



**Available Q1 2026**

**Developed By**

**FOUNDRY**  
COMMERCIAL

**Leased By**

 **HOLT LUNSFORD**  
COMMERCIAL

**2700 West Plano Parkway  
Plano, Texas 75075**

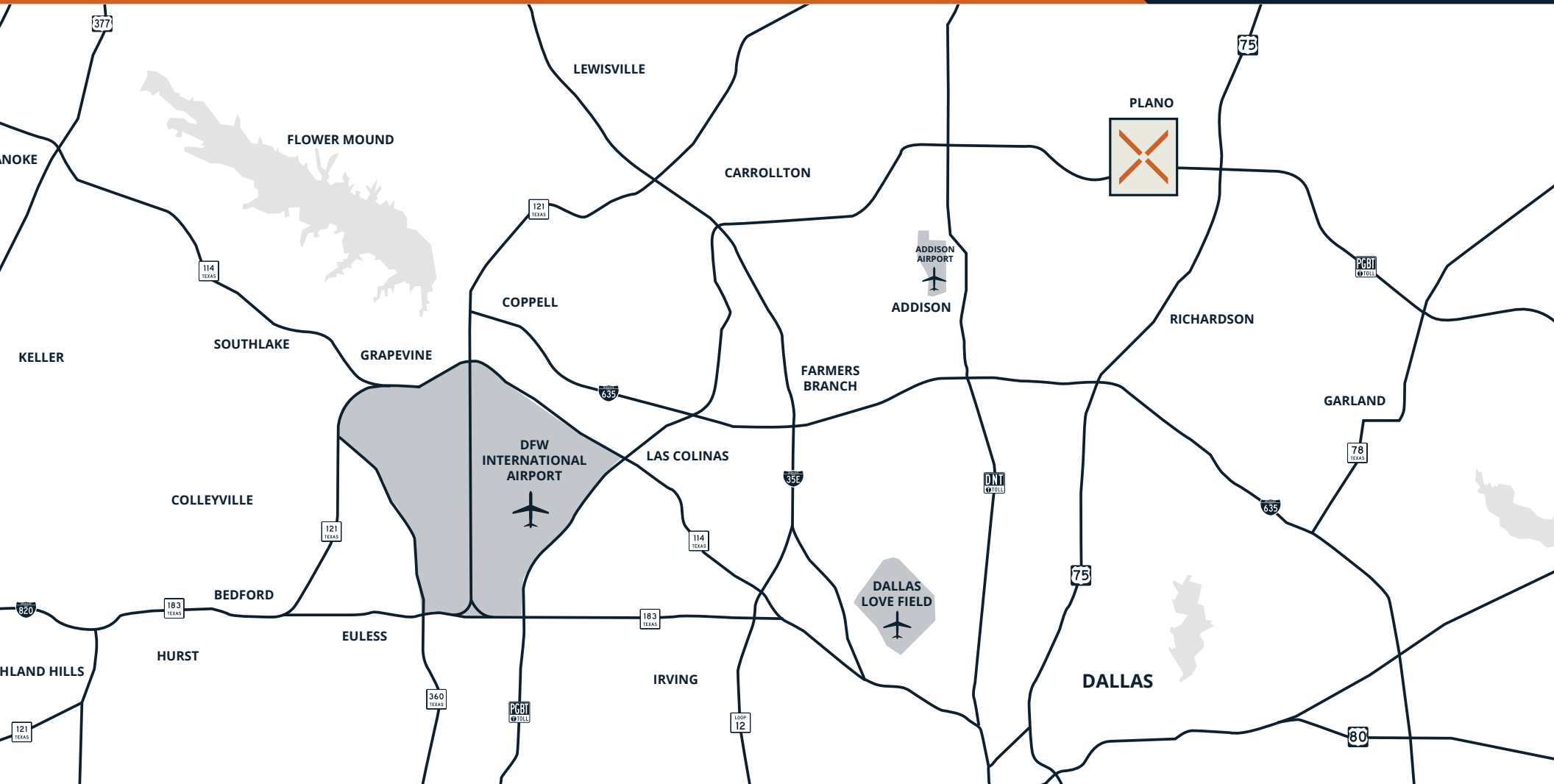
**322,932 SF Class A  
Industrial Development**



