

FOR LEASE



OFFICE

1101 W. PLANO PKY

1101 West Plano Parkway • Plano, TX 75075

SUITE B - 1,764SF

- One executive office
- Three private restrooms
- A large open floor plan that can be customized for workstations, collaboration areas, or client-facing needs

SUMMARY

Building SF:	4552
Lease Rate:	\$23 - \$26 + NNNs
Year Built:	2016

PROPERTY DESCRIPTION

Executive Office: One private executive office located near the entry.

Restrooms: Two restrooms within the suite for convenience.

Open Floor Plan: The remainder of the space is an open layout, allowing for flexible configurations to meet tenant needs (workstations, collaborative areas, showroom, or training space).

Ideal Use: Perfect for professional office, service, or light medical users seeking a balance of private and open workspace.

LOCATION DESCRIPTION

This versatile commercial building offers a unique opportunity for various business ventures, located just one block away from the massive \$1 billion Collin Creek Mall redevelopment.

Benefit from the high traffic count in this well-maintained space, perfect for office, medical, or some retail uses.

With its strategic location and proximity to a rapidly developing area, this property is ideal for businesses looking to capitalize on growth and visibility.

REBECCA KUHL

Commercial Director

(469) 667-9832

rkuhl@cre-dfw.com

0636848, Texas



ATTACHMENT 3

1101 WEST PLANO PARKWAY, PLANO, TEXAS 75075

ALCO

ANTHONY SCARRONE DESIGN
https://www.scarronedesign.com/

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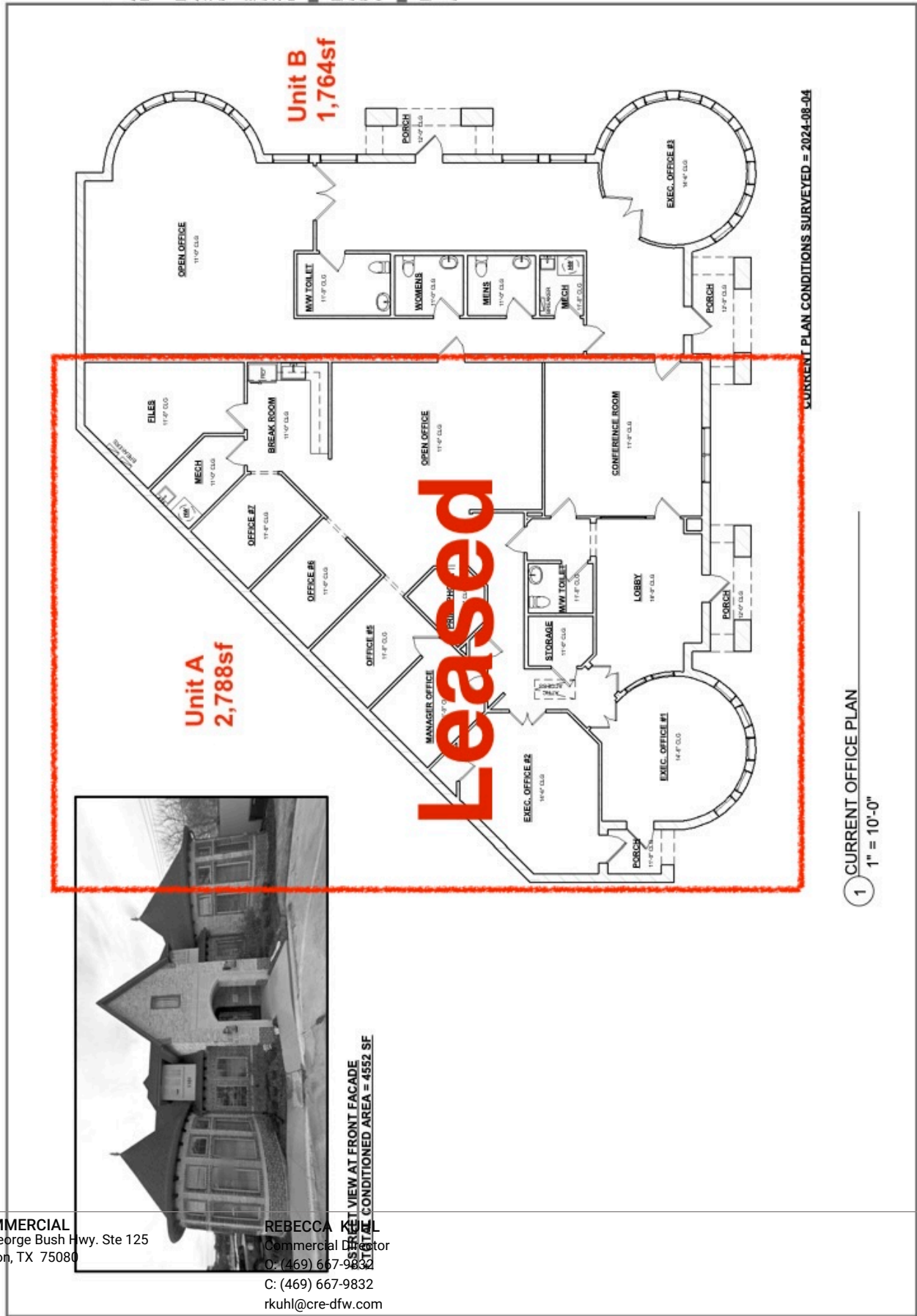
PROJECT ADDRESS:
1101 W PLANO PKWY.
PLANO TX 75075

