

1825 E PLANO PKWY, PLANO, TX 75074

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FOR LEASE



Centennial Casket Corp.

1825

Oren Stephen

ISL Commercial

Principal

(407) 777-3133

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THE SPACE

Location	1825 E Plano Pkwy, Plano, TX 75074
County	Collin County
APN	R-1644-003-0010-1
Size	6,403 SF
Space	Suite 230
Lease Rate	\$11.16 PSF (Yearly)
Lease Type	Modified Gross

Notes Total Rent \$5,500 Monthly, this is an assumption of a lease.

HIGHLIGHTS

- Dock High Door
- Wheelchair Accessible
- Signage
- 24 Hour Access

POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
9,105	106,336	294,843

AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$117,708	\$136,494	\$143,579

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
4,474	45,409	115,616

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	1,985
NET RENTABLE AREA (SF)	69,603
LAND SF	179,032
LAND ACRES	4.11
YEAR BUILT	1985
YEAR RENOVATED	2000
ZONING TYPE	Industrial
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
DOCK HIGH DOORS	1

NEIGHBORING PROPERTIES

NORTH	10th Street
SOUTH	E Plano Parkway
EAST	Jupiter Road
WEST	K Ave

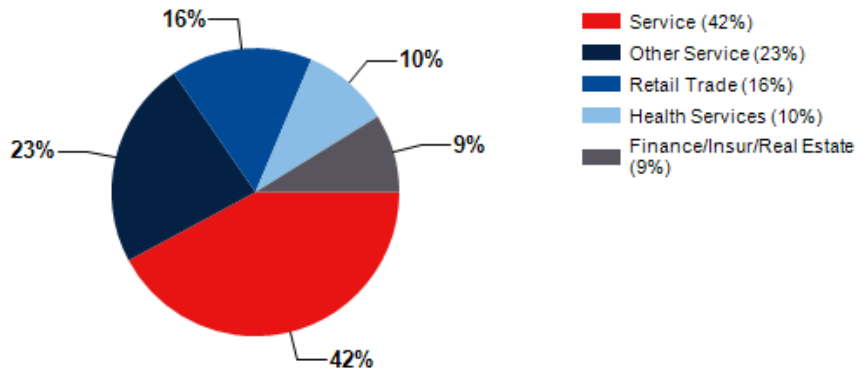
MECHANICAL

HVAC	Office Only
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Location Summary:

- 1825 E Plano Pkwy is situated within Parkway Tech Center, a flex office/showroom/warehouse property positioned along E. Plano Parkway just west of Jupiter Road, with easy access to President George Bush Turnpike and Central Expressway (US-75). The property offers office/showroom/warehouse space with excellent visibility and curb appeal, featuring grade-level and dock-high spaces with 16'–18' clear heights.
- This connectivity provides tenants with efficient access throughout the greater Plano/Richardson submarket and the broader DFW Metroplex, supporting a diverse tenant mix that has historically included contracting, staffing, distribution, and light-industrial/showroom users.

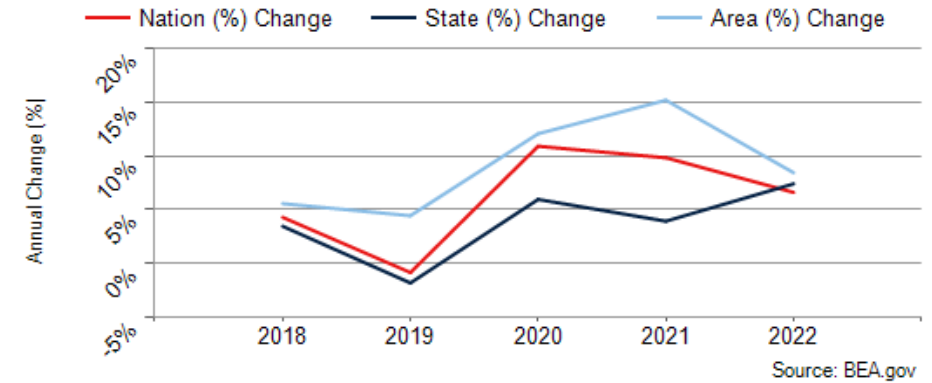
Major Industries by Employee Count



Largest Employers

JPMorgan Chase	11,261
Capital One Finance	5,649
Toyota Motor North America, Inc.	4,938
PepsiCo	3,759
Ericsson	3,346
AT&T Foundry and Services	2,500
Liberty Mutual Insurance Company	2,100
JCPenney Company, Inc.	2,000

