

The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.



Plano

Development Opportunity

SEQ US 75 & 18th St

For Sale
\$2,093,000

 **SafeCapital**
INVESTMENTS LLC

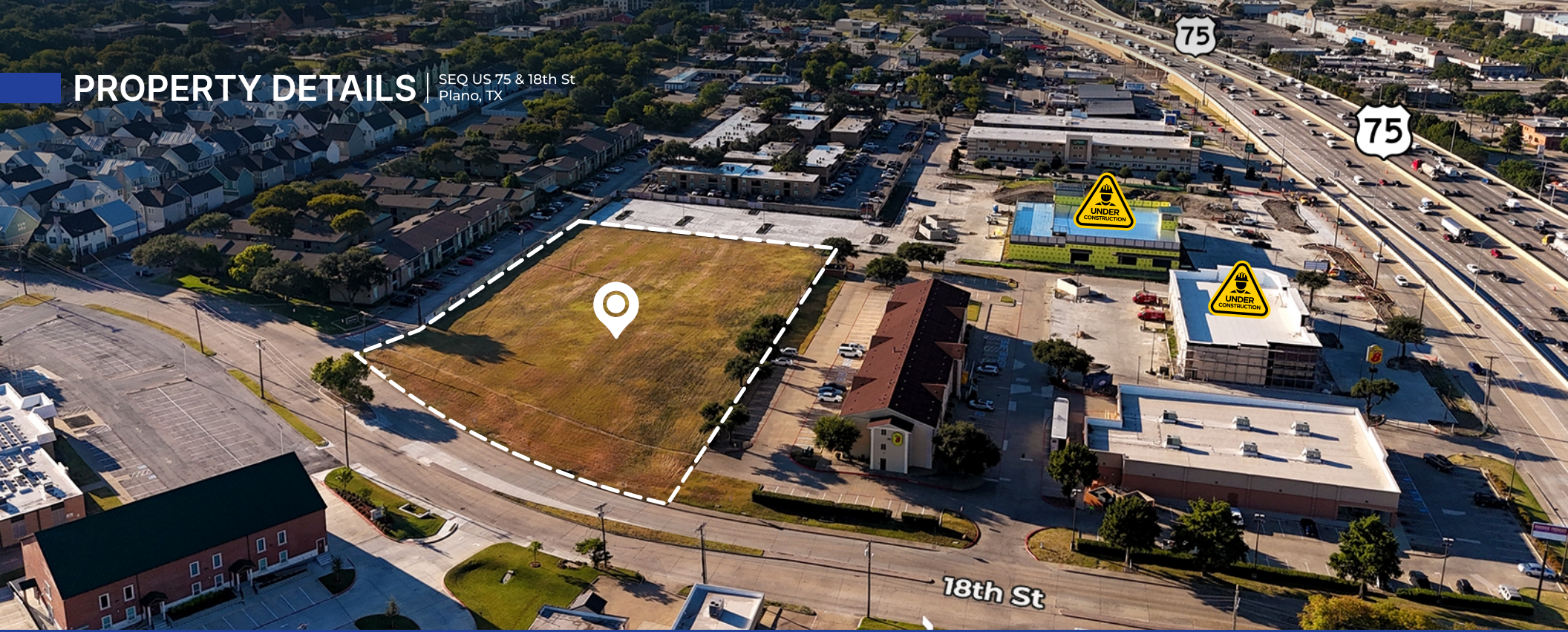
(972) 989 - 9701
www.safecapital.us

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PROPERTY DETAILS

SEQ US 75 & 18th St
Plano, TX



PROPERTY DESCRIPTION

This offering presents a premier **±2.67-acre development opportunity** strategically positioned along the **US-75** corridor in **Plano, Texas**.

The site benefits from **Commercial** and **Multifamily zoning**, offering flexibility for retail, restaurant, hospitality, or urban residential development.

Located near the **Collin Creek Redevelopment** and **State Farm's CityLine**, the property enjoys high visibility, robust demographics, and access to one of DFW's most dynamic submarkets.

