

FOR SALE

VACANT - OWNER / USER READY



6464

W. PLANO PKWY

Plano, Texas 75093  
16,280 square feet

STREAM

# BUILDING HIGHLIGHTS

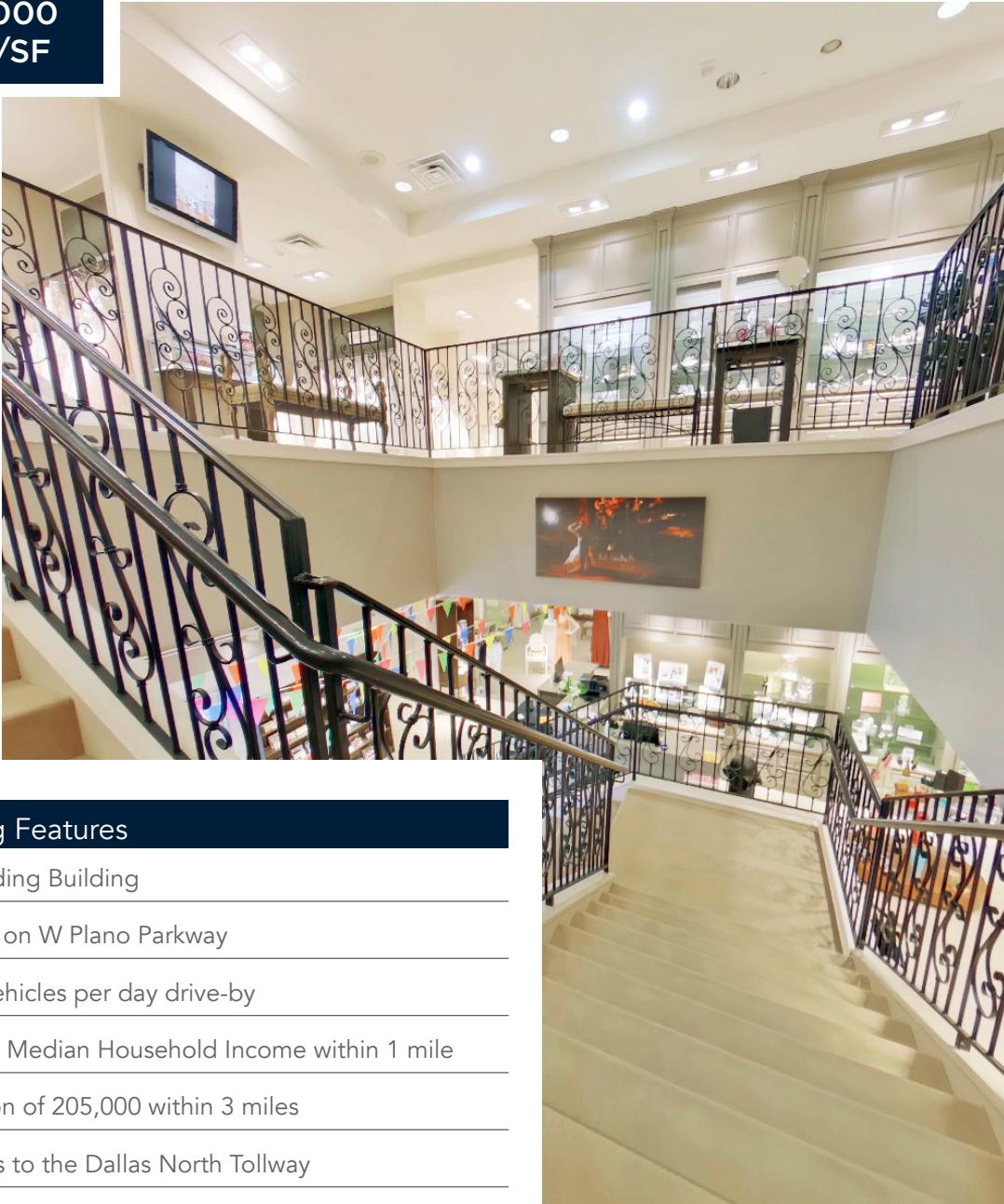
**SALE PRICE:  
\$4,400,000  
\$270.27/SF**

