

# PRESTONWOOD SPECIALTY PLAZA

6957 Plano Parkway  
Plano, TX 75093

## Medical For Lease

1,412 - 3,404 SF



Owned and Managed by:

**welltower**

Leasing Information:  
214.461.2388

**Banks Newton**  
214.461.2388  
bnewton@lpc.com

**Peter Shaw**  
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# Lincoln

Lincoln Property Company  
8140 Walnut Hill Lane Suite 700  
Dallas, TX 75231

[www.lpc.com](http://www.lpc.com)

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Medical For Lease

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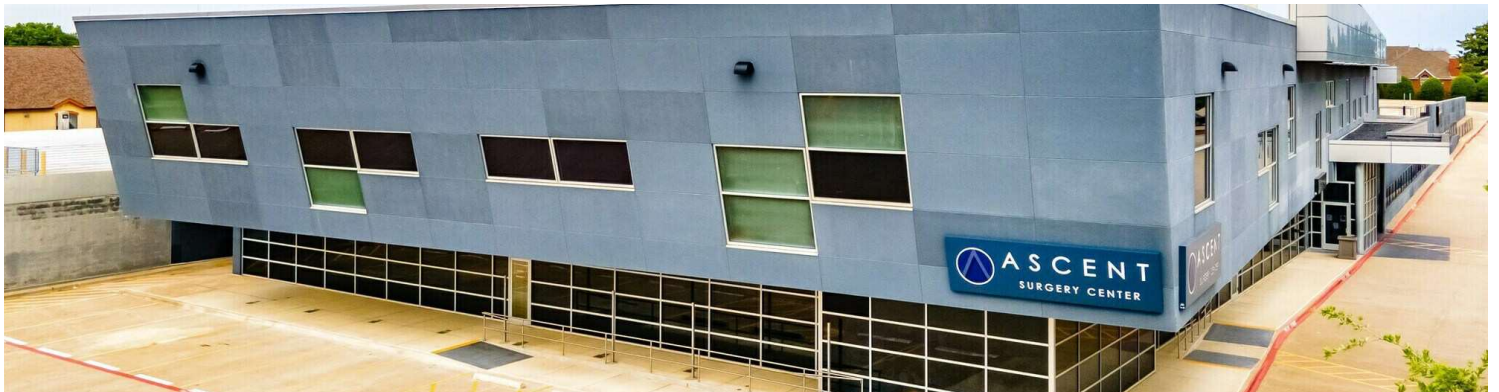


## Property Overview

Formerly the Texas Clinic at Prestonwood, this Class A Medical Pavilion is in the heart of Plano and features new common area upgrades.

## Property Highlights

- Monument signage opportunities at the intersection of Plano Parkway and Marsh Lane
- Move-in ready, built-out medical office space
- Easily accessible, drive-up parking is available at a ratio of 5.00/1,000
- Medical disciplines in the building include Primary Care, Oncology/Cancer Treatment Center, Imaging & Diagnostics, Ambulatory Surgery Center, Wellness Center, and Women's Services



