



ASSET CLASS

Office Condominium

BUILDING SIZE

2,997 SF

OCCUPANCY

Vacant · Owner-User

YEAR BUILT

2007

THE OFFERING

A turnkey West Plano office condo, delivered vacant.

Partners is pleased to offer for sale 4504 Legacy Drive, Suite 100 — a 2,997-square-foot office condominium on the Legacy Drive corridor in West Plano. Delivered fully vacant, it is a rare owner-user opportunity in one of the most supply-constrained submarkets in the DFW Metroplex.

LIST PRICE	PRICE / SF
\$1,090,000	\$363.70
BUILDING SIZE	YEAR BUILT
2,997 SF	2007

PROPERTY DETAILS

PROPERTY TYPE	Office Condominium
OCCUPANCY	Vacant · Owner-User
STORIES	One
CONSTRUCTION	Stone & Stucco
PARKING	Surface · Ample
2025 TAXES	\$16,023.42
CONDO FEE / MO.	\$1,947.40



100% YOURS

Own and occupy the entire single-story suite — no landlord, no co-tenants.

INVESTMENT HIGHLIGHTS

Five reasons this suite rewards an owner-user

- 01 **Desirable West Plano Corridor**

Legacy Drive frontage amid dense, affluent neighborhoods with steady traffic and visibility.
- 02 **Delivered Vacant**

Own and occupy 100% of the suite — rare owner-user control in a supply-constrained submarket.
- 03 **Quality Second-Gen Finish**

Professional and medical finishes — move-in ready for healthcare, financial, or office users.
- 04 **Plano Market Growth**

One of DFW's most dynamic submarkets, with healthcare a leading driver of office demand.
- 05 **Favorable Tax Environment**

No state income tax and competitive property taxes reward long-term ownership.

THE SPACE

A move-in-ready professional interior

Reception, ten private rooms, a sensory/flex space, kitchenette, and two restrooms across a single floor.



