

5025 W PARK BOULEVARD

PLANO, TX 75093

 **Cortica**
Whole-Child Care Center

 **Capital Title**
A Shaddock Company

RETAIL / MEDICAL / OFFICE

USER-OWNER OPPORTUNITY

YOUNGER
PARTNERS | EXECUTIVE
SUMMARY

5025 West Park Boulevard

FULLY AMENITIZED ENVIRONMENT

HIGHLY WALKABLE TO DINING AND SHOPPING OPPORTUNITIES
HIGH-END RESIDENTIAL AND QUALITY OF LIFE AMENITIES
OVER 16,000 CARS PER DAY PASSING BY

SECURE IN-PLACE OCCUPANCY

3.5 YEAR WEIGHTED AVERAGE LEASE TERM
EXISTING MEDICAL AND RETAIL TENANCY
SECURE AND STABLE REVENUE AND INCOME

OWNER OCCUPANCY OPPORTUNITY

5,200 SQUARE FEET END CAP SUITE AVAILABLE FOR USE
SIGNIFICANT REDUCTION IN OCCUPANCY COST
TAX AND DEPRECIATION VALUE THROUGH OWNERSHIP

INSTITUTIONAL OWNERSHIP

LIMITED NEAR-TERM CAPITAL
NEW ROOF IN 2020 & ALL NEW HVAC IN 2022/2024

DESTINATION LOCATION

PROMINENT LOCATION WITH HIGH VISIBILITY AND SIGNAGE
SKILLED WORKFORCE, MAJOR EMPLOYERS AND DECISION MAKERS
MAIN AND MAIN LOCATION (16K CARS PER DAY)
PROXIMATE TO THE DALLAS NORTH TOLLWAY AND BUSH TURNPIKE

SUPERIOR 1-3 MILE DEMOGRAPHICS

54,000 HOUSEHOLDS (2.4% GROWTH RATE)
\$112,000 AVERAGE HOUSEHOLD INCOME
\$676,000 MEDIAN HOME VALUE

DFW: TOP MARKET FOR INVESTMENT

OVER 8 MILLION RESIDENTS & 345 NEW RESIDENTS DAILY
NATION-LEADING JOB & POPULATION GROWTH
SINCE 2014 DFW HAS ADDED OVER 950,000 JOBS

YOUNGER
PARTNERS



THE OPPORTUNITY

Younger Partners, as exclusive advisor, is pleased to present 5025 Park. A compelling owner-occupant opportunity in thriving Plano, TX, the building offers retail level exposure and prominence. Situated along heavily traveled Park Boulevard east of Preston Road, the Property is proximate to one of North Texas' most significant residential populations. The nearby rooftops fuel demand in the building from operators that feed off the neighborhood community. 5025 Park is walkable to an array of restaurants, a variety of shopping destinations and a wealth of affluent rooftops.

Available as-is, 5025 Park was built in 1999 and most recently renovated in 2024. The Property features a professional exterior with clean architectural lines, ample signage opportunities, and convenient on-site parking (nearly 6/1,000). 5025 Park is comprised of 21,110 square feet and has been demised to three suites. Currently, 5,200 square feet can be made available and is suited to a variety of uses. The balance of the building is leased to two tenants (medical and retail) with a WALT of more than 3 years. The tenancy offers a reliable stream of income that will greatly reduce occupancy cost for a user buyer. Located in a highly accessible area with close proximity to major roads, dining, and services, this property presents an excellent opportunity for a business owner to establish a long-term community presence while building equity and enjoying the benefits associated with ownership

The building is located with convenient accessibility to Preston Road, The Dallas North Tollway, Legacy, George Bush Turnpike and Central Expressway. This prime location provides walkability to the amenity rich Preston Park Colonnade, Polo Towne Crossing and the premier restaurant and retail options on Park Boulevard and Preston Road. Plano is one of the country's fastest growing suburban communities. The growth continues to be exponential as Plano remains the preferred destination for corporate relocations into the DFW Metroplex.

ASSET PROFILE

ADDRESS	5025 PARK BOULEVARD - PLANO, TX 75093
BUILDING SIZE	21,110 SF
LAND AREA / ZONING	2.61 ACRES / PD-61 O-2
PARKING	126 SPACES (5.97/1,000)
OCCUPANCY	100%
WEIGHTED AVERAGE LEASE TERM (WALT)	3.25 YEARS





THE STAR
SHOPS AT LEGACY



PLANO WEST SENIOR HIGH

CORINTHIAN BAY ESTATES

GLENFAGLES COUNTRY CLUB

CREEKS OF WILLOW BEND

WILLOW BEND LAKES

LA VENTURA APARTMENTS

WILLOW BEND APARTMENTS

5025 PARK BLVD.

- PRESTON PARK COLONNADE
- WHOLE FOODS
- WILLIAMS-SONOMA
- BARNES & NOBLE
- FROST BANK
- GAME STOP
- MACARONI GRILL
- ALLEGRO COFFEE
- VELVET TACO