- 16,280 Square Feet
- 1.25 Acres (52,381 square feet)
- Year Built: 2006
- Two Stories with elevator service
- Sprinklered
- 75 spaces (4.6 spaces per 1,000 RSF)
- L1 Zoning
- HVAC services by 5 RTU's
- Users: retail, medical office, office, special events
- Grease trap kitchen includes a vent-a-hood

4.0 MILES TO LEGACY WEST SHOPPING & DINING

16.6 MILES FROM DALLAS LOVE FIELD

20.2 MILES FROM DFW INTERNATIONAL AIRPORT



## Building Features

Freestanding Building

Frontage on W Plano Parkway

17,000 vehicles per day drive-by

\$122,000 Median Household Income within 1 mile

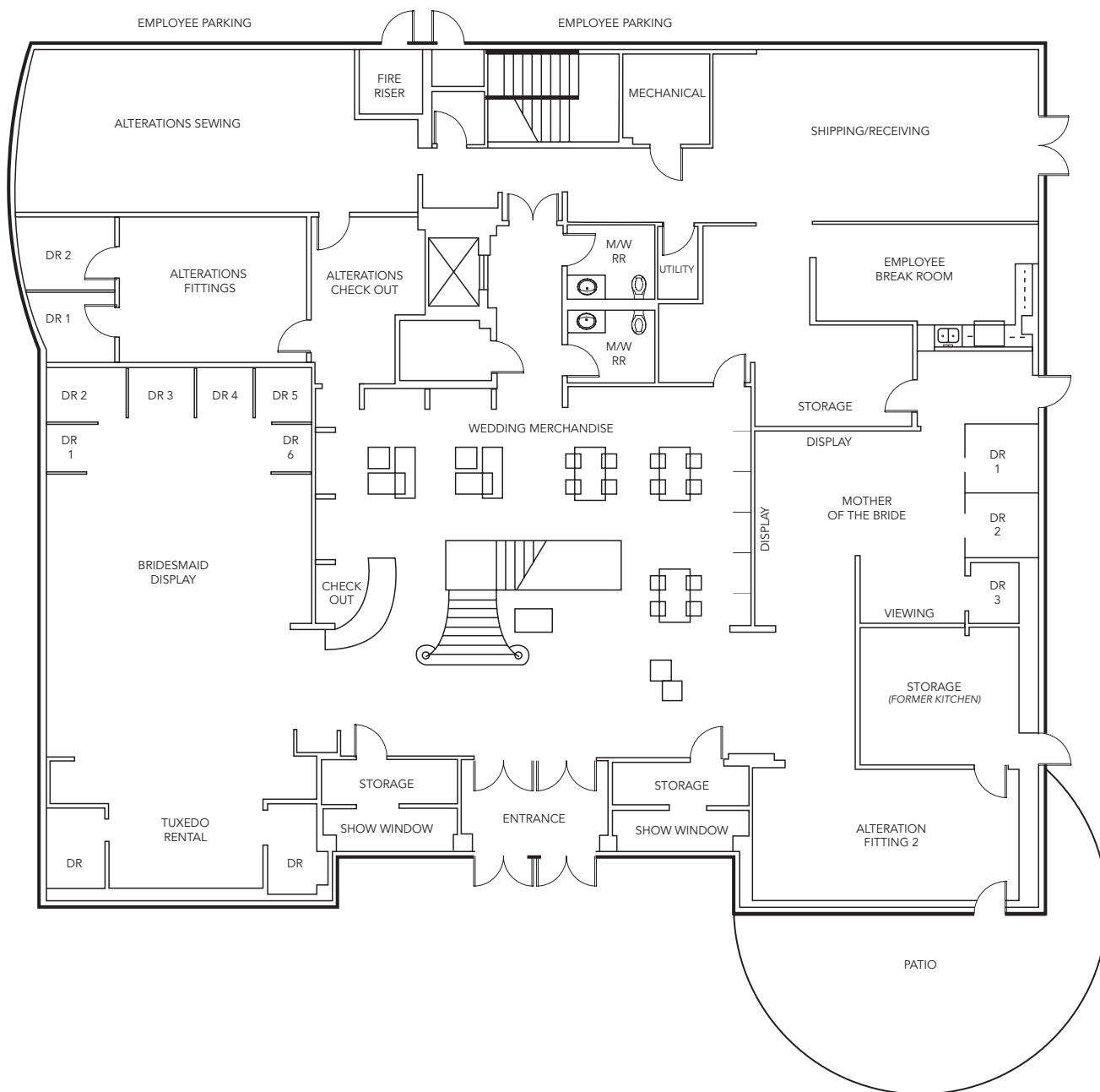
Population of 205,000 within 3 miles

3 Minutes to the Dallas North Tollway