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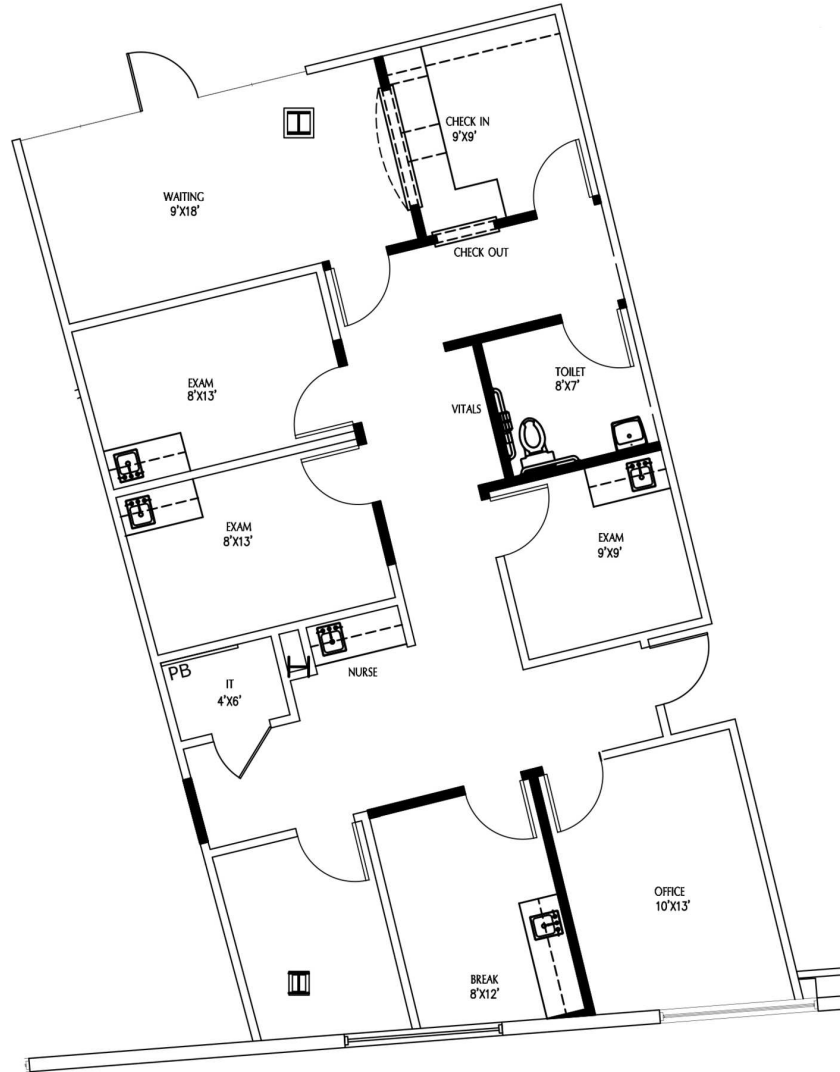
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Suite	Size	Description	Virtual Tour
Suite 2100	1,412 SF	Spec Suite	<a href="#">View Here</a>

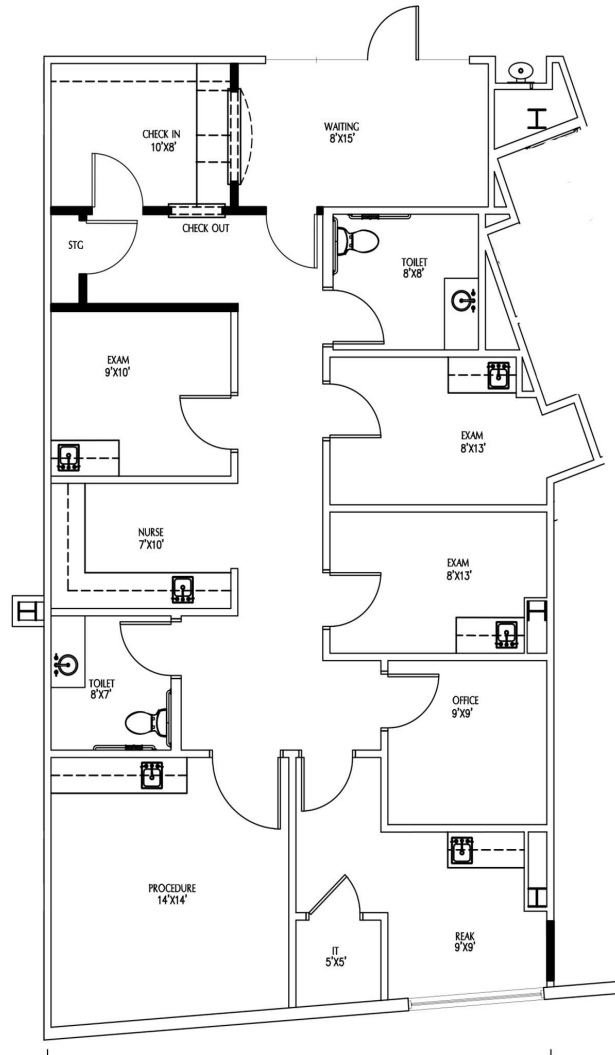
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Suite	Size	Description	Virtual Tour
Suite 2300	1,712 SF	Spec Suite	<a href="#">View Here</a>

