



Available Q1 2026

**2700 West Plano Parkway
Plano, Texas 75075**

**322,932 SF Class A
Industrial Development**



Developed By

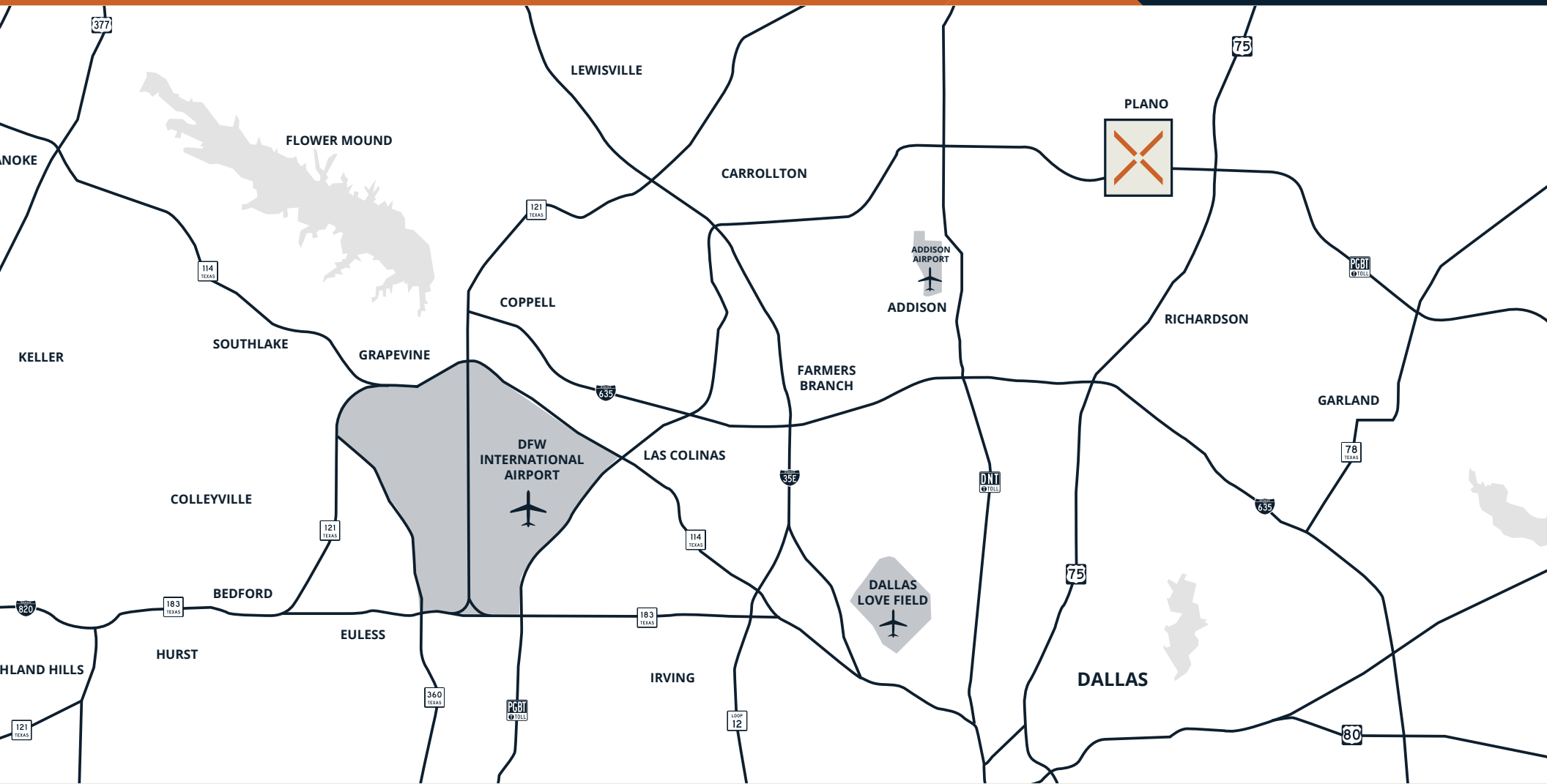


Leased By

