

FOR LEASE



OFFICE

1101 W. PLANO PKY

1101 West Plano Parkway • Plano, TX 75075

### SUITE B - 1,764SF

- One executive office
- Three private restrooms
- A large open floor plan that can be customized for workstations, collaboration areas, or client-facing needs

### SUMMARY

Building SF:	4552
Lease Rate:	\$27 - \$30 + \$10.38 NNNs
Electric:	The electric bill will be split between tenants
Year Built:	2016

### PROPERTY DESCRIPTION

Executive Office: One private executive office located near the entry.

Restrooms: Two restrooms within the suite for convenience.

Open Floor Plan: The remainder of the space is an open layout, allowing for flexible configurations to meet tenant needs (workstations, collaborative areas, showroom, or training space).

Ideal Use: Perfect for professional office, service, or light medical users seeking a balance of private and open workspace.

### LOCATION DESCRIPTION

This versatile commercial building offers a unique opportunity for various business ventures, located just one block away from the massive \$1 billion Collin Creek Mall redevelopment.

Benefit from the high traffic count in this well-maintained space, perfect for office, medical, or some retail uses.

With its strategic location and proximity to a rapidly developing area, this property is ideal for businesses looking to capitalize on growth and visibility.

REBECCA KUHL

Commercial Director

(469) 667-9832

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0636848, Texas



# ATTACHMENT B

1101 WEST PLANO PARKWAY, PLANO, TEXAS 75075

**ACCID**

ANTHONY SCARRONE DESIGN  
https://www.scarronedesign.com/

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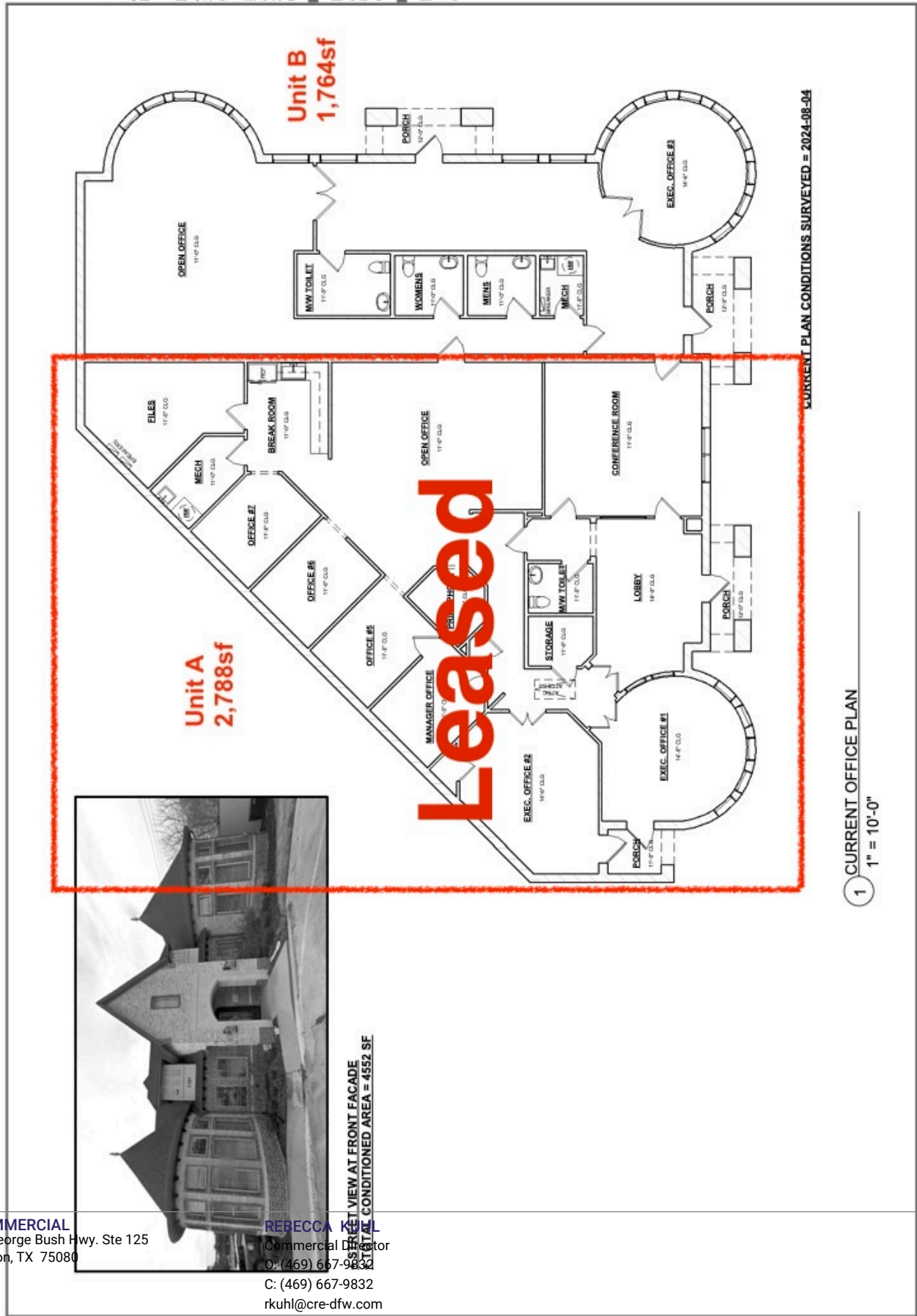
PROJECT ADDRESS:  
1101 W PLANO PKWY.  
PLANO TX 75075