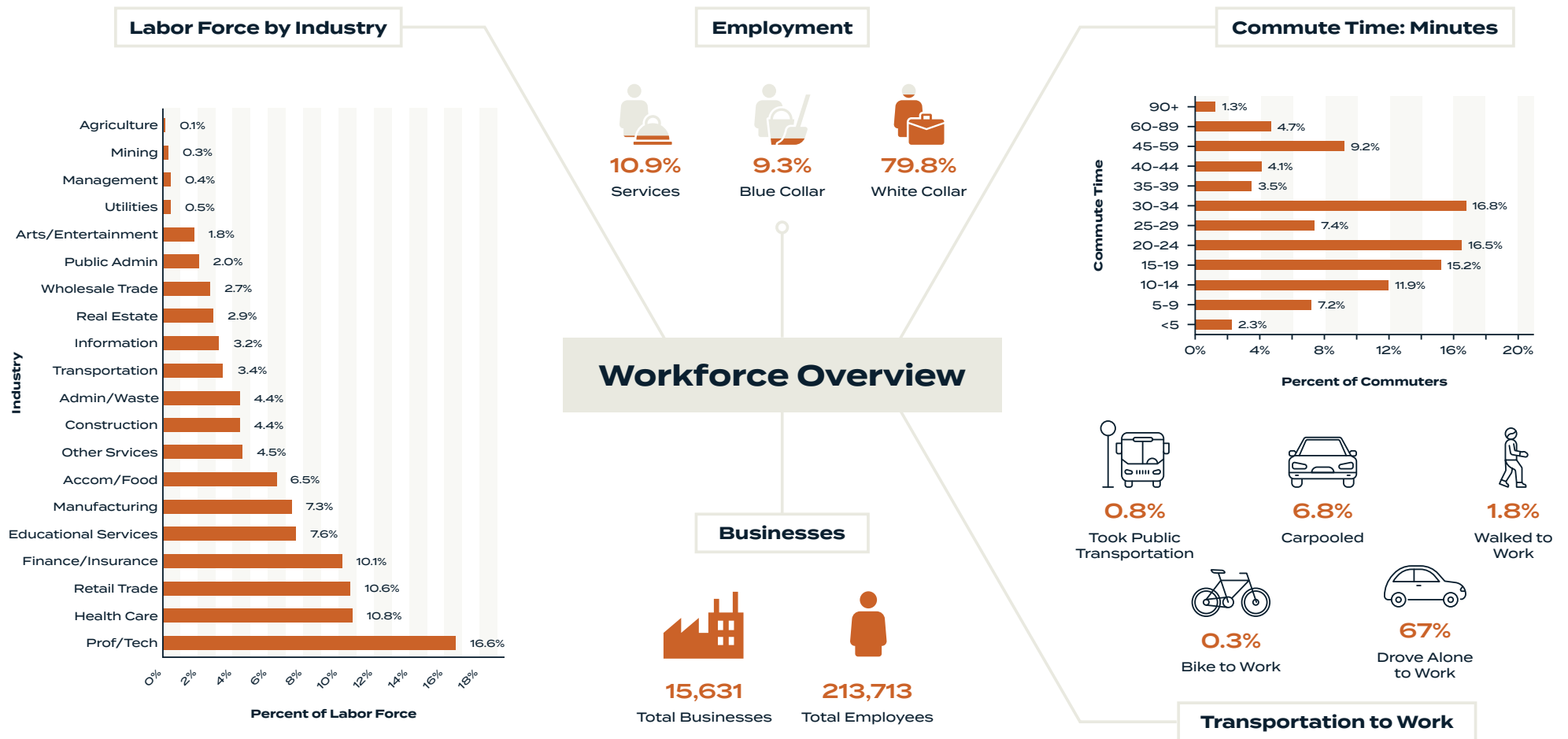
**2,500 KVA Transformers**

**Highway Visibility**

# OVERVIEW



# DEMOCRAPHICS

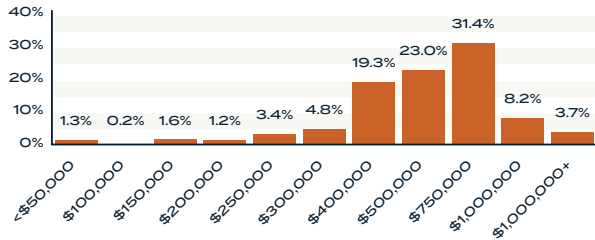


Source: This infographic contains data provided by ESRI (2024), ESRI-Data Axle (2024), ACS (2018-2022), ESRI-U.S. BLS (2024), AGS (2024)