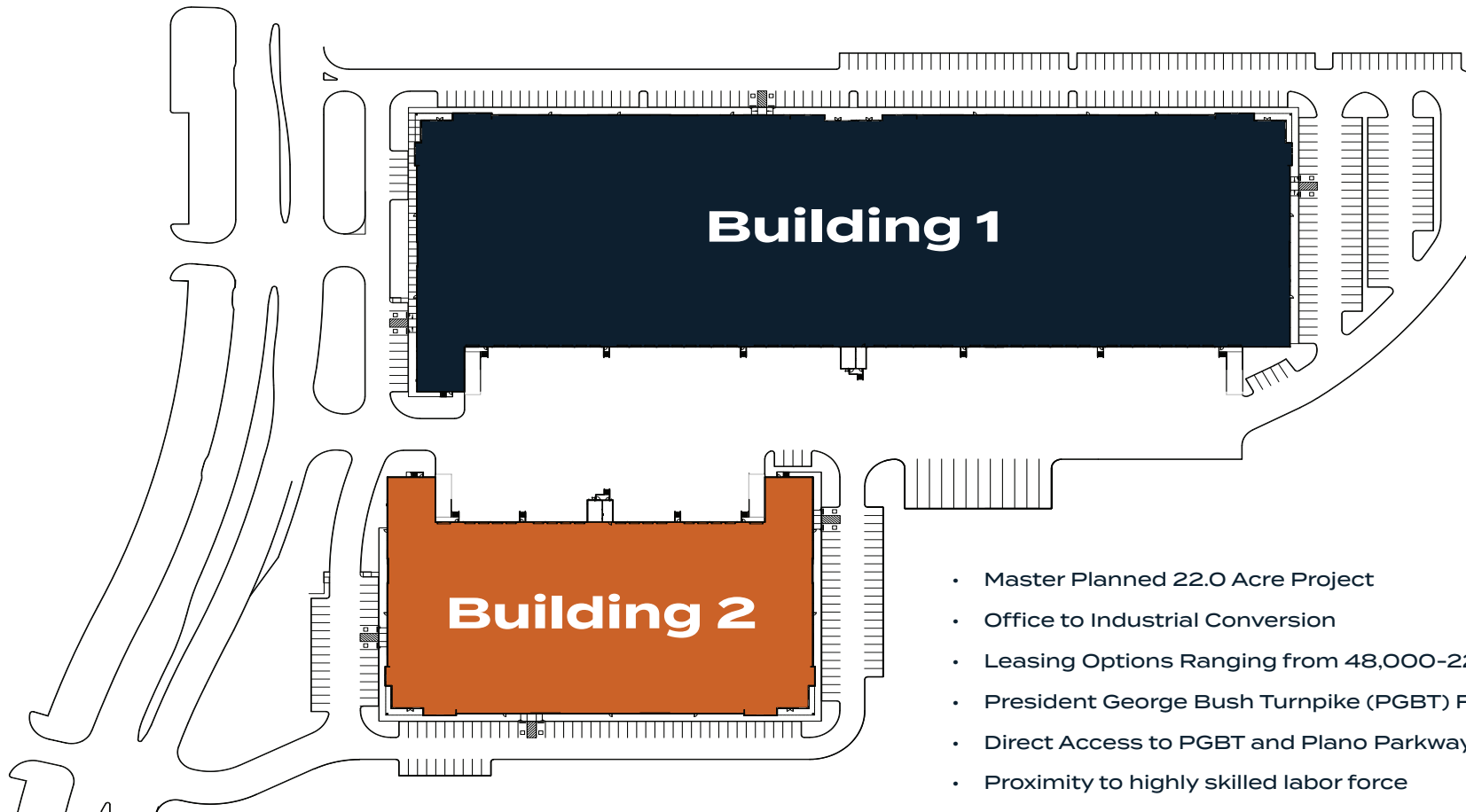


Highway Frontage

OVERVIEW



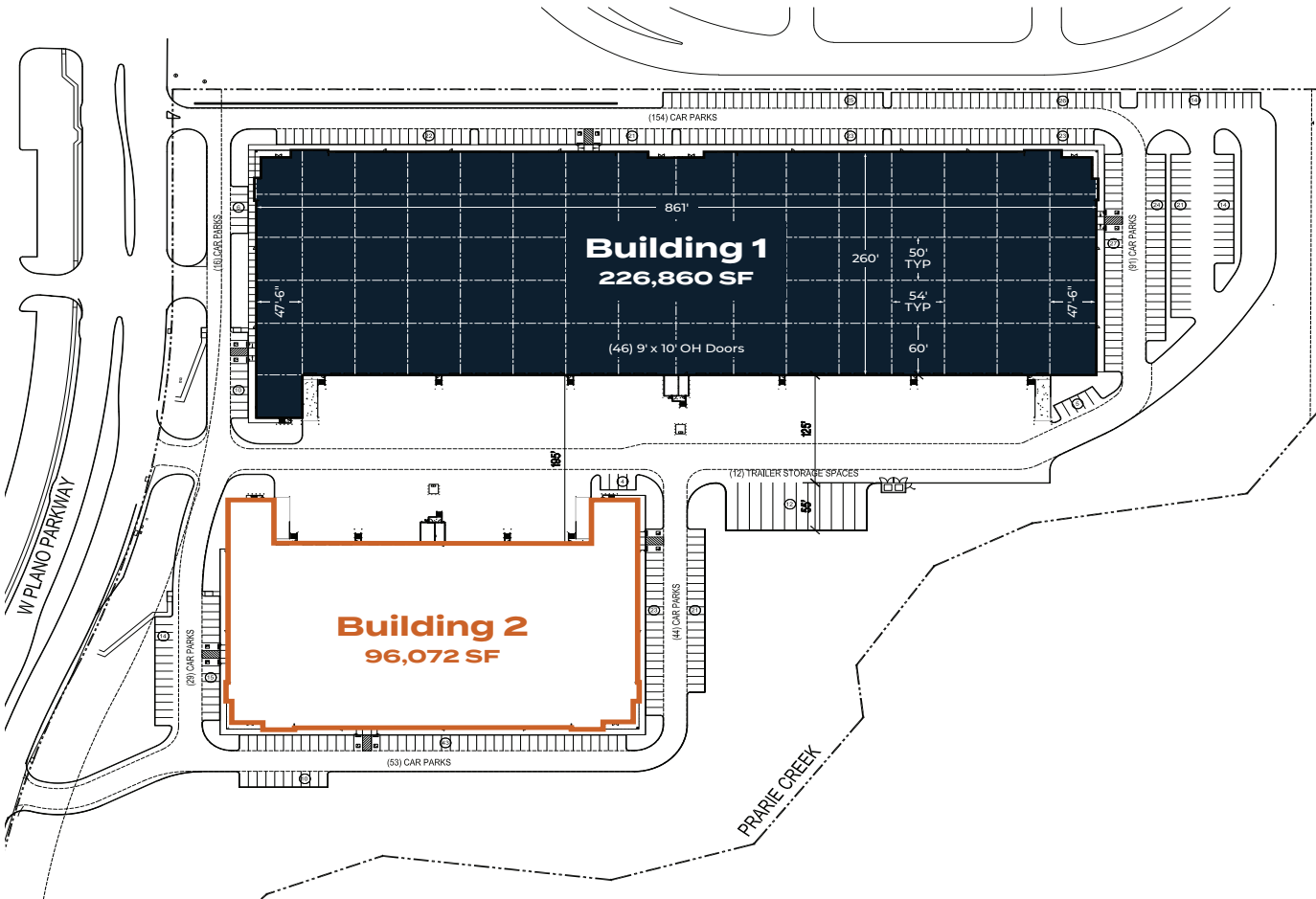
SITE PLAN



- Master Planned 22.0 Acre Project
- Office to Industrial Conversion
- Leasing Options Ranging from 48,000-226,860 SF
- President George Bush Turnpike (PGBT) Frontage
- Direct Access to PGBT and Plano Parkway
- Proximity to highly skilled labor force

