

PRESTON WHITESTONE OFFICE PARK

6513 Preston Road Suite 200
Plano, TX 75024



OFFERING MEMORANDUM

PRESTON WHITESTONE OFFICE PARK

6513 PRESTON ROAD SUITE 200
PLANO, TX 75024

EXCLUSIVELY PRESENTED BY:



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EWRG Commercial Group

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Built By: www.crebuilder.com



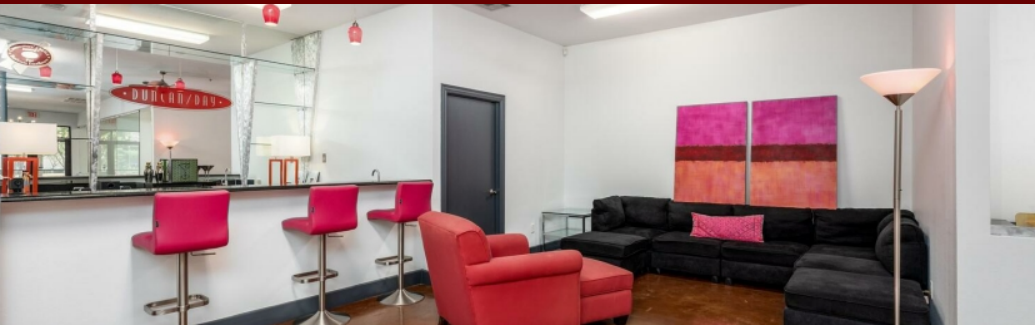
TENNYSON PKWY

PRESTON RD



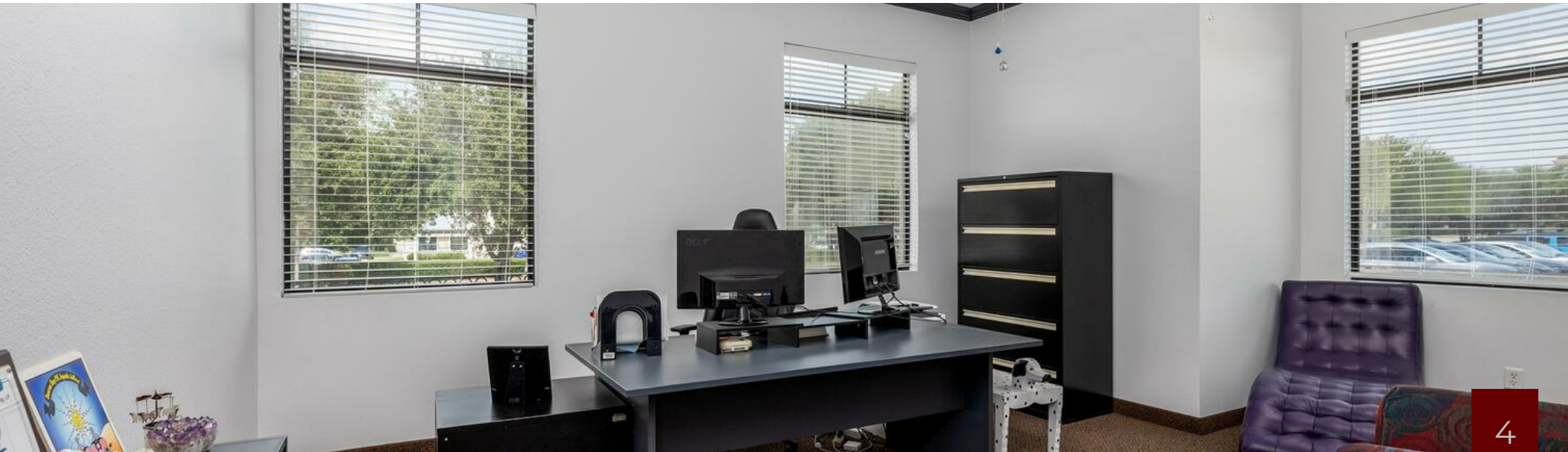
INVESTMENT SUMMARY

3,475 SF Medical/Professional Office – Plano, TX
An exceptional office opportunity is now available in a prime Plano location. This 3,475 SF space is ideally suited for medical or professional office use, offering excellent functionality in a highly visible, easily accessible setting.
Positioned on the southwest quadrant of Preston Road and Tennyson Parkway, the property benefits from strong traffic counts on Preston Road and immediate proximity to the Dallas North Tollway and Sam Rayburn Tollway. Tenants will appreciate a professional office environment with fully maintained landscaping and the availability of both building and monument signage to maximize brand visibility.