Architectural Replica of Frank Lloyd Wright Construction

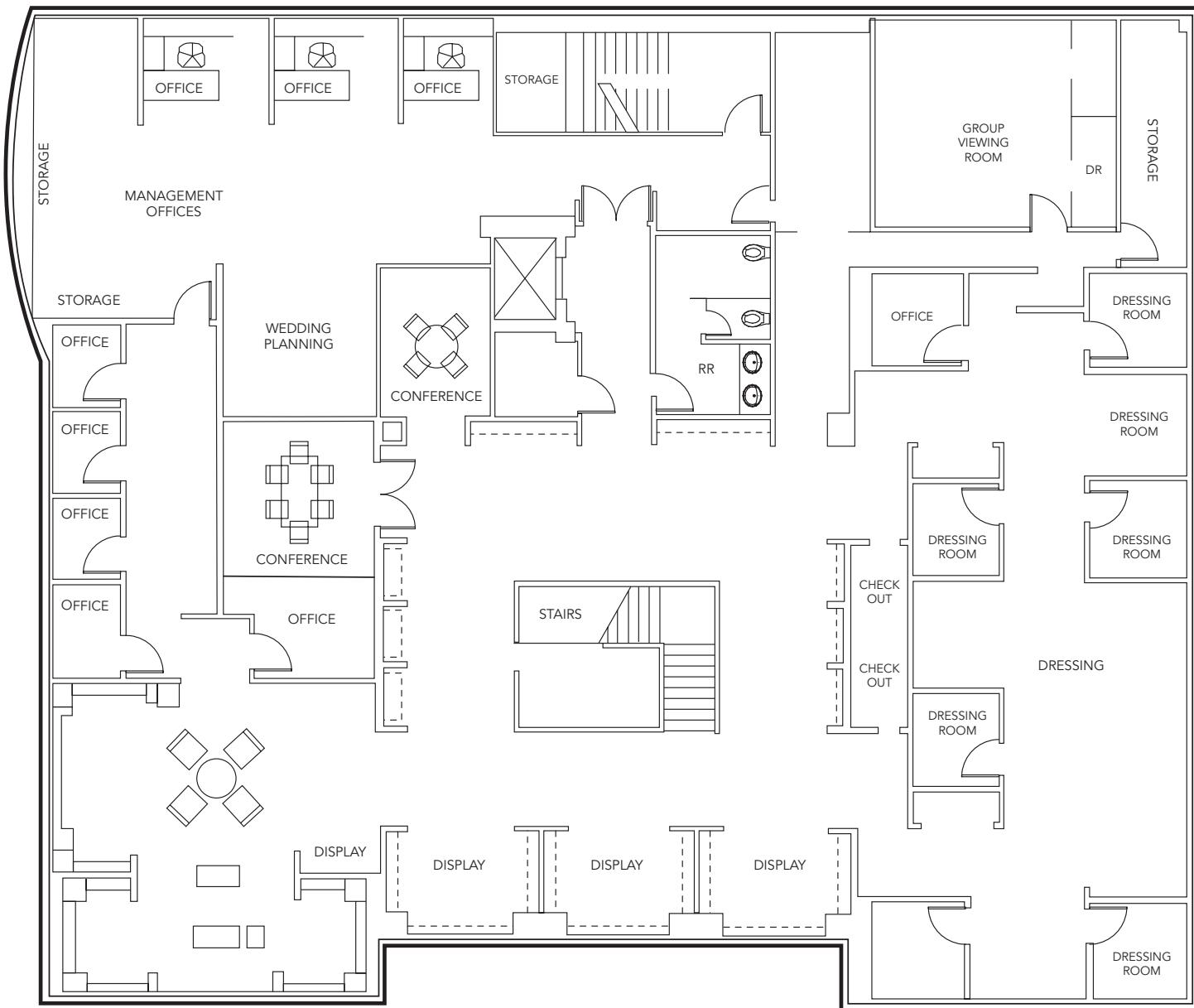
# 1<sup>ST</sup> Floor

8,140 RSF



# 2ND Floor

8,140 RSF





CLICK FOR  
VIRTUAL TOUR

**STREAM**

FOR MORE INFORMATION, PLEASE CONTACT

**JAMES MANTZURANIS**

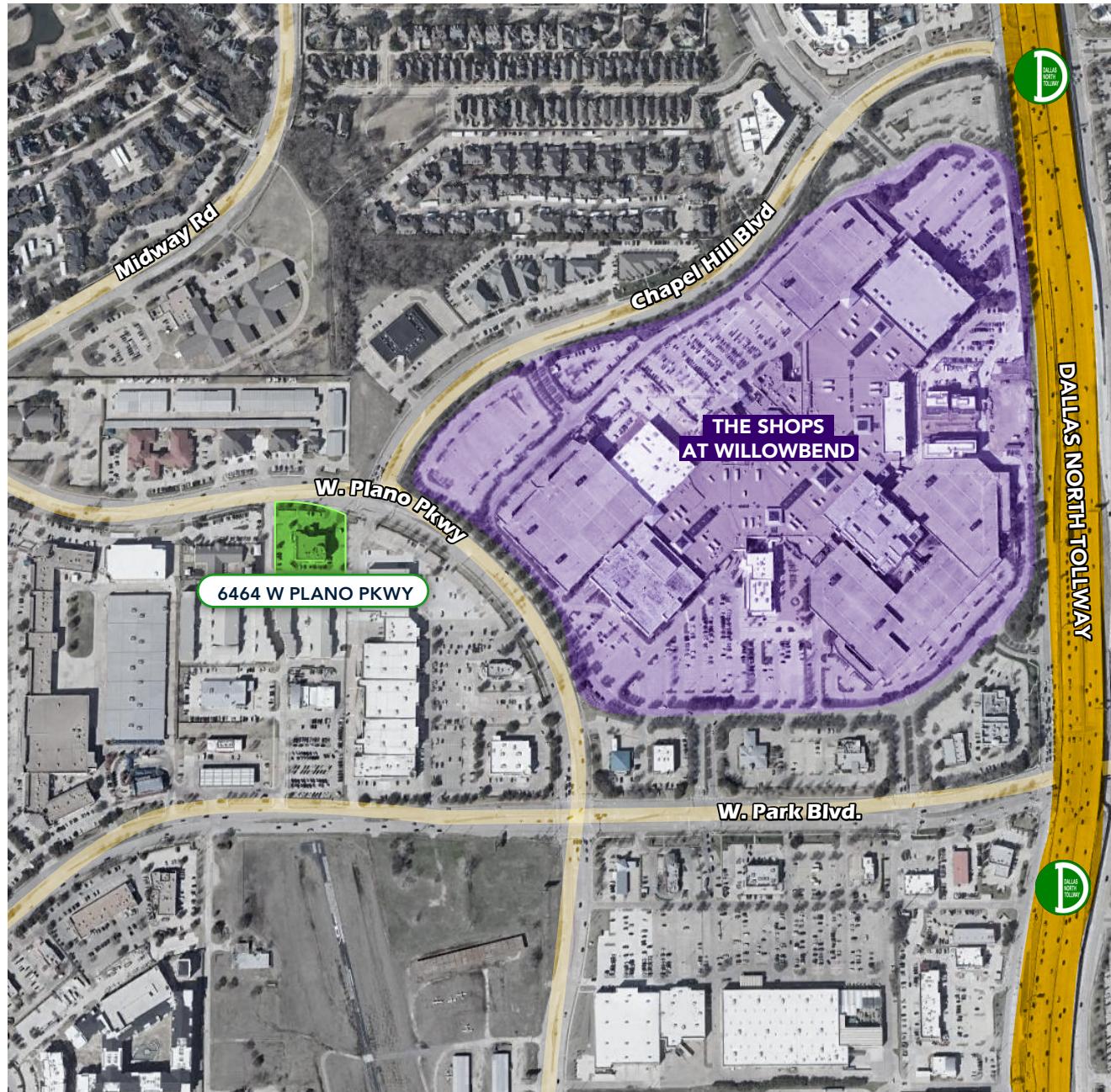
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