



# OFFERING MEMORANDUM

PROFESSIONAL OFFICE CONDOMINIUM — OWNER-USER OPPORTUNITY

## 6513 PRESTON RD, SUITE 200

Plano, Texas 75024 | Preston Whitestone Office Park  
Collin County | Class B | Zoning A13 | Year Built 2005

OFFERED AT

**\$1,150,000**

**3,475**

SQ FT  
Total Building Area

**11**

OFFICES  
Private Workspaces

**VACANT**

AT CLOSING  
Delivery Status

**INCLUDED**

FURNITURE  
Turnkey Setup

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# PROPERTY OVERVIEW

6513 Preston Rd, Suite 200, Plano, TX | 3,475 SF | \$1,150,000



Exterior — 6513 Preston Rd, Suite 200 | Preston Whitestone Office Park | Plano, TX 75024

## PROPERTY DETAILS

<b>Address</b>	6513 Preston Rd, Suite 200, Plano, TX 75024
<b>Complex</b>	Preston Whitestone Office Park
<b>Parcel ID</b>	R-9133-003-2000-1
<b>Total Square Footage</b>	3,475 SF
<b>Year Built</b>	2005
<b>Building Class</b>	Class B
<b>Floors</b>	1 (Single Story)
<b>Parking Ratio</b>	10.07 / 1,000 SF
<b>Lot Size</b>	14,837 SF (0.50 Acres)
<b>Zoning</b>	A13 — Condominium Professional / Medical / Dental / Professional Office
<b>County</b>	Collin County, Texas
<b>Sale Type</b>	Owner-User / Investment
<b>Delivery</b>	Vacant at Closing
<b>HOA Dues</b>	Approx. \$3,031.94 / Quarter (\$12,128 / Year)
<b>Annual Taxes (Est.)</b>	Approx. \$17,800 / Year

**FF&E Included** Desks, lounge furniture, and conference room furniture included with sale. Filing cabinets and personal items excluded.

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# INVESTMENT HIGHLIGHTS

6513 Preston Rd, Suite 200, Plano, TX | 3,475 SF | \$1,150,000



Interior — Reception / Waiting Area with Modern Furnishings | Polished Concrete Floors | Glass Partitions

## KEY INVESTMENT HIGHLIGHTS

### 1 Prime Owner-User Opportunity on the Preston Road Corridor

This 3,475 SF professional office condominium offers an exceptional owner-user opportunity along one of Plano's most active commercial corridors. The suite will be delivered vacant at closing, allowing a new owner to occupy immediately without displacement risk or lease termination costs. The property has been owner-occupied since construction and is in excellent condition.

### 2 Turnkey Furnished Delivery — Reduce Start-Up Costs

The suite includes existing high-quality office furnishings — desks, lounge furniture, and conference room furniture — helping to significantly reduce start-up costs and downtime for an incoming buyer. This is a rare advantage in the condominium office market where most units are delivered as white-box shell space.

### 3 Versatile Layout Ideal for MedSpa, Wellness, or Professional Services

The floor plan features a large reception/waiting area (36' x 26'), 11 private offices including two large corner executive suites, a dedicated meeting room, an eat-in kitchen, a wet bar, and three restrooms. This layout supports consultation-based users including medspa, wellness, therapy, legal, financial, insurance, and professional service firms.

### 4 High-Visibility Location with Excellent Accessibility

Positioned on the southwest quadrant of Preston Road and Tennyson Parkway, the property benefits from strong traffic counts on Preston Road and immediate proximity to the Dallas North Tollway (~1 mile) and Sam Rayburn Tollway (~2 miles). Both building and monument signage opportunities are available to maximize brand visibility in this affluent trade area.