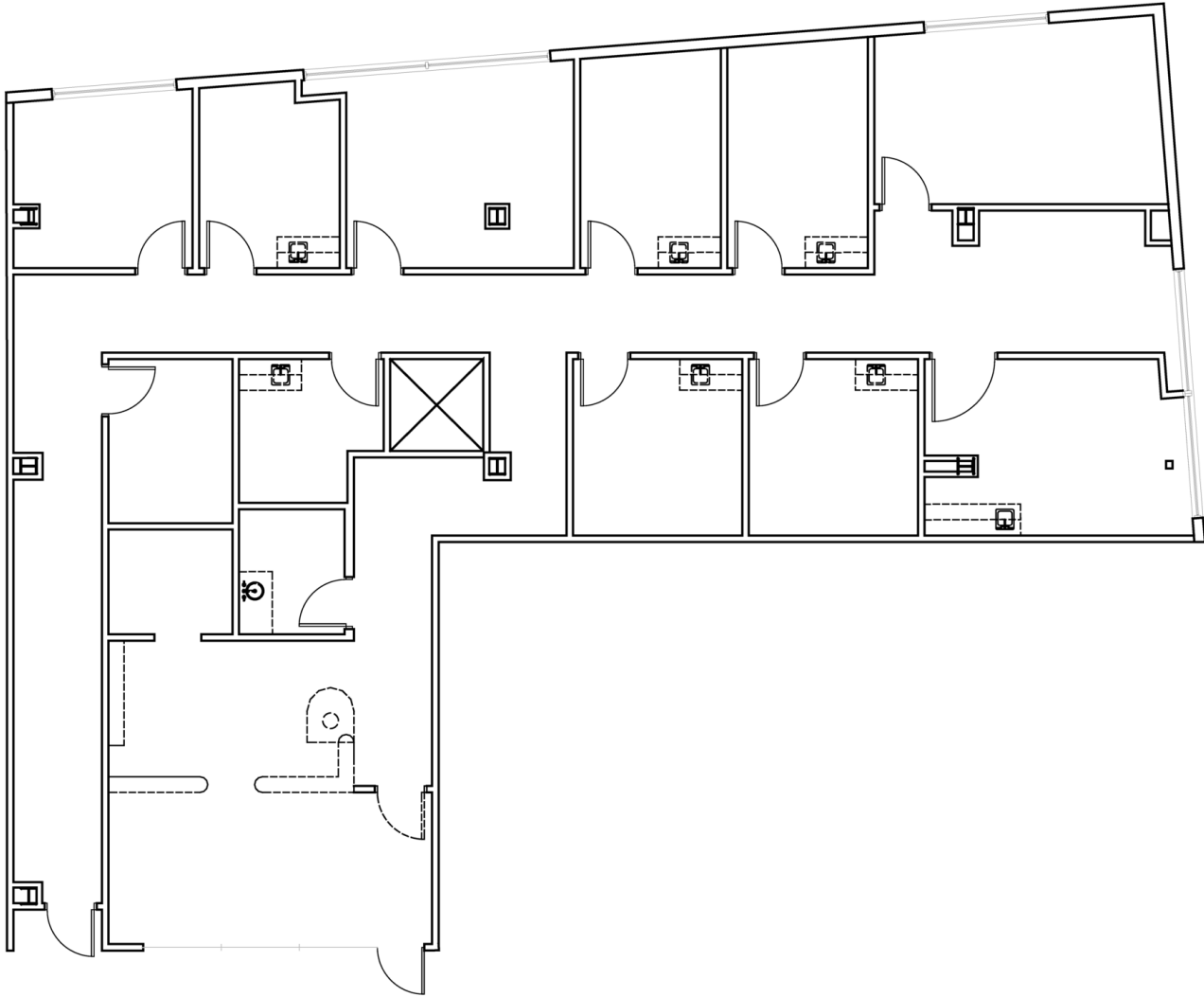
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Suite	Size	Description
Suite 2400	3,404 SF	Available for Occupancy