DATE: 2024-08-04

CURRENT



A-1



CURRENT PLAN CONDITIONS SURVEYED = 2024-08-04

1 CURRENT OFFICE PLAN  
1" = 10'-0"



PHOTO VIEW AT FRONT FACADE  
TOTAL CONDITIONED AREA = 4552 SF

KW COMMERCIAL  
501 W. George Bush Hwy. Ste 125  
Richardson, TX 75080

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# LOCATION MAPS

1101 WEST PLANO PARKWAY | PLANO, TX 75075

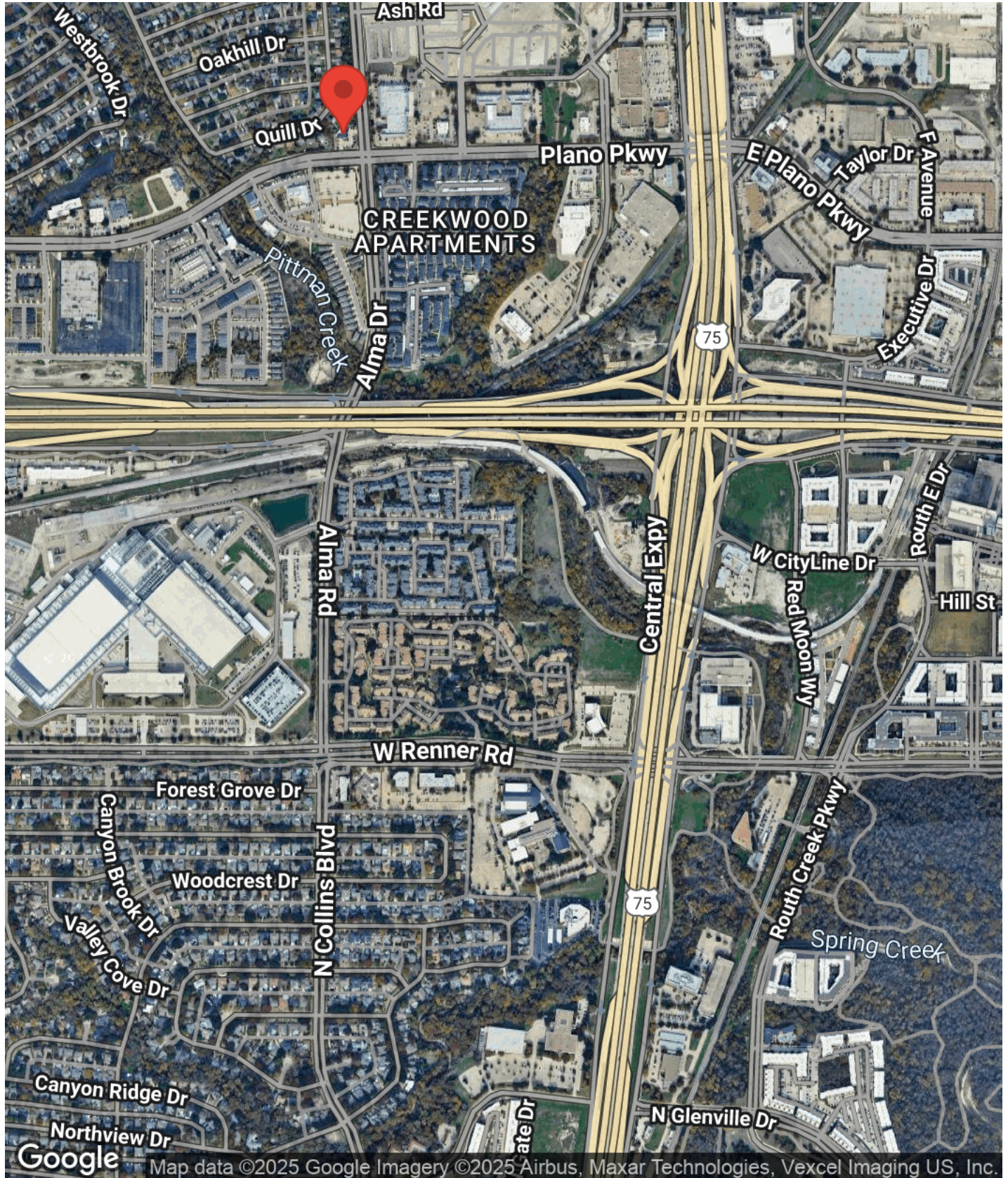


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# AERIAL MAP

1101 WEST PLANO PARKWAY | PLANO, TX 75075

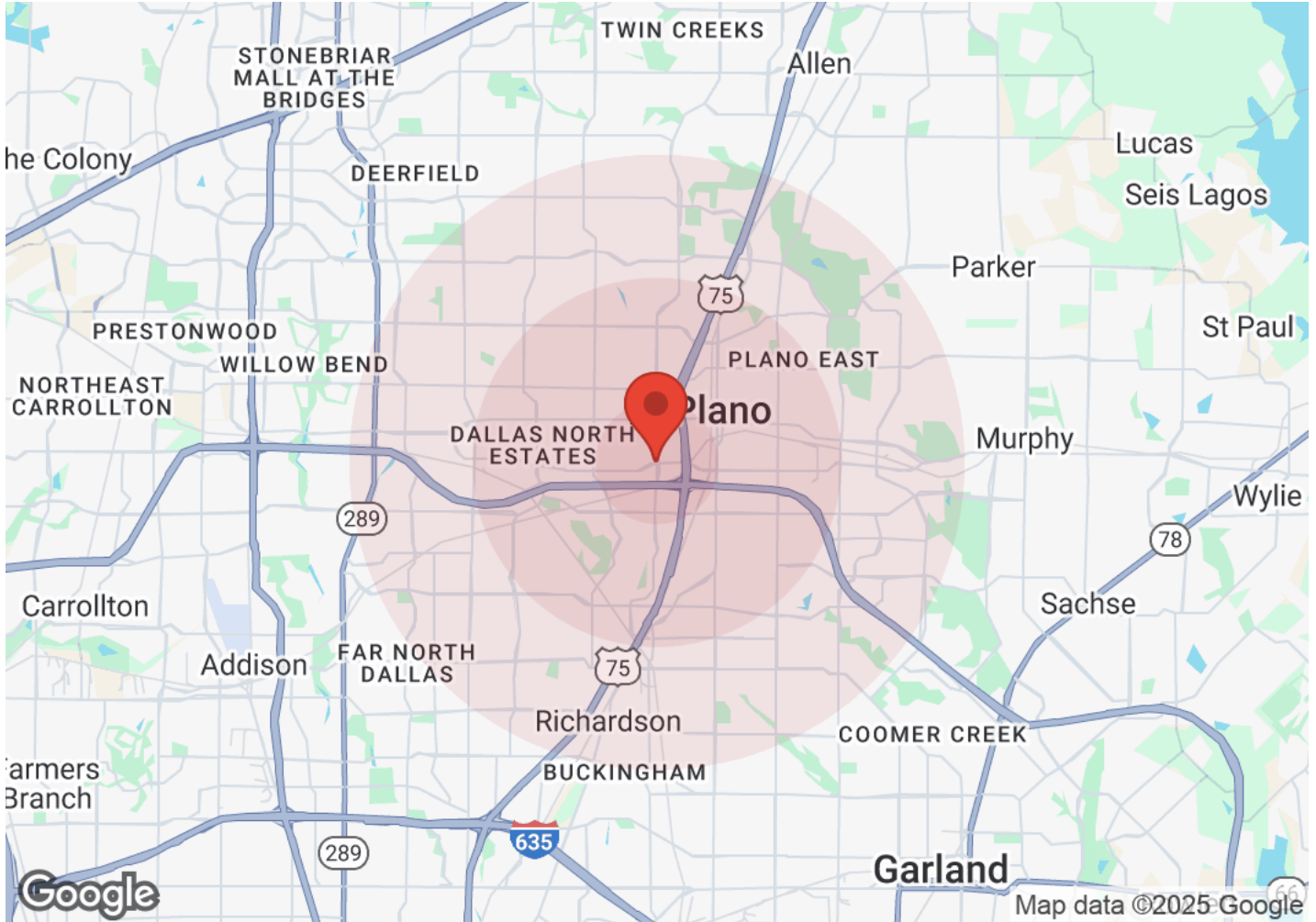


