

## Historic Carpenter Estate For Sale



708 E 16th Street  
Plano, Texas 75074

Legal Description: Lot 1, 1A, 1B, 1C, and 1D, Block 23  
Plano Original Donation Addition

Located at the northwest Corner of 16th Street and F Avenue. The historic Carpenter Farm was established in 1908 by William Joel Carpenter. Both his son, then grandson made there home here. The subject has approximately 2.0178 acres and is generally rectangular in shape. It includes the original homestead (2,479 SF), two red barns, 3 rental houses (1,790, 1,104 & 753 SF), a shop and some other outbuildings. It has approximately 1301 +/- feet on the north side of the site along 16th Street and approximately 374 +/- feet along the west side on F Avenue. Zoned "H-20" Historical Resources Designation and "CC" Corridor Commercial as a sub zoning designation.



example only

This property would make a great office or mixed use development. DART station is walking distance to the site as well as many downtown restaurants and shops. There are no other large tracts of land available this close to DART and downtown Plano. This site would also be a good place to park some money while collecting rents off existing houses and watching the value of the land grow. This is an estate sale and is priced at appraised value.

**\$1,090,000**

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## COUNTY ANALYSIS

Collin County was created on April 3, 1846, along with Grayson, Dallas, Hunt, and Denton counties from what was Fannin County. Collin County was named for pioneer settler, Collin McKinney. On March 16, 1848, the City of McKinney was established as the County Seat. The population of Collin County in 1850 was 1,950. By 1860, the population had reached 9,264. This rapid increase was slowed by the Civil War so that in 1870 only 14,015 persons occupied the county. By 1900, the population had reached 50,087. From then until 1960, there was a gradual decline to 41,247 in 1960. As the county was primarily agricultural in nature, during that time, the mechanization of farming equipment accounted for this decline. Since 1960, the population has gradually increased with another rapid growth period starting in the early 1970's and continuing to the present. A recent survey of county growth was conducted and Collin County was one of the fastest growing counties in the North Texas area in 2004. The population increased bringing our total population to 648,800 for 2005. Future growth forecasts call for rapid growth to continue. The following table shows census population and projections through the year 2007.

<b>COLLIN COUNTY POPULATION CHANGE 1900-2007</b>	
<b>YEAR</b>	<b>POPULATION</b>
1900	50,087
1910	49,021
1920	49,609
1930	46,180
1940	47,190
1950	41,692
1960	41,247
1970	66,920
1980	144,756
1990	264,036
1996	370,950
1997	399,900
1998	428,312
1999	452,042
2000	491,675
2001	518,100
2002	549,800
2003	577,100
2005	648,800
2006	692,900
2007	724,900
Source: U.S. Census of Population, 2007	

LABOR FORCE	COLLIN COUNTY
Total Labor Force	390,187
Total Employed	375,492
Number Unemployed	14,695
Unemployment Rate	3.8%
Texas Employment Commission-November 2007	

There are a number of shopping areas, service stations, commercial and office buildings, and churches in Allen, Frisco, McKinney, and Plano. There are major medical facilities in McKinney, Allen, Frisco, Plano, and the Dallas/Fort Worth metropolitan area.

The subject is located within the Plano School District, which has good reputations with State and Federal educators. Collin County offers a Community College with a well-rounded curriculum. There are major colleges and universities available to area residents in Dallas, Fort Worth, Richardson, Arlington, Denton, and Commerce. There are also a number of trade and service schools in the area.

The area highway system is well maintained. Collin County has one of the best county road systems in the region. There are a number of State and Federal Highways providing excellent transportation access for local inhabitants including State Highway 289, U.S. Highway 380, U.S. Highway 75, Loop 190 and State Highway 121. The Dallas Tollway North has good access to Frisco and continues north through Frisco to Highway 380.

The Dallas/Fort Worth Airport is approximately 38 miles to the southwest. Dallas Love Field is a regional airport with convenient access to the subject property. There are other smaller airports in McKinney and other area communities.