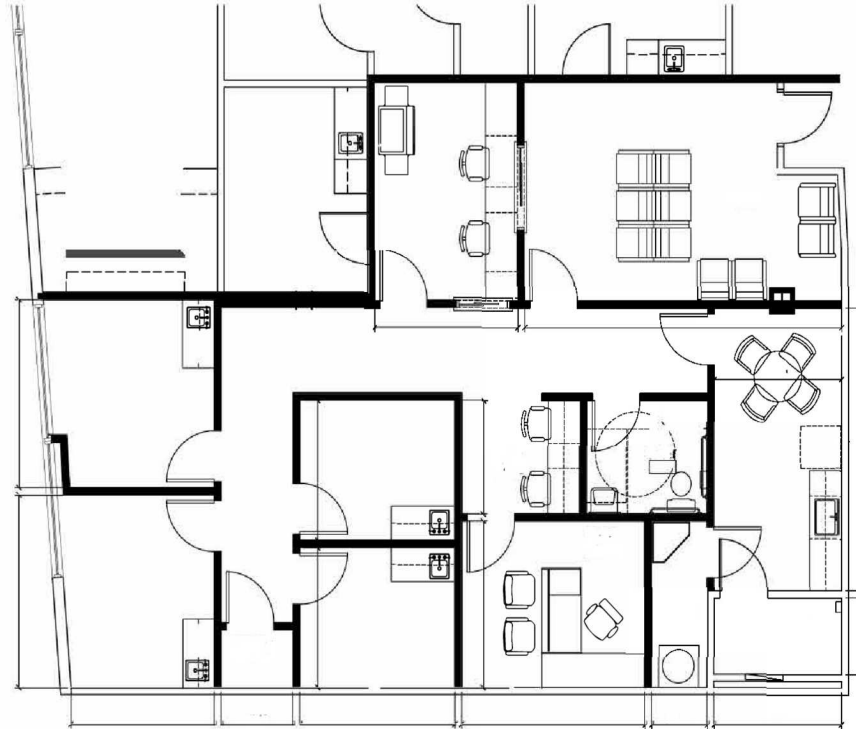
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Suite	Size	Description
Suite 2500A	1,716 SF	Available for Occupancy

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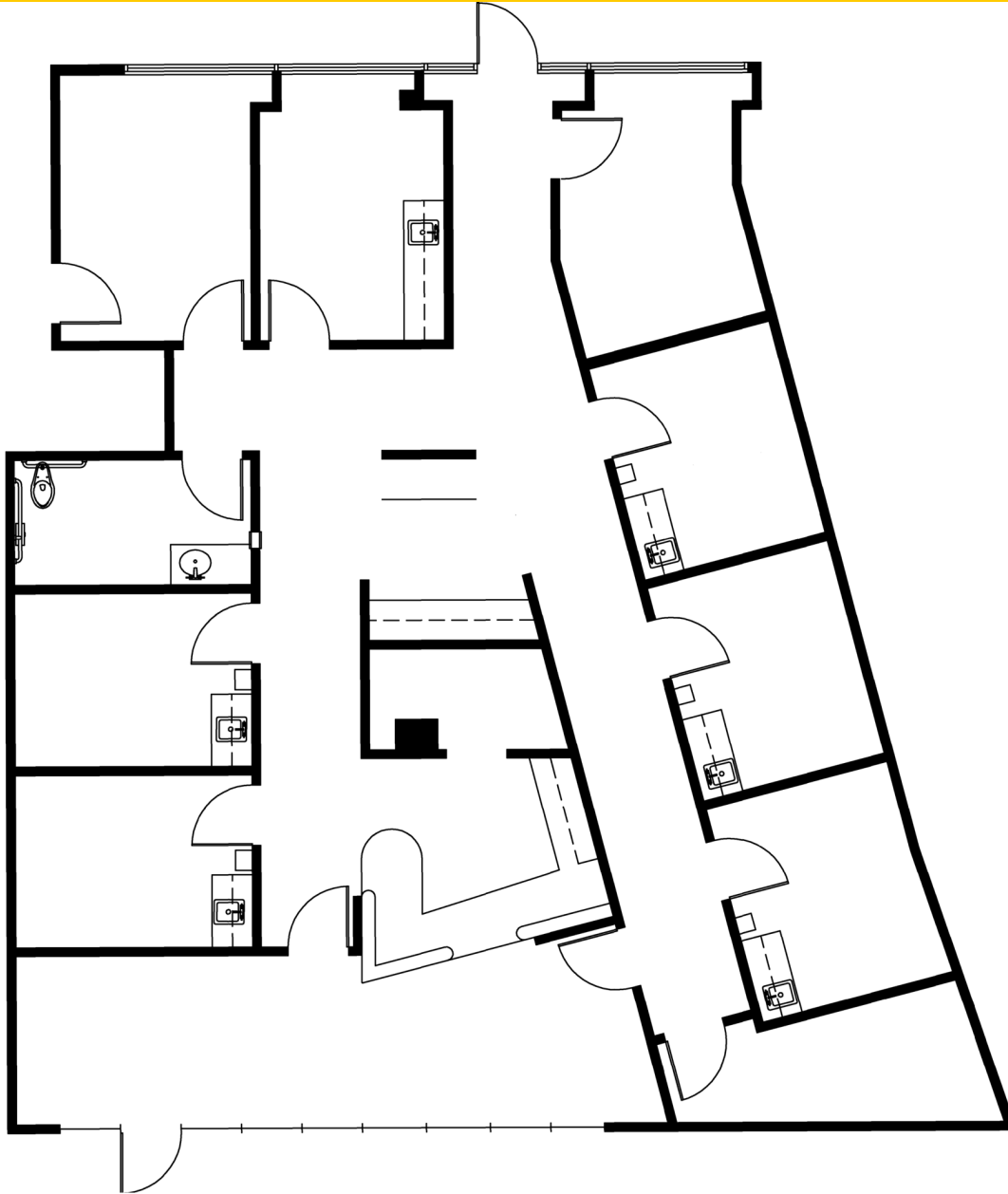
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Suite	Size	Description
Suite 2600	2,461 SF	Available for Occupancy 1/1/25