Collin County GDP Trend

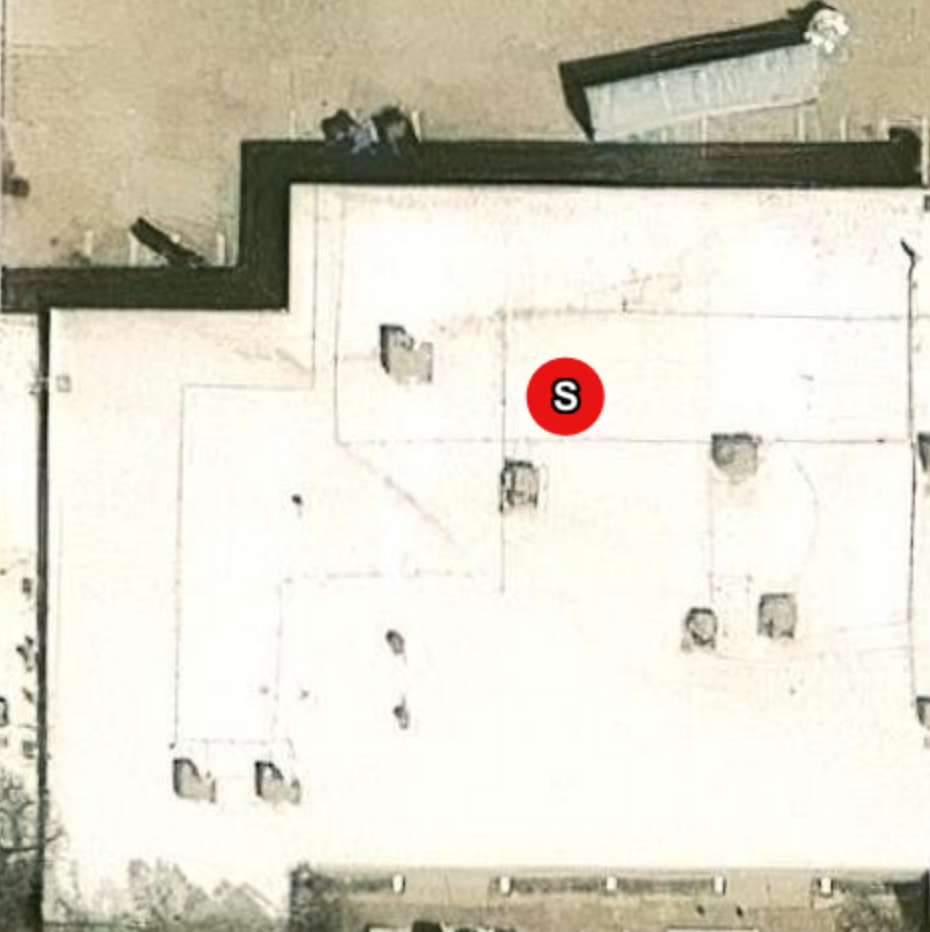


Stewart Ave

