

# Willow Bend Professional Park Professional Office For Sale 4,548 SF



## Location:

Willow Bend Professional Park  
4601 Old Shepard Place  
Suite 302  
Plano, TX 75093



## Space Available:

Fully Finished Out  
Professional Office Available  
4,548 SF  
\$415 /SF for Sale

- Class "A" fully finished out, corner professional office suite available
- Perfectly placed Old Shepard Place on the Far North Dallas & Plano Border
- Building & Monument Signage available
- Located in a well established and densely populated area
- Minutes to the Dallas North Tollway, the George Bush Turnpike, Preston Rd, & Central Expressway
- Close proximity to both DFW International & Love Field Airports

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT

O: 972.292.1220 / [www.LCRTEXAS.com](http://www.LCRTEXAS.com)

Joe Martinez C: 214.535.1876 / Tito Martinez C: 972.533.3621 / Cole Helm C: 469.525.1122

[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com) / [Cole@LCRTEXAS.com](mailto:Cole@LCRTEXAS.com)



- Service to highly populated cities of North Dallas, Plano, & Richardson
- Less than 30 minutes to both DFW International & Love Field Airports
- Close proximity to multiple restaurant & retail amenities, Medical City Plano Hospital, Baylor Scott & White Medical Center, and the University of Texas at Dallas campus

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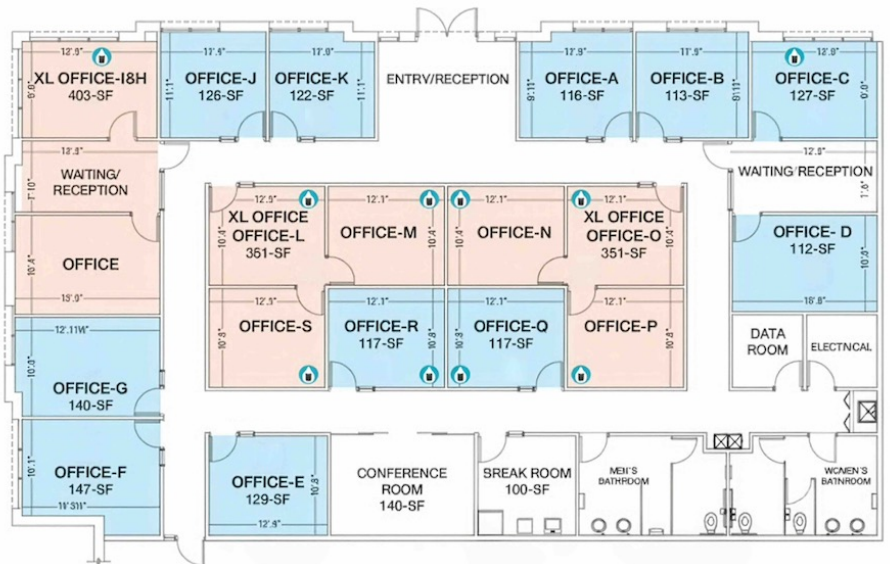
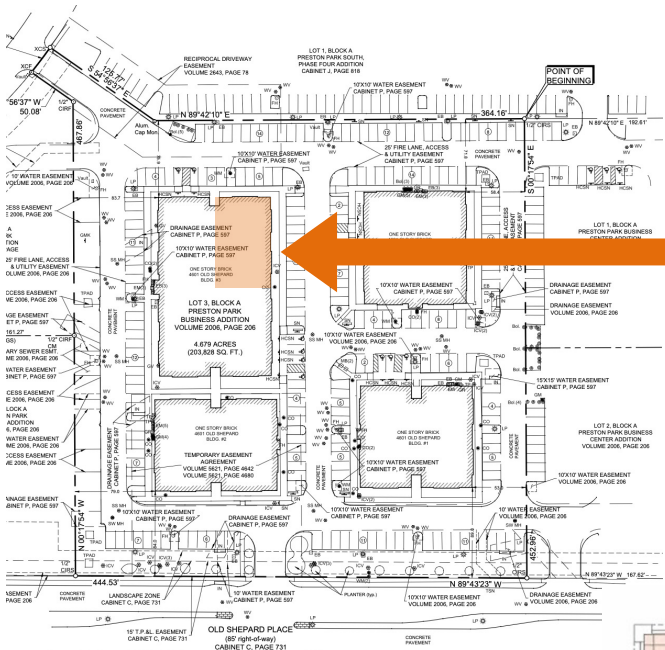
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## Site & Floor Plan



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## Professional Office Available for Sale



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# Plano Demographics

**A Global Business Center**

Plano, Texas, located 19 miles north of downtown Dallas, is the fourth largest city in the Dallas-Fort Worth region with over 287,000 residents. Plano is home to over 13,000 businesses and 67 Forbes Global 2000 companies, which includes many globally-recognized brands.