PROPERTY SUMMARY

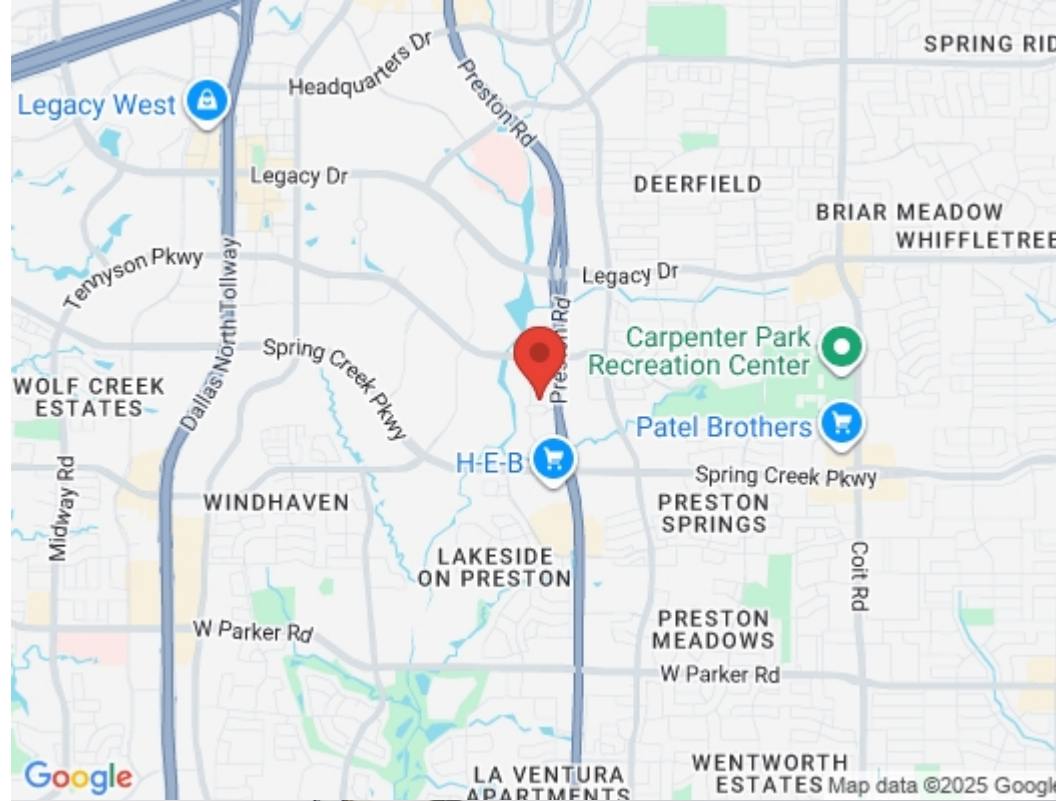
Offering Price	\$1,266,840
Building SqFt	3,475 SqFt
Year Built	2005
Lot Size (SF)	14,837.00 SqFt
Parcel ID	R-9133-003-2000-1
Zoning Type	Commercial
County	Collin
Levels	1



PROPERTY HIGHLIGHTS

- Discover a perfectly placed office opportunity on the southwest corner of Preston Road and Tennyson Parkway in Plano. Offering 3,475 SF, this space is designed for medical or professional office use in one of the area's most dynamic corridors.

With unmatched visibility along Preston Road and easy access to the Dallas North Tollway and Sam Rayburn Tollway, this property combines convenience with high exposure. The professional office environment features a fully maintained landscape, while available building and monument signage ensures your business stands out.