SITE PLAN

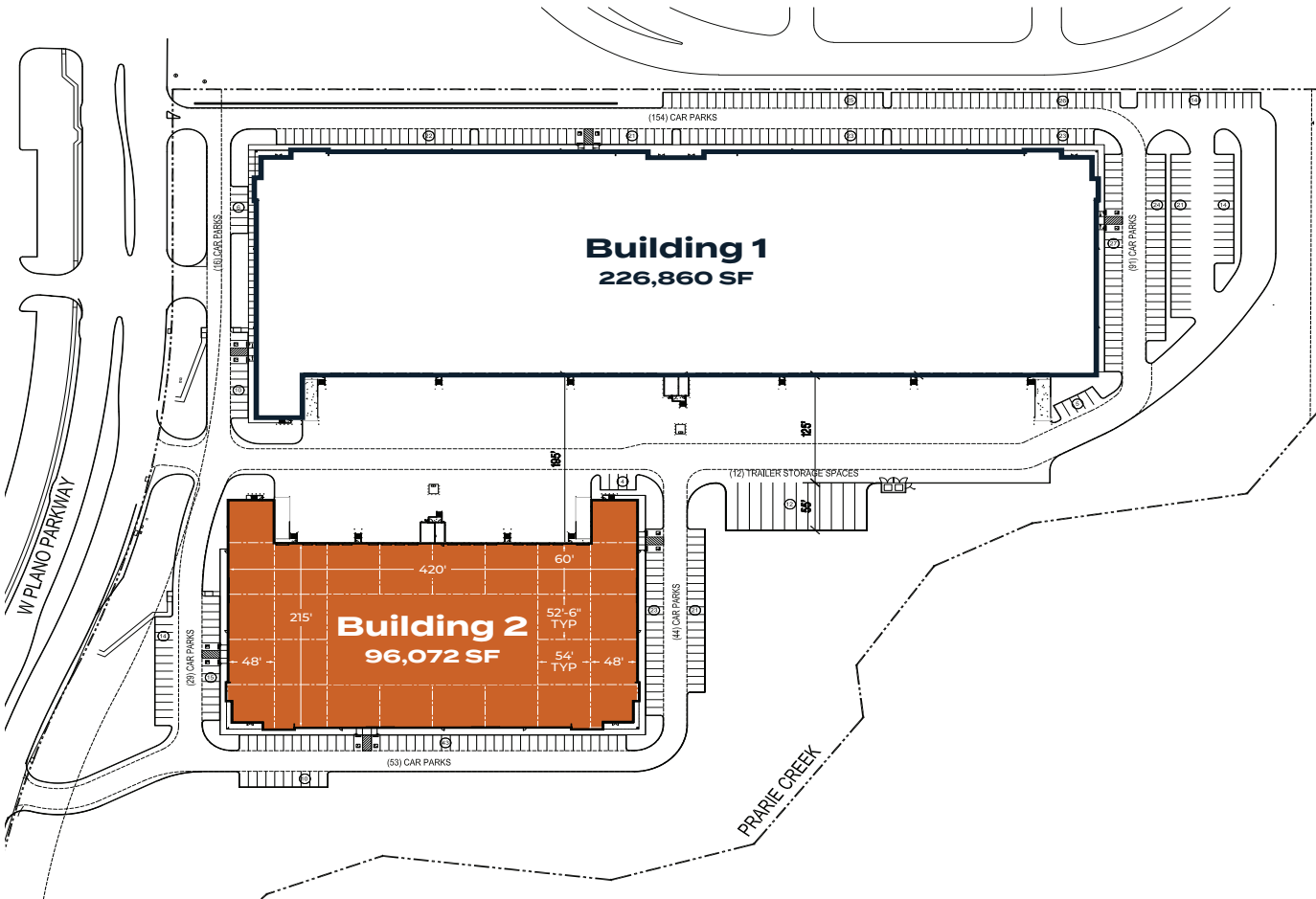
Building 1
226,860 SF



	TOTAL SIZE	226,860 SF
	MINIMUM DIVISIBLE	54,470 SF
	OFFICE AREA	BTS
	BUILDING DEPTH	260'
	BUILDING DIMENSIONS	861'W x 260'D
	TYPICAL BAY SIZE	54'W x 50'D
	STAGING BAY	60'
	CLEAR HEIGHT	32'
	LOADING	(46) Dock High Doors
	RAMPS	(2) Ramped Doors
	TRUCK COURT	195' (shared)/125'
	CAR PARKS	261
	TRAILER PARKS	12

