
REAL ESTATE | DALLAS

MULTIFAMILY DEVELOPMENT OPPORTUNITY IN PLANO

4211 Mapleshade Ln. | Plano, TX 75075

5.098 Acres Available

Zoning: CC- Corridor Commercial

Located at one of the entrances to Beacon Square, the much anticipated mixed-urban 110-acre master-planned development

Visible from the PGBT (President George Bush Turnpike)

Near major national retailers

One of the largest parcels available in the market area

All utilities to site

Robert Alperin
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EXECUTIVE SUMMARY

ADDRESS

4211 Mapleshade Ln, Plano, TX 75093

SIZE

±5.098 Total Acres

LAT., LONG.

33.00445° N, 96.77519° W

ZONING

CC - Corridor Commercial

Allows for Multifamily Under Senate Bill 840

45ft Minimum Height Requirement

PARCELS

R-8703-001-0020-1

R-8703-001-0030-1

UTILITIES

Full Utilities to Site

TAX RATE

1.710%

SCHOOLS

Plano ISD

Harmony Science Academy (Elementary)

Wilson Middle School

Vines High School

LEGAL

DALTEX-MAPLESHADE ADDITION (CPL), BLK 1, LOT 2; (REVISED)(REPLAT)
and

DALTEX-MAPLESHADE ADDITION (CPL), BLK 1, LOT 3; (REPLAT)

PRICE

Call for Pricing

4211 Mapleshade Ln, Plano, TX 75093

BEACON SQUARE

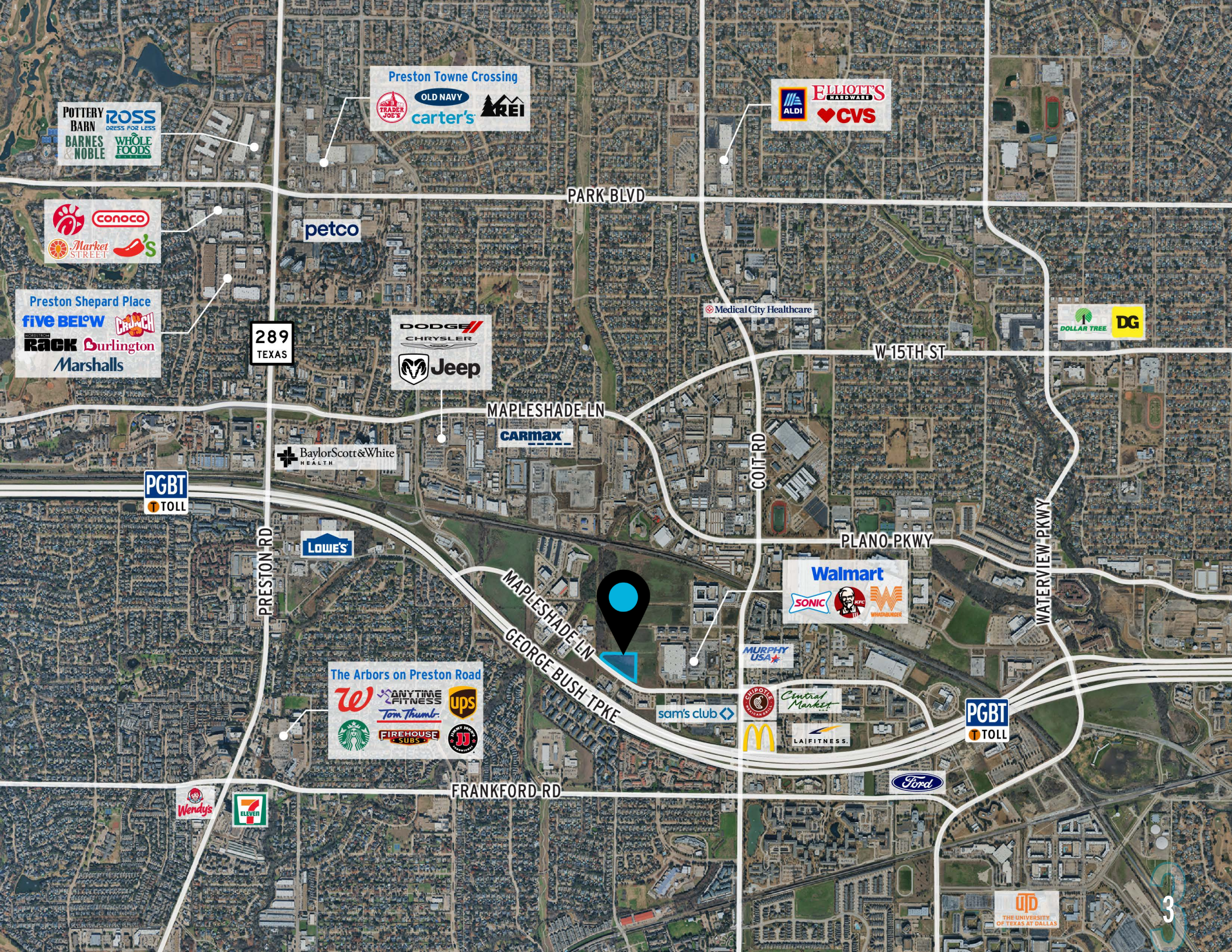
110-acre master-planned development
including retail, commercial, multi-family, and office

