



RARE LEASE OPPORTUNITY · 10 LIFTS · 40 CAR PARKS

AUTOMOTIVE SERVICE CENTER · SERVICE DEPARTMENT · PLANO, TEXAS

4480 W Plano Parkway.

A rare service-department lease opportunity on W Plano Parkway — $\pm 7,782$ SF with 10 lifts, 40 car parks, a private office and a parts room, in the heart of West Plano's auto corridor. Shared building: Hi Line Motors continues to operate on site.

LEASE RATE

Upon Request

CONTACT BROKER FOR TERMS

AVAILABLE AREA	LIFTS	CAR PARKS	FRONTAGE
$\pm 7,782$ SF	10	40	W Plano Pkwy

OPERATING BUSINESS — DO NOT DISTURB. This is a shared building with an active automotive operation. All showings by appointment through the listing brokers only.

↓ **SCHEDULE A PRIVATE TOUR**

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Property Details.

PROPERTY OVERVIEW

Capstone Commercial is pleased to offer $\pm 7,782$ SF of purpose-built automotive service space for lease at 4480 W Plano Parkway — a rare chance to take a fully equipped service department on one of West Plano's premier auto-retail corridors. The space delivers 10 lifts in place, an alignment rack, overhead hose reels, a drive-through overhead door to a secured rear lot, 40 car parks, a service write-up counter, a private office and a parts room.

The layout suits service and repair, reconditioning, detailing, collision support or dealer overflow. Immediate frontage on W Plano Parkway puts the space in front of heavy daily traffic and alongside Huffines CJDR, Autos of Dallas, CarMax, Enterprise Car Sales and AutoNation Collision.

PROPERTY HIGHLIGHTS

- **Rare lease opportunity** — service department space on W Plano Parkway
- **10 lifts** in place, including an alignment rack
- **40 car parks** — secured rear lot for storage, staging and employee parking
- **High-traffic location** in the heart of the West Plano auto corridor
- **Includes a private office and parts room**
- Drive-through overhead door to the rear lot; service write-up counter with tool storage
- Minutes to the Dallas North Tollway and President George Bush Turnpike

IDEAL USES

SERVICE & REPAIR

RECONDITIONING

DETAILING

COLLISION SUPPORT

DEALER OVERFLOW

FLEET MAINTENANCE

LOCATION & ACCESS

Established auto cluster. An unusually dense concentration of dealers, sales lots and service operators along W Plano Parkway drives steady customer and referral traffic.

Premier access. Minutes from the Dallas North Tollway and President George Bush Turnpike, connecting the site to the entire North Dallas market.

Corporate corridor. Adjacent to major employment centers and Baylor Scott & White — a strong daytime population and workforce.

PROPERTY SPECS

Property Type	Automotive Service
Available Area	$\pm 7,782$ SF
Approx. Dimensions	$\pm 110' \times 72'$
Lifts	10
Car Parks	40
Office	Private office
Parts Room	Included
Loading	Drive-through OH door
Configuration	Contiguous service bay
Occupancy	Shared building
Frontage	W Plano Parkway
Submarket	West Plano
County	Collin
Zoning	Verify · City of Plano
Lease Rate	Upon Request
Lease Term	Negotiable
Availability	Contact Broker

SHARED SPACE — PLEASE NOTE

4480 W Plano Parkway is a **shared building**. Hi Line Motors will retain **3 lifts, a bay area and the upstairs offices** and continue operating on site; the balance of the service department is what is offered for lease.

Operating business — do not disturb. All tours by appointment through the listing brokers.

THE PLANO MARKET

290,594CITY
POPULATION**\$112,253**MEDIAN HH
INCOME**39.6**

MEDIAN AGE

Sources: Texas Demographics / U.S. Census (City of Plano). Figures are approximate and provided for marketing illustration only — verify independently.

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Photos · Location.

THE SPACE



Open service floor — two-post lifts, alignment rack & overhead hose reels in place



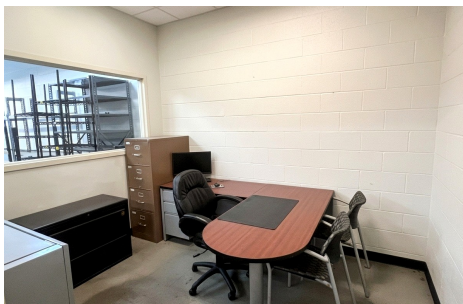
Additional lifts and clear-span service bay area



Drive-through overhead door to the secured rear lot



Service write-up counter with tool storage



Private office overlooking the parts room



Secured rear lot — 40 car parks for storage, staging & employees

AUTOMOTIVE TRADE AREA



Photographs have been digitally cleaned to show the space in vacant condition; equipment shown may or may not convey — verify with broker. **Operating business — do not disturb; all tours by appointment.** Aerial imagery © 2026 Google, Airbus, Maxar Technologies. All information from sources deemed reliable but not guaranteed and subject to change, prior lease or withdrawal without notice.