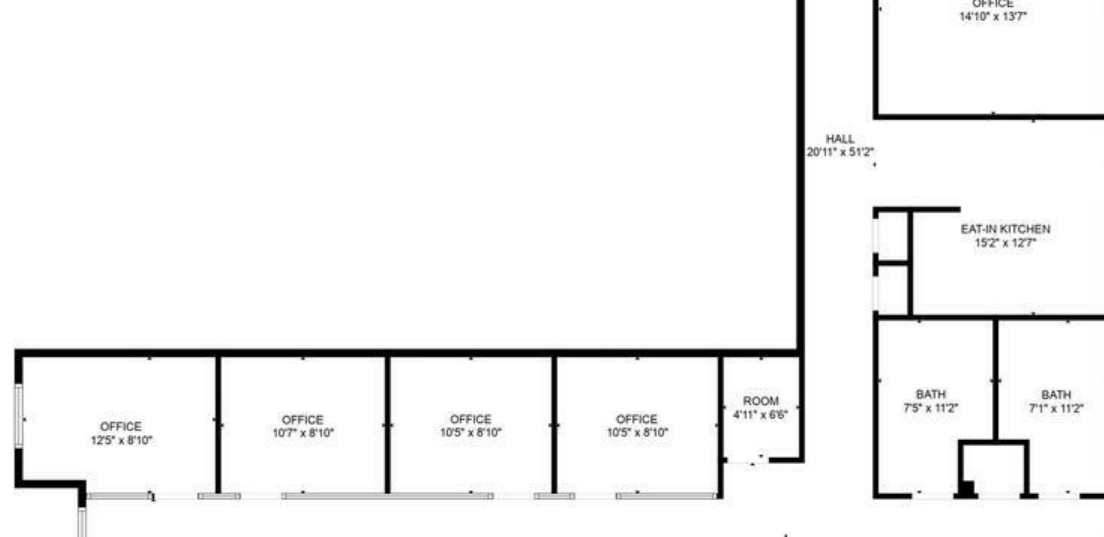


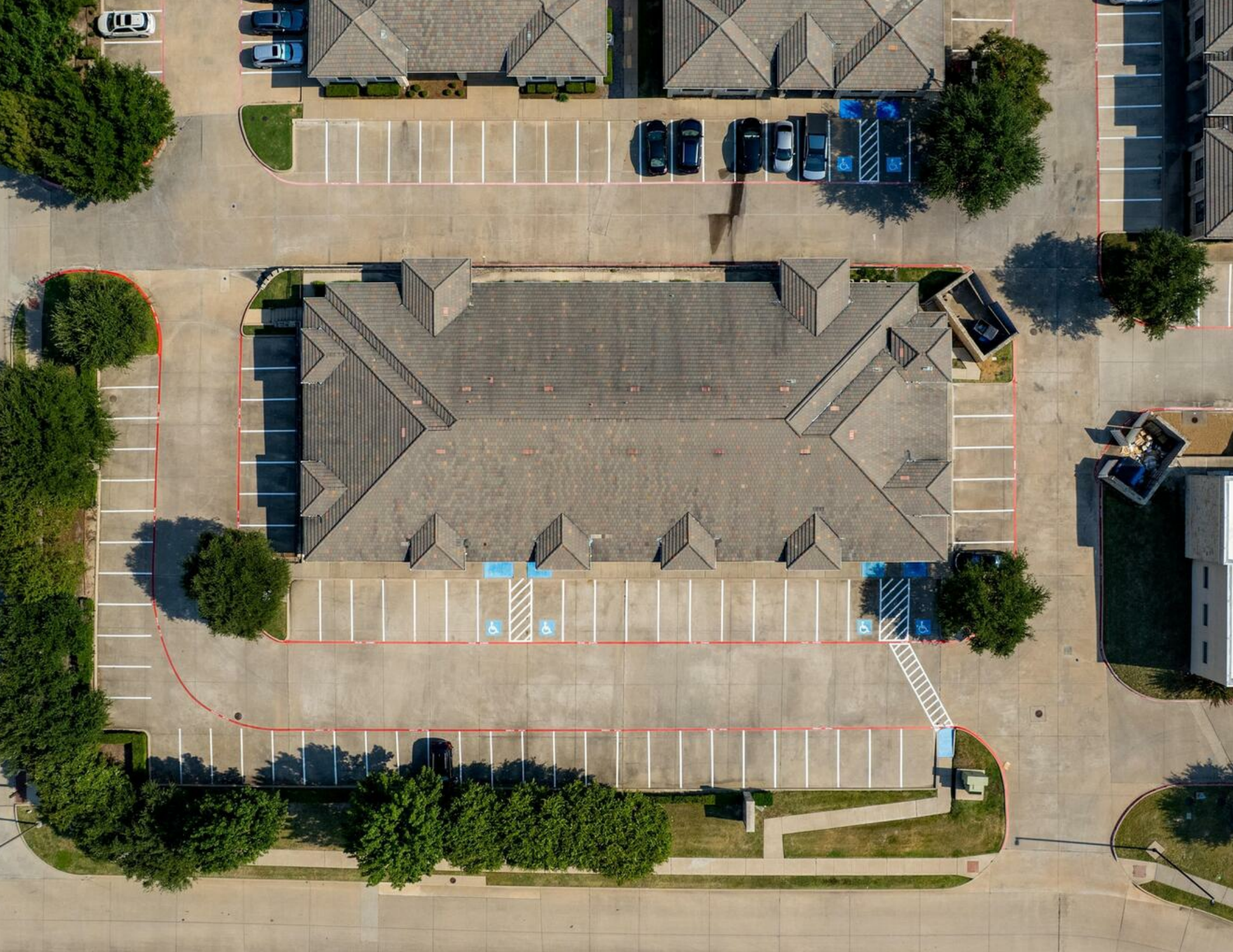


LOCATION HIGHLIGHTS

- Prime office opportunity in Plano! 3,475 SF medical/professional space with Preston Rd. frontage, monument signage, and unbeatable access to DNT & 121