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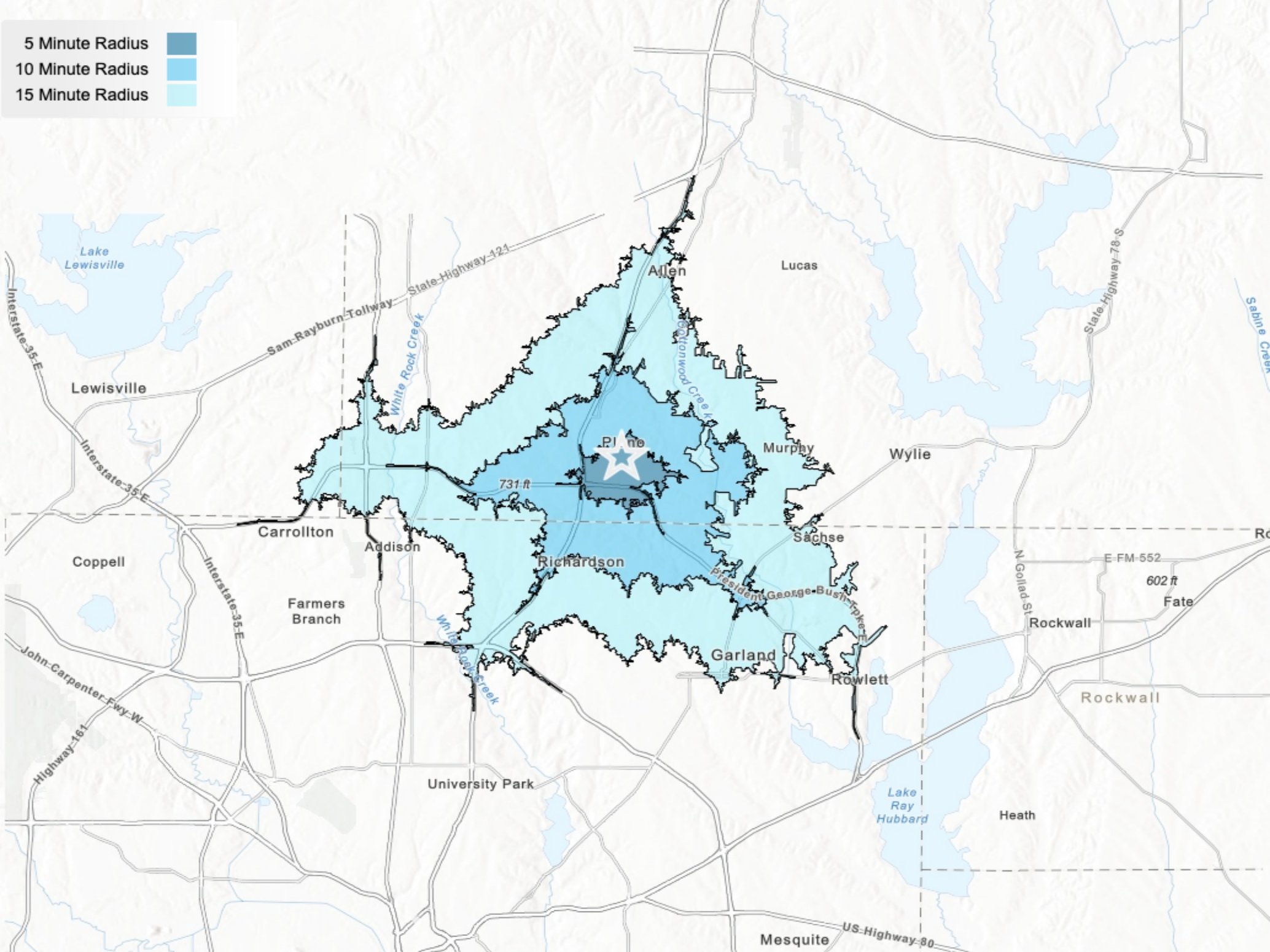
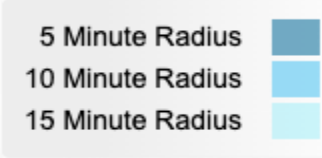