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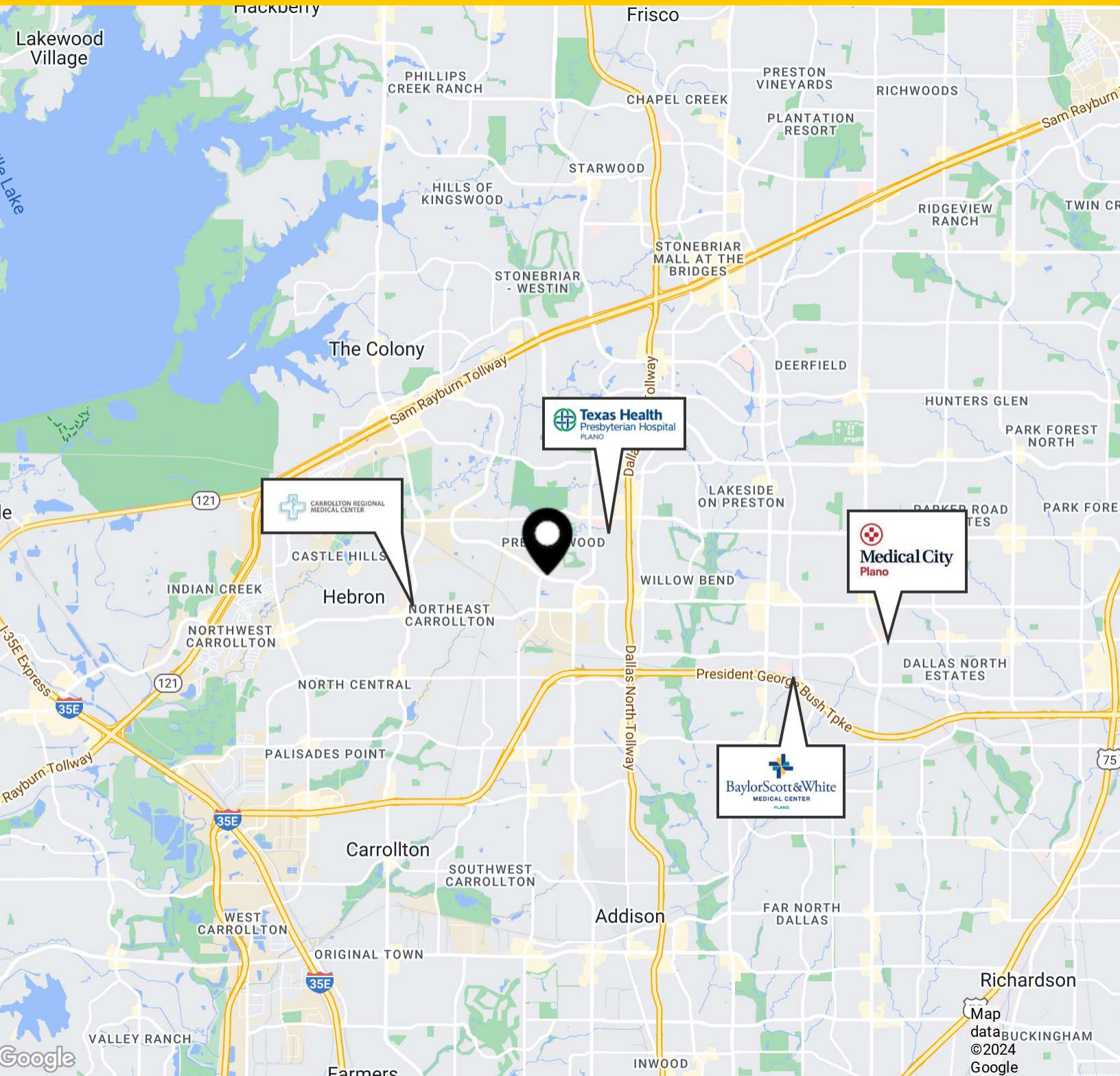
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# Location Map

