

FOR SALE

1001 Preston Road,
Plano, TX 75093

1031 - BUYER OPPORTUNITY

**INVESTMENT
SALE**

NEW REDUCED PRICE

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OPERATING BUSINESS. PLEASE DO NOT DISTURB. BY APPOINTMENT ONLY.

CAPSTONE COMMERCIAL

- Location Location Location
- 62,519 SF on 5.75 Acres
- Renovated 2021 & 2023
- Single Tenant NNN Lease
- Potential Future Appreciation
- \$800,000 In Recent Capital Improvements
- 12 Grade Level Doors
- Fully Sprinklered
- Fully Paved & Secured Parking
- Showroom Finishout
- Traffic Count - Preston Road: 61,175 VPD* (*TxDOT)

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TEXAS COLLISION CENTERS



THE OFFERING – 1001 PRESTON ROAD – PLANO, TX



Capstone Commercial is pleased to present this one-of-a-kind offering. Texas Collision Centers is strategically positioned at the hard northwest corner of Preston Road and President George Bush Turnpike in the heart of the D/FW Metroplex in Plano, Texas.

This prime location offers unrivaled visibility and accessibility, drawing in clients throughout the northern area of D/FW. With its strategic placement amidst thriving businesses on Preston Road and surrounding trade areas, this property presents an enticing investment opportunity for savvy buyers looking to capitalize on the vibrant Northern Corridor Market of D/FW.

This former Toyota of Plano build-to-suit and now state-of-the-art remodel from CarLotz and Texas Collision Centers in 2021 and 2023 consists of six buildings totaling 62,519 square feet and situated on 5.75 acres of land. The Offering is an extremely rare infill covered land play.

The property has excellent visibility and access to over 272,336 vehicles per day. Surrounding the property are tremendous densities with 119,517 and 361,098 residents within a 3- and 5-mile radius. Average household incomes within this 3- and 5-mile radius are an incredible \$132,177 and \$119,158.

Pricing	\$13,500,000
Net Operating Income	\$696,000 w/ 2.5% annual bumps beginning 3rd Year
Cap Rate	5.16%
STNL	Texas Collision Centers
Lease Type	NNN

PROPERTY INFO

Rentable Area	62,519 SF
Land Area	5.75 Acres
Address	1001 Preston Road Plano, TX 75093

Notable Features: Extensive Renovations in 2021 including roof & power. 12 Grade Level Doors, Fully Sprinklered with 15 Fully Operational Lifts and 3 Wash Bays with pressurized water & floor drains. Fully paved and secured parking. Pressurized air lines throughout, along with exhaust hoses in shop. 14'5" up to 20' Clear Heights.

Texas Collision Centers Summary



Tenant Trade Name:	Texas Collision Centers, Inc.
Lease Guarantor:	Texas Collision, Inc.
Lease Type:	NNN - STNL
NOI:	\$696,000
GLA:	62,519 SF
Land Size:	5.75 Acres
Lease Term:	11 Years
Opening:	2023
Increases:	2.5% bumps each year beginning of 3rd Year
Renewal Options:	Two (2), five (5) year options
Use:	Automotive Collision Repair
CAM:	Tenant
Utilities:	Tenant
Insurance:	Tenant
Taxes:	Tenant
HVAC:	Tenant

Texas Collision Centers is a premier collision center operator with 12 D/FW locations. For more information: www.texascollisioncenters.com



DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	24,052	200,985	456,399
POPULATION GROWTH RATE:	+ 2.3%	+2.1%	+1.5%
TOTAL HOUSEHOLDS:	10,067	83,609	192,612
HOUSEHOLD GROWTH RATE:	+2.2%	+ 1.9%	+ 1.3%
AVERAGE HOUSEHOLD INCOME:	\$118,109	\$111,697	\$109,686
MEDIAN AGE:	42.9	41.5	40.2
BUSINESSES:	1,919	8,654	22,042
EMPLOYEES:	13,652	72,882	211,478
WHITE:	15,598	127,571	297,571
HISPANIC:	2,232	26,623	74,102



Demographics

Demographics in the Dallas–Fort Worth region continue to evolve. More than 19 percent of the population is foreign-born, with Hispanics accounting for the largest minority group in the region and state. Additionally, the region's workforce is well-educated with a mix of recent graduates and workforce veterans. Nearly two-thirds of workers 25 years of age and older have at least some college education, with nearly 40 percent holding a bachelor's degree or other advanced degree.

In the Dallas-Fort Worth area, more than **1,300,000 residents** were added since the 2010 census.

11,300,000 or more will live in DFW by 2045.

267 people per day were added to the Dallas-Fort Worth region in 2021.





11/2/2015

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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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