

SALE

4601 OLD SHEPARD PLACE, PLANO, TX. SUITE 201



PROPERTY DESCRIPTION

This 2,770 SF condo, completed in 2004 and completely renovated in 2021, offers an ideal medical office floorplan with 3 exam rooms, 2 treatment rooms, a conference room, and private offices. Situated in a premier Plano, TX location and co-located with other healthcare professionals, and is move-in ready. A prime location just minutes from Baylor Scott & White and Medical City of Plano, it enjoys strong demographics and is priced considerably below current appraisal value. Will also consider leasing options.

PRICE: OPEN TO ANY REASONABLE OFFER
MOTIVATED SELLER
WILL CONSIDER LEASING
POSSIBLE OWNER FINANCING

OFFERING SUMMARY

Sale Price:	Call Broker
Lot Size:	203,817 SF
Building Size:	2,770 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	790	1,664	6,214
Total Populat:n	1,587	3,447	13,801
Average HH Income	\$101,480	\$111,032	\$123,907

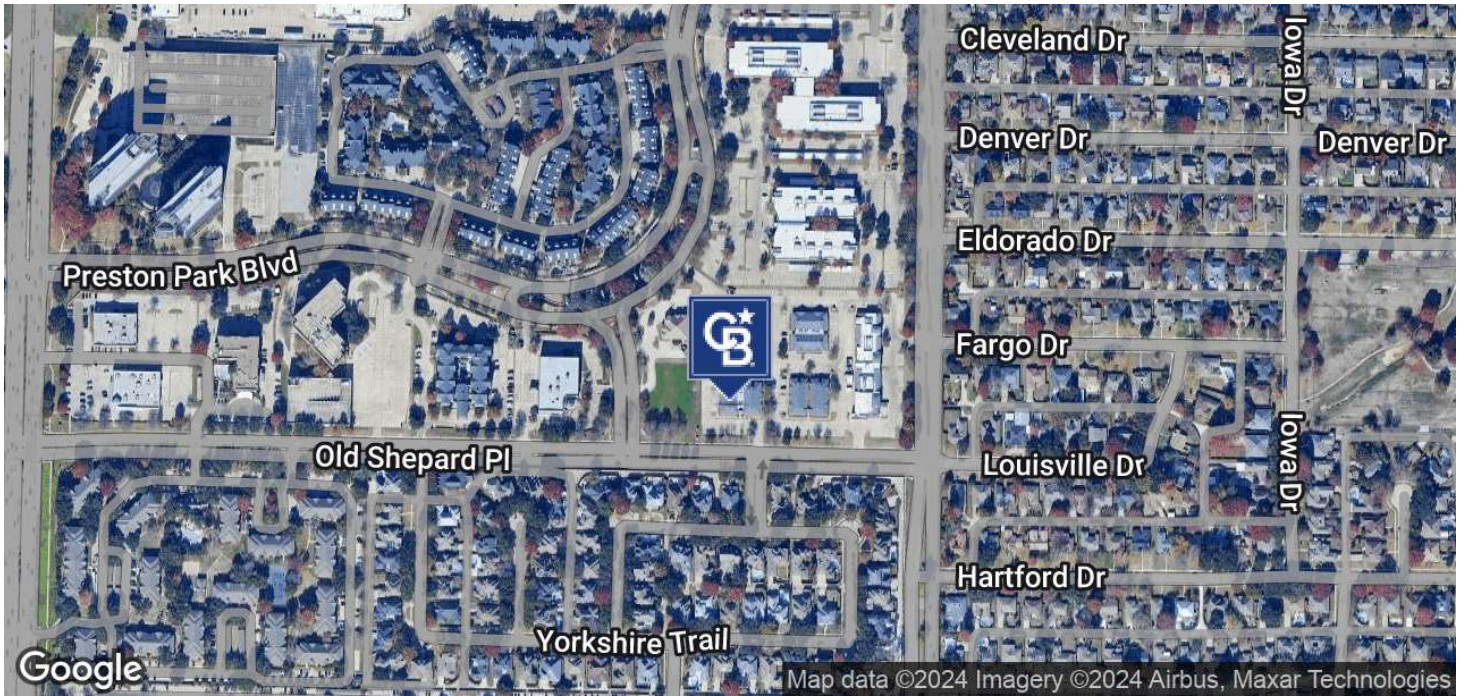
Greg Cagle
817.308.2592



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

4601 OLD SHEPARD PLACE, PLANO TX. SUITE 201



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	2,770 SF
Available SF:	
Lot Size:	203,817 SF
Price / SF:	-
Year Built:	2004