LOT 3
2.235 ACRES

LOT 2
2.862 ACRES

Mapleshade Ln | 11,110 VPD

George Bush Tpke
136,452 VPD



POTTERY BARN
BARNES & NOBLE
ROSS DRESS FOR LESS
WHOLE FOODS

Preston Towne Crossing
TRADER JOE'S
OLD NAVY
carter's
REI

ALDI
ELLIOTT'S HARDWARE
CVS

conoco
Market STREET
pepperoni

Preston Shepard Place
five BELOW
Rack
Burlington
Marshalls

289 TEXAS

DODGE CHRYSLER
Jeep

Medical City Healthcare

DOLLAR TREE
DG

PG&T TOLL

Baylor Scott & White HEALTH

CARMAX

LOWE'S

PRESTON RD

MAPLESHADE LN

COIT RD

W 15TH ST

PLANO PKWY

WATERVIEW PKWY

Walmart
SONIC
KFC
WENDY'S

MAPLESHADE LN
GEORGE BUSH TPKE

The Arbors on Preston Road
Wendy's
ANYTIME FITNESS
Tom Thumb
ups
Starbucks
FIREHOUSE SUBS
Wendy's

MURPHY USA

sam's club

McDonald's

Central Market

LAIFITNESS

PG&T TOLL

FRANKFORD RD

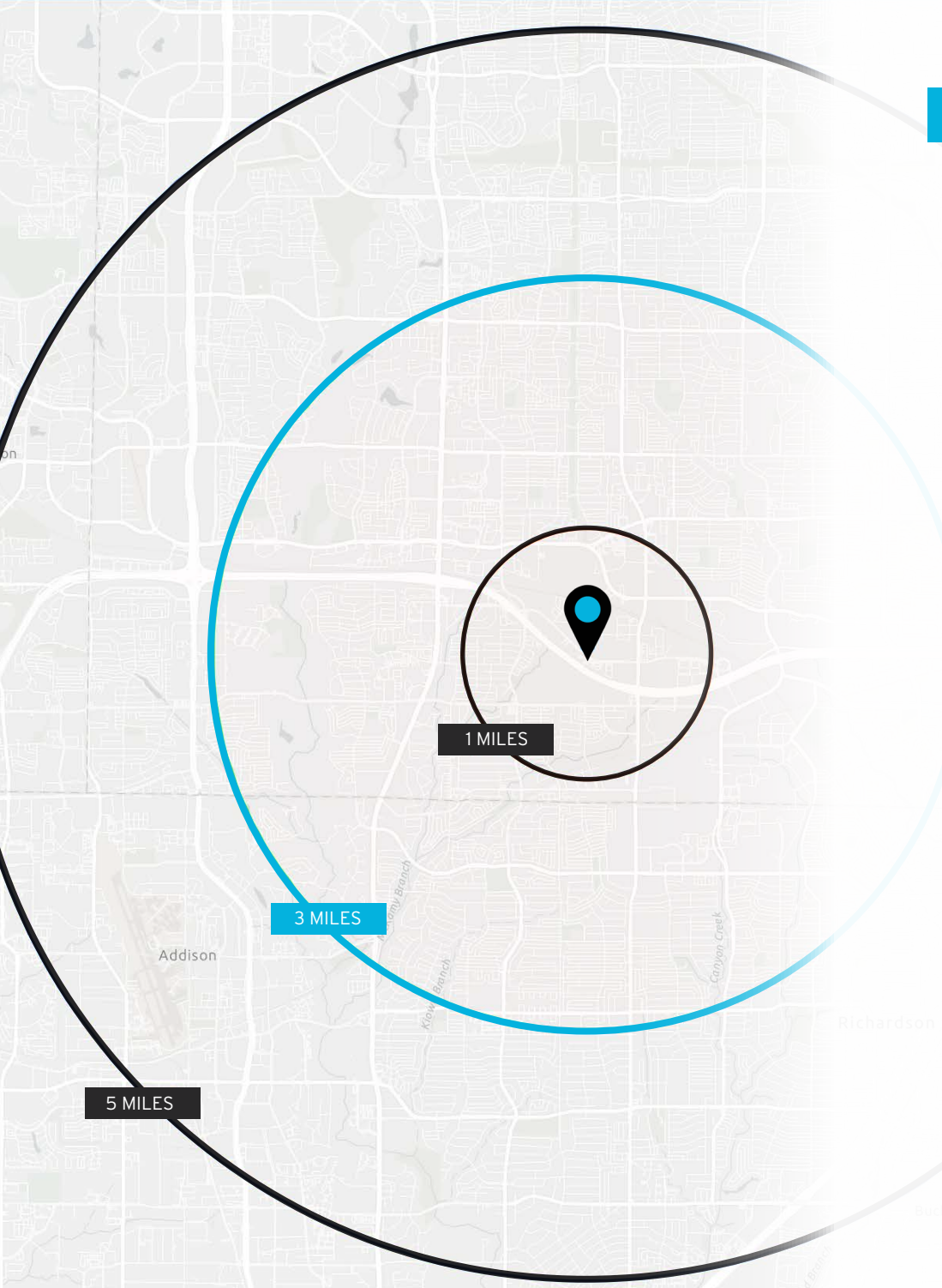
Wendy's

7 ELEVEN

Ford

UTD
THE UNIVERSITY OF TEXAS AT DALLAS

DEMOGRAPHICS



2026 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	12,942	130,815	372,159
Households	6,654	54,684	167,026
Families	2,842	30,755	89,288
Average Household Size	1.94	2.25	2.17
Owner Occupied Housing Units	2,147	27,740	67,983
Renter Occupied Housing Units	4,507	26,944	99,043
Median Age	35.0	37.5	37.1
Median Household Income	\$101,854	\$109,824	\$98,602
Average Household Income	\$145,825	\$164,808	\$147,610

5 MILE HIGHLIGHTS



167,026
HOUSEHOLDS



372,159
POPULATION



\$147,610
AVG HH INCOME

Located just 20 miles north of Downtown Dallas, Plano has established itself as one of the nation's premier destinations for corporate headquarters, innovation, and economic growth. Recognized for its exceptional business climate, highly educated workforce, and strategic location within the Dallas-Fort Worth Metroplex, the city is home to dozens of Fortune 1000 companies and continues to attract significant investment from leading technology, financial services, healthcare, and telecommunications firms.