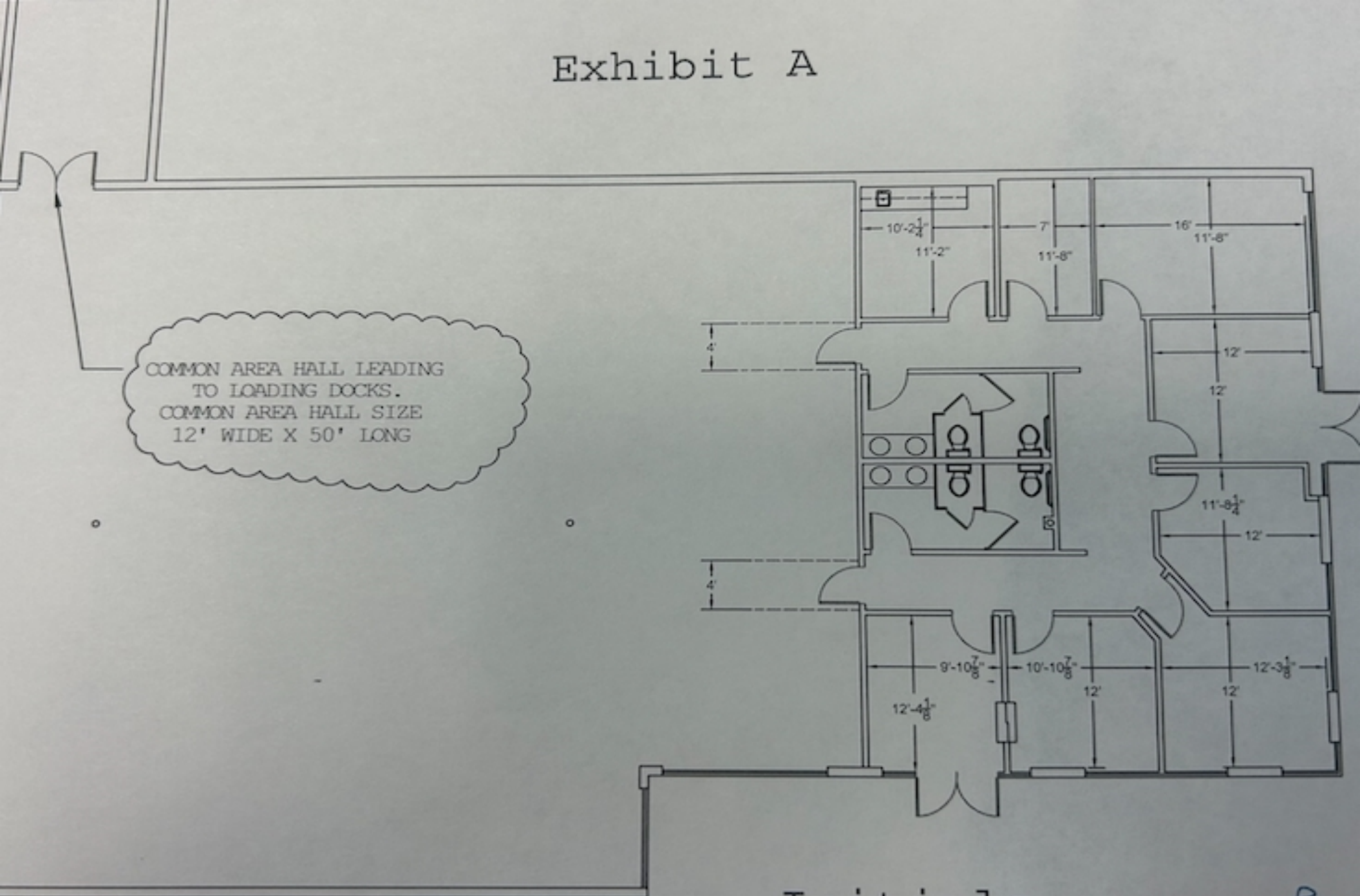
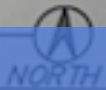