# FLOOR PLAN

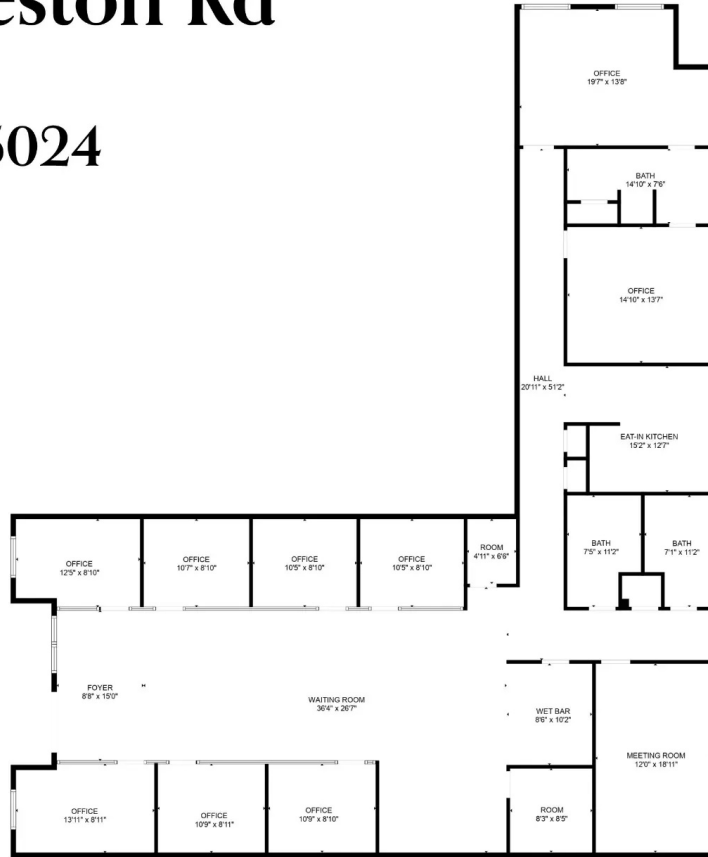
6513 Preston Rd, Suite 200, Plano, TX | 3,475 SF | Suite Layout

## SUITE 200 — FLOOR PLAN & ROOM SCHEDULE

# 6513 Preston Rd

## Suite 200

### Plano, TX 75024



Measurements deemed highly reliable but not guaranteed. All dimensions are approximate.

### ROOM SCHEDULE SUMMARY

Space	Dimensions	Notes
Reception / Waiting Area	36'4" × 26'7"	Large open lobby with glass partitions
Executive Office (Corner)	19'7" × 13'8"	Large corner office — upper wing
Executive Office	14'10" × 13'7"	Second large office — upper wing
Private Office (×4)	~10'5"-12'5" × 8'10"	Four offices — middle corridor
Private Office (×3)	~10'5"-13'11" × 8'11"	Three offices — lower corridor
Meeting / Conference Room	12'0" × 18'11"	Formal conference room with table & chairs
Eat-In Kitchen	15'2" × 12'7"	Full kitchen with dining area
Wet Bar	8'6" × 10'2"	Adjacent to meeting room
Foyer / Entry	8'8" × 15'0"	Formal entry vestibule

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# PROPERTY PHOTOS

6513 Preston Rd, Suite 200, Plano, TX | Interior & Exterior Views

## EXTERIOR & INTERIOR VIEWS



Exterior Entry — Unit 200



Interior Lobby / Reception Area



Conference / Meeting Room

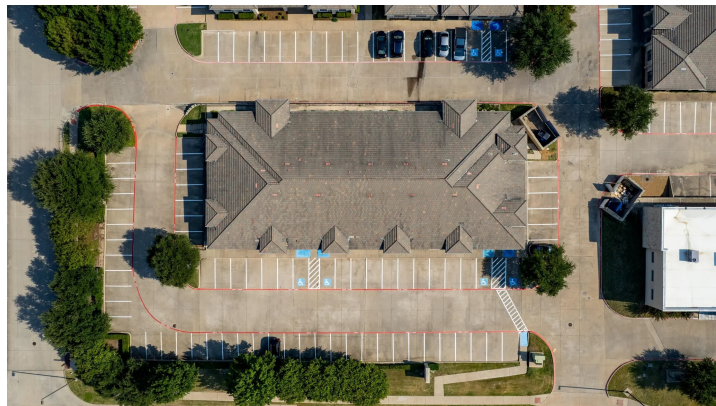


Private Office with Natural Light

## AERIAL VIEWS



Aerial — Preston Rd & Tennyson Pkwy



Overhead Aerial — Building 3 Footprint

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# MARKET DATA & DEMOGRAPHICS