SITE PLAN

Building 2
96,072 SF

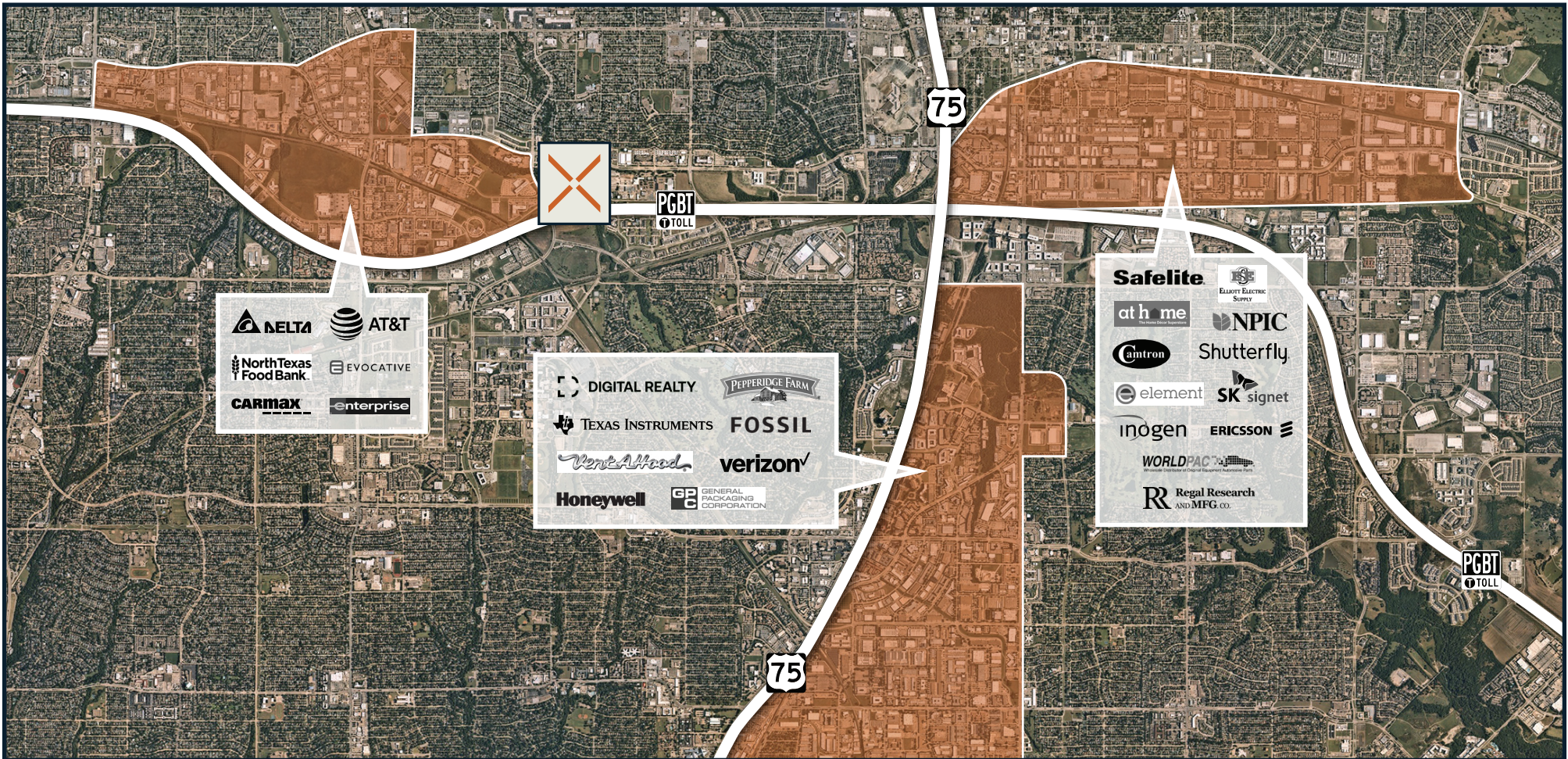


	TOTAL SIZE	96,072 SF
	MINIMUM DIVISIBLE	48,036 SF
	OFFICE AREA	BTS
	BUILDING DEPTH	215'
	BUILDING DIMENSIONS	420'W x 215'D
	TYPICAL BAY SIZE	54'W x 52.5'D
	STAGING BAY	60'
	CLEAR HEIGHT	32'
	LOADING	(16) Dock High Doors
	RAMPS	(2) Ramped Doors
	TRUCK COURT	195' (shared)
	CAR PARKS	126
	TRAILER PARKS	N/A

