

PRESTONWOOD SPECIALTY PLAZA

6957 Plano Parkway
Plano, TX 75093

**Well
tower**



Leasing Information:
214.461.2388

Lincoln

Banks Newton	Peter Shaw	Douglas Maclay	Elizabeth Madden
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Lincoln Property Company
8140 Walnut Hill Lane Suite 700
Dallas, TX 75231

www.lpc.com

PRESTONWOOD SPECIALTY PLAZA

Medical For Lease

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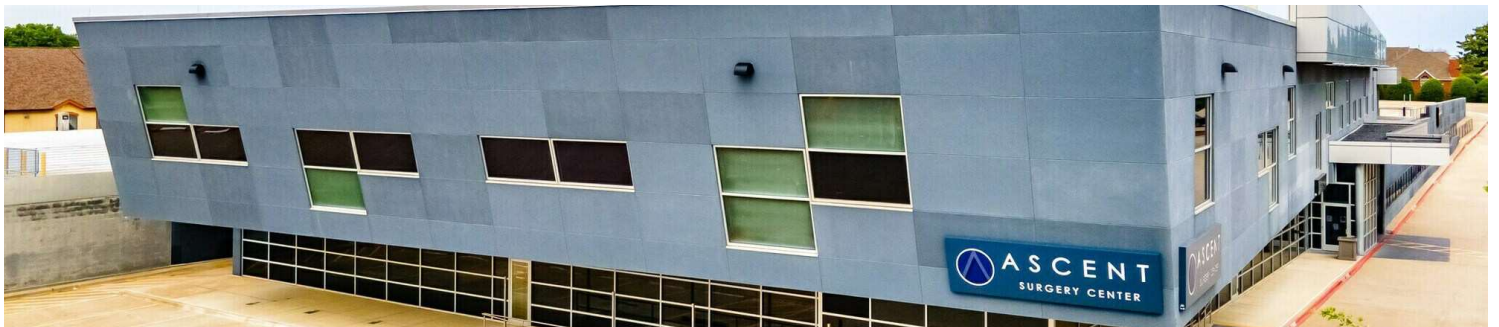


Property Overview

Formerly the Texas Clinic at Prestonwood, this Class A Medical Plaza is in the heart of Plano, TX. The asset sits on the northeast corner of Plano Parkway and Marsh Lane, and sees over 30,000 VPD. The building offers newly renovated common areas with customizable suites and spec suites.

Property Highlights

- Monument signage opportunities at the intersection of Plano Parkway and Marsh Lane
- Move-in ready, built-out medical office space
- Easily accessible, drive-up parking is available at a ratio of 5.00/1,000
- Medical disciplines in the building include Primary Care, Oncology/Cancer Treatment Center, Imaging & Diagnostics, Ambulatory Surgery Center, Wellness Center, and Women's Services



