

# Mapleplex Office Center

## Land For Sale

### 1.1 ± Acres

DIRECT EXPOSURE TO  
GEORGE BUSH TURNPIKE

**Location:**

Mapleplex Office Center  
4200 Mapleshade Lane  
Plano, TX 75093

**Space Available:**

Commercial Development Site Available  
Approx. 1.1± Acres // 47,916 SF  
\$35 /SF for Sale

- Premium land opportunity with direct exposure to the George Bush Turnpike
- Perfectly placed on Mapleshade on the Far North Dallas & Plano Border
- Currently zoned for Commercial Use

- Ready for development with parking and all utilities available to site
- Minutes to the Dallas North Tollway, the George Bush Turnpike, Preston Rd, & Central Expressway
- Close proximity to both DFW International & Love Field Airports

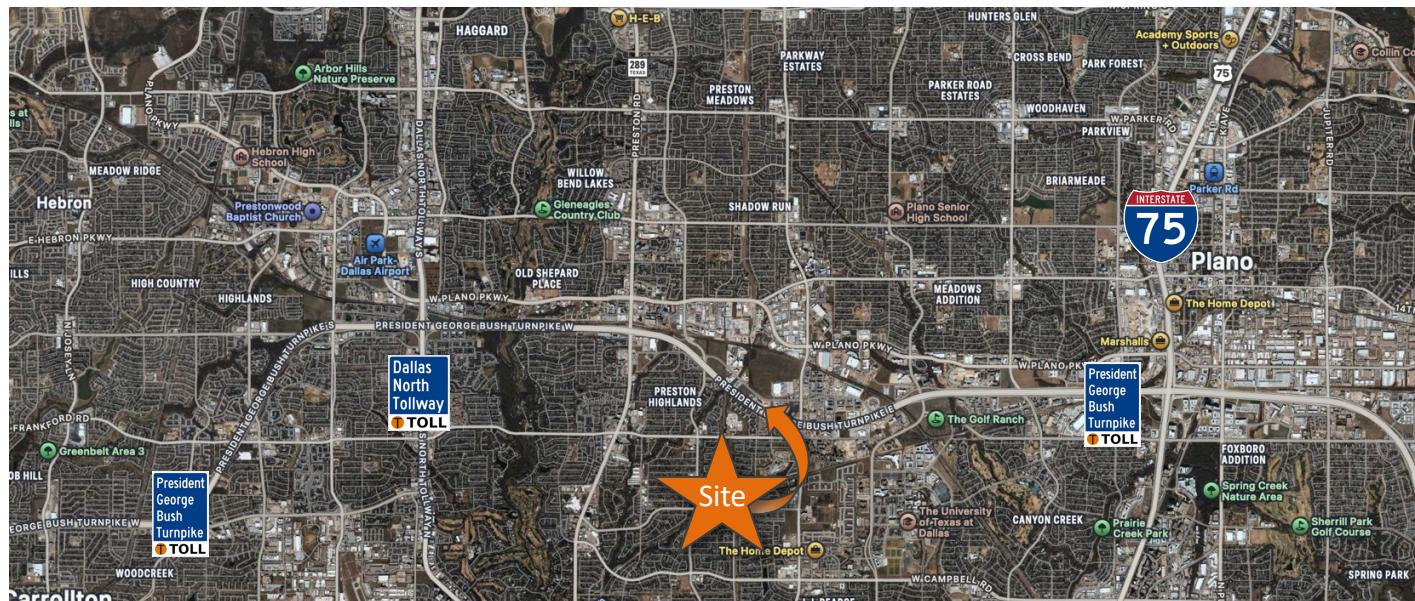
The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT

O: 972.292.1220 / [www.LCRTexas.com](http://www.LCRTexas.com)

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- Service to highly populated cities of North Dallas, Plano, & Richardson
- Less than 30 minutes to both DFW International & Love Field Airports
- Close proximity to multiple restaurant & retail amenities, Medical City Plano Hospital, Baylor Scott & White Medical Center, and the University of Texas at Dallas campus