LOCATION

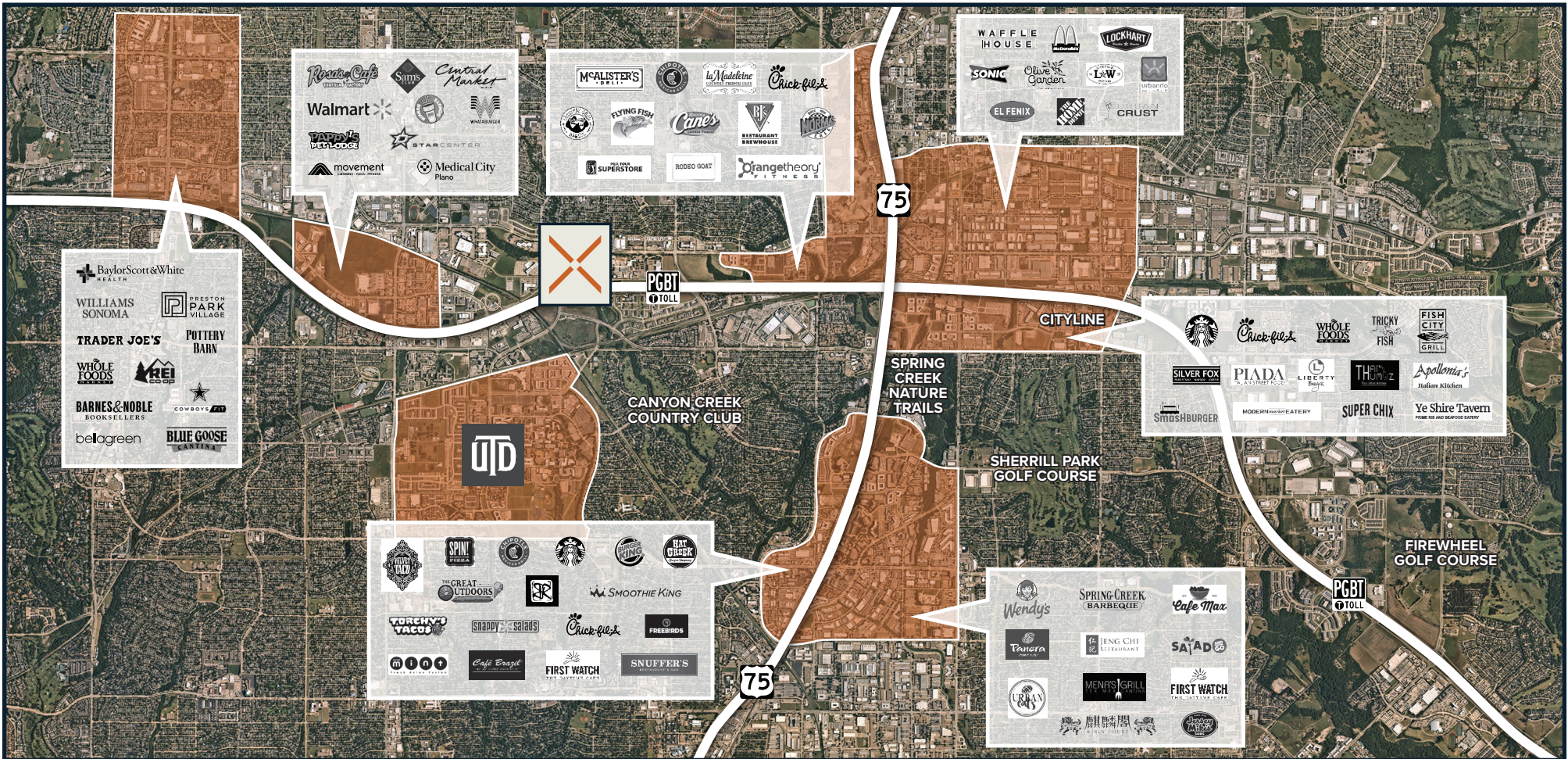
Corporate
Neighbors

PLANO
MIDPOINT



AMENITIES

PLANO MIDPOINT



7
2700 West Plano Parkway
Plano, Texas 75075

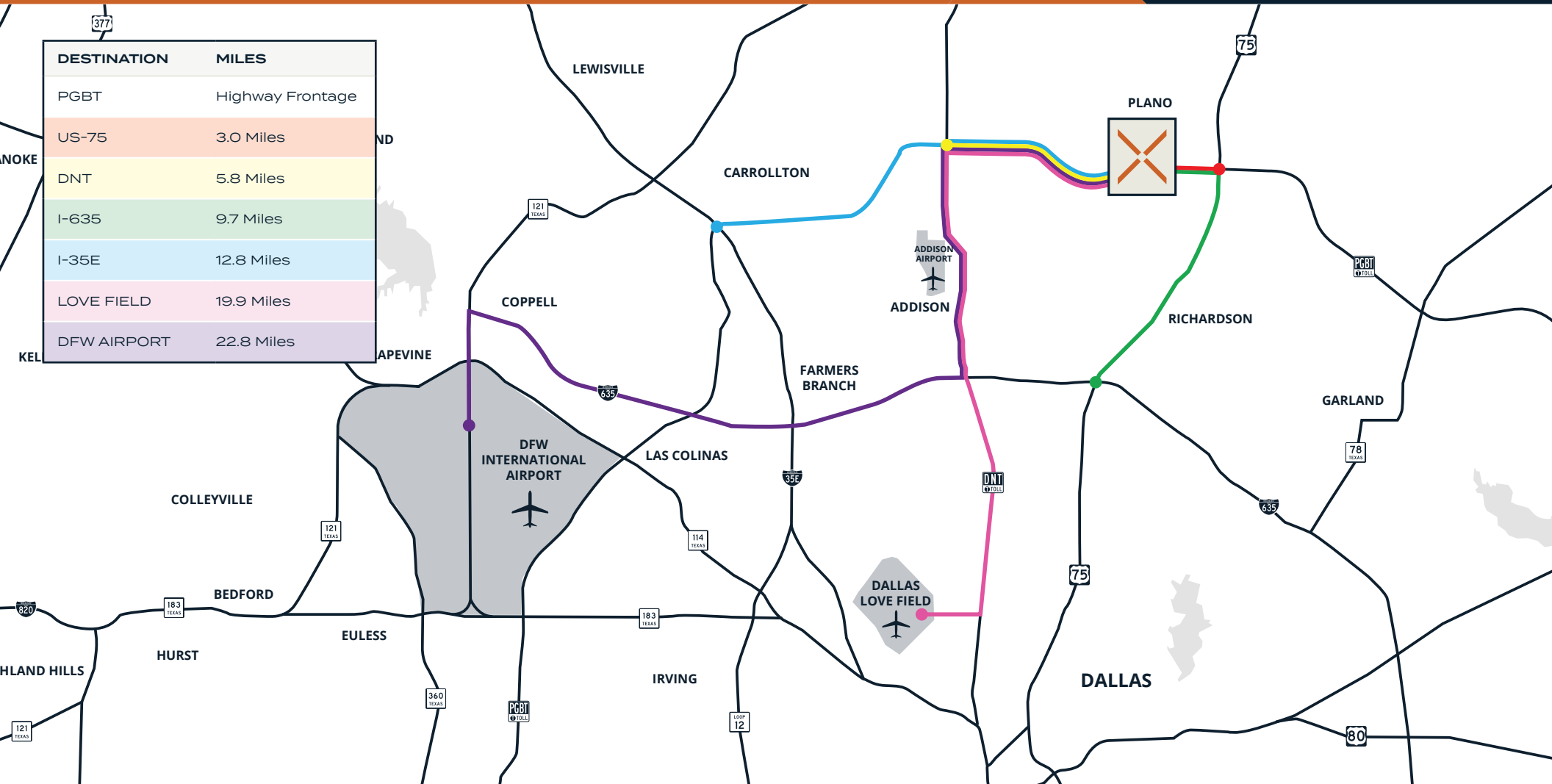


LOCATION

Driving Distances



DESTINATION	MILES
PGBT	Highway Frontage
US-75	3.0 Miles
DNT	5.8 Miles
I-635	9.7 Miles
I-35E	12.8 Miles
LOVE FIELD	19.9 Miles
DFW AIRPORT	22.8 Miles