Collin County, Texas | Plano Trade Area | 1, 3 & 5-Mile Rings

## POPULATION & HOUSEHOLD DEMOGRAPHICS

CoStar / U.S. Census Bureau, 2025

Indicator	1-Mile Ring	3-Mile Ring	5-Mile Ring
Population — 2000	9,666	84,647	231,622
Population — 2010	11,413	101,449	289,831
Population — 2025 Estimate	12,511	115,943	340,913
Population — 2030 Projection	12,832	119,137	349,180
2025–2030 Growth Rate	0.51%	0.54%	0.48%
2025 Daytime Population	17,251	188,895	428,180
2025 Total Households	5,683	48,261	145,031
2025 Avg. Household Size	2.19	2.39	2.34
2025 Owner-Occupied Housing	1,683	24,475	72,703
2025 Renter-Occupied Housing	4,000	23,786	72,328

## HOUSEHOLD INCOME — 2025 ESTIMATES

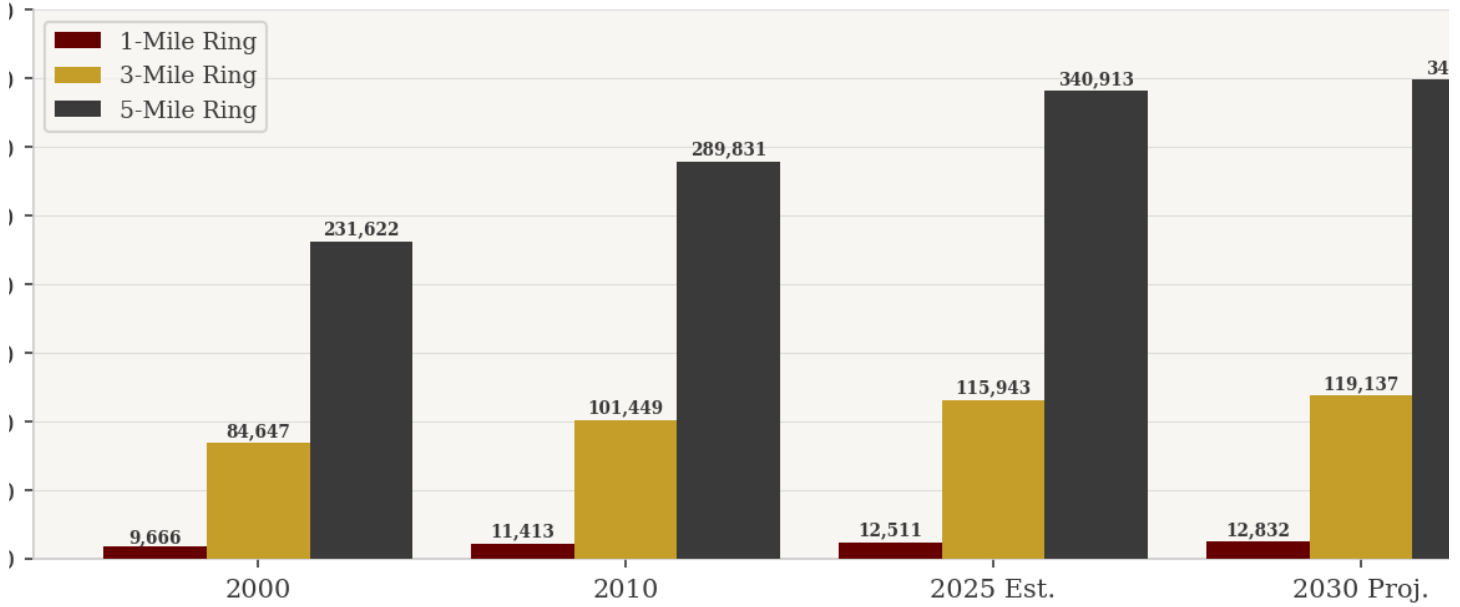
CoStar / U.S. Census Bureau, 2025

Income Range	1-Mile Ring	3-Mile Ring	5-Mile Ring
Less than \$15,000	158	1,787	6,100
\$15,000 – \$24,999	91	961	3,848
\$25,000 – \$34,999	148	1,352	5,168
\$35,000 – \$49,999	144	2,637	9,462
\$50,000 – \$74,999	856	5,783	19,504
\$75,000 – \$99,999	1,192	6,004	19,014
\$100,000 – \$149,999	1,269	9,274	27,538
\$150,000 – \$199,999	590	5,769	17,549
\$200,000 or Greater	1,235	14,685	36,840
Median Household Income	\$107,481	\$127,083	\$113,883
Average Household Income	\$156,434	\$178,833	\$158,889