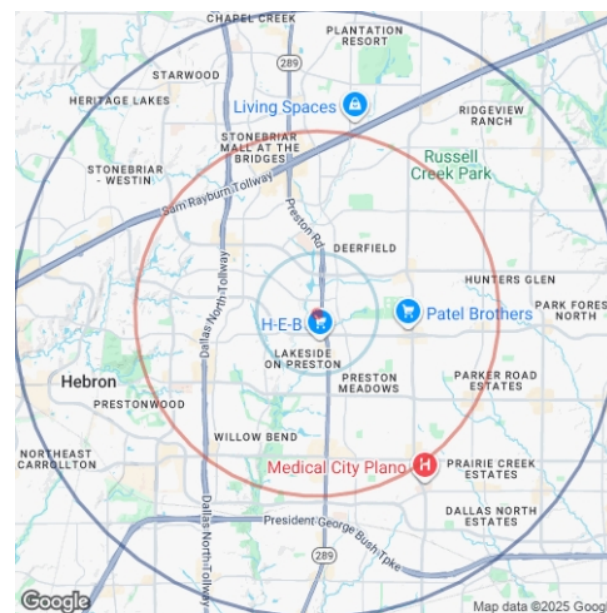


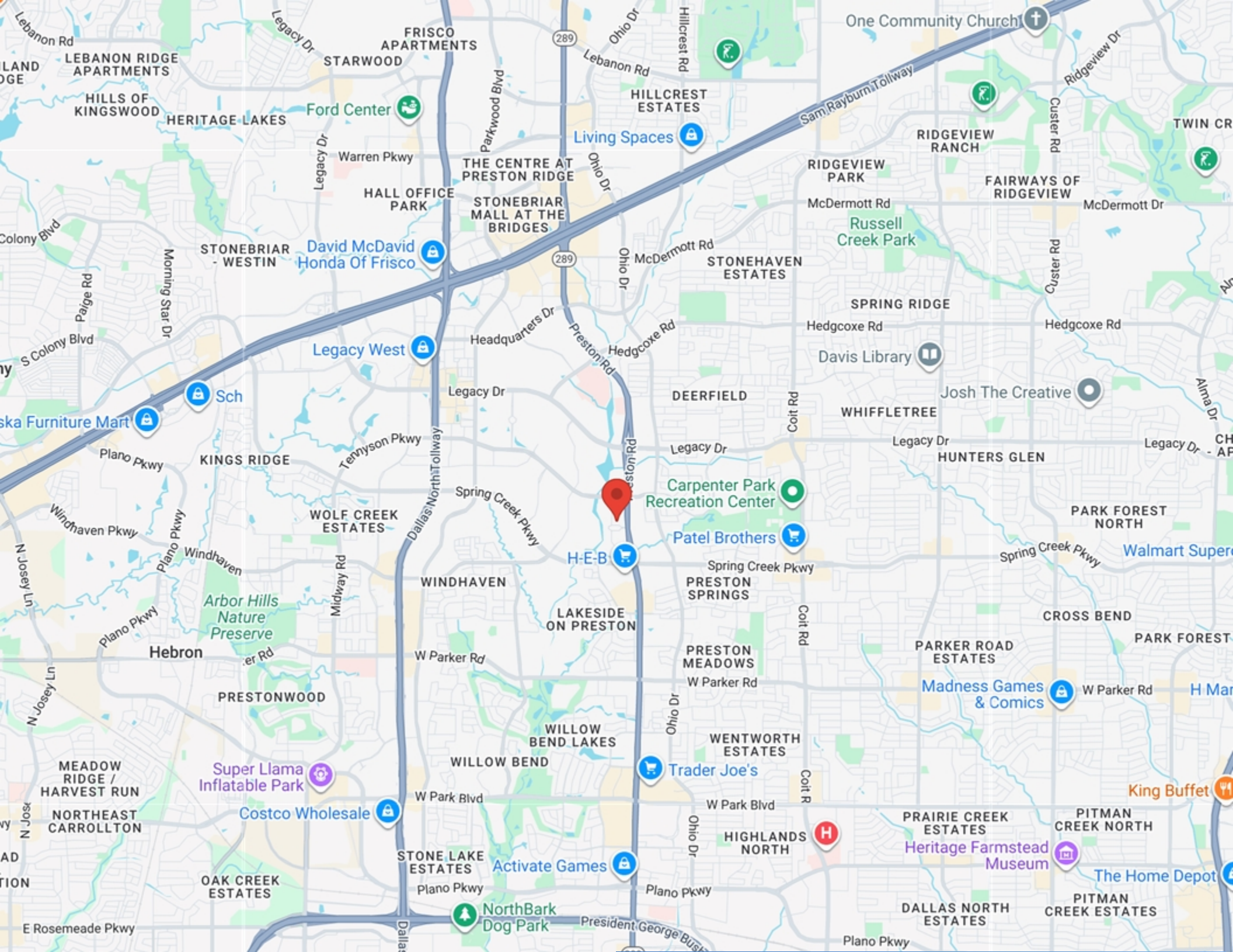
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,666	84,647	231,622
2010 Population	11,413	101,449	289,831
2025 Population	12,511	115,943	340,913
2030 Population	12,832	119,137	349,180
2025-2030 Growth Rate	0.51 %	0.54 %	0.48 %
2025 Daytime Population	17,251	188,895	428,180