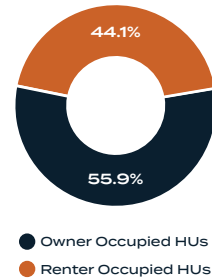
# DEMOCRAPHICS



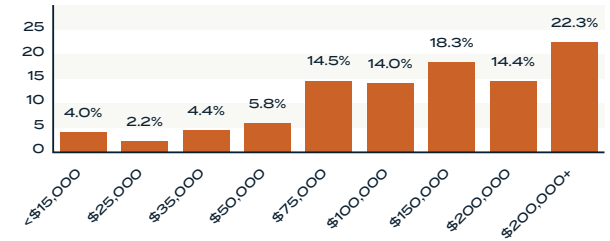
Home Value



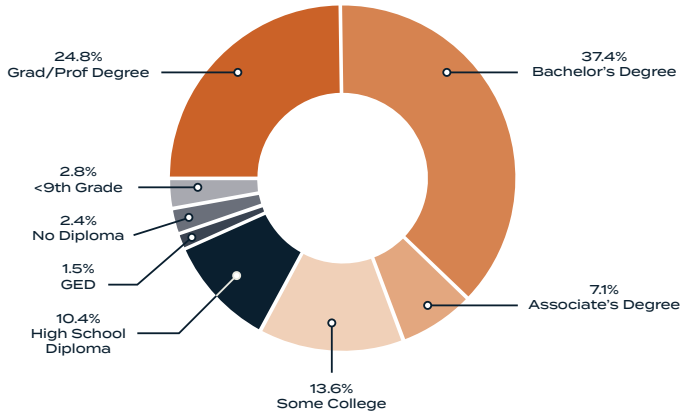
Home Ownership



Household Income



Educational Attainment



## Community Overview

Tapestry Segments

Professional Pride 18,644 Households	16.4% of Households
Savvy Suburbanites 11,450 Households	10.1% of Households
Enterprising Professionals 11,304 Households	10.0% of Households