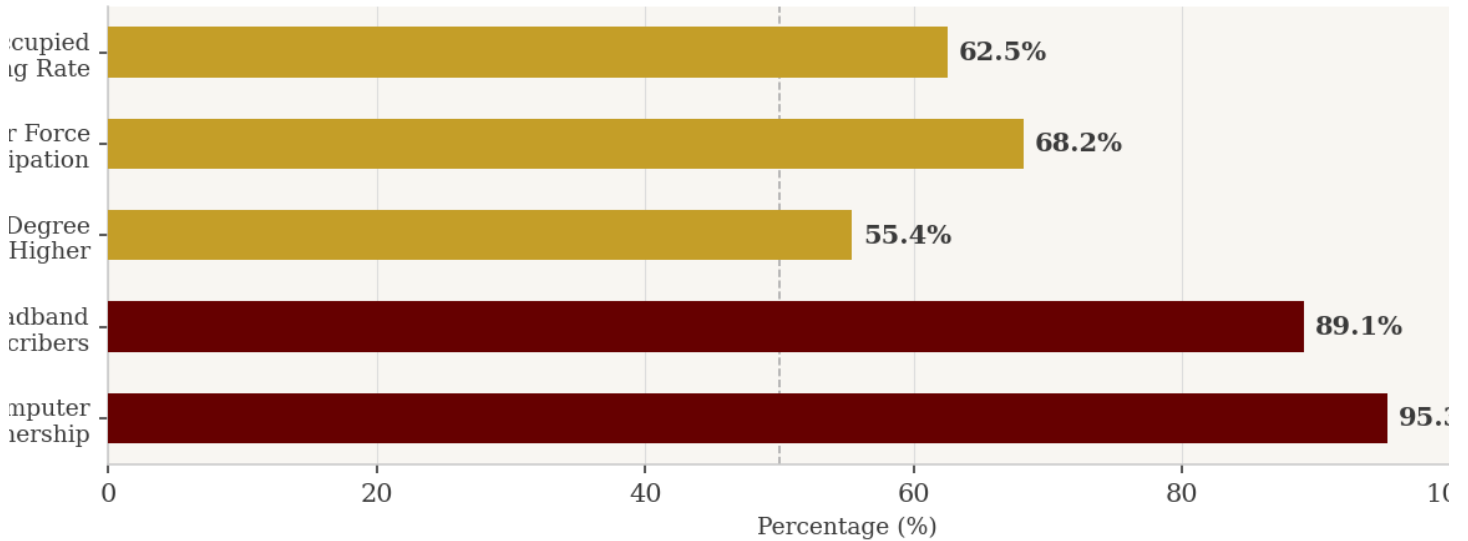
POPULATION GROWTH — PLANO TRADE AREA

POPULATION GROWTH — PLANO TRADE AREA



QUALITY OF LIFE INDICATORS — COLLIN COUNTY U.S. Census Bureau ACS 2020–2024

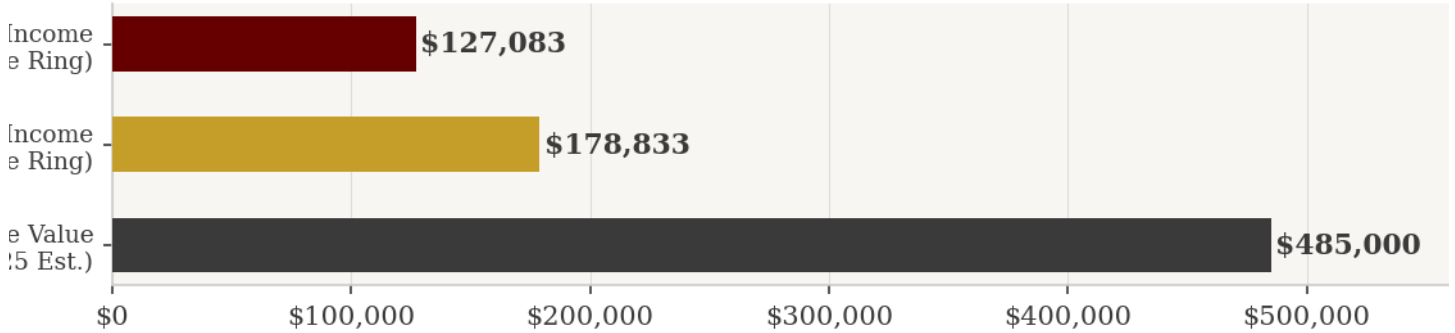
QUALITY OF LIFE INDICATORS — COLLIN COUNTY





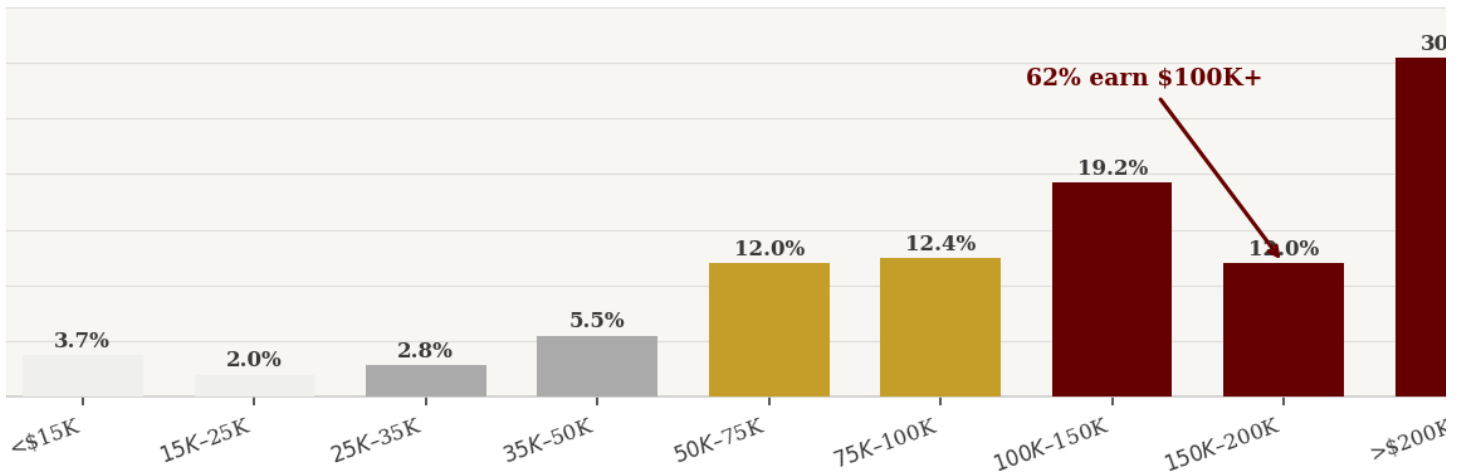
KEY ECONOMIC INDICATORS — PLANO / COLLIN COUNTY U.S. Census Bureau / CoStar 2024–2025

KEY ECONOMIC INDICATORS — PLANO / COLLIN COUNTY



HOUSEHOLD INCOME DISTRIBUTION — 3-MILE RING CoStar / U.S. Census Bureau, 2025

HOUSEHOLD INCOME DISTRIBUTION — 3-MILE RING



Income data: CoStar Group and U.S. Census Bureau ACS 2020–2024. Population: U.S. Census Bureau 2020 Census and 2025 Estimates. Quality of life indicators: Collin County. Median home value: Plano city estimate.



## AREA LANDMARKS & ECONOMIC DRIVERS

Preston Road Corridor | Plano, Texas | Collin County

### MAJOR LANDMARKS & ECONOMIC DRIVERS

#### Dallas North Tollway (DNT)

~1 Mile West via Tennyson Pkwy

The primary north-south toll road connecting Plano to downtown Dallas, Frisco, and the greater DFW metroplex. The DNT corridor is one of the most active commercial and corporate office corridors in Texas, hosting the headquarters of Toyota, JPMorgan Chase, Liberty Mutual, and dozens of Fortune 500 companies within a short drive of the subject property.