LOCATION OVERVIEW

Located in the heart of the city of Plano, Texas, the location of this property is in the center of the Plano Medical District. Just minutes to Baylor Scott & White Medical Center & Medical City Plano and surrounded by amenities and attractions. Situated in a thriving residential and commercial area, prospective medical professional users will find themselves in proximity to various points of interest, including the renowned Legacy West development, offering upscale dining, shopping, and entertainment options. With convenient access to major highways and a range of business and medical centers, the area presents an appealing opportunity for those seeking to be in a well-connected community.

Greg Cagle
817.308.2592



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

4601 OLD SHEPARD PLACE, PLANO TX. STE 201



Property Type	Office
Property Subtype	Office Building
APN	R-8804-002-0210-1
Building Size	2,770 SF
Lot Size	203,817 SF
Building Class	B
Year Built	2004
Number of Floors	1
Average Floor Size	2,770 SF
Number of Buildings	1

- Premier Plano, TX location
- Minutes to Baylor Scott & White and Medical City of Plano
- Great demographics
- Ideal medical office floorplan with exam & treatment rooms, conference room, and offices
- In a complex with other healthcare professionals
- Move-in ready
- Will consider any reasonable offer
- Will consider leasing
- Possible owner financing

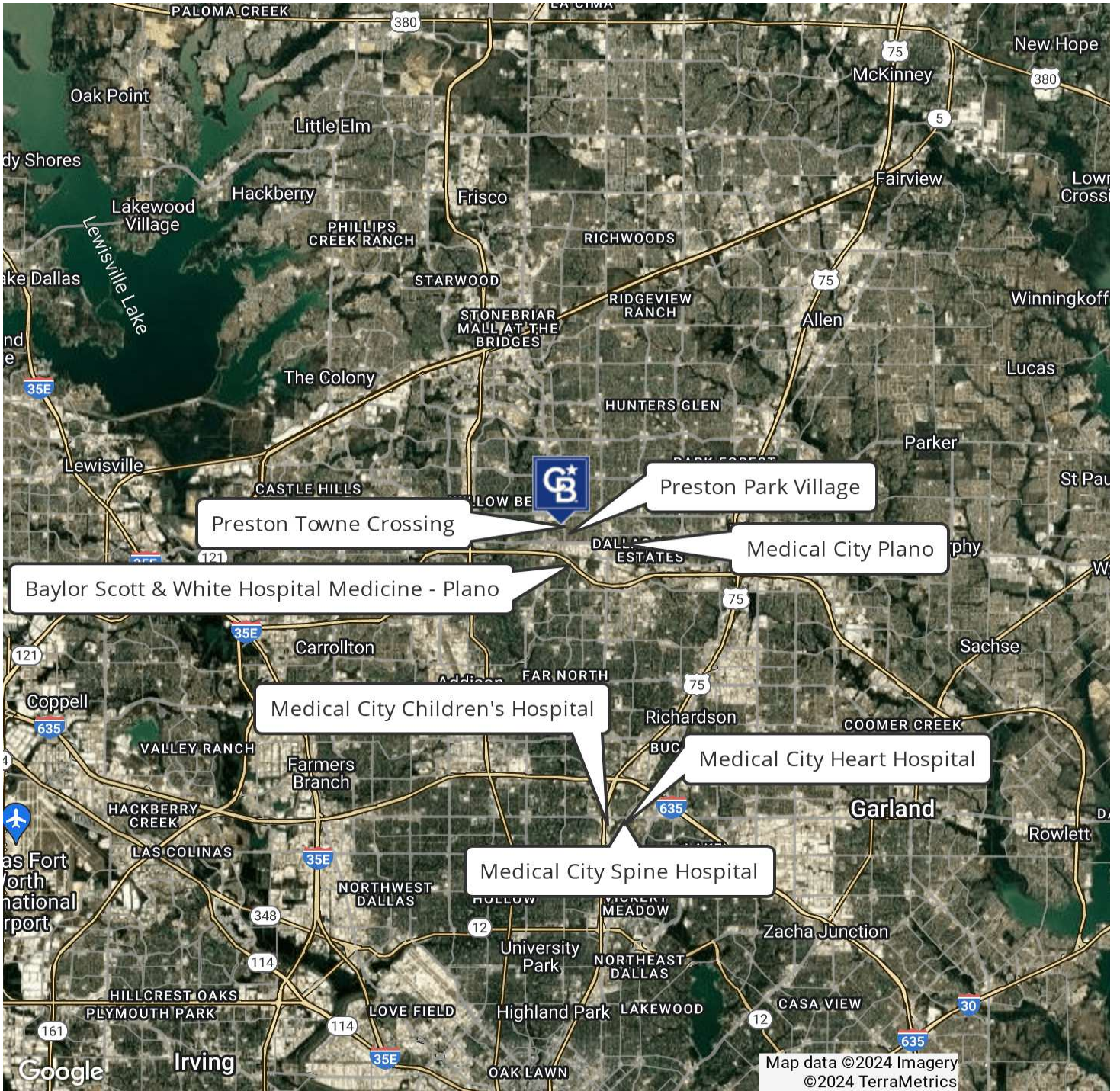
Greg Cagle
817.308.2592



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

4601 OLD SHEPARD PLACE, PLANO, TX. STE 201



Greg Cagle
817.308.2592



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

4601 OLD SHEPARD PLACE, PLANO, TX. SUITE 201



Greg Cagle
817.308.2592

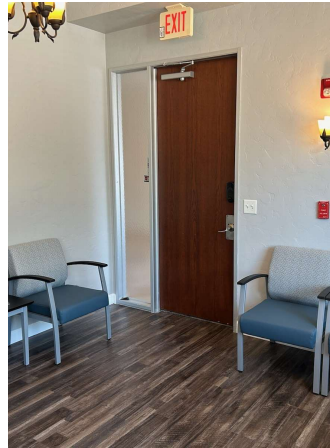
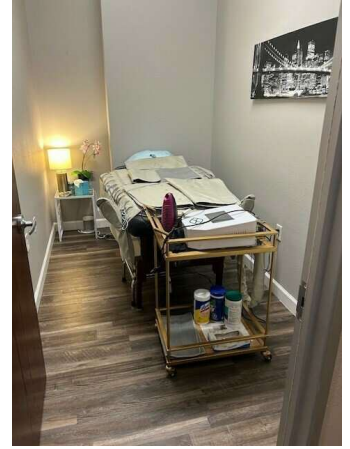
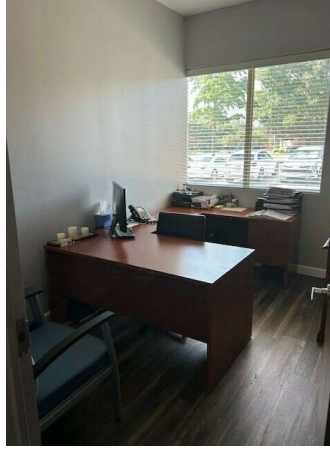