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# DEMOGRAPHICS

1101 WEST PLANO PARKWAY | PLANO, TX 75075



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,362	67,381	172,118	Median	\$92,618	\$91,083	\$98,152
Female	6,486	59,608	168,074	< \$15,000	340	4,405	9,453
Total Population	12,848	126,990	340,192	\$15,000-\$24,999	76	2,145	5,093
				\$25,000-\$34,999	215	2,403	6,224
				\$35,000-\$49,999	648	4,067	9,916
				\$50,000-\$74,999	1,039	8,747	21,612
				\$75,000-\$99,999	898	6,928	18,088
				\$100,000-\$149,999	976	9,934	25,630
				\$150,000-\$199,999	667	5,635	16,507
				> \$200,000	1,044	8,184	25,578
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,936	18,781	57,570	Total Units	6,073	54,364	144,313
Ages 15-24	1,739	23,852	48,863	Occupied	5,904	52,447	138,099
Ages 25-54	6,301	51,517	138,473	Owner Occupied	1,898	22,946	71,715
Ages 55-64	1,321	12,997	40,046	Renter Occupied	4,006	29,501	66,384
Ages 65+	1,552	19,844	55,239	Vacant	169	1,917	6,214
Race	1 Mile	3 Miles	5 Miles				
White	5,904	61,336	160,843				
Black	1,768	13,690	41,401				
Am In/AK Nat	26	267	612				
Hawaiian	8	51	102				
Hispanic	2,572	28,001	65,317				
Asian	2,265	20,268	63,412				
Multi-Racial	290	3,060	7,858				
Other	17	305	646				

