

STREAM

3101P REMIER
DRIVE

CONCRETE GROUND IMPROVEMENTS

HIGH QUALITY OFFICE FINISH

LOW COVERAGE IN PLANO, TX

PROXIMITY TO U.S. 75



Investment Contacts

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Executive Summary

Stream Realty Partners is pleased to exclusively offer the opportunity to acquire Premier Center in Plano, Texas. The property comprises two buildings totaling 5,663 SF, including a combination of office/showroom space and service shop space. A value add opportunity with a lease-up opportunity to an entitled property for car storage/display. The property is in a strategic location with immediate access to U.S. 75 which provides easy access to President George Bush Turnpike allowing connectivity in each direction. The Plano submarket continues to perform better than others as the IOS vacancy rate is 3.00%.

Property Description

ADDRESS:	3101 Premier Dr
CITY / STATE / ZIP:	Plano, TX 75075
TOTAL BUILDING ONE AREA:	6,400 SF
WAREHOUSE AREA:	900 SF
OFFICE:	5,500 SF
% OFFICE FINISH:	85.94%
BUILDING ONE DIMENSIONS:	90' x 70'
TOTAL BUILDING TWO AREA:	3,575 SF
WAREHOUSE AREA:	2,875 SF
OFFICE:	700 SF
% OFFICE FINISH:	19.58%
BUILDING TWO DIMENSIONS:	65' x 55'
ACREAGE:	2.22 AC
SITE COVERAGE:	10.32%
OCCUPANCY:	0%
COMPLETION YEAR:	2013
LOADING:	Rear-Load
GRADE-LEVEL DOORS:	1 Doors
TOTAL DOORS:	1 Doors
AUTO PARKING SPACES:	150
AUTO PARKING RATIO:	23.44 / 1,000 SF
SPRINKLERS:	No
ADDITIONAL FEATURES:	<ul style="list-style-type: none">- 96 covered parking spots- 54 non-covered parking spots- Fenced and secured- Hard corner location

Investment Highlights



Premier Location within Plano's Auto Corridor

The Plano US-75 corridor is home to several auto users, collision repair centers, auto dealerships, and service centers all proximate to Premier. Situated on a hard corner with multiple access points, the property allows for immediate access in all Cardinal directions. In addition, existing tenants are limited in their ability to expand their current facilities due to the lack of land available in the market. This provides the opportunity to be the alternative to meet growing tenant needs.



High-Quality Property Improvements

Significant capital improvements to the interior office finish coupled with a clean, well-kempt auto shop with well-maintained concrete improvements allow speed to occupancy without major capital improvements.



Covered Parking

The current owner placed additional capital improvements to the parking in the form of covered awnings to provide covered parking on the site. This is a key improvement as most relocatable sites in the market don't provide this improvement. As the DFW market can experience ever changing weather, this can provide unique opportunity to protect a occupiers inventory on site from hail and other debris that we sometimes see during these harsher weather events.