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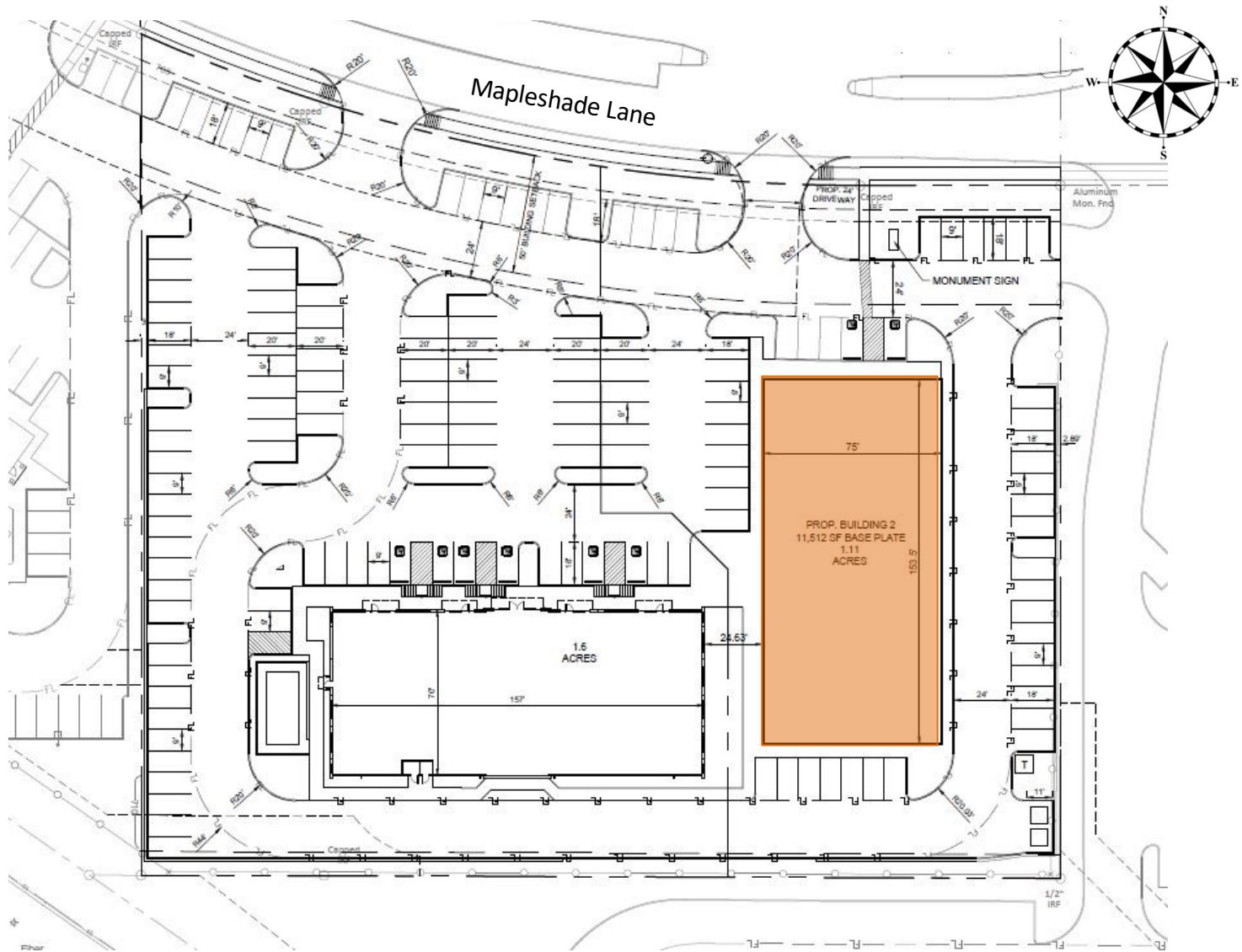
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## Site Plan – Concept Building