PROPERTY HIGHLIGHTS

- **Commercial & Multifamily Zoning**
- **±2.67 Acres** – Flat and ready for development
- **Strategic US-75 Access**
- **High Rent per SF** – Plano submarket leadership
- **Near Collin Creek Redevelopment & State Farm CityLine**
- **All Utilities Available** – Infrastructure-ready site

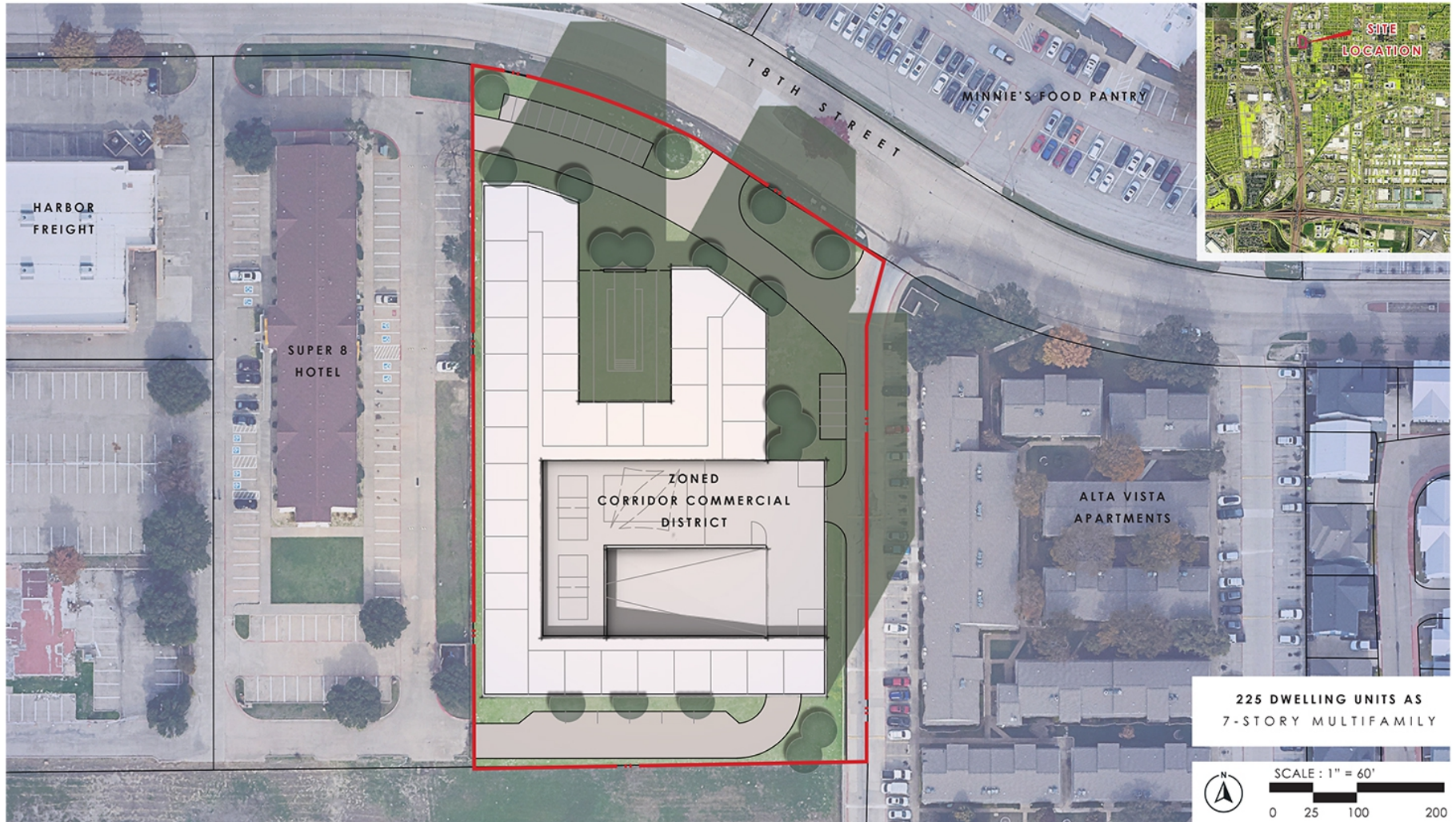
LOCATION

SEQ US 75 & 18th St
Plano, TX



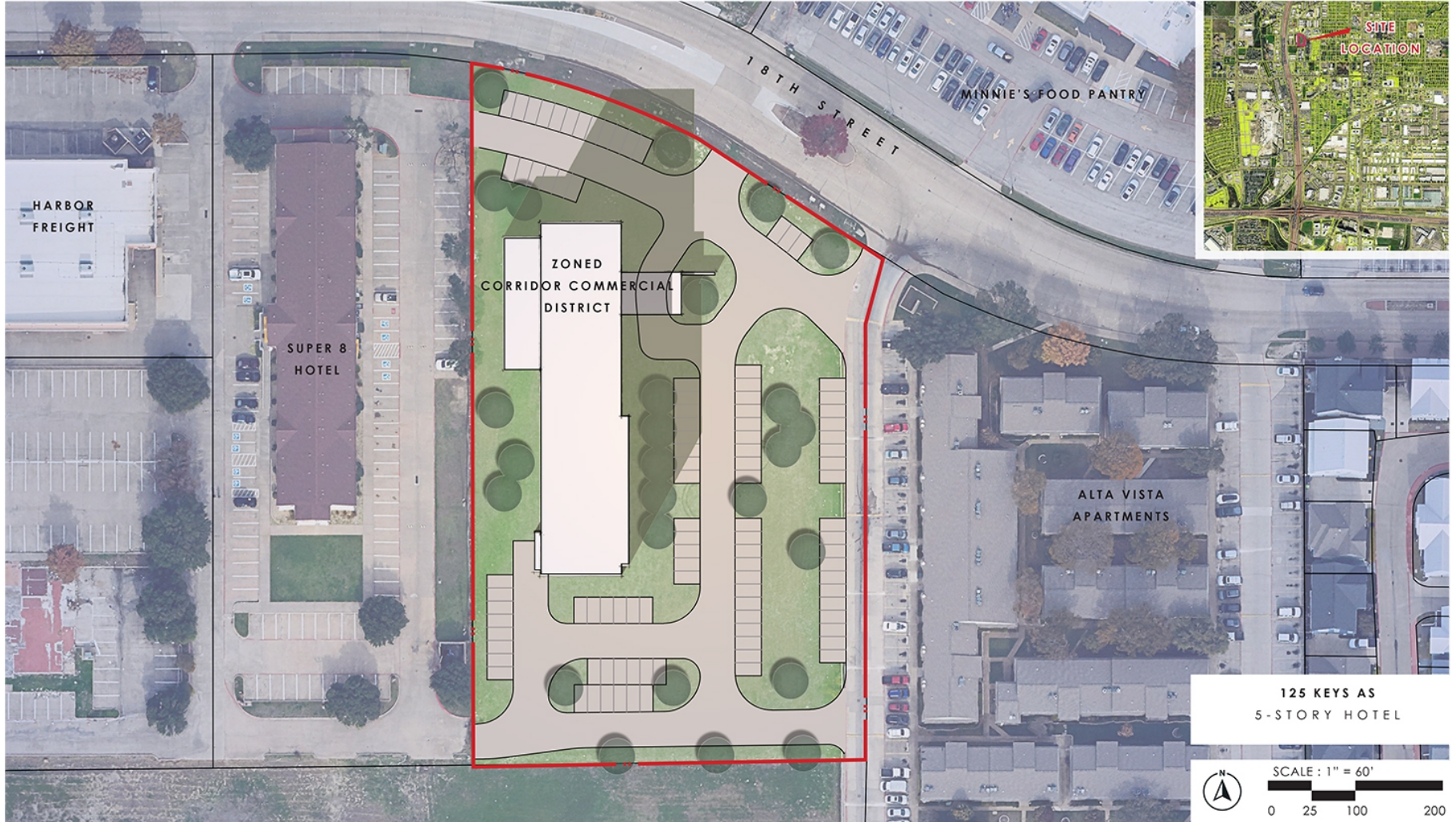
MULTI FAMILY CONCEPT PLAN

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Plano, TX



HOSPITALITY CONCEPT PLAN

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Plano, TX



AREA MAP

SEQ US 75 & 18th St
Plano, TX



SEQ US 75 & 18th St
Plano, TX

Walmart
Supercentre

COLLIN COLLEGE

JEFFERSON AT SPRING CREEK - APARTMENTS

75

75

75

75

COSTCO
WHOLESALE

TARGET

H MART

GREEN VINE
MARKET

PLANO

Historic DOWNTOWN
PLANO

THE HOME
DEPOT

Total Wine
& MORE

Dark Hour
Haunted House

State Farm
Building

PGBT
TOLL

PGBT
TOLL

WHOLE FOODS
MARKET

NOTICE OF APPRAISED VALUE

SEQ US 75 & 18th St
Plano, TX

This is NOT a Tax Statement

2025 Notice of Appraised Value

Do Not Pay From This Notice

COLLIN CENTRAL APPRAISAL DISTRICT
250 ELDORADO PKWY
MCKINNEY, TX 75069-8023
 Phone: 469.742.9200 866.467.1110

Property ID: 2017160
Ownership %: 100.00
Geo ID: R-0305-001-003D-1
Legal: NORTH CENTRAL ADDITION (CPL), BLK 1, LOT 3D
Legal Acres: 2.6741
Situs: 18TH ST PLANO, TX 75074
Appraiser: GBC
Owner ID: 263022
Efile PIN: XXXXXXXXXXXXXXXXXXXXXXX