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,602	31,172	91,138
2010 Total Households	5,434	40,366	118,166
2025 Total Households	5,683	48,261	145,031
2030 Total Households	5,949	50,543	151,715
2025 Average Household Size	2.19	2.39	2.34
2025 Owner Occupied Housing	1,683	24,475	72,703
2030 Owner Occupied Housing	1,732	25,586	75,911
2025 Renter Occupied Housing	4,000	23,786	72,328
2030 Renter Occupied Housing	4,217	24,958	75,804
2025 Vacant Housing	504	2,762	7,967
2025 Total Housing	6,187	51,023	152,998

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	158	1,787	6,100
\$15000-24999	91	961	3,848
\$25000-34999	148	1,352	5,168
\$35000-49999	144	2,637	9,462
\$50000-74999	856	5,783	19,504
\$75000-99999	1,192	6,004	19,014
\$100000-149999	1,269	9,274	27,538
\$150000-199999	590	5,769	17,549
\$200000 or greater	1,235	14,685	36,840
Median HH Income	\$ 107,481	\$ 127,083	\$ 113,883
Average HH Income	\$ 156,434	\$ 178,833	\$ 158,889





CITY OF PLANO

COUNTY	COLLIN
INCORPORATED	6/1/1873

AREA

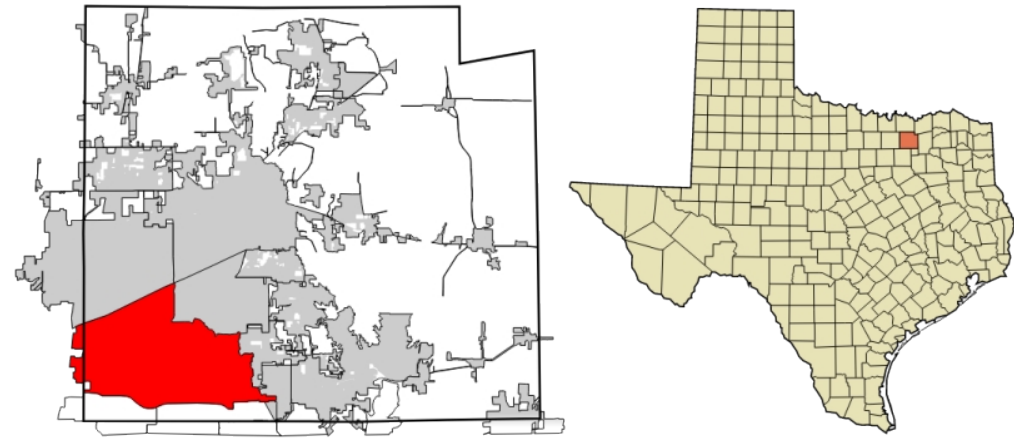
CITY	72 SQ MI
LAND	71.7 SQ MI
WATER	0.4 SQ MI
ELEVATION	666 FT

POPULATION



ABOUT PLANO

Plano (PLAY-noh; Spanish for "flat surface" /ˈplano/) is a city in the U.S. state of Texas, where it is the largest city in Collin County. A small portion of Plano is located in Denton County. Plano is also one of the principal cities of the Dallas–Fort Worth metroplex.



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE EWRG COMMERCIAL GROUP ADVISOR FOR MORE DETAILS.

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