#### Sam Rayburn Tollway (SH-121)

~2 Miles North

A major east-west regional highway providing rapid connectivity across the northern DFW metroplex from Fort Worth to McKinney. SH-121 dramatically expands the trade area for any business operating from this location, enabling access to Frisco, Allen, McKinney, and Lewisville within 20 minutes.

#### Legacy West & The Shops at Legacy

~2.5 Miles West

One of the most successful mixed-use developments in the DFW metroplex, Legacy West features premium retail, dining, luxury residential, and major corporate campuses. The presence of Toyota North America, Liberty Mutual, JPMorgan Chase, and FedEx Office headquarters within 2.5 miles creates a dense, high-income daytime population that directly supports wellness, professional services, and medspa operators.

#### Baylor Scott & White Medical Center — Plano

~3 Miles Northeast

A major regional hospital and medical campus that anchors significant medical office and healthcare demand in the surrounding area. The proximity to this facility supports administrative medical users and wellness operators seeking a location near a major healthcare anchor.

#### Texas Health Presbyterian Hospital Plano

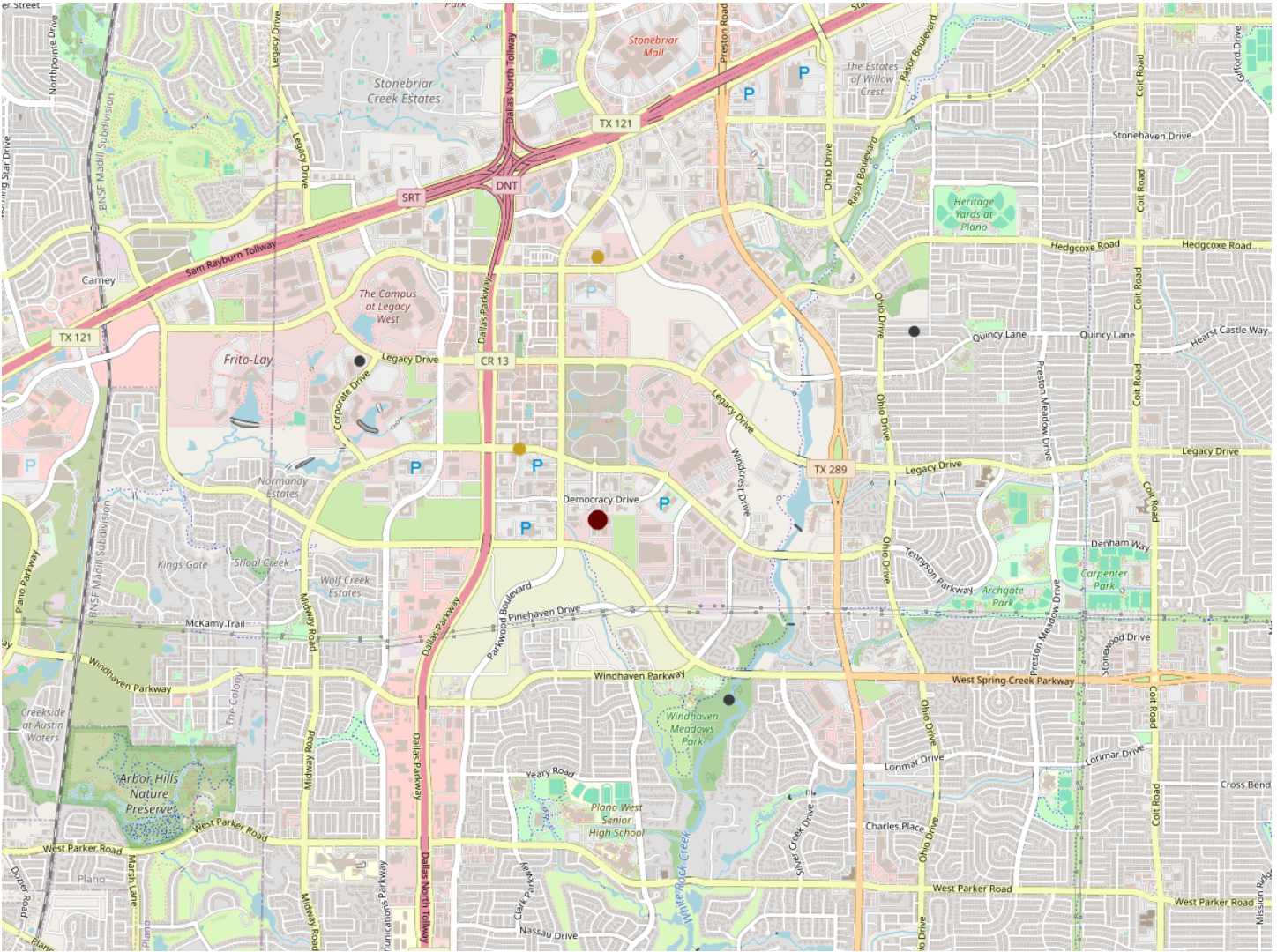
~2.5 Miles South

Another key healthcare anchor serving the Plano community. The dual hospital presence within a 3-mile radius reinforces the strong demographic profile for medical-adjacent and wellness-oriented office users considering this location.



# AREA LOCATION MAP

Preston Road Corridor | Plano, TX | Major Landmarks & Access



## MAP KEY — MAJOR LANDMARKS & TRANSPORTATION

<b>Subject Property</b>	6513 Preston Rd, Suite 200 — Preston Whitestone Office	<b>Dallas North Tollway (DNT)</b>	~1 mile West via Tennyson Pkwy
<b>Sam Rayburn Tollway (SH-121)</b>	~12 miles North	<b>Legacy West</b>	~2.5 miles West — Premium mixed-use & corporate campus
<b>Baylor Scott &amp; White</b>	~3 miles Northeast — Major regional hospital	<b>Texas Health Presbyterian</b>	~2.5 miles South — Regional hospital
<b>Tennyson Pkwy Intersection</b>	Immediate — High-traffic signalized intersection	<b>Preston Road</b>	High-volume north-south corridor — Monument signage available

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## HIGHEST & BEST USE ANALYSIS