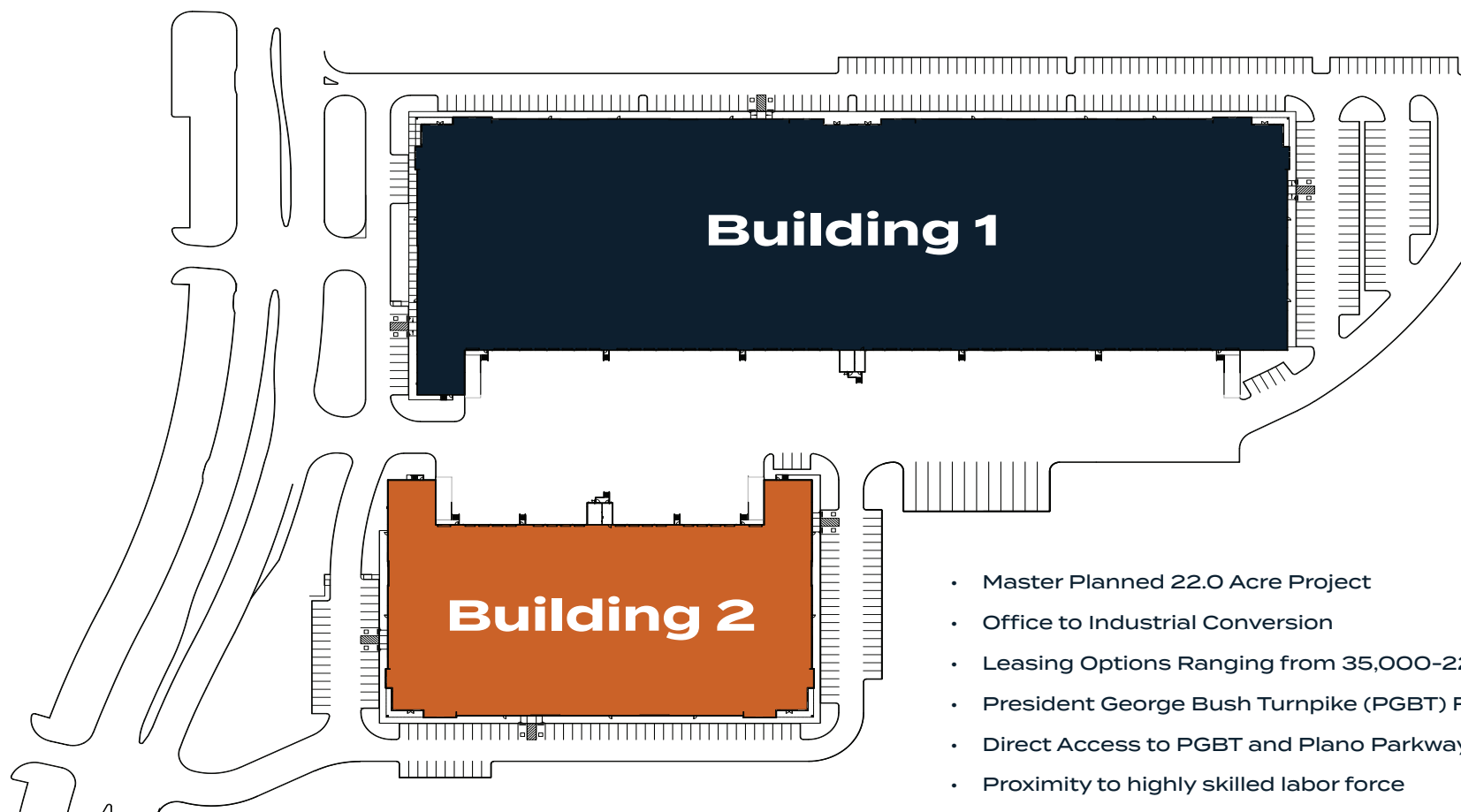
Key Facts

119,559 Total Housing Units	81 Housing Affordability Index	7,507 Households Below the Poverty Level
39.5 Median Age	\$93,285 Median Disposable Income	292,059 Total Population
138 Wealth Index	78 Diversity Index	72 Total Crime Index

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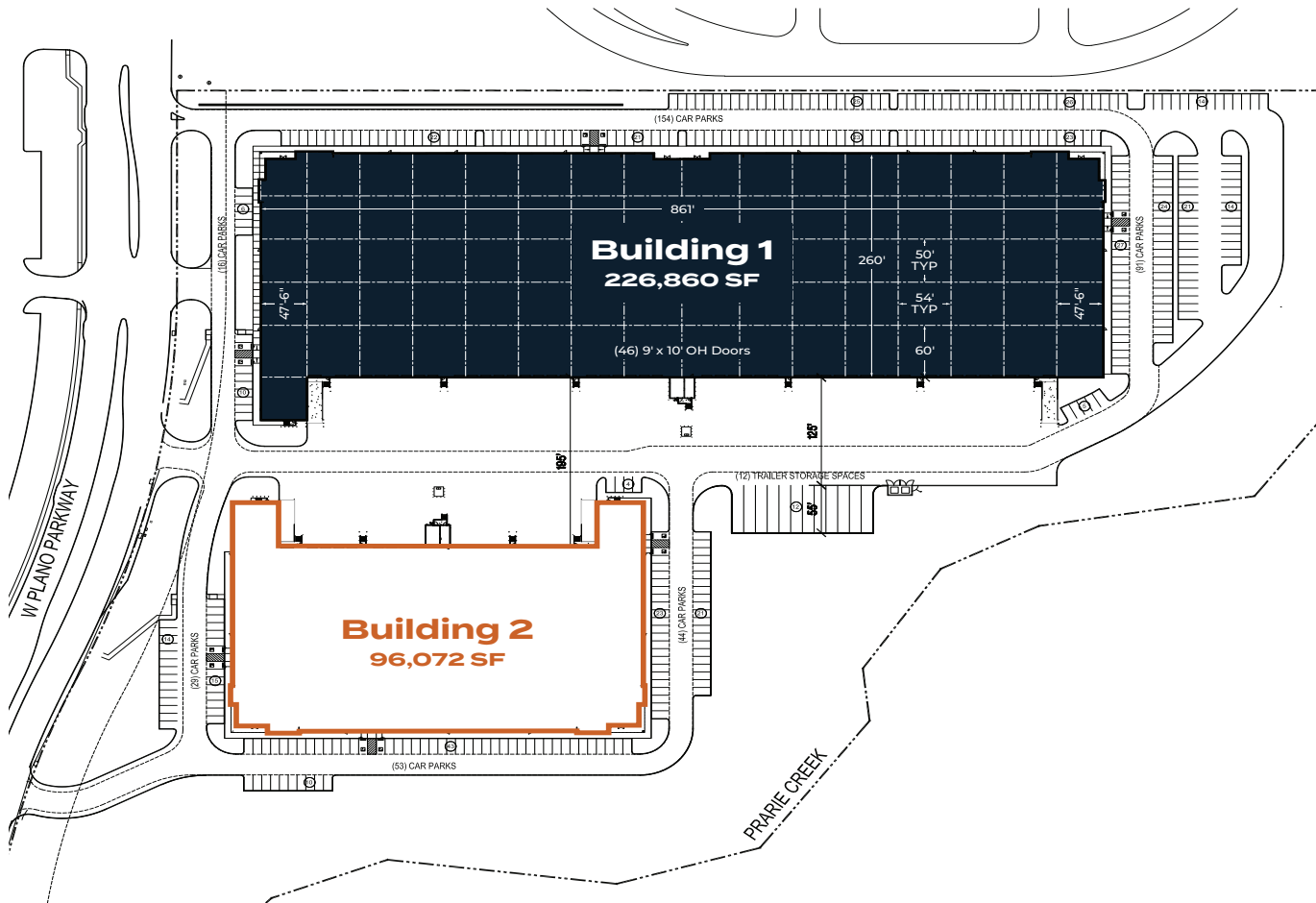
# SITE PLAN