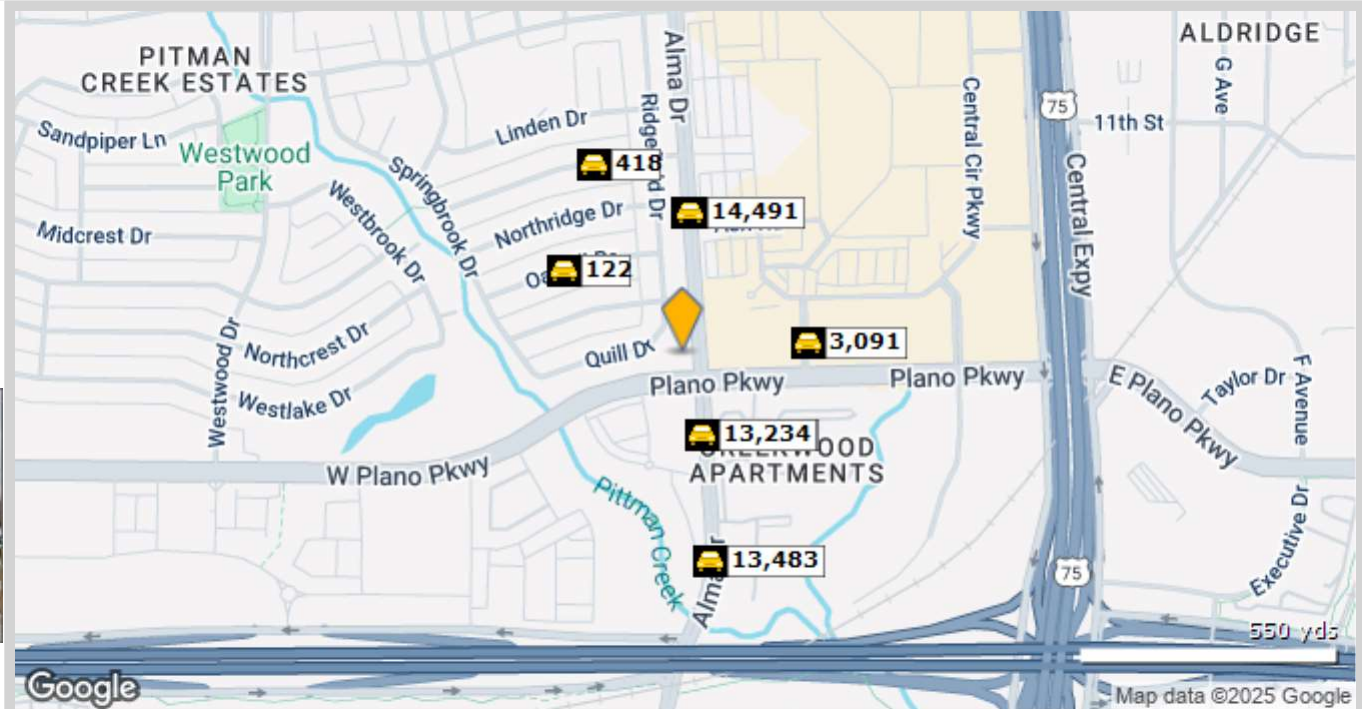
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# Traffic Count Report

1101 W Plano Pky, Plano, TX 75075

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **4,552 SF**  
 Typical Floor: **4,552 SF**  
 Total Available: **1,764 SF**  
 % Leased: **61.25%**  
 Rent/SF/Yr: **\$27.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Alma Dr	Ashwood Cir	0.04 S	2024	13,130	MPSI	.10
2	Alma Dr	Ashwood Cir	0.04 S	2025	13,234	MPSI	.10
3	Collin Creek MI	Collin Creek Mall	0.18 NE	2024	3,064	MPSI	.16
4	Collin Creek MI	Collin Creek Mall	0.18 NE	2025	3,091	MPSI	.16
5	Oakhill Dr	Springbrook Dr	0.10 SW	2025	122	MPSI	.18
6	Alma Dr	Collin Creek MI	0.02 S	2025	14,593	MPSI	.18
7	Alma Dr	Collin Creek MI	0.02 S	2024	14,491	MPSI	.18
8	Alma Dr	Firwood Pl	0.05 N	2024	13,389	MPSI	.26
9	Alma Dr	Firwood Pl	0.05 N	2025	13,483	MPSI	.26
10	Meadowcrest Dr	Ridgefield Dr	0.08 E	2025	418	MPSI	.26

# DISCLAIMER

1101 WEST PLANO PARKWAY



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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## *PRESENTED BY:*

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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<u>James Tan</u>	<u>0432986</u>	<u>jamesltan@yahoo.com</u>	<u>(469)467-7755</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>James Tan</u>	<u>0432986</u>	<u>jamesltan@yahoo.com</u>	<u>(469)467-7755</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Rebecca Kuhl</u>	<u>0636848</u>	<u>RKuhl@CRE-DFW.com</u>	<u>(469)667-9832</u>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TXR 2501