Exhibit A



Initials COX Be



Floor Plan



Office Space



Insulated Bay Space



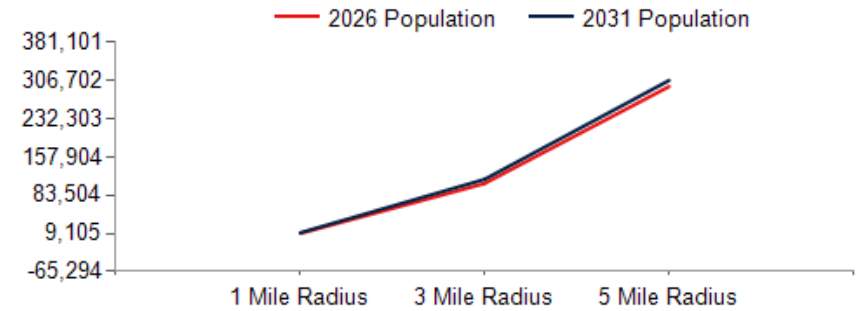
Dock High Space



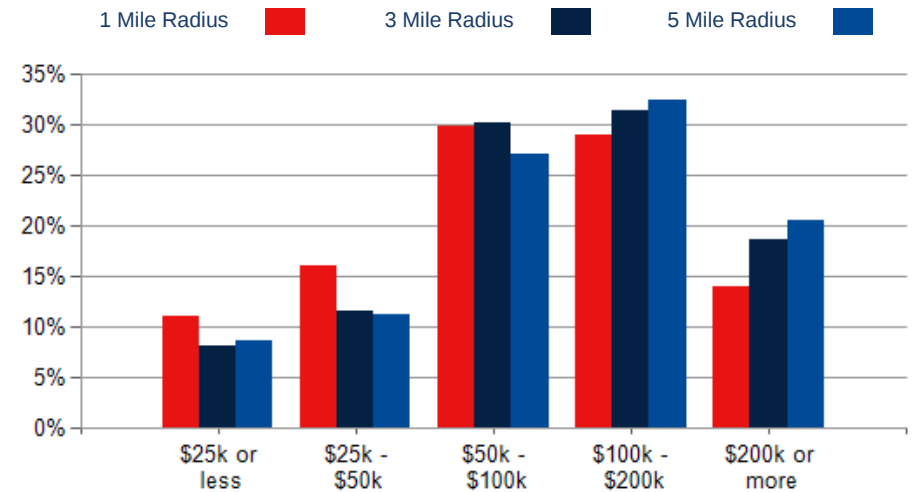
Clean Office Corridor

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,014	75,880	213,501
2010 Population	4,070	83,648	244,637
2026 Population	9,105	106,336	294,843
2031 Population	10,485	114,341	306,702
2026 African American	1,797	13,602	35,211
2026 American Indian	104	944	2,152
2026 Asian	1,538	21,879	67,182
2026 Hispanic	2,604	25,802	58,924
2026 Other Race	1,160	10,699	22,305
2026 White	3,282	45,465	132,034
2026 Multiracial	1,221	13,691	35,806
2026-2031: Population: Growth Rate	14.30%	7.30%	3.95%

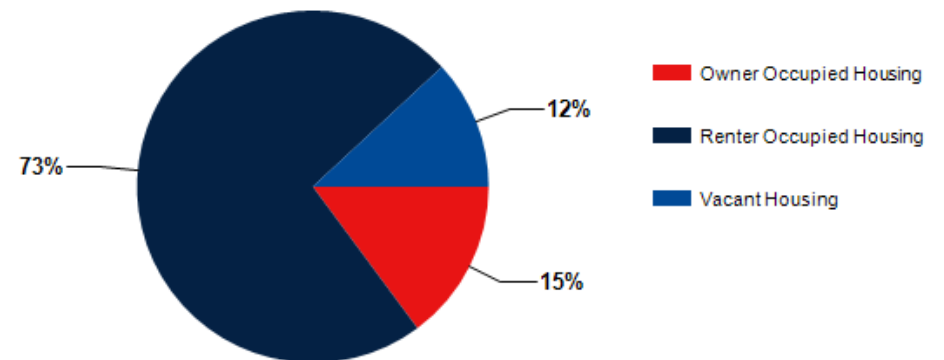
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	260	2,400	6,532
\$15,000-\$24,999	235	1,329	3,440
\$25,000-\$34,999	275	1,830	4,694
\$35,000-\$49,999	442	3,407	8,318
\$50,000-\$74,999	778	7,241	16,614
\$75,000-\$99,999	557	6,471	14,758
\$100,000-\$149,999	871	8,875	22,513
\$150,000-\$199,999	427	5,388	14,972
\$200,000 or greater	627	8,468	23,775
Median HH Income	\$84,407	\$100,100	\$105,703
Average HH Income	\$117,708	\$136,494	\$143,579