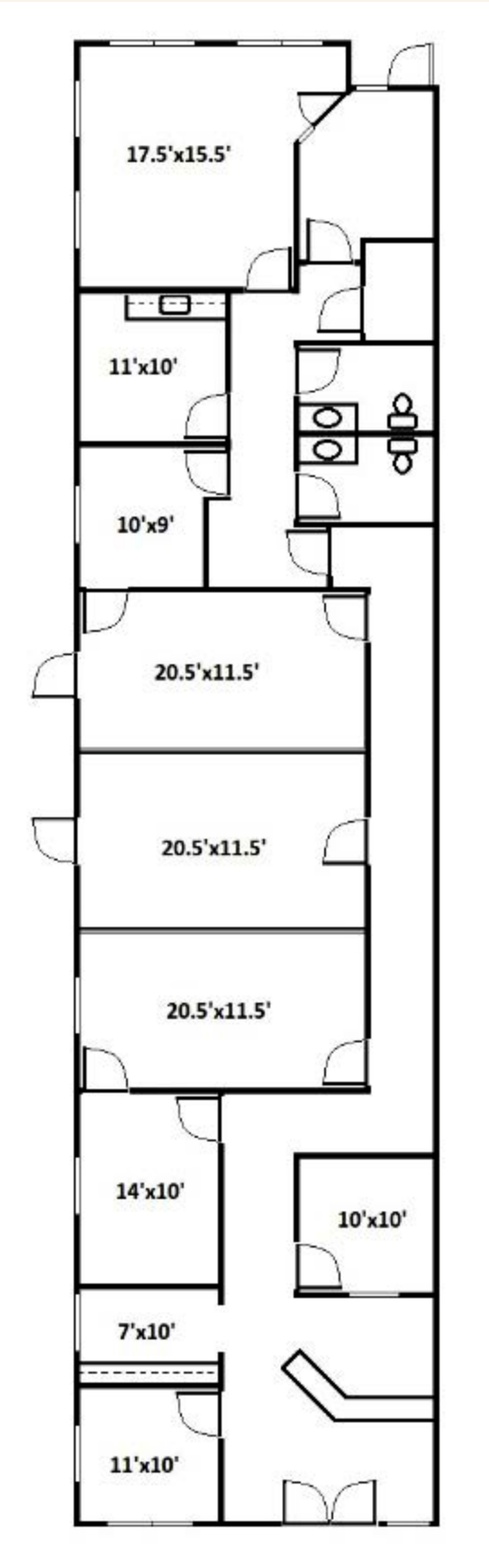
FLOOR PLAN

2,997 SF on a single floor

An efficient, demisable layout: open reception and waiting, a run of large treatment or conference rooms, several private offices, two restrooms, and a kitchenette — plus a rubber-floored flex room ideal for a gym, lab, or collaborative space.

10+	2
PRIVATE ROOMS	RESTROOMS
3	1
LARGE 20.5' ROOMS	KITCHENETTE

Measurements are approximate.



LOCATION

The West Plano · Legacy Drive corridor

Legacy Drive frontage

High-visibility corridor carrying 32,500+ vehicles per day.

Affluent residential base

\$170K average household income within one mile.

Minutes to Legacy West

Near the Dallas North Tollway and major employment hubs.

Supply-constrained

One of DFW's tightest small-office submarkets.

AERIAL VIEWS

A premier West Plano position

Single-story office condominiums fronting Legacy Drive, framed by mature trees and established neighborhoods.



AREA AMENITIES

Surrounded by national retail and healthcare



HEALTHCARE

Children's Health · Texas Health Presbyterian · Medical City Plano · Baylor Scott & White

GROCERY & RETAIL

Sprouts · Tom Thumb · Kroger · H-E-B · Whole Foods · Target · Costco · The Home Depot