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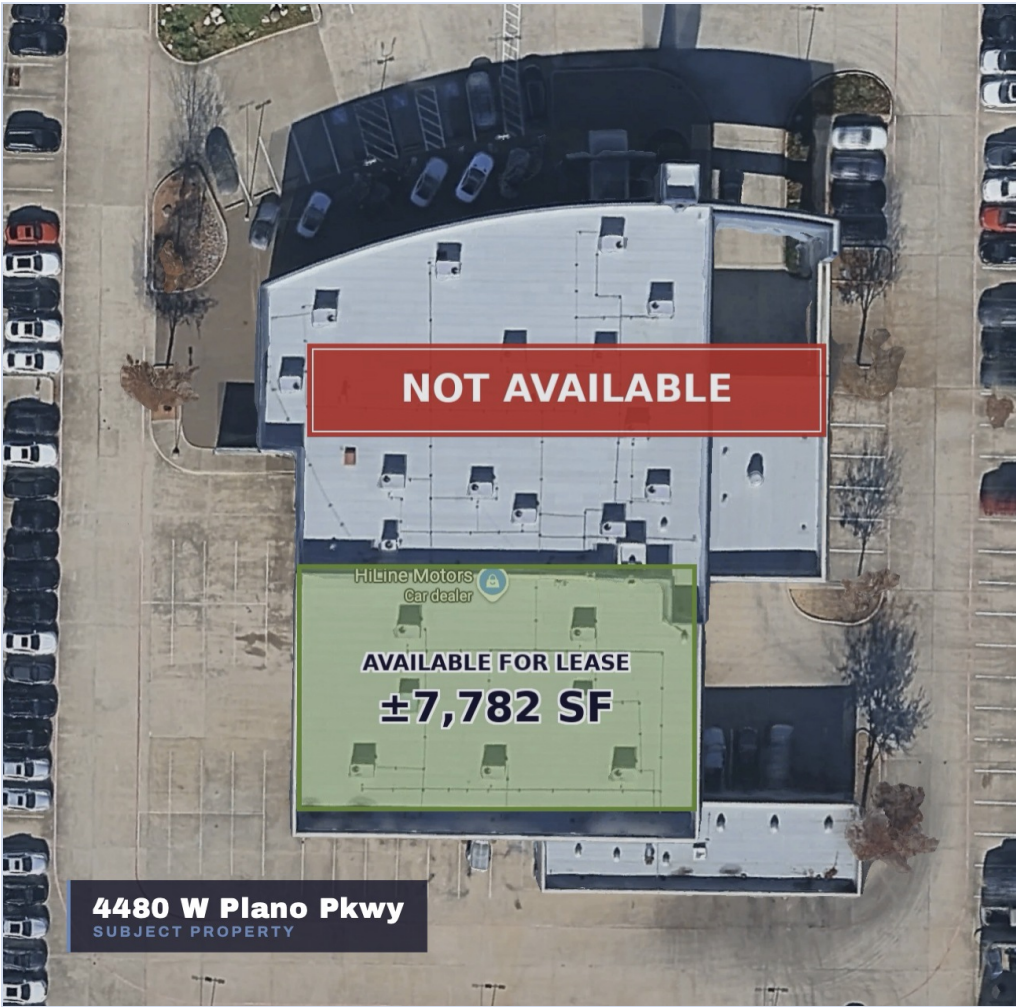
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Site Plan.

WHAT'S AVAILABLE · 4480 W PLANO PKWY



- Available for Lease**
±7,782 SF service department — 10 lifts, private office and parts room.
- Not Available**
Retained by Hi Line Motors — 3 lifts, a bay area and the upstairs offices.

SHARED BUILDING
Hi Line Motors **continues to operate on site**. The green area is what is offered for lease.
Do not disturb. All tours by appointment through the listing brokers.

AVAILABLE AREA	LIFTS	CAR PARKS	LOADING
±7,782 SF	10	40	Drive-Through

Site plan is approximate, taken from aerial measurement and provided for planning purposes only — verify all areas and dimensions independently. Aerial imagery © 2026 Google, Airbus, Maxar Technologies.

Information About Brokerage Services

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Buyer/Tenant/Seller/Landlord Initials		Date	