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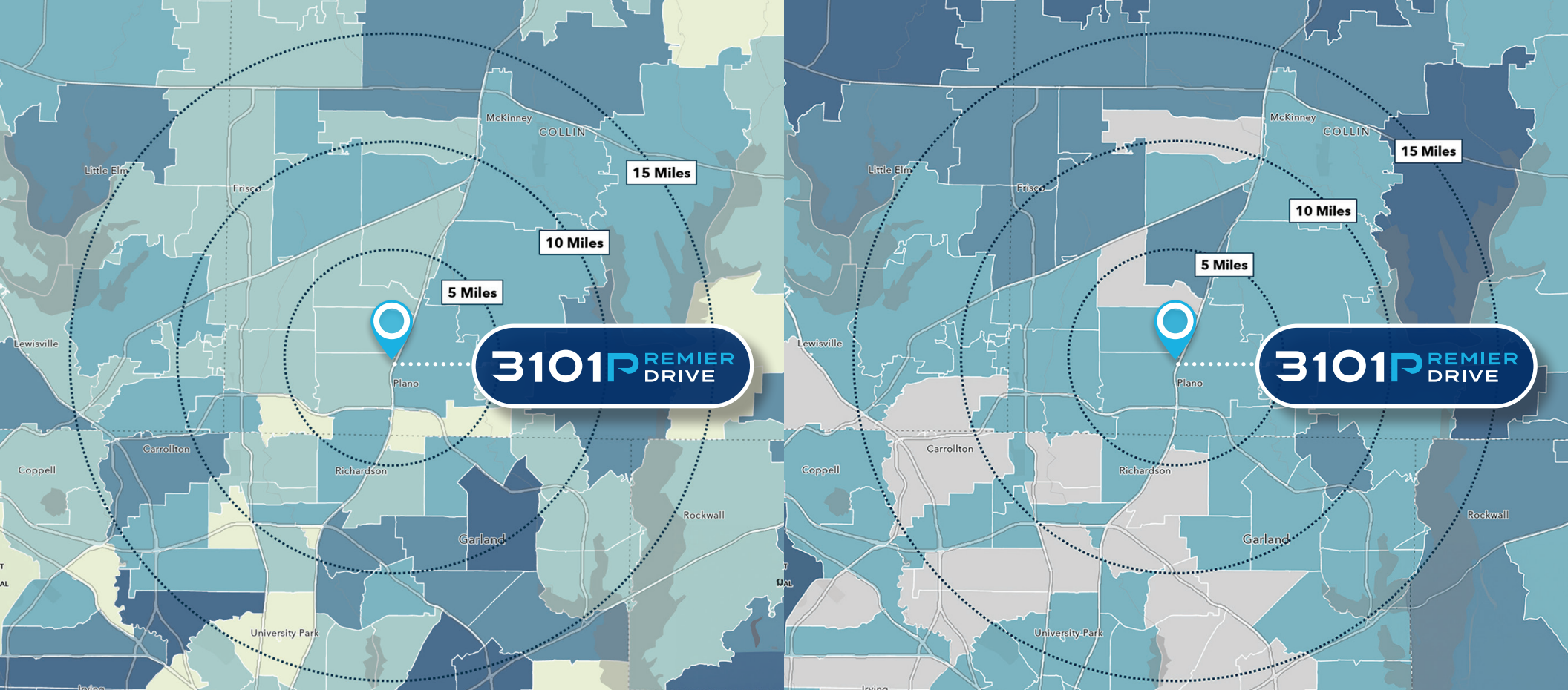




Drive Times

LOCATION	DISTANCE	TIME
DFW DFW AIRPORT	1.1 Miles	3 Mins
161 HIGHWAY 161 / PRESIDENT GEORGE BUSH TPKE	1.4 Miles	4 Mins
183 HIGHWAY 183	1.9 Miles	5 Mins
360 HIGHWAY 360	2.8 Miles	6 Mins
121 HIGHWAY 121	6.3 Miles	8 Mins
114 HIGHWAY 114	5.1 Miles	8 Mins
35E I-35 E	9.7 Miles	12 Mins
30 I-30	8.4 Miles	12 Mins
820 I-820	11.4 Miles	14 Mins
20 I-20	15.9 Miles	16 Mins
35W I-35 W	17.8 Miles	18 Mins
DALLAS DALLAS CBD	17.8 Miles	24 Mins
FORT WORTH FORT WORTH CBD	20.8 Miles	20 Mins

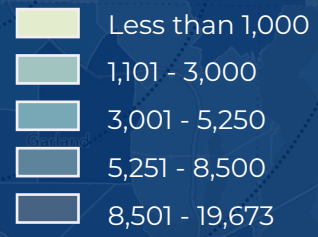
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Strong Demographic Profile