Area lakes include Lake Texoma, Lake Lewisville, and Lake Lavon. These lakes provide boat and fishing facilities, water recreation areas, and public parks.

Other interests and amenities available nearby include stables, golf, and clubs for various interests, bowling, cinemas, and other recreational outlets.

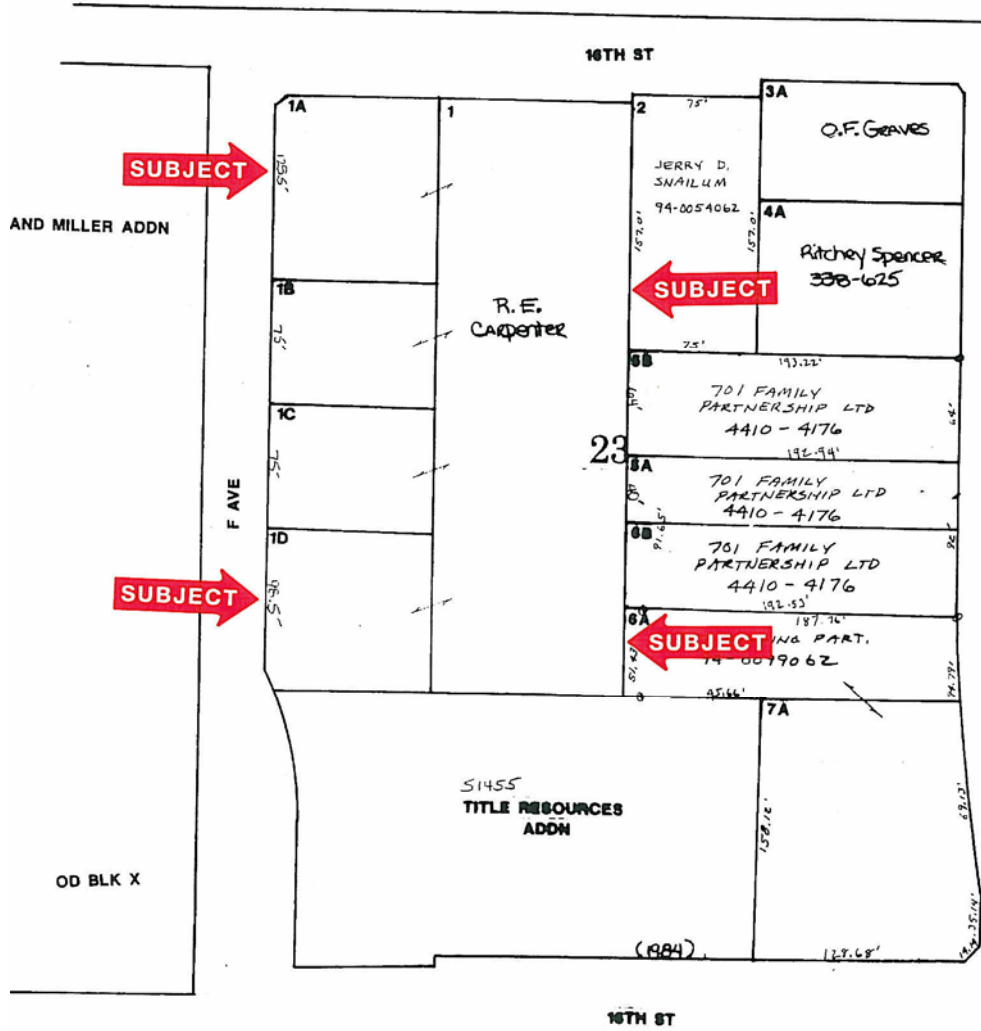
# LOCATION MAP



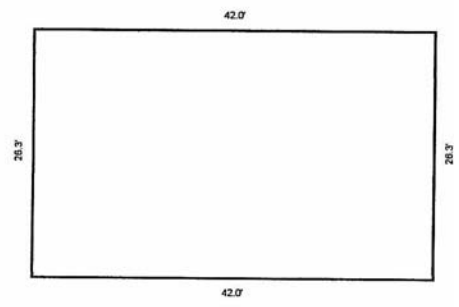
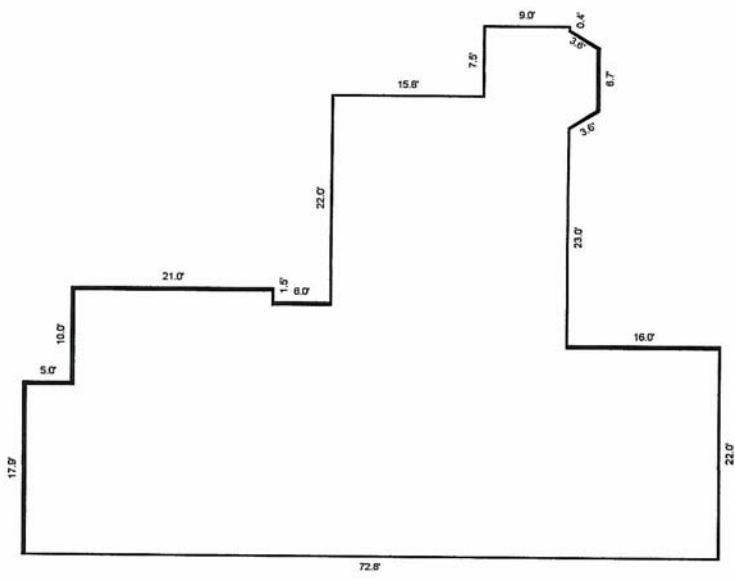
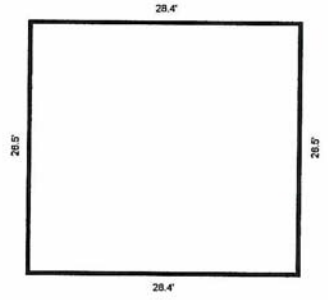
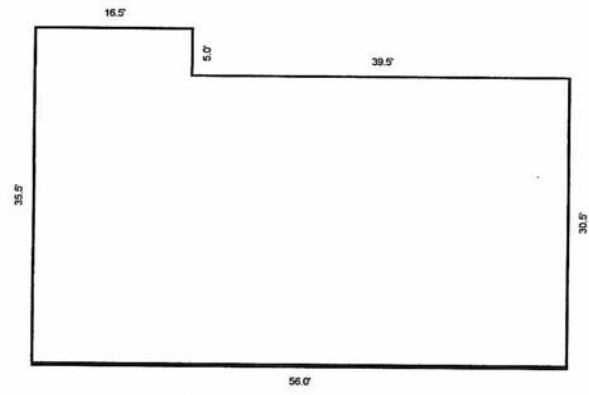
# LEGAL DESCRIPTION

Lots 1, 1 A, 1B, 1C, & 1D, Block 23, Plano Original Donation Addition

## PLAT



# BUILDING SKETCH



## IMPROVEMENT DESCRIPTION

The subject is improved with four buildings, two red barns, old sheds, carports, and garages. The main building is a dwelling with 2,479 SF, which was reportedly built in 1952. The 1,790 SF rent house was reportedly built in 1937, the 1,104 SF rent house was reportedly built in 1946 and is brick, and the last rent house, which has 753 SF, was reportedly built in the 1930's. All of the dwellings are brick or wood exterior with a pier & beam foundation, and a composition roof. The interiors have hardwood floors, vinyl, sheetrock walls, and are in need of updating.

The barns and sheds are in fair to poor condition however they are all utilized for storage at the present time.



## ZONING RESTRICTIONS

### **H – HERITAGE RESOURCE DESIGNATION**

To provide for the preservation of those areas, places, buildings, structures, works of art, and other objects having significant historical, archaeological, or cultural interest and value which reflect the heritage of the City of Plano. Portions of certain districts are designated with the letter "H".

**LC – LIGHT COMMERCIAL**