- PRESTON TOWNE CROSSING
- REI
- STUDIO MOVIE GRILL
- CHIPOTLE
- TRADER JOES
- ULTA
- ORVIS

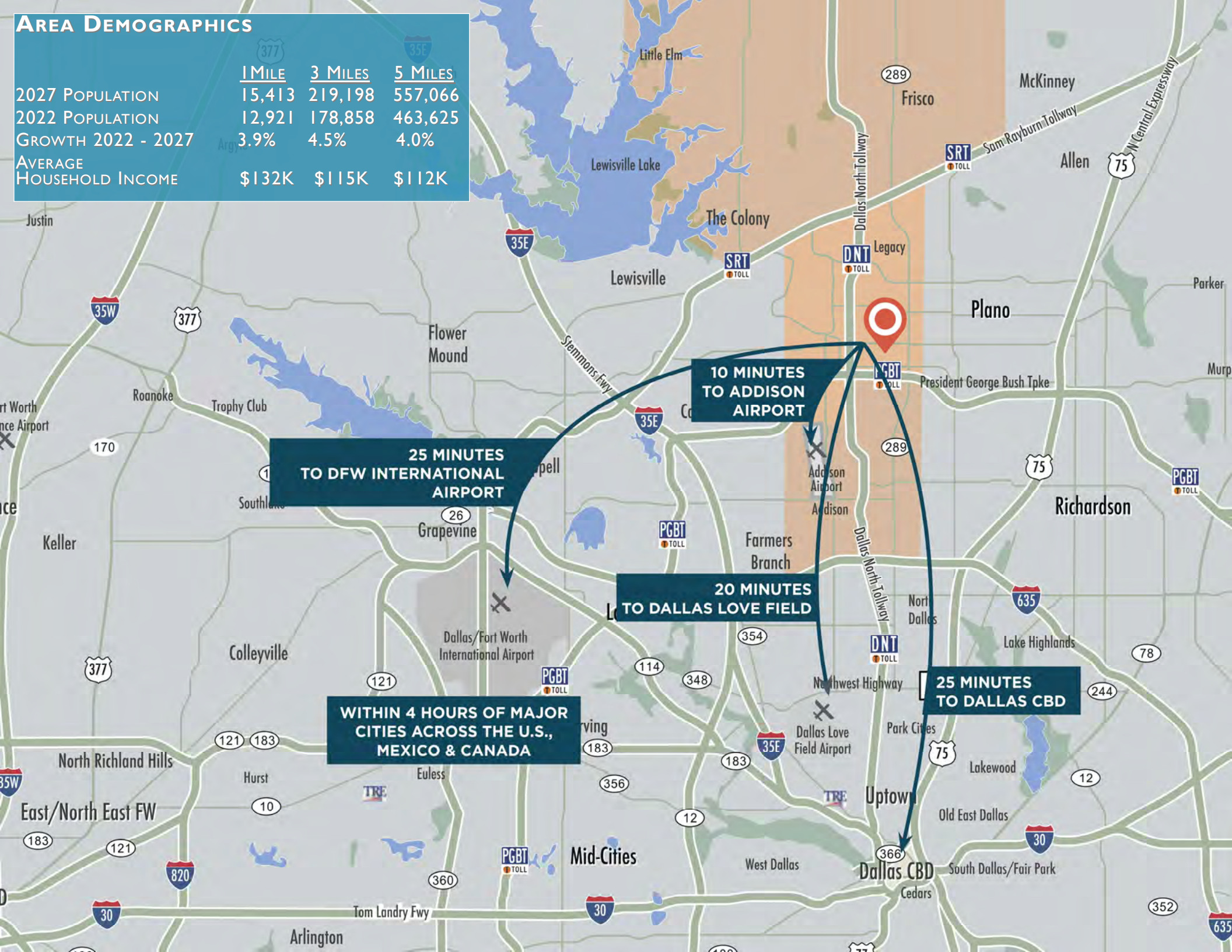
- PRESTON PARK & PRESTON SHEPARD PLACE
- NORDSTROM RACK
- MARSHALLS
- OFFICE DEPOT
- PARTY CITY
- CHICK-FIL-A
- MARKET STREET
- ZOE'S KITCHEN

PARK BOULEVARD (16K CARS PER DAY)

PRESTON ROAD (43K CARS PER DAY)

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2027 POPULATION	15,413	219,198	557,066
2022 POPULATION	12,921	178,858	463,625
GROWTH 2022 - 2027	3.9%	4.5%	4.0%
AVERAGE HOUSEHOLD INCOME	\$132K	\$115K	\$112K



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FOR ADDITIONAL BUILDING INFORMATION - PLEASE CONTACT:

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Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interested in receiving a full Offering Memorandum, please sign and return the Confidentiality Agreement to the exclusive agents listed above. The information contained herein was obtained from sources believed reliable; however, Younger Partners makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or withdrawal notice.