DATE: 2024-08-04

CURRENT



A-1



CURRENT PLAN CONDITIONS SURVEYED = 2024-08-04

1 CURRENT OFFICE PLAN
1" = 10'-0"



PHOTO VIEW AT FRONT FACADE
UNIT A CONDITIONED AREA = 4552 SF

KW COMMERCIAL
501 W. George Bush Hwy. Ste 125
Richardson, TX 75080

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LOCATION MAPS

1101 WEST PLANO PARKWAY | PLANO, TX 75075

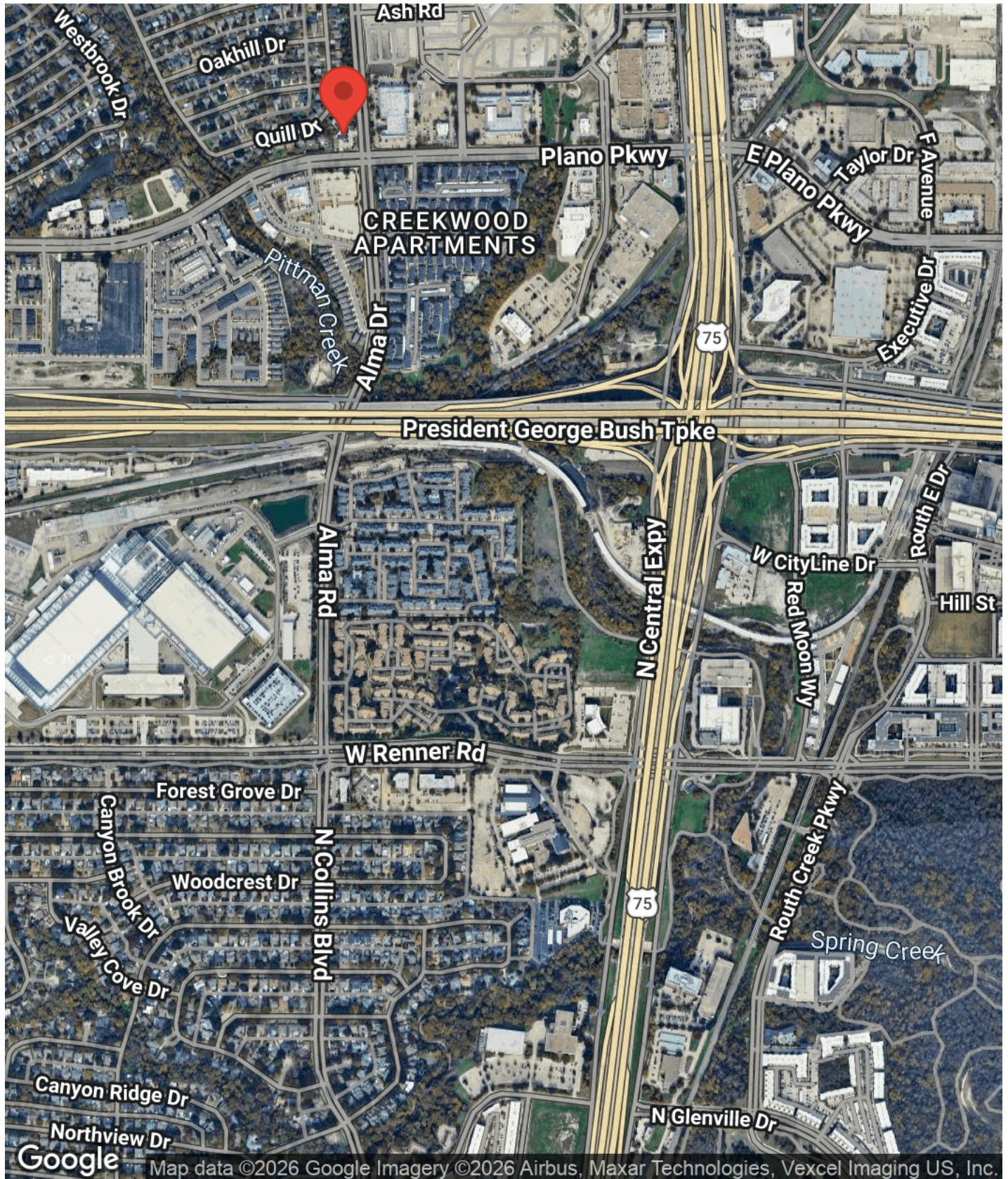


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AERIAL MAP

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DEMOGRAPHICS

1101 WEST PLANO PARKWAY | PLANO, TX 75075



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles
Population			
Male	6,147	64,549	164,489
Female	6,186	56,651	160,202
Total Population	12,333	121,200	324,691
Race / Ethnicity			
White	5,477	56,043	145,202
Black	1,695	14,047	40,911
Am In/AK Nat	23	242	552
Hawaiian	7	48	97
Hispanic	2,396	26,325	64,062
Asian	2,438	21,380	66,042
Multiracial	277	2,836	7,273
Other	18	279	584
Housing			
Total Units	6,133	54,381	142,986
Occupied	5,806	51,200	134,021
Owner Occupied	1,954	22,028	67,957
Renter Occupied	3,852	29,172	66,064
Vacant	327	3,181	8,965

	1 Mile	3 Miles	5 Miles
Age			
Ages 0 - 14	1,817	17,763	54,488
Ages 15 - 24	1,677	22,983	47,109
Ages 25 - 54	6,132	49,558	133,397
Ages 55 - 64	1,227	12,067	37,208
Ages 65+	1,479	18,829	52,489
Income			
Median	\$98,451	\$98,387	\$104,356
Under \$15k	299	4,108	9,098
\$15k - \$25k	114	1,790	4,525
\$25k - \$35k	194	2,495	6,462
\$35k - \$50k	566	3,706	9,120
\$50k - \$75k	764	7,115	18,126
\$75k - \$100k	1,030	6,824	17,268
\$100k - \$150k	989	9,908	24,955
\$150k - \$200k	620	5,794	16,213
Over \$200k	1,229	9,458	28,253

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DISCLAIMER

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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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:
 - 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.

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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<u>James Tan</u>	<u>0432986</u>	<u>jamesltan@yahoo.com</u>	<u>(469)467-7755</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Rebecca Kuhl</u>	<u>0636848</u>	<u>RKuhl@CRE-DFW.com</u>	<u>(469)667-9832</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501