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

4601 OLD SHEPARD PLACE, PLANO, TX. STE 201

4601 Old Shepard Pl Ste 201 Plano, TX 75093



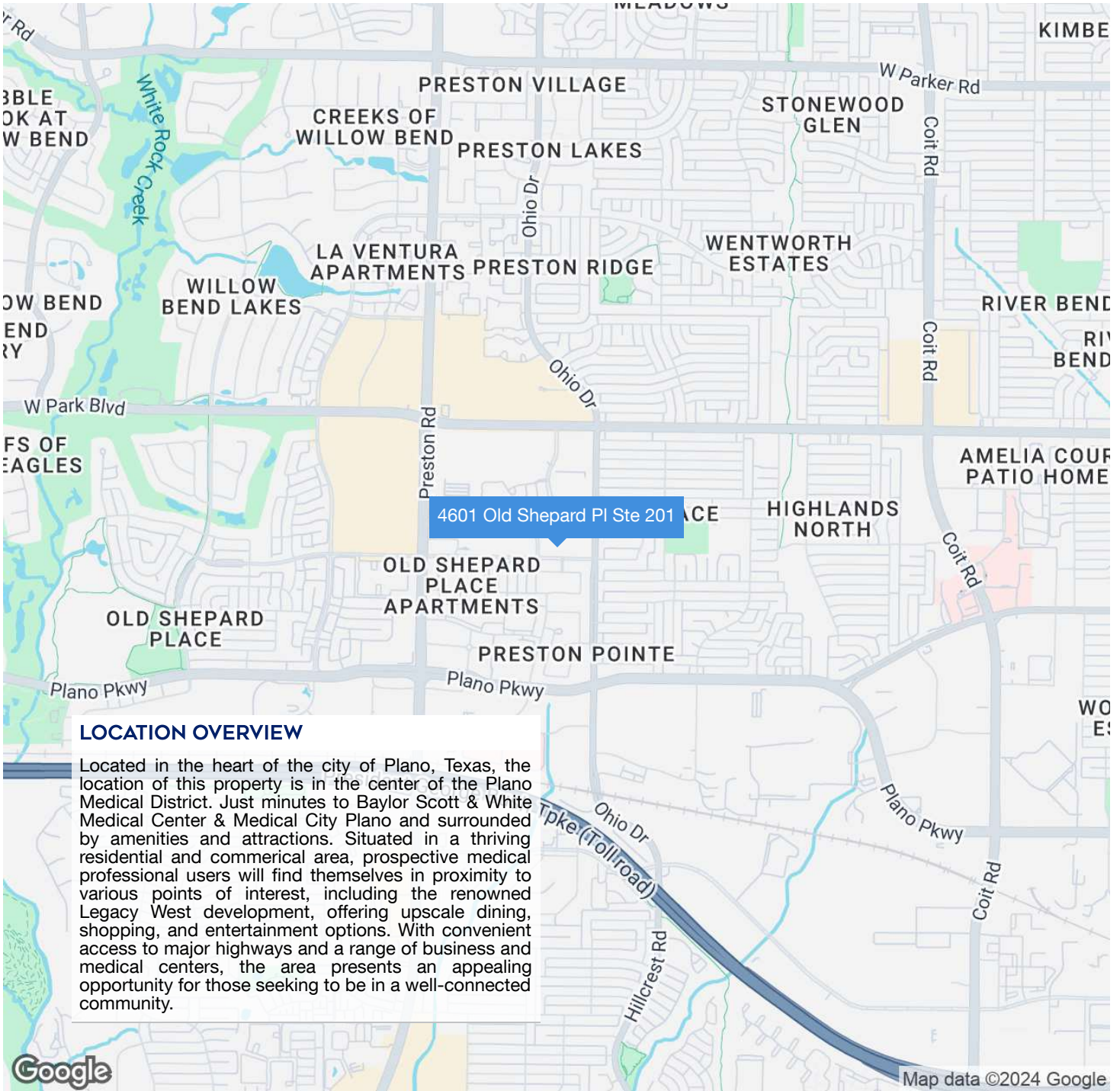
Greg Cagle
817.308.2592



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

4601 OLD SHEPARD PLACE, PLANO, TX. STE 201



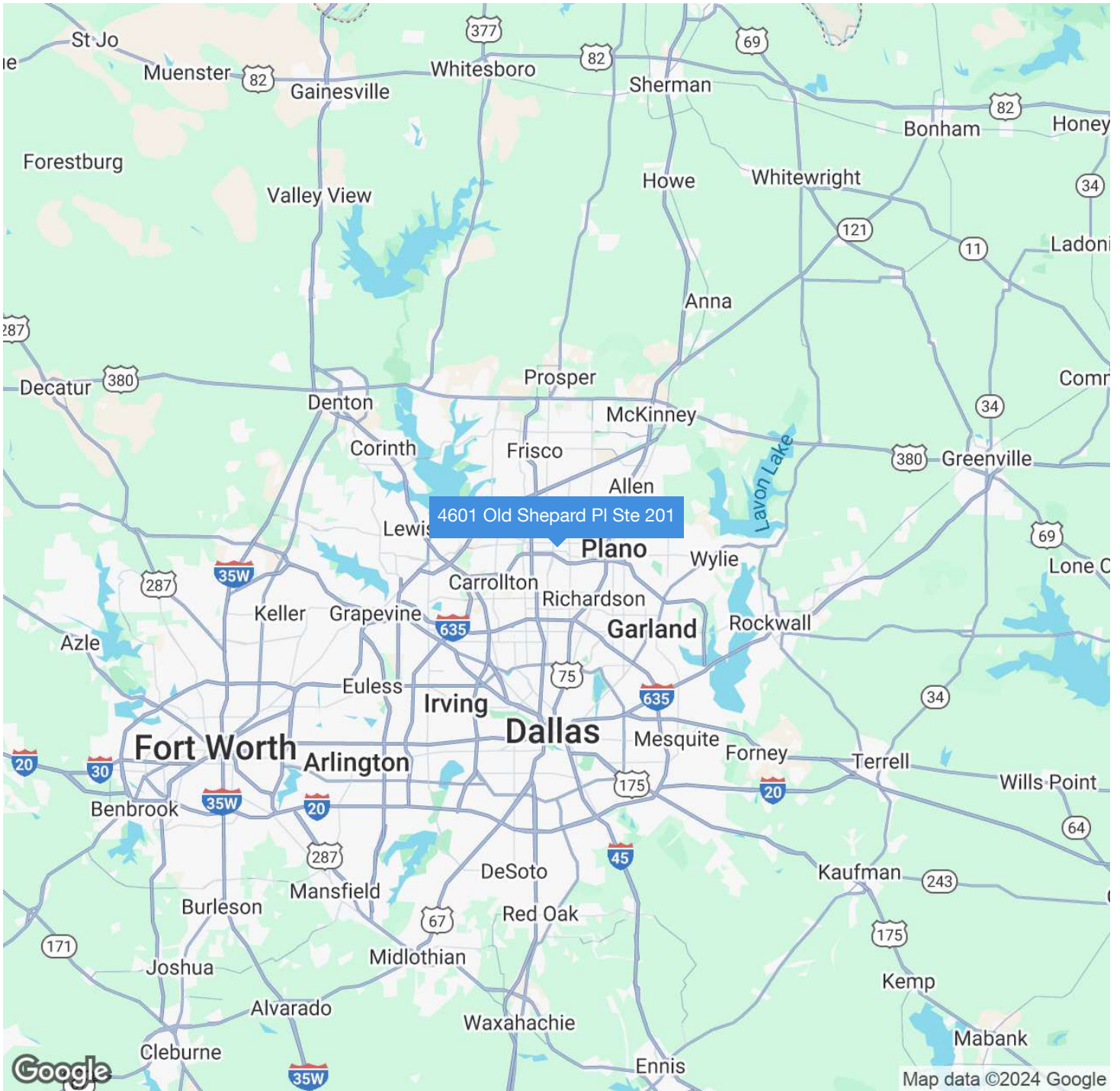
Greg Cagle
817.308.2592



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

4601 OLD SHEPARD PLACE, PLANO, TX. STE 201



Greg Cagle
817.308.2592



COLDWELL BANKER
COMMERCIAL
REALTY

Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Population						
2023 Population	13,286	---	127,794	---	371,518	---
2028 Projected Population	12,157	---	119,467	---	357,124	---
2028 Projected Population (High Estimate)	13,407	---	144,417	---	413,837	---
2028 Projected Population (Low Estimate)	12,157	---	117,265	---	351,659	---
% Projected Annual Change (2023 - 2028)	-1.7%	---	-1.3%	---	-0.8%	---
% Projected Annual Change (High Estimate)	0.2%	---	2.6%	---	2.3%	---
% Projected Annual Change (Low Estimate)	-1.7%	---	-1.6%	---	-1.1%	---
