



# OPPORTUNITY

Younger Partners, as exclusive advisor, is pleased to present the opportunity to acquire Parkway Commons (the "Property"), a privately owned and maintained office buildings in flourishing Plano, TX. The Property offers 102,866 square feet of highly efficient, neighborhood office space that is 57% leased. Home to a diverse rent roll, the building laid out for small and mid-size office / medical suites.

Nestled amongst multi-family and medical developments along Plano Parkway, Parkway Commons is proximate to one of North Texas' most significant residential populations. The nearby rooftops fuel demand in the building from customer facing service operators the feed off the neighborhood community. Located near the intersection of Plano Parkway and Preston Road, Parkway Commons is three turns from President George Bush Turnpike and the vast transportation network of greater DFW.

Currently 57% leased, the building has been substantially renovated to include all of the modern amenities that tenant's demand and improved with all of the behind the scenes items investors have come to appreciate. Available at a sizeable discount to replacement cost and an attractively low-cost basis, Parkway Commons offers a limited risk value-add investment in a thriving community.



## P A R K W A Y C O M M O N S

■ BUILDING ADDRESS	5068 W PLANO PARKWAY - PLANO, TX 75093
■ BUILDING SIZE	102,866 SF
■ OCCUPANCY	57%
■ YEAR BUILT / UPDATED	1986 / 2022
■ NUMBER OF STORIES	3
■ SITE AREA	6 ACRES
■ PARKING	3.5 / 1,000 (SURFACE)
■ REPLACEMENT COST	\$36,000,000 (\$350/SF)



# INVESTMENT HIGHLIGHTS

- IMMEDIATE LEASE UP OF SMALL SUITE VACANCY.
- OVER 20,000 SF OF MEDICAL TENANCY IN PLACE.
- AMENITY RICH SUBURBAN ENVIRONMENT.
- DYNAMIC LOCATION AMONGST OUTSTANDING DEMOGRAPHIC AREA.
- VARIETY OF SPACE OPTIONS AND STRONG IN-PLACE CASH FLOW FROM ESTABLISHED TENANTS.
- SMALL FLOOR PLATES.
- OUTSTANDING ACCESS TO AREA TRANSPORTATION NETWORKS.
- LONG RUN OPTIONALITY OF 6 ACRES FOR DEVELOPMENT.
- BENEFITED BY DALLAS / FORT WORTH'S STATUS AS A TOP U.S. MARKETPLACE WITH A DIVERSIFIED ECONOMY, NATION LEADING POPULATION AND JOB GROWTH.
- DISCOUNT TO REPLACEMENT COST OF APPROXIMATELY \$350/SF.

# DALLAS-FORT WORTH HIGHLIGHTS

- #1 BACK-TO-WORK CITY IN THE UNITED STATES.
- 154,000 NEW JOBS CREATED IN 2023.
- #1 REAL ESTATE MARKET FOR 2025 (ULI).
- THREE FORTUNE 10 COMPANY HQ'S.
- LOW COST OF DOING BUSINESS.
- OVER 1,000,000 JOBS ADDED SINCE 2010.
- TOP MARKET FOR INVESTMENT.
- 8.1 MILLION RESIDENTS.
- 345 NEW RESIDENTS DAILY.
- NATION-LEADING JOB & POPULATION GROWTH.
- NO ECONOMIC SECTOR ACCOUNTS FOR MORE THAN 20% OF EMPLOYMENT.





# P A R K W A Y C O M M O N S

For Additional Building Information, Contact:

Scot C. Farber, CCIM

Tel: 214.294.4438

[scot.farber@youngerpartners.com](mailto:scot.farber@youngerpartners.com)

Tom Strohbahn, CCIM

Tel: 214.294.4439

[tom.strohbahn@youngerpartners.com](mailto:tom.strohbahn@youngerpartners.com)



Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interest in receiving a full Offering Memorandum, please sign and return the Confidentiality Agreement to the exclusive agents listed above. The information contained herein was obtained from sources believed reliable; however, Younger Partners makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale of lease, or withdrawal notice.