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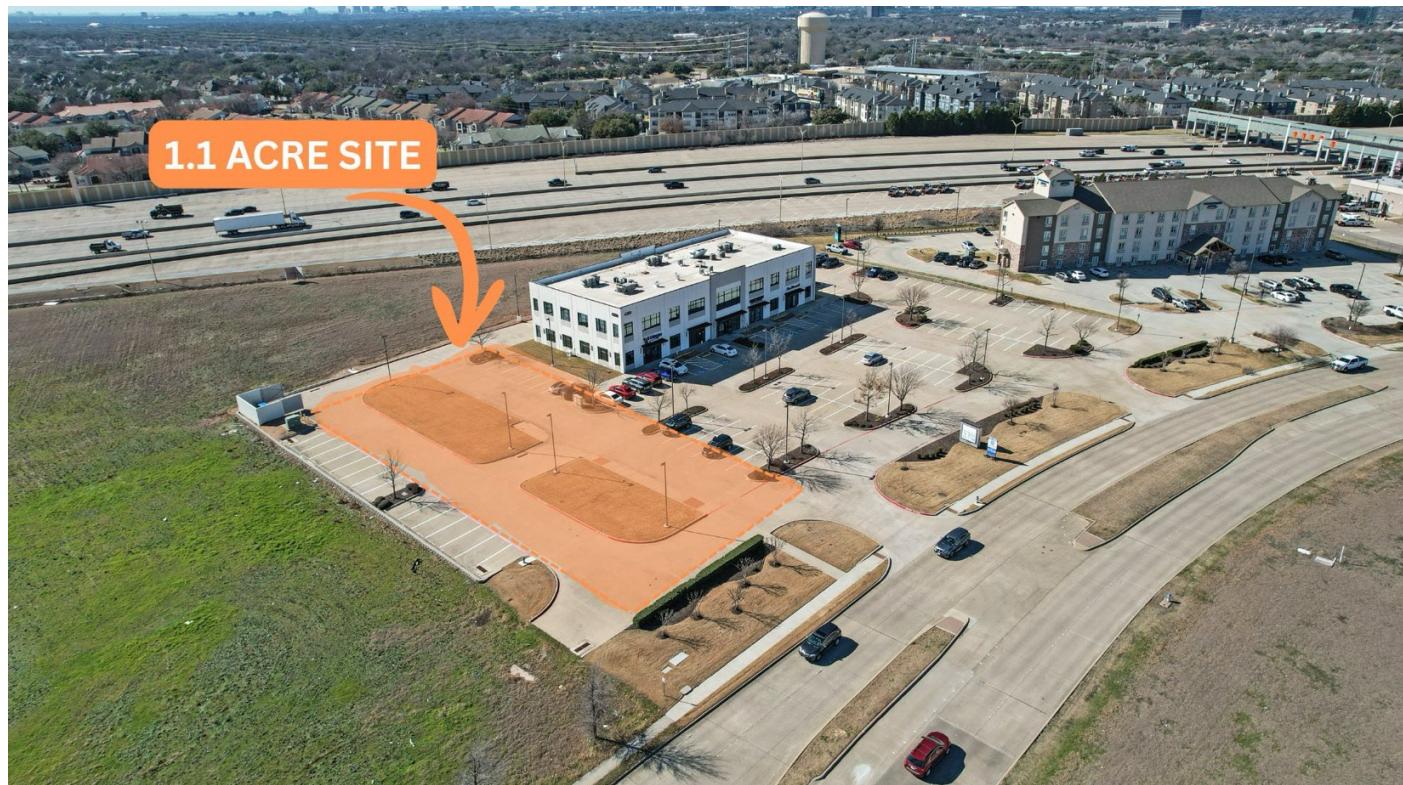
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## Aerial



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## Plano Demographics

### A Global Business Center

Plano, Texas, located 19 miles north of downtown Dallas, is the fourth largest city in the Dallas-Fort Worth region with over 287,000 residents. Plano is home to over 13,000 businesses and 67 *Forbes* Global 2000 companies, which includes many globally-recognized brands.