- Master Planned 22.0 Acre Project
- Office to Industrial Conversion
- Leasing Options Ranging from 35,000-226,860 SF
- President George Bush Turnpike (PGBT) Frontage
- Direct Access to PGBT and Plano Parkway
- Proximity to highly skilled labor force

# SITE PLAN

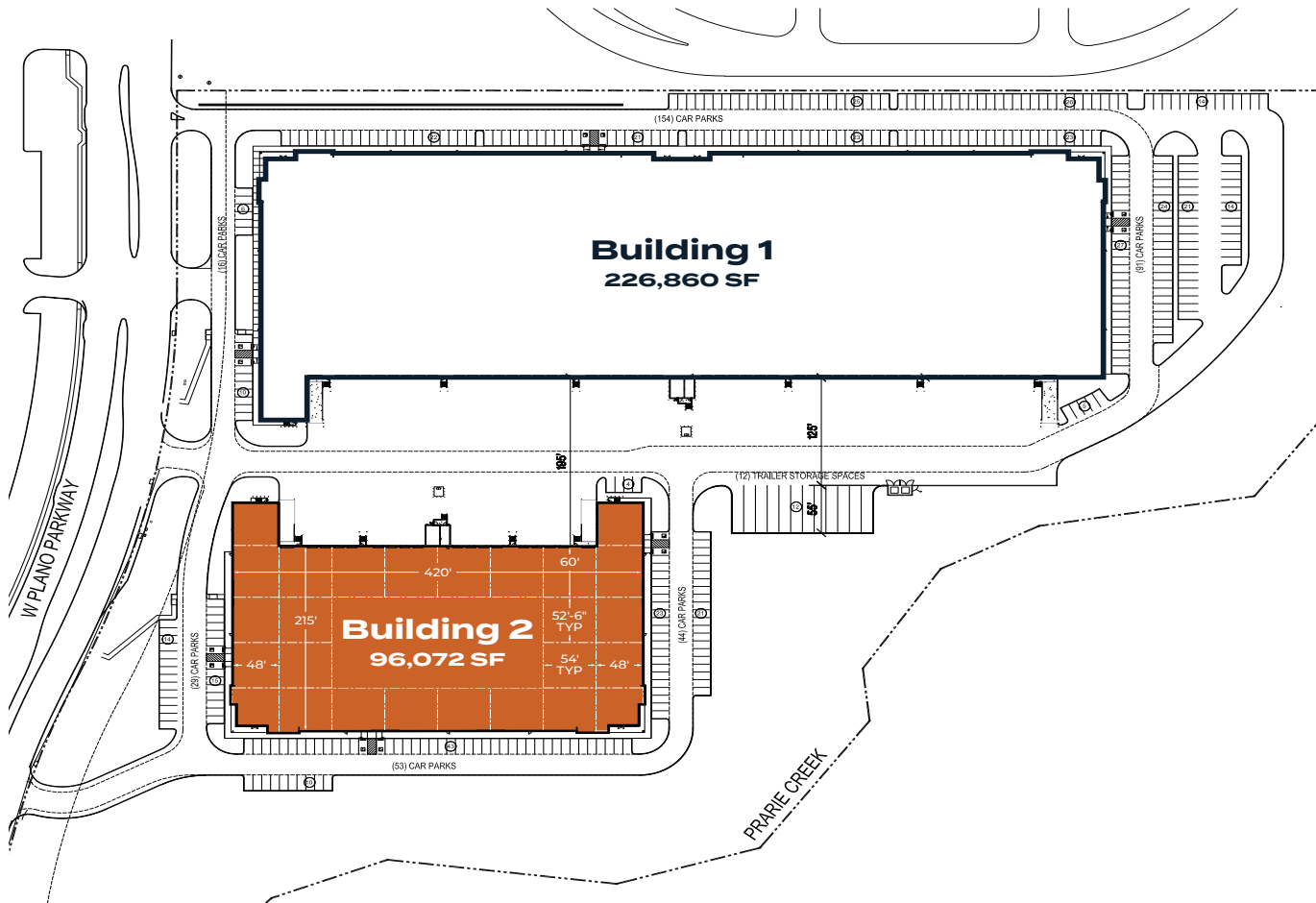
Building 1  
226,860 SF



	<b>TOTAL SIZE</b>	226,860 SF
	<b>MINIMUM DIVISIBLE</b>	54,470 SF
	<b>OFFICE AREA</b>	BTS
	<b>BUILDING DEPTH</b>	260'
	<b>BUILDING DIMENSIONS</b>	861'W x 260'D
	<b>TYPICAL BAY SIZE</b>	54'W x 50'D
	<b>STAGING BAY</b>	60'
	<b>CLEAR HEIGHT</b>	32'
	<b>LOADING</b>	(46) Dock High Doors
	<b>RAMPS</b>	(2) Ramped Doors
	<b>TRUCK COURT</b>	195' (shared)/125'
	<b>CAR PARKS</b>	261
	<b>TRAILER PARKS</b>	12
	<b>POWER</b>	2,500 KVA Transformer Up to 4,000 Amps per building