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

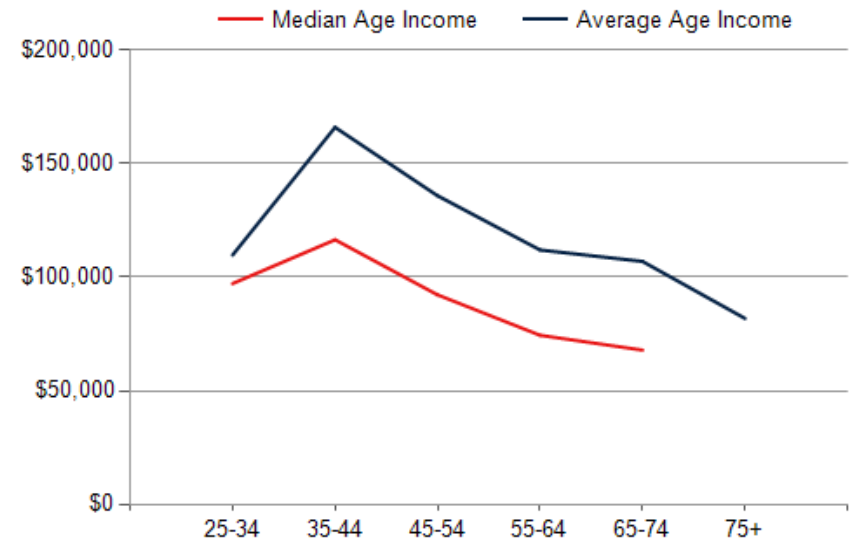
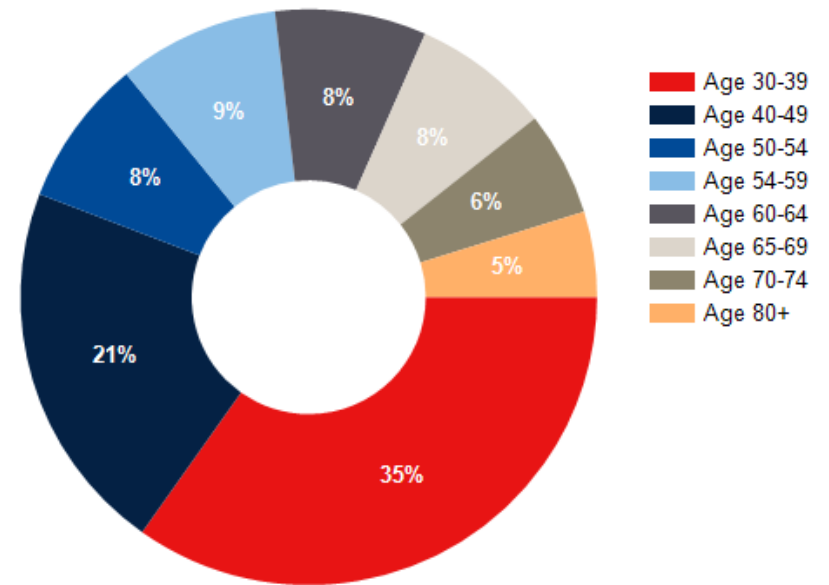


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,032	9,579	22,422
2026 Population Age 35-39	767	8,077	20,629
2026 Population Age 40-44	597	7,414	19,801
2026 Population Age 45-49	489	6,223	17,534
2026 Population Age 50-54	428	5,950	17,359
2026 Population Age 55-59	466	5,916	16,537
2026 Population Age 60-64	439	5,714	15,974
2026 Population Age 65-69	399	5,220	14,812
2026 Population Age 70-74	303	4,109	11,977
2026 Population Age 75-79	248	3,440	10,235
2026 Population Age 80-84	117	2,154	6,763
2026 Population Age 85+	95	1,552	5,512
2026 Population Age 18+	7,727	86,504	237,898
2026 Median Age	34	37	37
2031 Median Age	34	38	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$97,155	\$95,504	\$102,445
Average Household Income 25-34	\$109,701	\$116,330	\$127,735
Median Household Income 35-44	\$116,479	\$113,389	\$123,186
Average Household Income 35-44	\$165,995	\$161,702	\$171,292
Median Household Income 45-54	\$92,214	\$125,065	\$131,812
Average Household Income 45-54	\$135,869	\$161,388	\$170,213
Median Household Income 55-64	\$74,407	\$118,353	\$126,759
Average Household Income 55-64	\$111,986	\$153,680	\$161,065
Median Household Income 65-74	\$67,871	\$91,725	\$95,079
Average Household Income 65-74	\$106,946	\$135,206	\$134,578
Average Household Income 75+	\$81,807	\$102,314	\$106,406