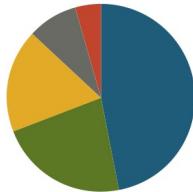
STATISTICS	
DFW Population:	<b>7.7 Million</b>
DFW Labor Force:	<b>4.3 Million</b>
Collin County Population:	<b>1.1 Million</b>
Plano Population:	<b>287,037</b>
Fortune 1000 Headquarters:	<b>2</b>
FINANCIAL DATA	
Median Household Income:	<b>\$95,002</b>
Per Capita Income:	<b>\$49,792</b>
Median Home Value:	<b>\$387,200</b>

\*Source: U.S. Department of Labor Statistics, U.S. Census Bureau



### Population By Race

47% White	8.7% African American or Black
22.2% Asian	4.2% Other
17.9% Hispanic	



Source: American Community Survey

### Population & Population Growth

	2000	2010	2022	Growth 2010-2020
Plano	222,030	259,841	287,037	<b>9.5%</b>
Collin County	491,675	782,341	1,109,462	<b>28.5%</b>
Dallas-Fort Worth	5,161,544	6,520,941	7,759,615	<b>15.6%</b>

Source: U.S. Census Bureau

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### Largest Private Employers\*

1000+ EMPLOYEES	
JPMorgan Chase	
Capital One Finance	
Bank of America	
Toyota Motor North America	
AT&T	
Louisiana Mutual Insurance	
Ericsson	
Medical City Plano	
USA	
Samsung Electronics America	
NTT DATA	
Fannie Mae	
PepsiCo	
Frito-Lay	
Texas Health Plano	
FedEx	
Stewart Systems	
Hewlett-Packard Enterprise	

500-999 EMPLOYEES	
Tech Mahindra Americas	
Abbott	
Palo Alto Networks	
Integer Holdings	
Transamerica	
Tyler Technologies	
Pizza Hut, U.S.	
Children's Health	
Crestron Electronics	
Hilti North America	
Baylor Scott & White The Heart Hospital	
Alkami Technology	
U.S. Renal Care	
Baylor Scott & White Medical Center	
Integrys	
Penn-Mac Financial Services	
Samsung Telecommunications America	
Samsung Research America	
Cigna Healthcare of Texas	

\* Ranked by size

### Employment By Industry

21.5%	18.5%	12%	11%	10%
Trade, Transportation and Utilities	Professional and Business Services	Education and Health Services	Government	Leisure and Hospitality
9%	7%	6%	3%	2%
Financial Activities	Manufacturing	Mining, Logging and Construction	Other Services	Information

### Recent Accolades

#1 Talent & Workforce in U.S. for Foreign Business Investment - Financial Times and Nikkei	#1 City to Raise a Family - StorageCafe	#1 U.S. City to Live a Family Lifestyle In - RISMedia	#1 Park System in Texas - The Trust for Public Land
#2 Best Place to Live in Texas - Livability	#6 Where Americans are Happiest - SmartAsset		

### Cost Of Living

Compared to other metropolitan areas in the U.S., living in Plano helps your money go further. With a relatively low cost of living, high median incomes, and a variety of housing options, you can enjoy a lifestyle that would be all but impossible on the West or East Coast.



Source: Council for Community and Economic Research, 2022 Q3 Data

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## 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:
  - 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.

**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.

Legacy Commercial Realty, LLC	0588681	(972)292-1220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email
<b>Joe Martinez</b>	<b>455942</b>	<b><a href="mailto:martinez@LCRTexas.com">martinez@LCRTexas.com</a></b>
Designated Broker of Firm	License No.	Email
Licensed Supervisor of Sales Agent/ Associate	License No.	Email
<b>Tito Martinez</b>	<b>788375</b>	<b><a href="mailto:Tito@LCRTexas.com">Tito@LCRTexas.com</a></b>
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Legacy Commercial Realty, 670 Majestic Oaks Drive Oak Point TX 75068

Joe Martinez

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IABS 1-0 Date

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