### MedSpa / Wellness Clinic — Highest Potential

1 The layout is ideally configured for a medspa or wellness clinic: a welcoming reception and waiting area, multiple private consultation rooms, three restrooms, a kitchen, and a wet bar for client hospitality. The affluent trade area — with average household incomes exceeding \$178,000 within 3 miles — represents the precise demographic that drives medspa and aesthetic wellness demand. Monument signage on Preston Road provides the brand visibility essential for this use.

### Therapy / Counseling Group Practice

2 Eleven private offices provide a quiet, professional setting ideal for individual or group therapy, counseling, or behavioral health practices. The large waiting room, separate entry, and discreet layout support client confidentiality and comfort. The proximity to two major hospital systems within 3 miles supports referral-based practice development.

### Law / Financial / Insurance Office

3 A turnkey setup with a large conference room, impressive reception, private executive offices, and included furniture makes this an excellent fit for professional services firms. The Preston Road address and monument signage provide the professional visibility that clients and referral partners expect from established service firms.

### Administrative Medical / Healthcare Office

4 The office-heavy layout works exceptionally well for administrative medical uses — billing, coding, managed care, insurance, or healthcare consulting — that do not require clinical plumbing in every room. The proximity to Baylor Scott & White and Texas Health Presbyterian supports healthcare-adjacent administrative operations.



EXCLUSIVELY PRESENTED BY

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# 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.

11-03-2025



**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.

<b>Real Broker, LLC</b>	<b>9003138</b>	<b>support@therealbrokerage.com</b>	<b>855-450-0442</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Michael Yarrito</b>	<b>491108</b>	<b>txbroker@therealbrokerage.com</b>	<b>855-450-0442</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>Michael Yarrito</b>	<b>491108</b>	<b>txbroker@therealbrokerage.com</b>	<b>855-450-0442</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Edie West</b>	<b>655521</b>	<b>ewest@ediewestrealty.com</b>	<b>469-715-7392</b>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date