



WYNMARK
COMMERCIAL

PHASE I COMPLETE / PHASE II COMING SOON



SPRING CREEK OFFICE PLAZA

SALE/LEASE

NEQ of Parkwood Blvd. and Spring Creek Parkway, Plano, TX 75024

PLANO, TEXAS

- Conveniently located just off the Dallas North Tollway and Spring Creek Parkway. Own your own office in the iconic Legacy Corridor of W. Plano. Join some of the most world renowned corporations in the United States by officing in such a convenient location. This office park will house medical and office groups in the most prestigious area of Plano.

- Spring Creek Office Plaza is 1 minute from the iconic Legacy West and Shops at Legacy development and located just 5 minutes south of the The Star, and many more shopping, entertainment, and dining options.

- Hotels, shopping and major corporations are all adjacent to this location.

- Take advantage of this unique opportunity to own your office in this beautiful office park.

BUILDING 1 (2-Story)

- 25,000—50,000 SF

**Demising walls can be shifted and some units can be combined.*

ECONOMICS:

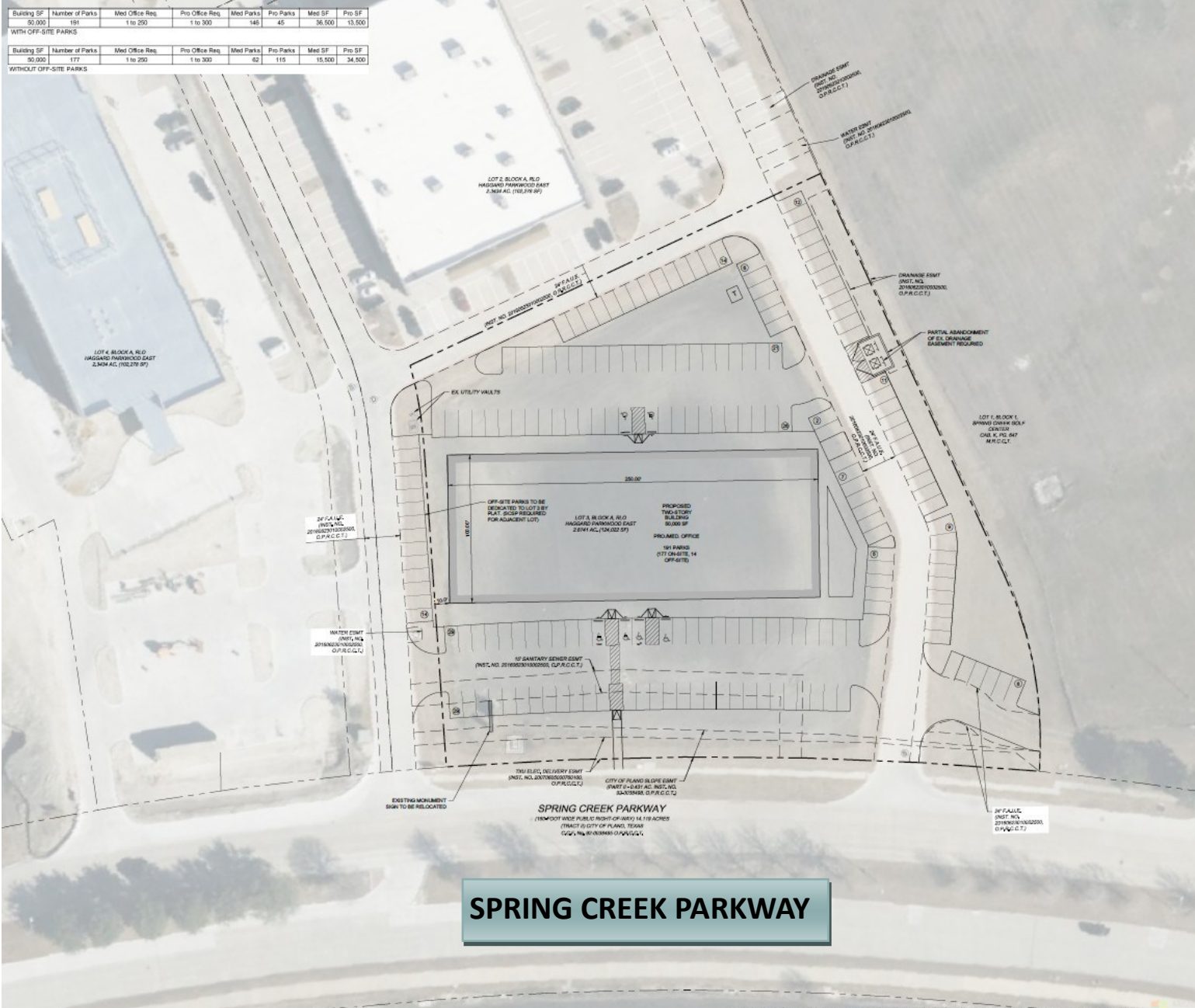
- Bldg. 1: \$425 PSF
- Lease Rate: \$34.00 + NNN
- NNN Estimate: \$10.50 PSF
- Condo Dues/CAM: \$3.50 PSF

**condo dues are included in NNN estimate above.*

PROJECT DETAILS:

- **Allowed Uses:** Medical/Office
- **Type:** Condo
- **Condition:** Cold Dark Shell
- **Parking Ratio:** 3.88/1,000
- **Const Start Date:** August 2026
- **Est Delivery Date:** August 2027
- **Traffic Counts:** 19,532 VPD
- **Signage:** Monument and Building Signage Available