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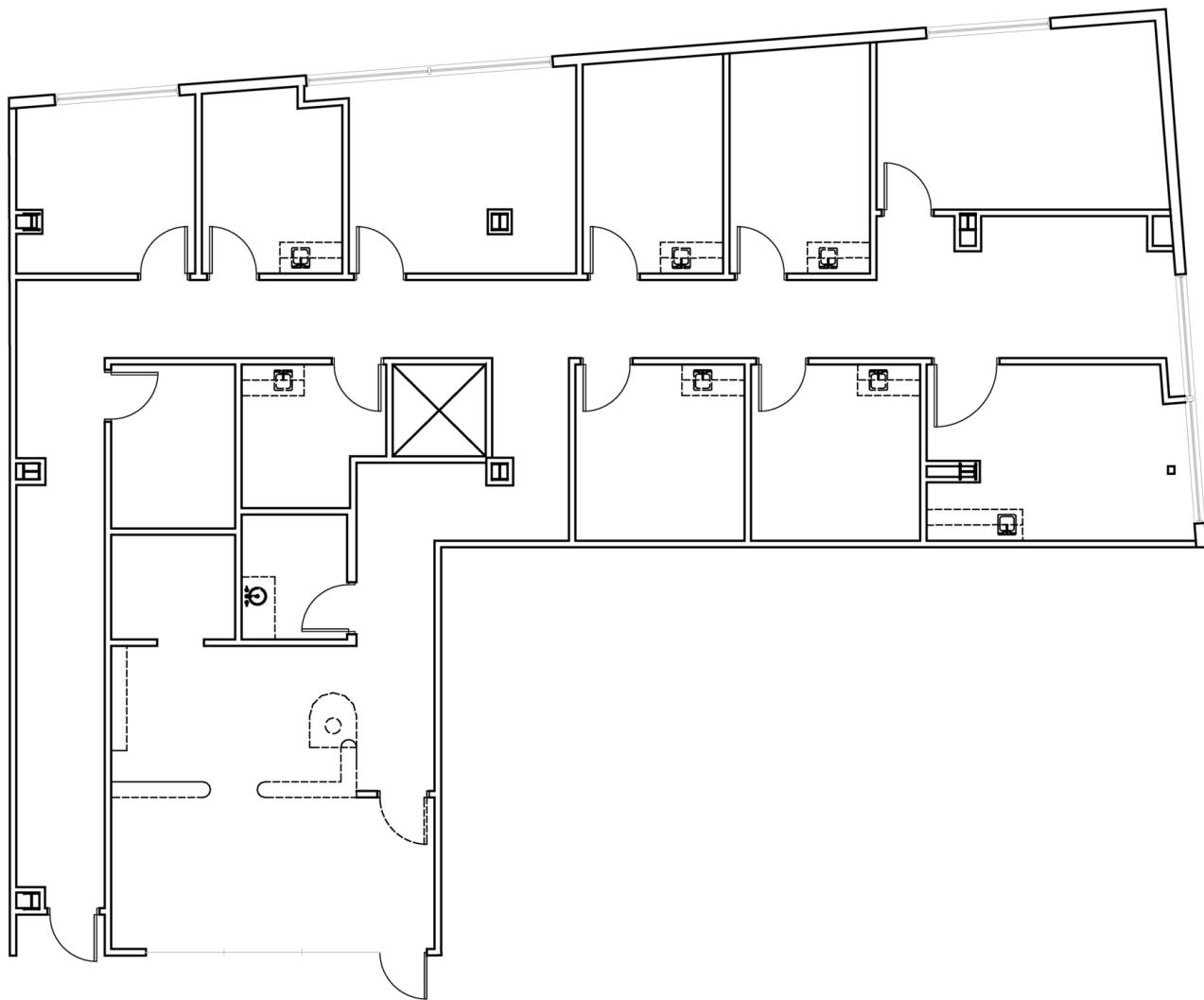
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Suite	Size	Description
Suite 2400	3,404 SF	Available for Occupancy

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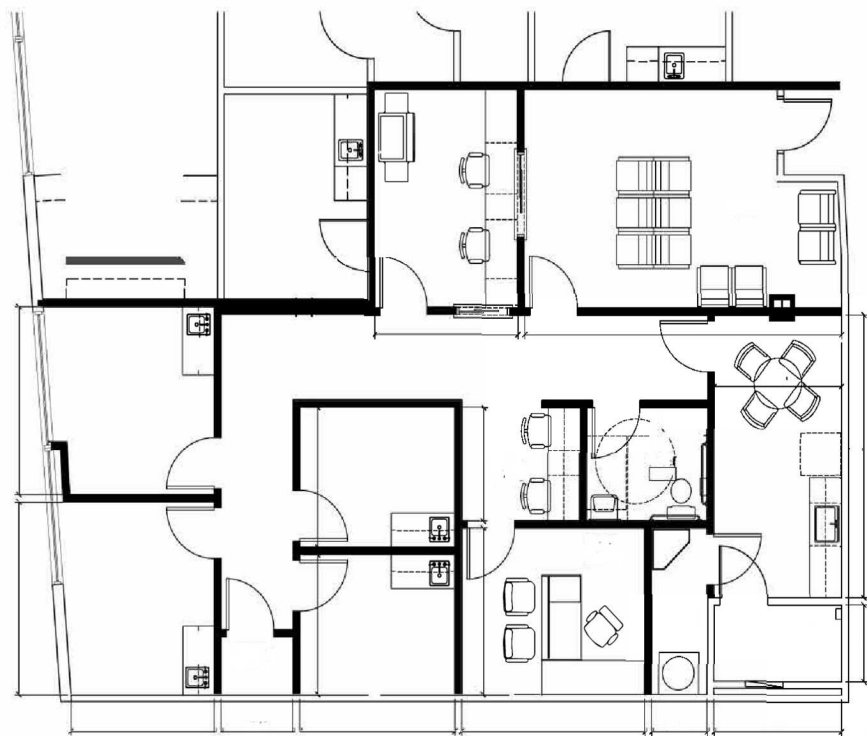
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Suite 2500