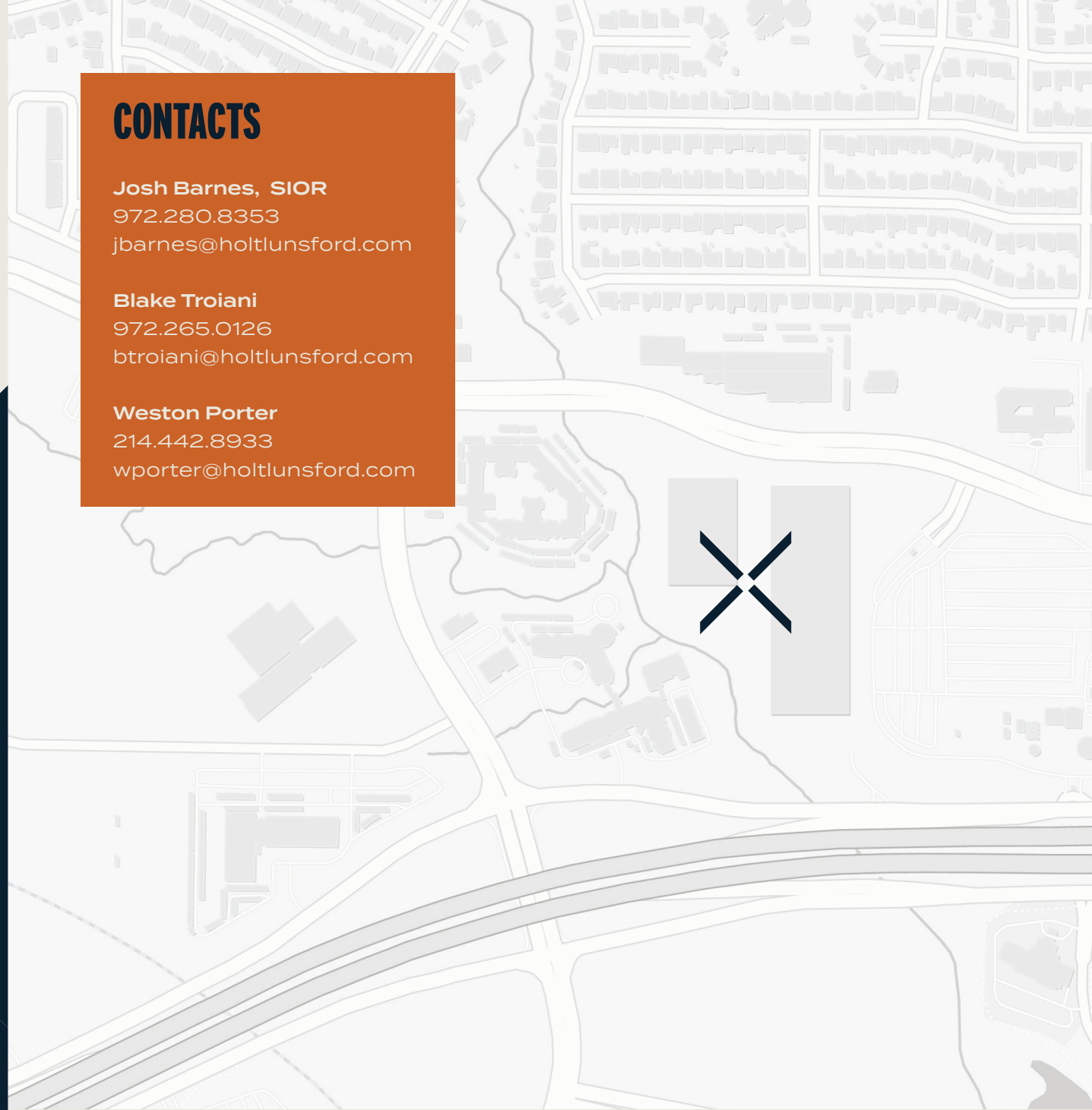


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Developed By

FOUNDRY
COMMERCIAL

Leased By



2700 West Plano Parkway
Plano, Texas 75075

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



Information About Brokerage Services

11-2-2015



Texas law requires all real estate license holders 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 have 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.

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Sales Agent/Associate's Name	License No.	Email	Phone