

FOR LEASE—TENCORP CENTER



6280 Tennyson Parkway, Plano, TX 75024

K.E. I. Realty - Eugene Krasny tel. 1-214-673-1162 ekrasny@kei-realty.com

6280 TENNYSON PARKWAY, PLANO, TX 75024



- 1294 sq ft white box space available in a 6600 sq ft building. Bathroom, AC, electrical panel, ceiling grid, etc. are already in place.
- End cap retail space with excellent visibility in both directions.
- Part of Legacy Business Park Center with over 100K in daytime population.
- One of the most affluent zip codes in DFW Metroplex.
- Join Panera Bread and Mathnasium.
- Conveniently accessible from the Dallas North Tollway via the Tennyson exit, with direct entry at a signalized intersection
- Area employers include Toyota Motors, Pepsico/Frito-Lay, Ericsson, JP Morgan Chase, BOFA, Capital One, Liberty Mutual, FedEx Office, NTT Data.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2025 Population	7,924	97,677	324,606
2030 Population	8,442	104,555	336,681
2025 Daytime Population	38,247	192,736	398,876
Average Household Income esri 2025	\$157,208	\$166,904	\$162,913

TRAFFIC COUNTS

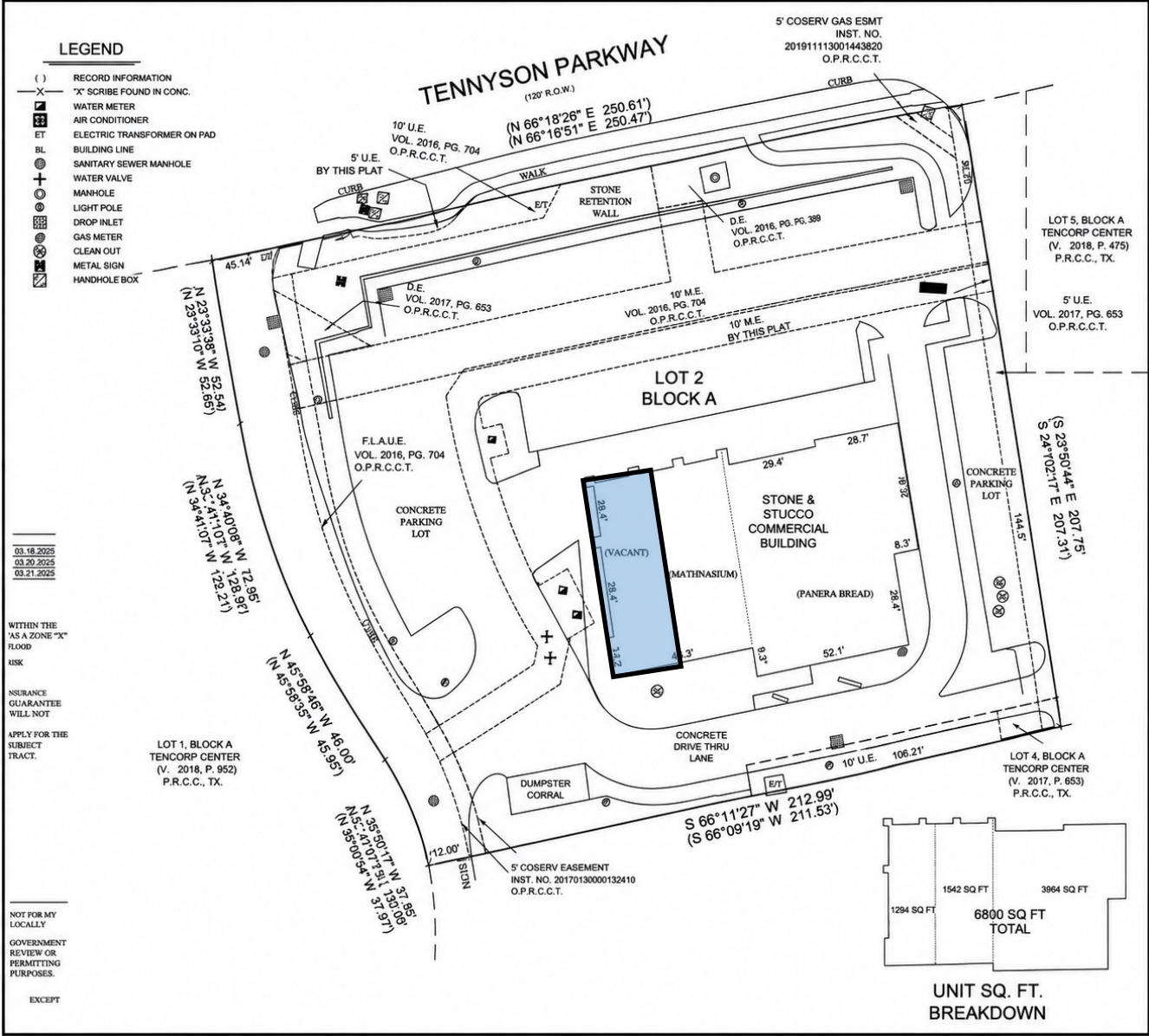
Tennyson Parkway—8,604 VPD—2024 TXDOT

Communications Parkway—8,069 VPD—2024 TXDOT



K.E. I. Realty - Eugene Krasny tel. 1-214-673-1162 ekrasny@kei-realty.com