6957 Plano Parkway | Plano, TX 75093



Suite	Size	Description
Suite 2500A	1,716 SF	Conceptual Plan

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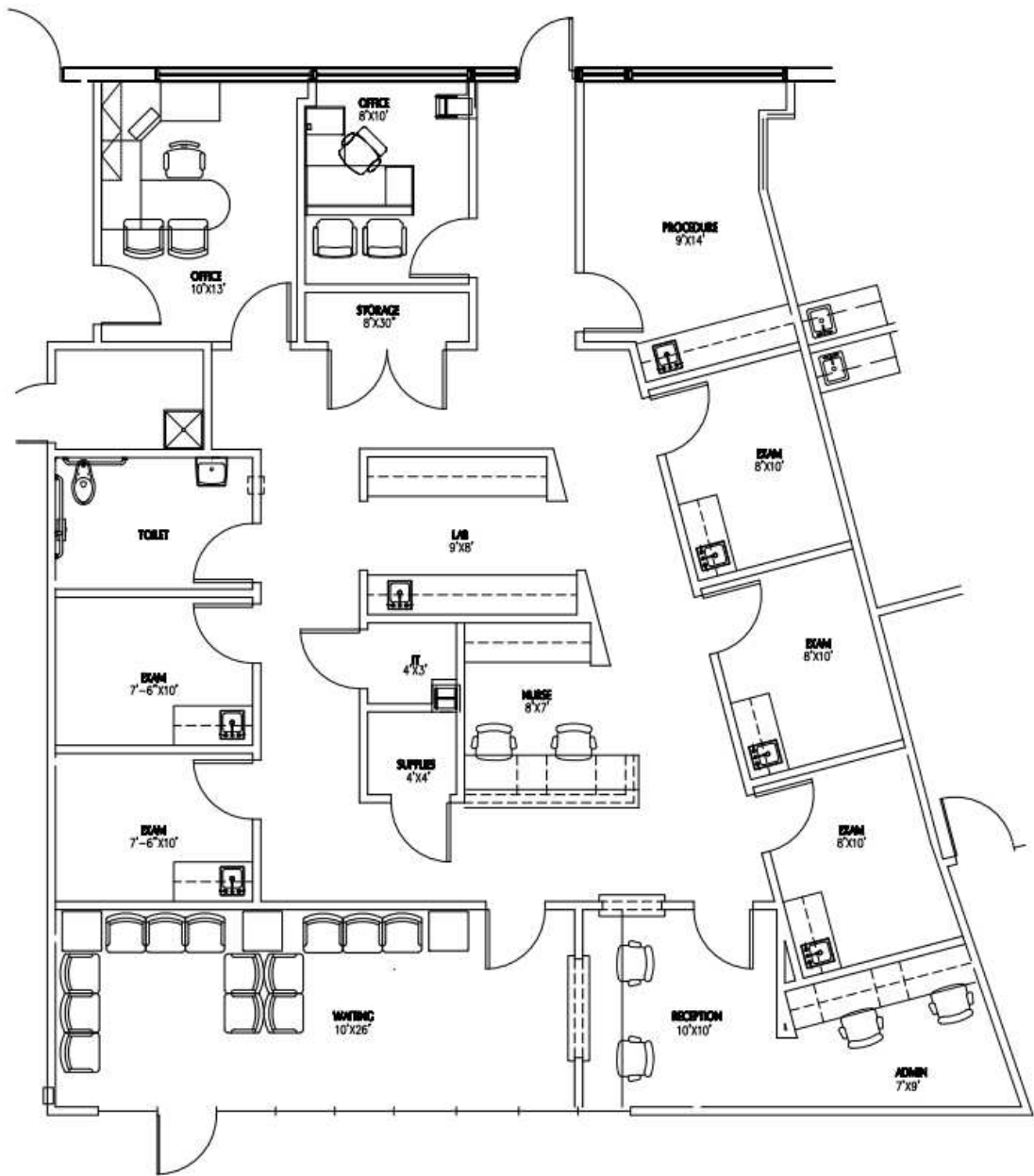
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Suite 2600