SITE PLAN



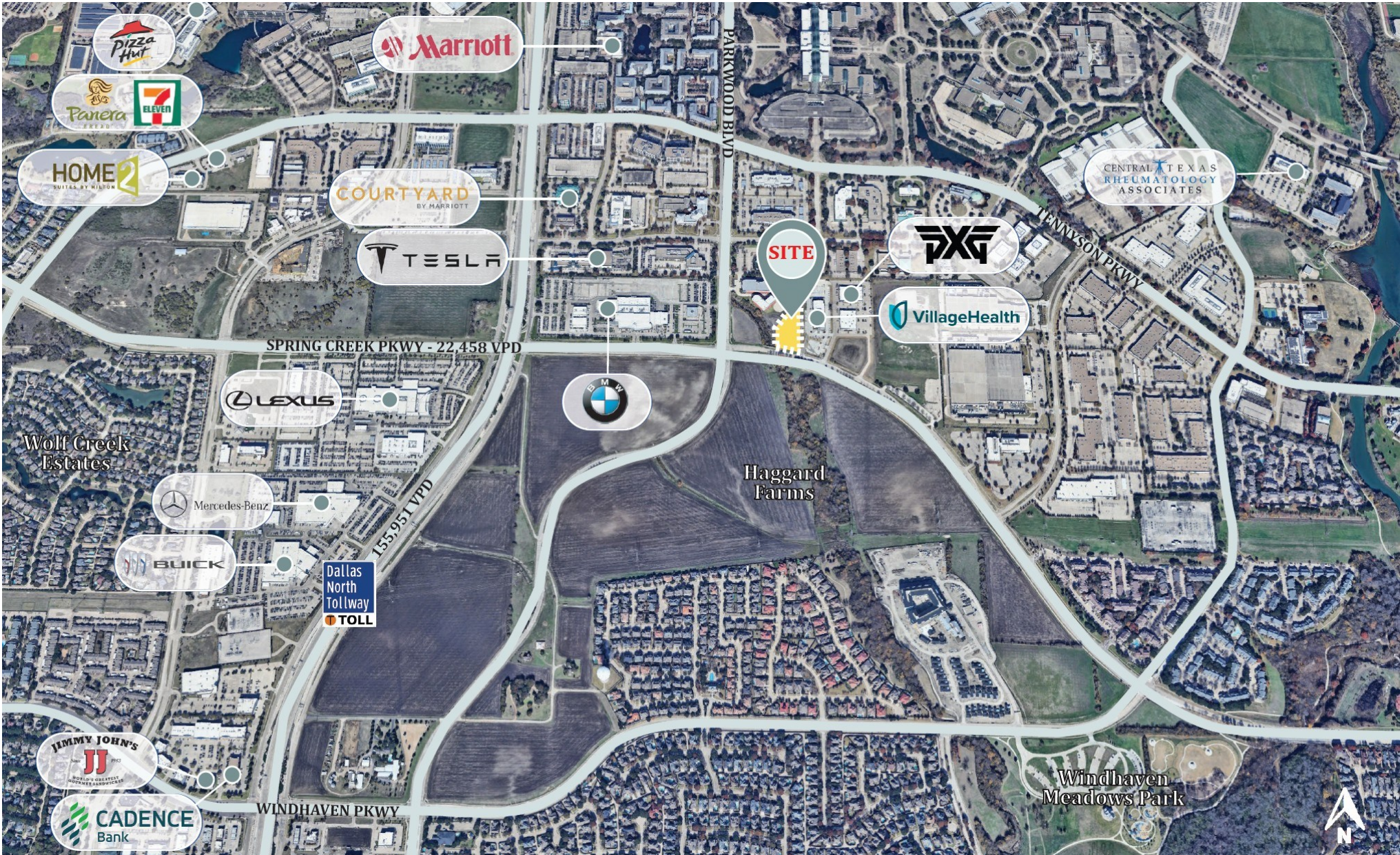
RENDERINGS



AREA MAP



SITE LOCATION



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	10,847	140,876	484,842
2022 Estimate	8,854	115,950	398,466
2010 Census	5,546	81,501	273,446
Growth 2022 - 2027	22.51%	21.50%	21.68%
Growth 2010 - 2022	59.65%	42.27%	45.72%

Radius	1 Mile	3 Mile	5 Mile
2022 Households by HH Income			
	5,182	48,994	158,398
<\$25,000	533 10.29%	3,141 6.41%	12,652 7.99%
\$25,000 - \$50,000	814 15.71%	6,220 12.70%	25,762 16.26%
\$50,000 - \$75,000	934 18.02%	6,914 14.11%	24,073 15.20%
\$75,000 - \$100,000	975 18.82%	7,487 15.28%	21,055 13.29%
\$100,000 - \$125,000	575 11.10%	5,840 11.92%	17,167 10.84%
\$125,000 - \$150,000	264 5.09%	3,706 7.56%	12,322 7.78%
\$150,000 - \$200,000	493 9.51%	5,651 11.53%	18,134 11.45%
\$200,000+	594 11.46%	10,035 20.48%	27,233 17.19%

Traffic

Collection Street	Cross Street	Traffic Volume
Parkwood Blvd	Democracy Dr S	6,864
Democracy Dr	Partnership Rd W	1,938
Tennyson Pkwy	Parkwood Blvd NW	9,683
Democracy Dr	Tennyson Pkwy NE	1,485
W Spring Creek Pkwy	Parkwood Blvd E	19,532
Tennyson Pkwy	Bishop Rd W	11,351
Democracy Dr	Dallas Pkwy W	2,279
Dallas Pkwy	Daniel Rd S	21,546
Dallas Pkwy	Kincaid Rd N	9,942
Parkwood Blvd	Jean St SW	12,484



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

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
IABS 1-0

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