6280 TENNYSON PARKWAY, PLANO, TX 75024



K.E. I. Realty - Eugene Krasny tel. 1-214-673-1162 ekrasny@kei-realty.com

6280 TENNYSON PARKWAY, PLANO, TX 75024



Updated: Summer 2023

The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

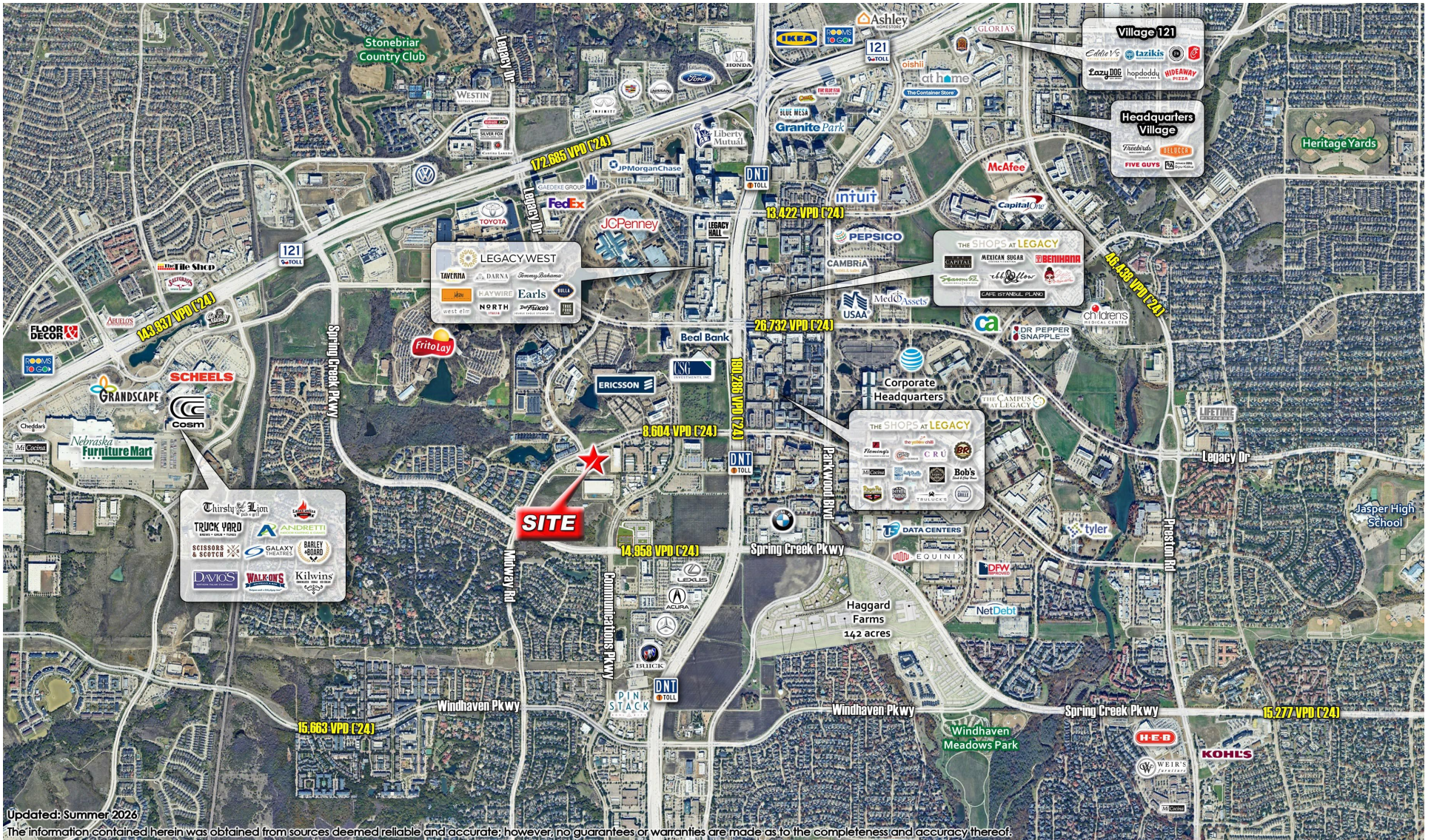
K.E. I. Realty - Eugene Krasny tel. 1-214-673-1162 ekrasny@kei-realty.com

6280 TENNYSON PARKWAY, PLANO, TX 75024



K.E. I. Realty - Eugene Krasny tel. 1-214-673-1162 ekrasny@kei-realty.com

6280 TENNYSON PARKWAY, PLANO, TX 75024



K.E. I. Realty - Eugene Krasny tel. 1-214-673-1162 ekrasny@kei-realty.com

6280 TENNYSON PARKWAY, PLANO, TX 75024

Disclaimer

Although KEI Realty has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. KEI Realty shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein.

By accepting this Marketing Brochure you agree to release KEI Realty and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.

K.E. I. Realty - Eugene Krasny tel. 1-214-673-1162 ekrasny@kei-realty.com

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.

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.

KEI Realty Inc	0543293	ekrasny@kei-realty.com	2146731162
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Eugene E. Krasny	0543293	ekrasny@kei-realty.com	2146731162
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