# SITE PLAN

Building 2  
96,072 SF

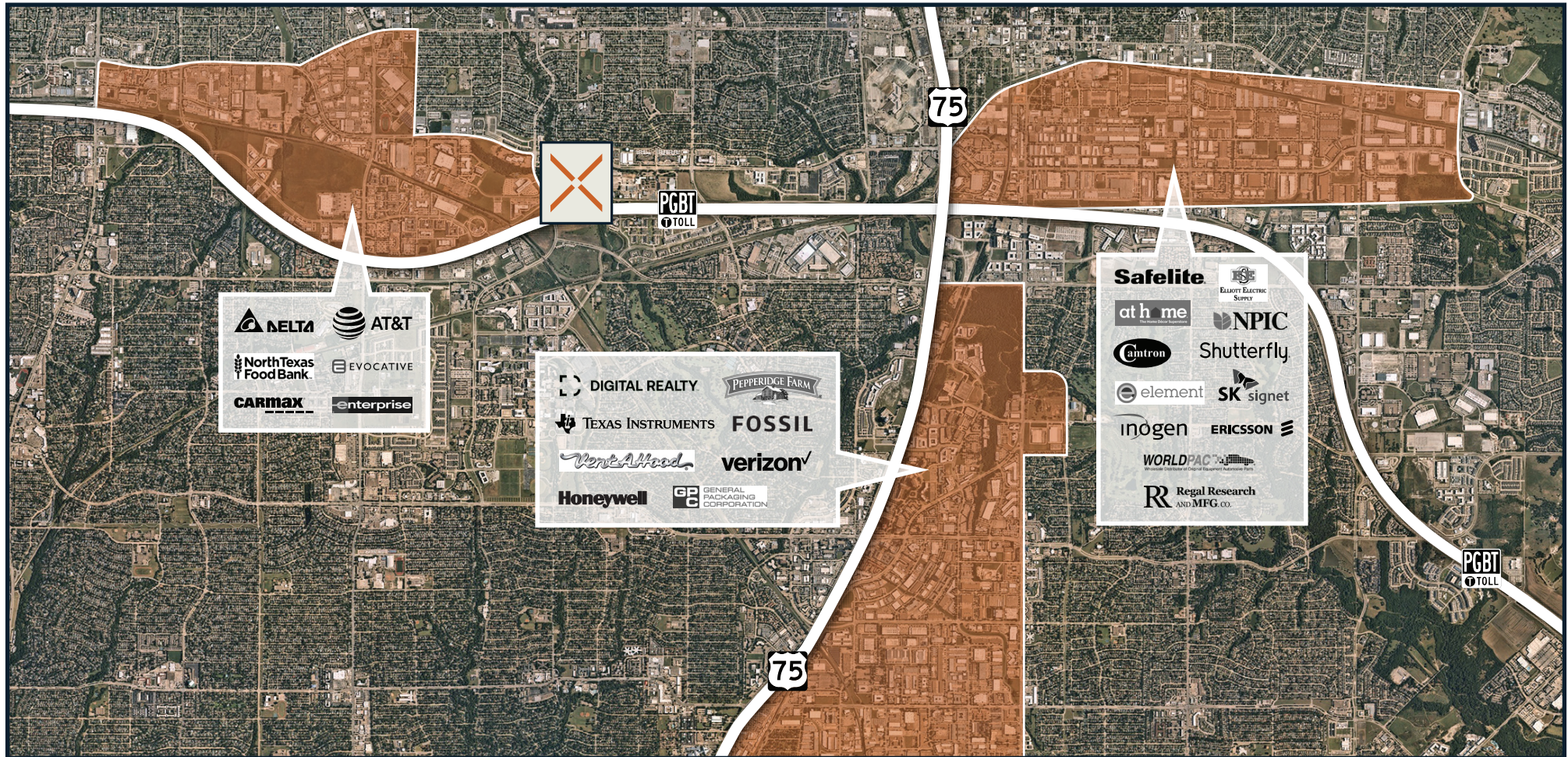


	<b>TOTAL SIZE</b>	96,072 SF
	<b>MINIMUM DIVISIBLE</b>	35,000 SF
	<b>OFFICE AREA</b>	BTS
	<b>BUILDING DEPTH</b>	215'
	<b>BUILDING DIMENSIONS</b>	420'W x 215'D
	<b>TYPICAL BAY SIZE</b>	54'W x 52.5'D
	<b>STAGING BAY</b>	60'
	<b>CLEAR HEIGHT</b>	32'
	<b>LOADING</b>	(16) Dock High Doors
	<b>RAMPS</b>	(2) Ramped Doors
	<b>TRUCK COURT</b>	195' (shared)
	<b>CAR PARKS</b>	126
	<b>TRAILER PARKS</b>	N/A
	<b>POWER</b>	2,500 KVA Transformer Up to 4,000 Amps per building