Plano's thriving economy is supported by a diversified employment base, world-class infrastructure, and a high quality of life that consistently ranks among the best in the nation. The city's business-friendly environment, exceptional schools, extensive park system, and premier retail and entertainment destinations—including Legacy West, The Shops at Legacy, and the upcoming Dallas Stars Entertainment District—continue to attract both employers and residents alike.

As one of the fastest-growing economic centers in North Texas, Plano offers investors and businesses long-term stability driven by sustained job growth, corporate expansion, and continued public and private investment. Its central location within the DFW Metroplex provides convenient access to more than 8 million residents, two international airports, and one of the largest regional economies in the United States, making Plano an ideal location for continued commercial development and investment.

FAST FACTS

Population	~300,000
DFW Metro Population	8.5+ Million
Median Household Income	~\$115,000
Bachelor's Degree or Higher	60%+
Distance to Downtown Dallas	20 Miles
Distance to DFW International Airport	25 Miles



DALLAS STARS ENTERTAINMENT DISTRICT

A Transformational Investment for North Texas

The Dallas Stars have announced plans to anchor a transformative mixed-use entertainment district in Plano, representing one of the largest redevelopment projects in North Texas. The proposed development will redevelop the former Shops at Willow Bend into a vibrant destination featuring a new NHL arena, hospitality, retail, dining, residential, office, and public gathering spaces. Designed as a year-round entertainment hub, the project is expected to generate significant economic activity, attract millions of annual visitors, create new jobs, and further strengthen Plano's position as one of DFW's premier business and lifestyle destinations.

Economic Impact

- \$3 Billion proposed mixed-use redevelopment
- 90-acre entertainment district anchored by the Dallas Stars
- New NHL arena, hotels, residential, retail, restaurants, and office space
- Projected to generate over \$1.3 billion in new property tax revenue and approximately \$245 million in sales tax revenue over the life of the district
- Creates a year-round destination that will drive tourism, employment, and sustained consumer spending

A HUB FOR CORPORATE INVESTMENT

Plano has emerged as one of the nation's most sought-after corporate markets, attracting Fortune 500 companies through its highly educated workforce, exceptional transportation network, business-friendly environment, and unmatched quality of life. The city's headquarters ecosystem continues to expand, with major announcements from Samsung Electronics America and AT&T reinforcing Plano's role as one of the country's fastest-growing employment centers.



Samsung Electronics America U.S. Headquarters Relocation

Samsung Electronics America announced it will relocate its U.S. headquarters from Englewood Cliffs, New Jersey, to Plano by the end of 2026. The move will bring approximately 1,000 corporate employees to North Texas while consolidating executive leadership within Samsung's existing Legacy Central campus. The relocation further expands the city's concentration of high-income, innovation-driven employment.

Economic Impact

- Approximately 1,000 corporate jobs
- U.S. headquarters relocating to Plano
- Reinforces Legacy Central as a premier technology hub
- Supports continued demand for Class A office, luxury housing, hospitality, and retail
- Adds another Fortune Global 500 headquarters presence to Plano



AT&T Global Headquarters A Landmark Corporate Investment

AT&T announced plans to relocate its global headquarters from Downtown Dallas to a new 54-acre corporate campus at 5400 Legacy Drive in Plano. The approximately \$1.35 billion development is expected to accommodate roughly 6,000 employees and will become one of the largest corporate campuses in North Texas. The project reinforces the Legacy/Legacy West corridor as one of America's premier business districts.

Economic Impact

- \$1.35 billion corporate investment
- Approximately 6,000 employees
- New 54-acre global headquarters campus
- Significant demand for nearby retail, restaurants, hotels, and multifamily housing
- Continues Plano's momentum as a destination for Fortune 500 headquarters

For More Information Contact:
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Information About Brokerage Services

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

11/2/2015

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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Information available at www.trec.texas.gov
IABS 1-0 Date

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Summit Realty