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	84	82
Diversity Index (current year)	86	83	81
Diversity Index (2020)	85	81	78
Diversity Index (2010)	78	71	67

POPULATION BY RACE



1 MILE



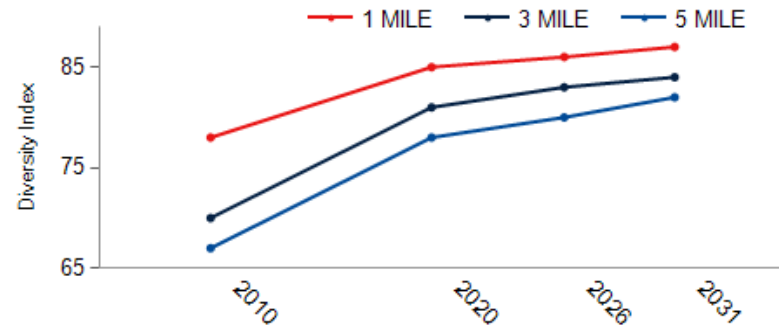
3 MILE



5 MILE

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	15%	10%	10%
American Indian	1%	1%	1%
Asian	13%	17%	19%
Hispanic	22%	20%	17%
Multiracial	10%	10%	10%
Other Race	10%	8%	6%
White	28%	34%	37%

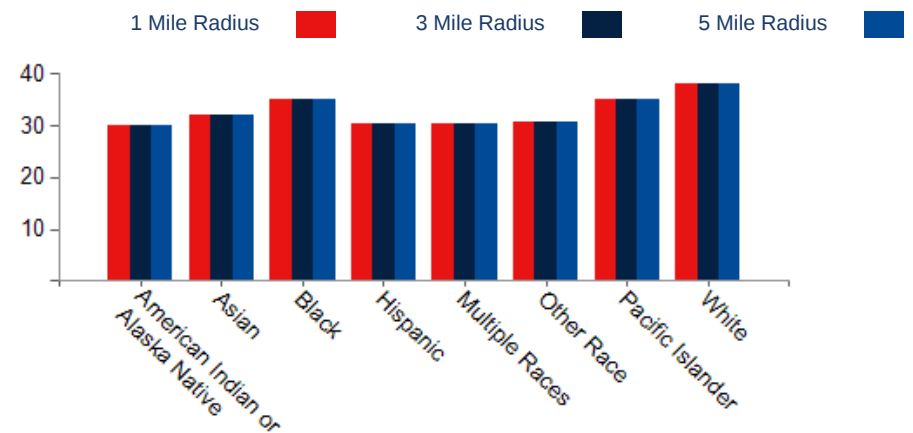
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	30	33	34
Median Asian Age	32	34	35
Median Black Age	35	35	34
Median Hispanic Age	30	30	30
Median Multiple Races Age	30	30	30
Median Other Race Age	31	31	31
Median Pacific Islander Age	35	38	36
Median White Age	38	44	44

2026 MEDIAN AGE BY RACE





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Principal

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Agent

Michael Voss serves as Director of the Texas branch at ISL Commercial, overseeing the firm's market growth and portfolio performance initiatives. He works directly with private equity investors and venture capital partners on acquisitions, repositioning strategies, and expansion projects across the DFW area.

Originally from Central Florida, Michael brings a disciplined, market-driven approach to asset growth and value creation. He graduated with an Economics degree from UCF and is pursuing his CCIM, Capital Raising, and Family Office Certifications.

Outside of commercial real estate, Michael spends time with his family, traveling, and exercising

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.