DATE OF NOTICE: April 15, 2025

A copy of this notice has been sent to your agent.

Property ID: 2017160 - R-0305-001-003D-1
 SAMADI MOHAMMAD R
 7109 OAKBROOK DR
 PLANO, TX 75025-3215

Dear Property Owner,
 We have appraised the property listed above for the tax year 2025. As of January 1, our appraisal is outlined below.

Appraisal Information		Last Year - 2024		Proposed - 2025	
Market Value of Improvements (Structures / Buildings, etc.)		0		0	
Market Value of Non Ag/Timber Land		1,910,000		2,329,680	
Market Value of Ag/Timber Land		0		0	
Market Value of Personal Property/Minerals		0		0	
Total Market Value		1,910,000		2,329,680	
Productivity Value of Ag/Timber Land		0		0	
Appraised Value** (possible limitations, see below)		1,910,000		2,292,000	
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65 - Over 65)					
2024 Exemption Amount	2024 Taxable Value	Taxing Unit	2025 Proposed Appraised Value	2025 Exemption Amount	2025 Taxable Value
0	2,213,196	PLANO CITY	2,292,000	0	2,292,000
0	2,213,196	COLLIN COUNTY	2,292,000	0	2,292,000
0	2,213,196	COLLIN COLLEGE	2,292,000	0	2,292,000
0	2,213,196	PLANO ISD	2,292,000	0	2,292,000

Scan the QR code below to schedule an in-person informal review of your appraised value with the appraisal staff.

The difference between the 2020 appraised value and the 2025 appraised value is 118.63%.

** Your residence homestead is protected from future appraisal value increases in excess of 10% per year PLUS the value of any new improvements. An (*) next to the Taxing Unit name indicates a tax ceiling exists for that taxing unit. If you qualified your home for an age 65 and older or disabled person homestead exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance).

You or your property may qualify for one of these residence homestead exemptions, if not already indicated above. Visit our website or contact our office for more information.
 HS – General Residence Homestead
 DVHS – 100 Percent Disabled Veteran, or Surviving Spouse
 OV65 – Age 65 Or Older, or Surviving Spouse
 MASSS – Surviving Spouse of Member of Armed Forces Killed In Action
 DP – Disabled Person
 FRSS – Surviving Spouse of First Responder Killed in the Line of Duty

LOCAL PROPERTY TAX DATABASE

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.



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.

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.

Peyman Etebari	0530796	peyman@safecapital.us	972-989-9701
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
-	-	-	-
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
-	-	-	-
Sales Agent/Associate's Name	License No.	Email	Phone
-	-	-	-

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



Peyman Etebari
Principle
(972) 989-9701
peyman@safecapital.us



Jason A. Zende Del
Attorney | Agent
(972) 989-6133
jason@safecapital.us



2550 Pacific Avenue
Dallas, TX 75226

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