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Suite	Size	Description
Suite 2600	2,461 SF	Spec Suite Plan

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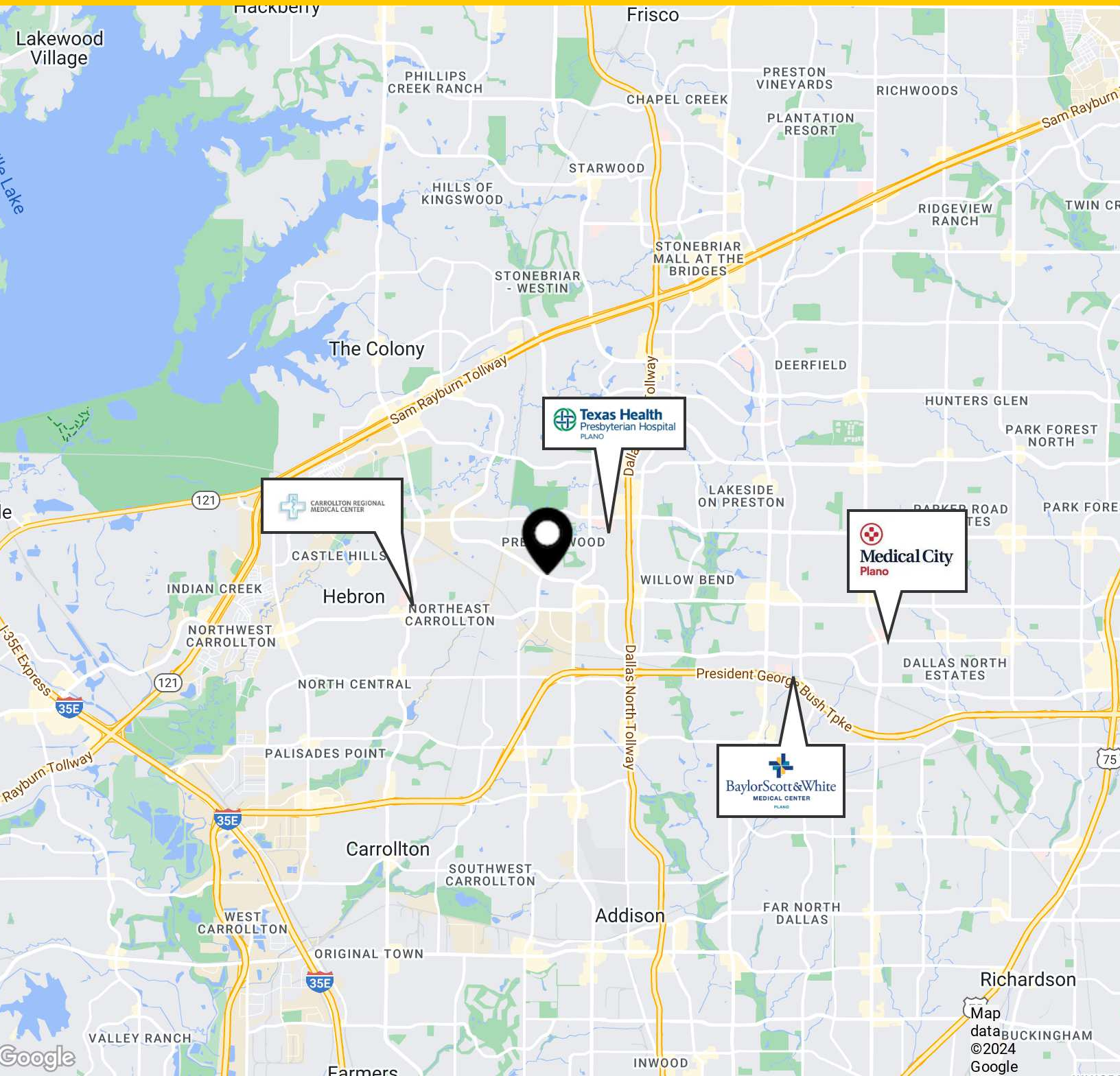
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Location Map