# LOCATION

Corporate  
Neighbors



DELTA AT&T  
NorthTexas Food Bank EVOCATIVE  
CARMAX enterprise

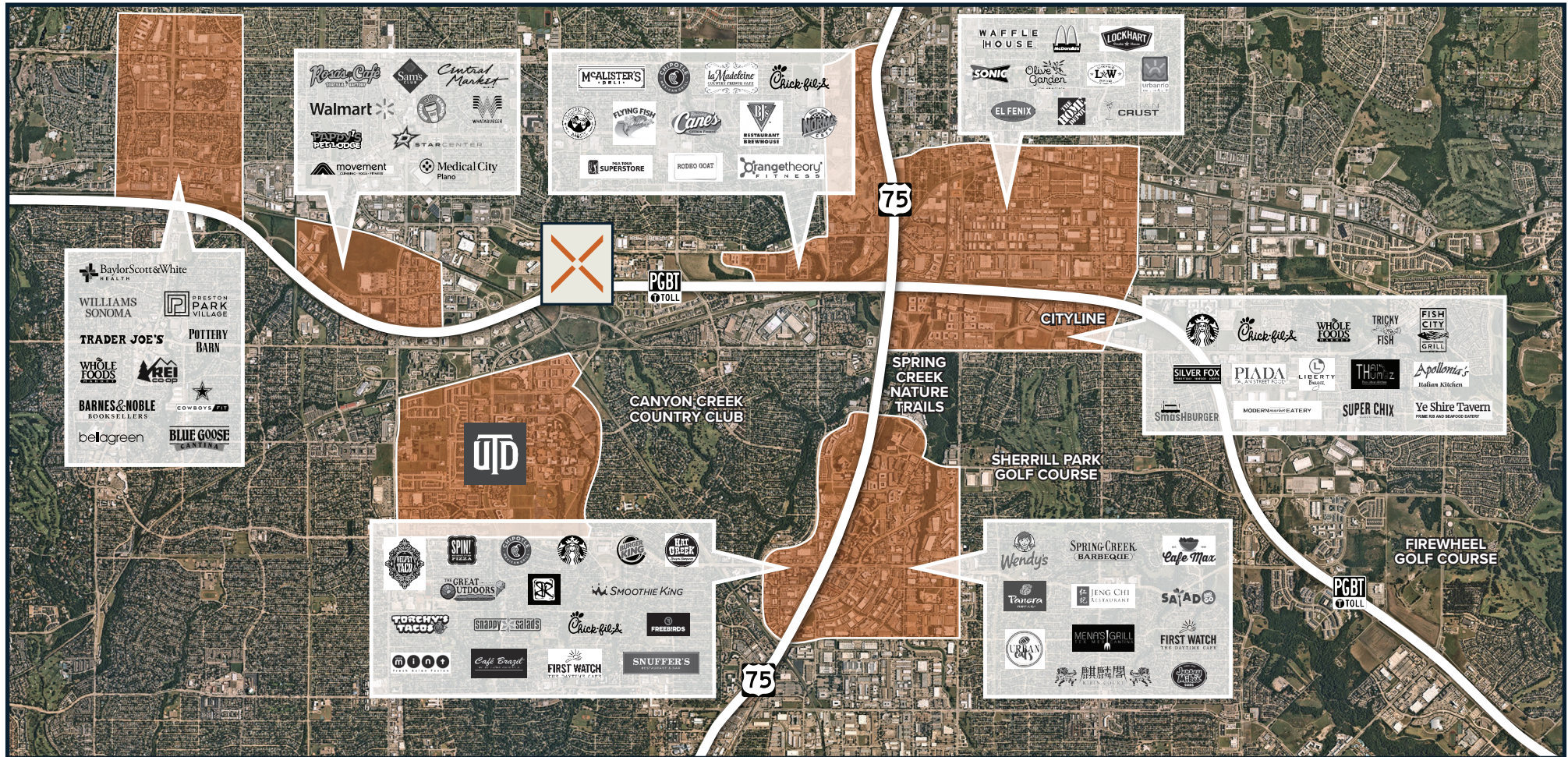
DIGITAL REALTY PEPPERIDGE FARM  
TEXAS INSTRUMENTS FOSSIL  
VeriWood verizon  
Honeywell GP GENERAL PACKAGING CORPORATION

Safelite ELIOTT ELECTRIC SUPPLY  
at h me NPIC  
Camtron Shutterfly  
element SK signet  
inogen ERICSSON  
WORLD PAC  
RR Regal Research AND MFG CO.