STATISTICS	
DFW Population:	<b>7.7 Million</b>
DFW Labor Force:	<b>4.3 Million</b>
Collin County Population:	<b>1.1 Million</b>
Plano Population:	<b>287,037</b>
Fortune 1000 Headquarters:	<b>2</b>
FINANCIAL DATA	
Median Household Income:	<b>\$95,002</b>
Per Capita Income:	<b>\$49,792</b>
Median Home Value:	<b>\$387,200</b>

\*Source: U.S. Department of Labor Statistics, U.S. Census Bureau

- MEDIAN AGE**  
38 YRS
- BACHELOR'S DEGREE+**  
59%
- DECENNIAL POPULATION GROWTH**  
9.5%
- FORBES GLOBAL 2000 COMPANIES**  
67
- LAND AREA**  
72<sup>SQ</sup> MI

**Largest Private Employers\***

1000+ EMPLOYEES	500-999 EMPLOYEES
JPMorgan Chase Capital One Finance Bank of America Toyota Motor North America AT&T Liberty Mutual Insurance Ericsson Medical City Plano USAA Samsung Electronics America NTT DATA Fannie Mae PepsiCo Frito-Lay Texas Health Plano FedEx Stewart Systems Hewlett-Packard Enterprise	Tech Mahindra Americas Abbott Palo Alto Networks Integer Holdings Transamerica Tyler Technologies Pizza Hut, U.S. Children's Health Crestron Electronics Hill North America Baylor Scott & White The Heart Hospital Allkomi Technology U.S. Renal Care Baylor Scott & White Medical Center Inogen PennyMac Financial Services Samsung Telecommunications America Samsung Research America Cigna Healthcare of Texas

\* Ranked by size

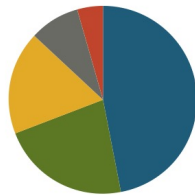
**Employment By Industry**

<b>21.5%</b> Trade, Transportation and Utilities	<b>18.5%</b> Professional and Business Services	<b>12%</b> Education and Health Services	<b>11%</b> Government	<b>10%</b> Leisure and Hospitality
<b>9%</b> Financial Activities	<b>7%</b> Manufacturing	<b>6%</b> Mining, Logging and Construction	<b>3%</b> Other Services	<b>2%</b> Information

**Population By Race**

**47%** White  
**22.2%** Asian  
**17.9%** Hispanic  
**8.7%** African American or Black  
**4.2%** Other

Source: American Community Survey



**Recent Accolades**

- #1**  
Talent & Workforce in U.S. for Foreign Business Investment  
- Financial Times and Nikkei
- #1**  
City to Raise a Family  
- StorageCafe
- #1**  
U.S. City to Live a Family Lifestyle In  
- iADWells
- #1**  
Park System in Texas  
- The Trust for Public Land
- #2**  
Best Place to Live (in Texas)  
- Livability
- #6**  
Where Americans are Happiest  
- SmartAsset

**Cost Of Living**

Compared to other metropolitan areas in the U.S., living in Plano helps your money go further. With a relatively low cost of living, high median incomes, and a variety of housing options, you can enjoy a lifestyle that would be all but impossible on the West or East Coast.

PLANO	125.4%
SAN DIEGO	147.4%
BOSTON	149.9%
SEATTLE	152.2%
LOS ANGELES	152.5%
WASHINGTON, D.C.	153.4%
SAN FRANCISCO	182.8%
NEW YORK (MANHATTAN)	237.6%

Source: Council for Community and Economic Research, 2022 Q3 Data

**Population & Population Growth**

	2000	2010	2022	Growth 2010-2020
Plano	222,030	259,841	287,037	<b>9.5%</b>
Collin County	491,675	782,341	1,109,462	<b>28.5%</b>
Dallas-Fort Worth	5,161,544	6,520,941	7,759,615	<b>15.6%</b>

Source: U.S. Census Bureau

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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.

### 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.

<b>Legacy Commercial Realty, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>0588681</b> License No.	<b></b> Email	<b>(972)292-1220</b> Phone
<b>Joe Martinez</b> Designated Broker of Firm	<b>455942</b> License No.	<b>martinez@LCRTexas.com</b> Email	<b>(214)535-1876</b> Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tito Martinez</b> Sales Agent/Associate's Name	<b>788375</b> License No.	<b>Tito@LCRTexas.com</b> Email	<b>(972)533-3621</b> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date