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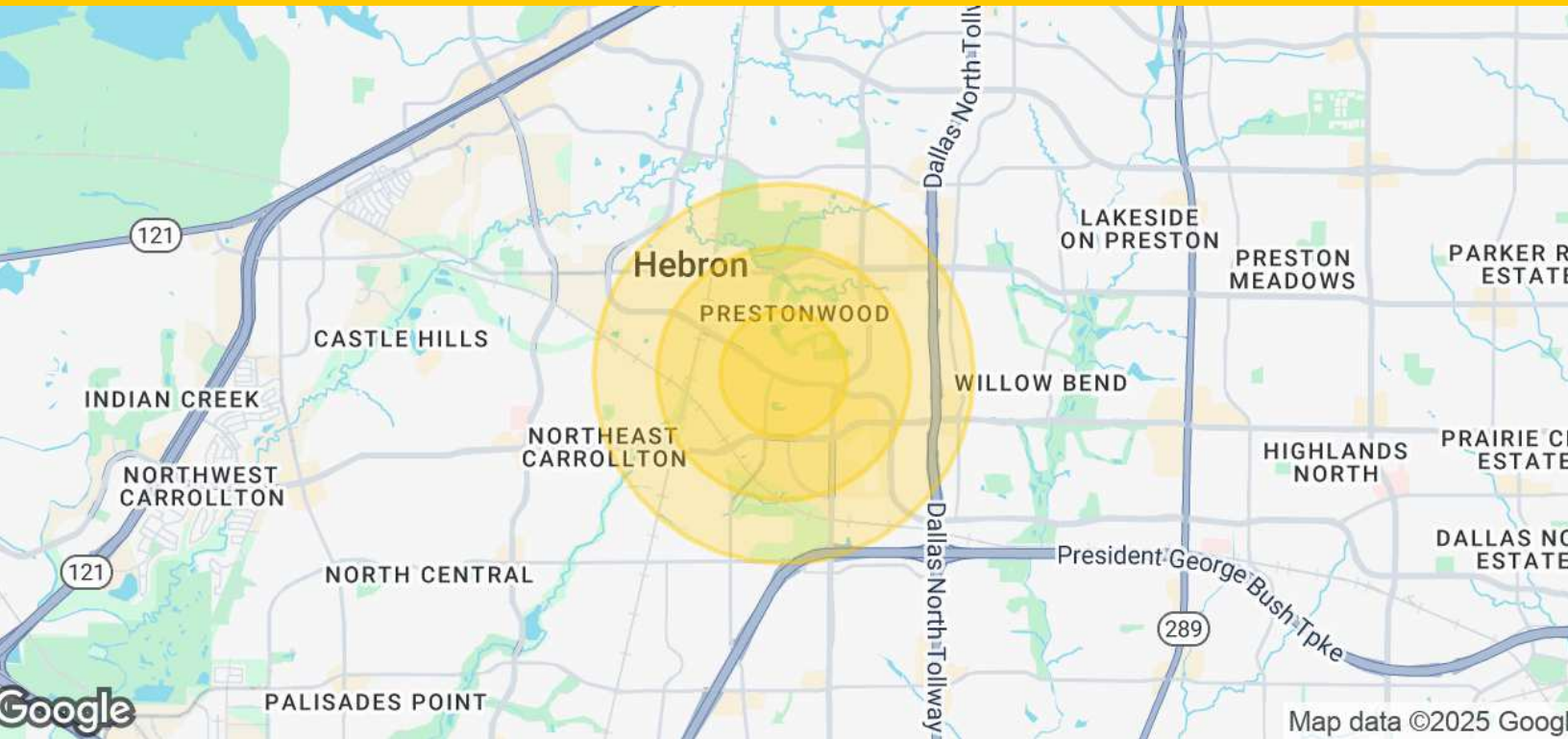
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Demographics Map & Report

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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,994	8,346	20,030
Average Age	53.7	46.9	44.5
Average Age (Male)	55.0	46.4	43.8
Average Age (Female)	54.4	47.7	45.0
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	923	3,907	9,538
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$168,798	\$144,729	\$138,967
Average House Value	\$455,355	\$462,516	\$426,890

2020 American Community Survey (ACS)

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