



PHASE I COMPLETE / PHASE II COMING SOON!!!



SPRING CREEK OFFICE PLAZA

SALE / LEASE

NEQ of Parkwood Blvd. and Spring Creek Parkway, Plano, TX 75024

PLANO, TEXAS

- Conveniently located just off the Dallas North Tollway and Spring Creek Parkway. Own your own office in the iconic Legacy Corridor of W. Plano. Join some of the world's most renowned corporations in the United States by locating in such a convenient location. This office park will house medical and office groups in the most prestigious area of Plano.
- Spring Creek Office Plaza is 1 minute from the iconic Legacy West and Shops at Legacy development and located just 5 minutes south of The Star, and many more shopping, entertainment, and dining options.
- Hotels, shopping, and major corporations are all nearby.
- Take advantage of this unique opportunity to own

BUILDING (2-Story)

- 1st Floor: 25,000 SF
- 2nd Floor: 25,000 SF
- Entire Building: 50,000 SF

ECONOMICS:

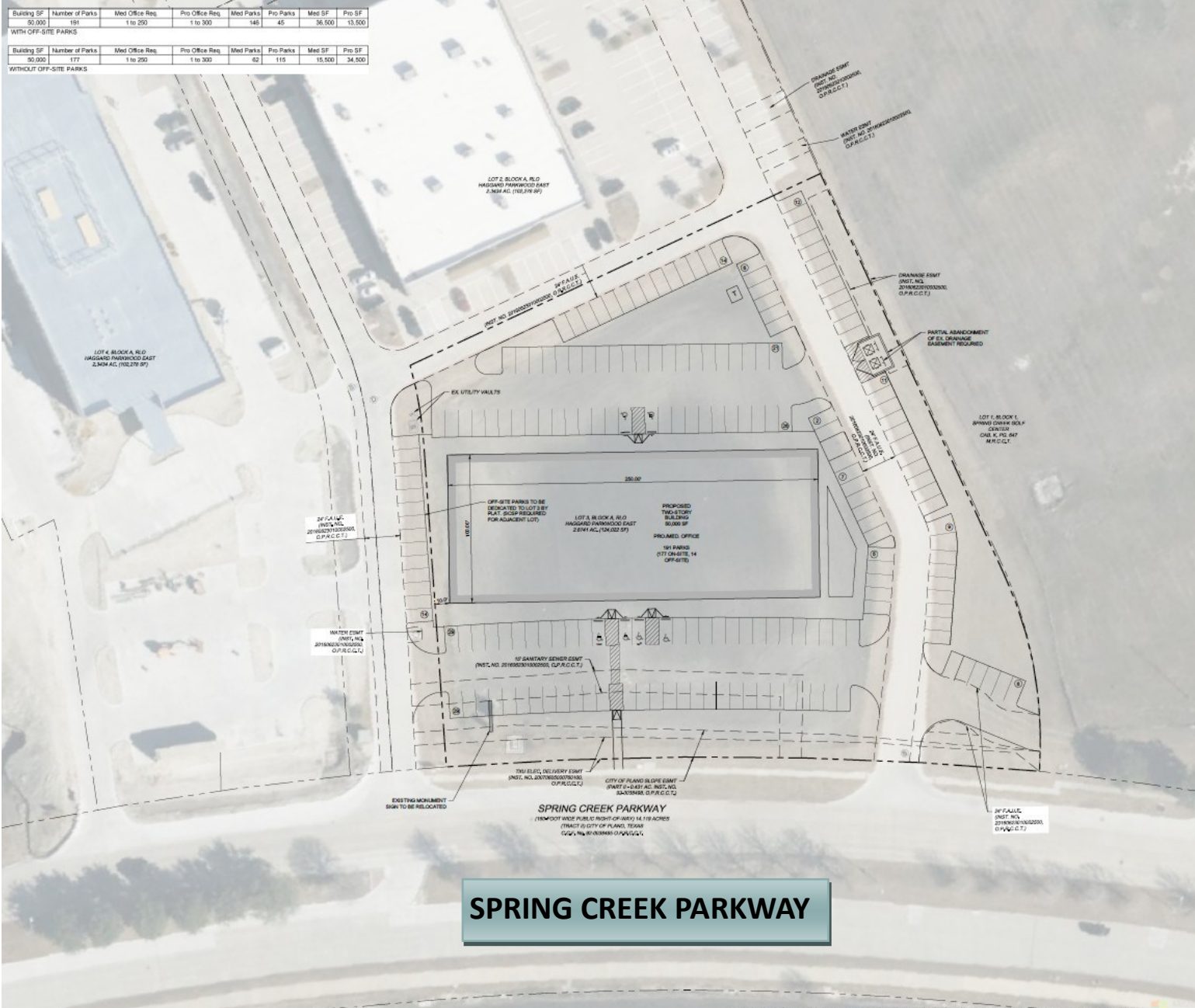
- Purchase Price: \$425 PSF
- Lease Rate: \$34.00 + NNN
- NNN Estimate: \$10.50 PSF
- *Condo Dues/CAM: \$3.50 PSF

PROJECT DETAILS:

- **Allowed Uses:** Medical/Office
- **Type:** Condo (fee simple structure if entire building is purchased)
- **Condition:** Cold Dark Shell
- **Parking Ratio:** 3.55/1,000
- **Const Start Date:** August 2026
- **Est Delivery Date:** August 2027
- **Traffic Counts:** 19,532 VPD
- **Signage:** Monument and Building Signage Available

**Condo dues are included in NNN estimate and include all exterior maintenance for the building (water, trash, landscaping, lighting, building insurance)*

SITE PLAN



RENDERINGS



AREA MAP



SITE LOCATION



DEMOGRAPHICS

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$144,603	\$144,680	\$139,060
Median Household Income	\$109,244	\$112,306	\$107,138
< \$25,000	1,230	10,994	41,434
\$25,000 - 50,000	1,802	15,779	56,194
\$50,000 - 75,000	3,589	21,425	73,633
\$75,000 - 100,000	3,594	19,433	62,519
\$100,000 - 125,000	2,945	15,844	52,997
\$125,000 - 150,000	2,109	13,372	40,007
\$150,000 - 200,000	1,842	17,220	59,444
\$200,000+	5,497	36,794	111,596

Population

	2 miles	5 miles	10 miles
2020 Population	41,945	323,197	1,142,787
2025 Population	49,321	362,476	1,273,706
2030 Population Projection	56,243	409,410	1,416,775
Annual Growth 2020-2025	3.5%	2.4%	2.3%
Annual Growth 2025-2030	2.8%	2.6%	2.2%

Traffic

Collection Street	Cross Street	Traffic Volume
Democracy Dr	Partnership Rd W	1,968
W Spring Creek Pkwy	Parkwood Blvd E	20,321
Parkwood Blvd	Democracy Dr S	7,134
Democracy Dr	Tennyson Pkwy NE	2,025
Tennyson Pkwy	Parkwood Blvd NW	10,117
Democracy Dr	Dallas Pkwy W	2,314
Tennyson Pkwy	Bishop Rd W	11,818
Dallas North Tollway	Tennyson Pkwy N	148,392
Dallas Pkwy	Bishop Ln NE	6,564
Bishop Rd	Parkwood Blvd NW	10



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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 or subagent by the buyer or buyer's agent.

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.

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 coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

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