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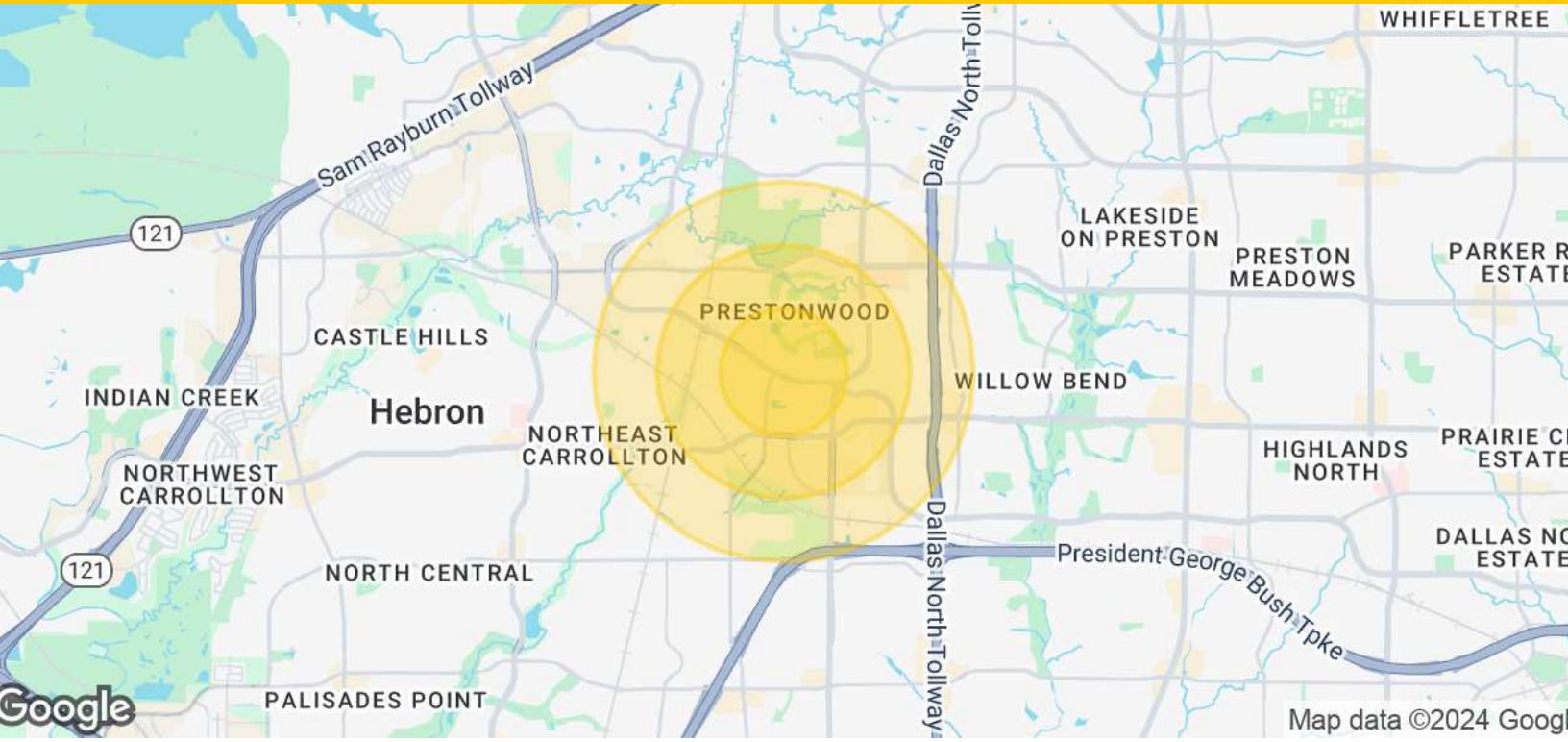
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# Demographics Map & Report

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<b>Population</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Population	1,994	8,346	20,030
Average Age	53.7	46.9	44.5
Average Age (Male)	55.0	46.4	43.8
Average Age (Female)	54.4	47.7	45.0
<b>Households &amp; Income</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Households	923	3,907	9,538
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$168,798	\$144,729	\$138,967
Average House Value	\$455,355	\$462,516	\$426,890

2020 American Community Survey (ACS)

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