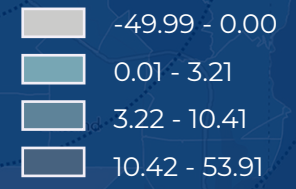
Access to Blue Collar Labor

Blue Collar Population by Zip Code



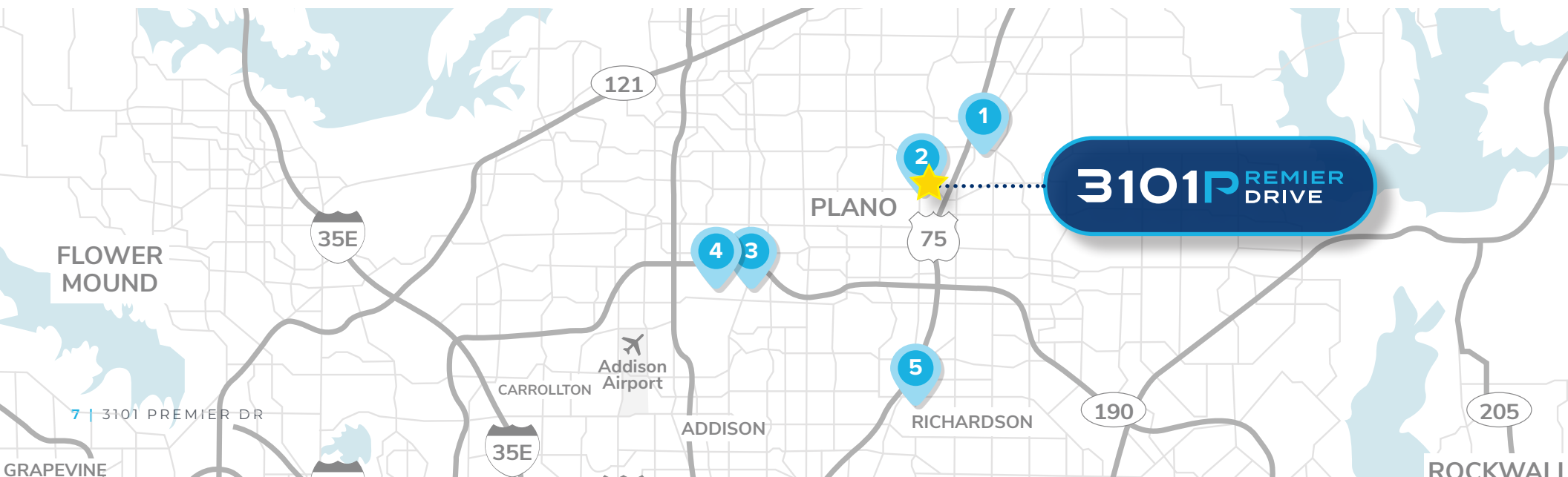
Plano Population Growth Story

2020-2024 Population Growth Rate



Competitive Set

#	ADDRESS	DISTANCE FROM 3101 PREMIER DR	SUBMARKET	DELIVERY	ACRES	SIZE SF	AVAIL. SF	VACANCY %	LOADING	BASE RENT	DEVELOPER / OWNER	COMMENTS
1	6812 K Avenue	2.9 Miles	Plano	Delivered	1.19	5,550	0	0%	Rear Load	\$26.00 - 32.00 NNN	Rogers Roland w & Linda	Two Buildings on site. Minimal covered parking.
2	2501 N Central Expy	0.4 Miles	Plano	Delivered	1.39	19,496	0	0%	Rear Load	\$21.00 - 26.00 NNN	John Altus	Minimal parking available. Repair center located within building.
3	19353 Preston Rd	7.5 Miles	Dallas	Delivered	2.06	9,629	0	0%	Rear Load	\$24.00 - 29.00 NNN	Dallas Khodrow Inc	Two buildings on site. One designated for repair and maintenance, the other as their office component. No covered parking available.
4	19350 Preston Rd	6.8 Miles	Dallas	Delivered	3.53	7,885	0	0%	Front Load	\$26.00 - 32.00 NNN	Central Autohaus	Currently listed for sale. No covered parking available. Two buildings on site, one for repair and the other being their office component.
5	101 E Arapaho Rd	6.1 Miles	Richardson	Delivered	3.55	6,563	0	0%	Rear Load	\$26.00 - 32.00 NNN	Fobare Commercial	Premises was just leased. The property doesn't provide any covered parking.
TOTALS						49,123	0	0%				



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The logo for Stream Realty, featuring a white wavy line above the word "STREAM" in white, uppercase, sans-serif font.

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