# AMENITIES

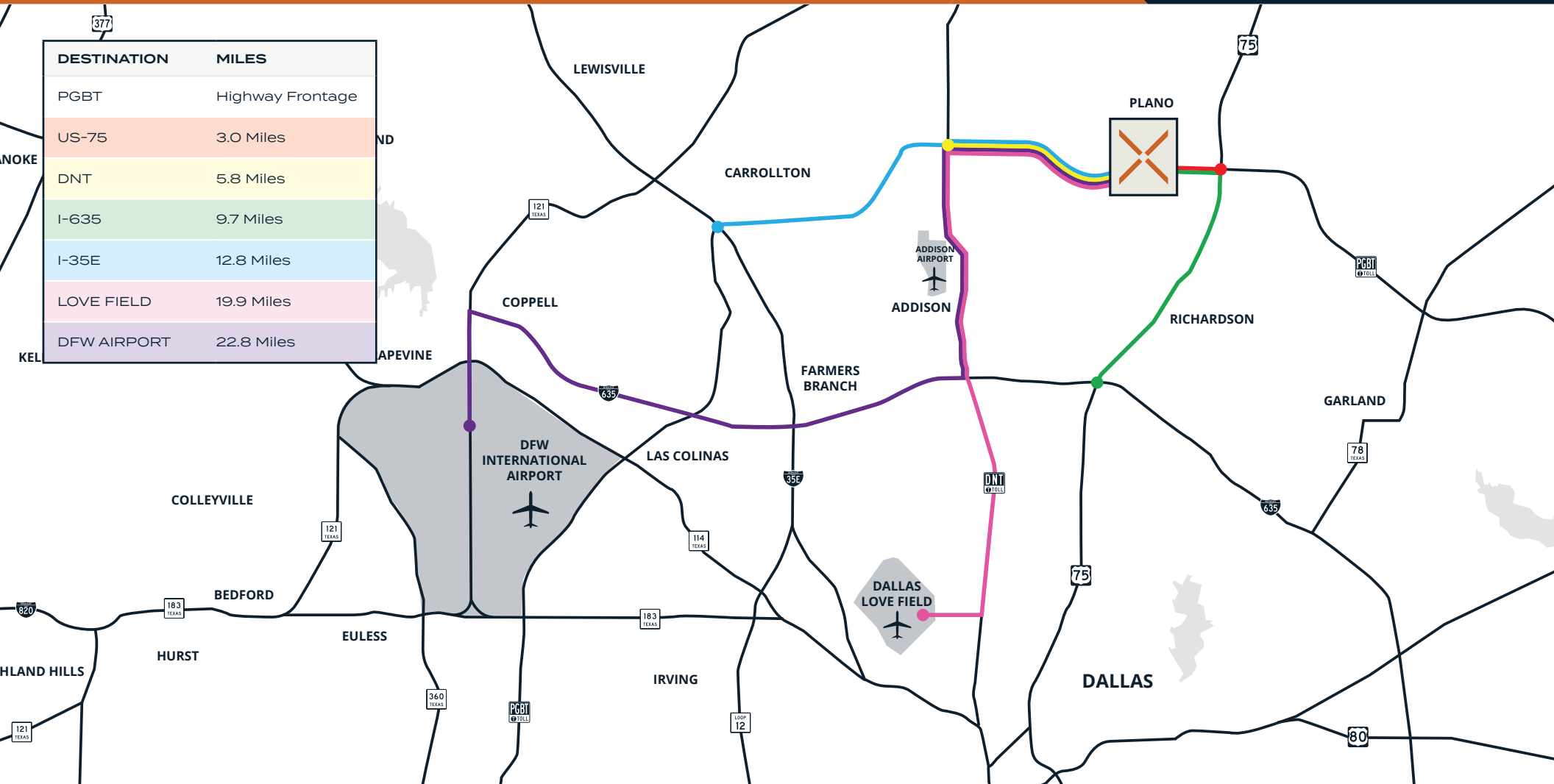
**PLANO**  
MIDPOINT





# LOCATION

## Driving Distances





## CONTACTS

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**2700 West Plano Parkway**  
**Plano, Texas 75075**

This information is deemed reliable, however  
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# Information About Brokerage Services

2-10-2025



Texas law requires all real estate license holders 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. **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.

**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 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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Sales Agent/Associate's Name

License No.

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Phone