FITNESS & LIFESTYLE

Life Time · LA Fitness · Equinox · Planet Fitness · F45 · Cinemark

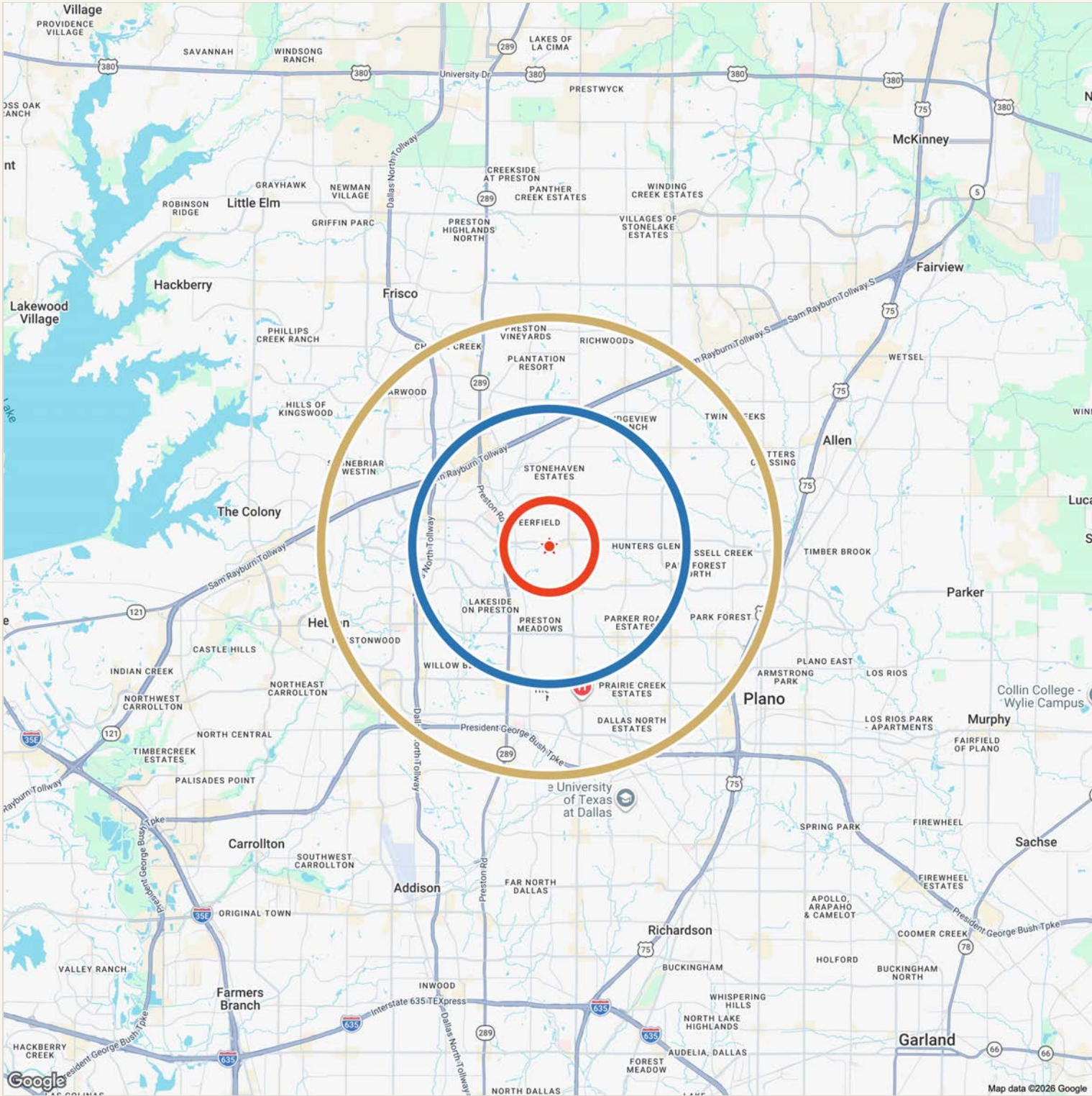
★ marks 4504 Legacy Drive.

DEMOGRAPHICS

An affluent, growing trade area

POPULATION	1 MI	3 MI	5 MI
2025 Population	17,925	146,485	360,887
2030 Projection	20,179	165,843	408,690
Median Age	42.1	41.3	40.6
HOUSEHOLDS & INCOME			
2025 Households	6,549	56,880	145,132
Avg. HH Income	\$170,247	\$160,638	\$148,772
Median HH Income	\$139,984	\$131,634	\$117,188
EDUCATION & HOUSING			
Bachelor's Degree +	68%	65%	59%
Median Home Value	\$603K	\$590K	\$563K

Source: CoStar, 2025 estimates.



1 MILE 3 MILE 5 MILE

3,990

Daytime employees (1 mi)

631

Businesses (1 mi)

OWNER-USER ADVANTAGES

Why owning beats leasing at this price point



Control your occupancy

Own and occupy 100% of the suite — set your own buildout, signage, and term, with no landlord, no renewal risk, and no rent escalations.

Build equity, not rent

Replace a rising lease payment with a fixed mortgage that builds equity, and capture appreciation in a supply-constrained submarket.

SBA 504 financing potential

Owner-occupants may qualify for low-down-payment, long-term fixed-rate SBA 504 financing — preserving working capital. Subject to lender qualification.

Tax advantages

Ownership can offer depreciation and interest-deductibility benefits within Texas' no-state-income-tax environment. Consult your tax advisor.

THE TEAM

For more information, contact



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EVALUATED · 550+ PROPERTIES

\$1.5B+

VOLUME EVALUATED · 3.75M+ SF

CURRENTLY LISTED · 50+ PROPERTIES

\$200M+

VOLUME CURRENTLY LISTED

CLOSED · 200+ PROPERTIES

\$650M+

VOLUME CLOSED · 2.1M+ SF



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