2000 Census Population	12,262	---	109,441	---	292,798	---
2010 Census Population	13,292	---	127,257	---	364,986	---
% Annual Change (2010 - 2023)	0.0%	---	0.0%	---	0.1%	---
Population Density	4,180		4,564		4,739	
Land Area (Square Miles)	3.18		28.00		78.39	
Households						
2023 Households	5,949	---	55,594	---	160,672	---
2028 Projected Households	5,439	---	51,946	---	154,573	---
% Projected Annual Change (2023 - 2028)	-1.7%	---	-1.3%	---	-0.8%	---
2000 Households	5,259	---	47,754	---	124,604	---
2010 Households	5,951	---	55,364	---	157,773	---
% Annual Change (2010 - 2023)	1.0%	---	1.2%	---	2.0%	---
Growth Stability Indicator (-1 to +1)	-0.1464	---	0.2169	---	0.2063	---
Daytime Population						
Daytime Population	29,547	---	181,531	---	495,217	---
Children at Home	616	---	5,729	---	17,410	---
Students	2,367	---	34,676	---	83,982	---
Work at Home	950	---	13,277	---	41,805	---
Homemakers	1,055	---	11,164	---	31,533	---
Retired/Disabled Population	2,254	---	21,637	---	55,992	---
Unemployed	247	---	2,904	---	8,278	---

Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Total Population by Age						
Average Age (2023)	41.5		40.8		39.8	
Children (2023)						
0 - 4 Years	823	6.2%	7,627	6.0%	23,166	6.2%
5 - 9 Years	742	5.6%	6,321	4.9%	19,510	5.3%
10 - 13 Years	534	4.0%	5,153.9	4.0%	15,111	4.1%
14 - 17 Years	519	3.9%	6,129	4.8%	17,624	4.7%
Adults (2023)						
18 - 21 Years	504	3.8%	6,537	5.1%	18,968	5.1%
22 - 24 Years	377	2.8%	4,981	3.9%	14,727	4.0%
25 - 34 Years	1,881	14.2%	18,837	14.7%	57,086	15.4%
35 - 44 Years	2,087	15.7%	17,555	13.7%	54,133	14.6%
45 - 54 Years	1,652	12.4%	15,607	12.2%	45,506	12.2%
55 - 64 Years	1,639	12.3%	15,727	12.3%	44,945	12.1%
65 - 74 Years	1,513	11.4%	13,115	10.3%	35,107	9.4%
75 - 84 Years	754	5.7%	7,549	5.9%	19,242	5.2%
85+ Years	263	2.0%	2,657	2.1%	6,393	1.7%
Age, Female (2023)						
0 - 4 Years	404	3.0%	3,714	2.9%	11,309	3.0%
5 - 9 Years	372	2.8%	3,060	2.4%	9,405	2.5%
10 - 13 Years	262	2.0%	2,552	2.0%	7,441	2.0%
14 - 17 Years	253	1.9%	2,953	2.3%	8,657	2.3%
18 - 21 Years	241	1.8%	3,102	2.4%	9,097	2.4%
22 - 24 Years	179	1.4%	2,345	1.8%	6,895	1.9%
25 - 34 Years	957	7.2%	9,130	7.1%	28,104	7.6%
35 - 44 Years	1,064	8.0%	8,987	7.0%	27,334	7.4%
45 - 54 Years	864	6.5%	8,204	6.4%	23,576	6.3%
55 - 64 Years	898	6.8%	8,372	6.6%	23,784	6.4%
65 - 74 Years	818	6.2%	7,067	5.5%	18,886	5.1%
75 - 84 Years	422	3.2%	4,219	3.3%	10,824	2.9%
85+ Years	188	1.4%	1,723	1.3%	4,088	1.1%
% of Population, Female		52.1%		51.2%		51.0%
Average Age, Female	42.7	---	41.8	---	40.7	---

Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Age, Male						
0 - 4 Years	419	3.2%	3,912	3.1%	11,857	3.2%
5 - 9 Years	369	2.8%	3,261	2.6%	10,105	2.7%
10 - 13 Years	271	2.0%	2,602	2.0%	7,670	2.1%
14 - 17 Years	267	2.0%	3,176	2.5%	8,967	2.4%
18 - 21 Years	263	2.0%	3,435	2.7%	9,870	2.7%
22 - 24 Years	198	1.5%	2,635	2.1%	7,832	2.1%
25 - 34 Years	923	7.0%	9,707	7.6%	28,982	7.8%
35 - 44 Years	1,023	7.7%	8,568	6.7%	26,800	7.2%
45 - 54 Years	788	5.9%	7,402	5.8%	21,930	5.9%
55 - 64 Years	741	5.6%	7,355	5.8%	21,161	5.7%
65 - 74 Years	695	5.2%	6,048	4.7%	16,220	4.4%
75 - 84 Years	333	2.5%	3,330	2.6%	8,417	2.3%
85+ Years	75	0.6%	934	0.7%	2,305	0.6%
% of Population, Male		47.9%		48.8%		49.0%
Average Age, Male	40.1	---	39.6	---	38.8	---
Income (2023)						
Per Capita Income	\$53,998	---	\$63,647	---	\$59,765	---
Average Household Income	\$120,602	---	\$146,304	---	\$138,193	---
Median Household Income	\$97,286	---	\$104,913	---	\$104,742	---
Less than \$15,000	424	7.1%	3,220	5.8%	8,753	5.4%
\$15,000 - \$19,999	252	4.2%	1,109	2.0%	2,523	1.6%
\$20,000 - \$24,999	146	2.4%	1,391	2.5%	3,402	2.1%
\$25,000 - \$29,999	195	3.3%	1,221	2.2%	3,393	2.1%
\$30,000 - \$34,999	142	2.4%	1,689	3.0%	4,030	2.5%
\$35,000 - \$39,999	190	3.2%	1,318	2.4%	3,948	2.5%
\$40,000 - \$44,999	90	1.5%	1,180	2.1%	4,566	2.8%
\$45,000 - \$49,999	152	2.6%	1,652	3.0%	5,442	3.4%
\$50,000 - \$54,999	136	2.3%	1,731	3.1%	5,218	3.2%
\$55,000 - \$59,999	146	2.5%	1,595	2.9%	5,135	3.2%
\$60,000 - \$64,999	210	3.5%	1,658	3.0%	5,386	3.4%
\$65,000 - \$69,999	260	4.4%	1,715	3.1%	4,961	3.1%
\$70,000 - \$79,999	418	7.0%	3,332	6.0%	9,550	5.9%

Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2023 Q4

	1 Mile		3 Miles		5 Miles	
\$80,000 - \$89,999	264	4.4%	2,930	5.3%	8,896	5.5%
\$90,000 - \$99,999	231	3.9%	2,527	4.5%	7,512	4.7%
\$100,000 - \$125,000	641	10.8%	5,367	9.7%	16,524	10.3%
\$125,000 - \$149,999	575	9.7%	4,811	8.7%	12,979	8.1%
\$150,000 - \$199,999	839	14.1%	8,665	15.6%	27,197	16.9%
\$200,000 - \$249,999	358	6.0%	4,754	8.6%	11,914	7.4%
\$250,000 - \$499,999	153	2.6%	2,034	3.7%	5,099	3.2%
\$500,000+	126	2.1%	1,695	3.0%	4,244	2.6%
Income (2028 Projected)						
Per Capita Income	\$61,082	---	\$71,896	---	\$68,219	---
Average Household Income	\$136,537	---	\$165,346	---	\$157,613	---
Median Household Income	\$109,650	---	\$116,973	---	\$119,080	---
Education (2023)						
Less than 9th Grade	128	1.3%	1,370	1.5%	4,958	1.9%
Some High School	227	2.3%	1,906	2.1%	6,307	2.4%
High School Grad	1,017	10.4%	10,504	11.5%	31,125	11.9%
Some College	1,826	18.7%	15,193	16.7%	45,101	17.2%
Associate Degree	734	7.5%	5,881	6.5%	16,361	6.2%
Bachelors Degree	3,779	38.6%	33,198	36.5%	96,211	36.7%
Masters Degree	1,570	16.0%	16,691	18.3%	46,193	17.6%
Doctorate or Professional Degree	506	5.2%	6,304	6.9%	16,156	6.2%
Population by Race/Ethnicity (2023)						
Race Excluding Hispanic Ethnic Group						
White	7,939	59.8%	73,782	57.7%	211,528	56.9%
Black	1,364	10.3%	13,275	10.4%	42,712	11.5%
Asian	2,258	17.0%	21,790	17.1%	61,848	16.6%
Other	1,725	13.0%	18,947	14.8%	55,430	14.9%
Race Including Hispanic Ethnic Group						
White, Non-Hispanic	7,249	54.6%	68,629	53.7%	194,655	52.4%
Hispanic	1,870	14.1%	18,687	14.6%	55,930	15.1%
Black, Non-Hispanic	1,348	10.1%	12,995	10.2%	41,873	11.3%
Asian, Non-Hispanic	2,256	17.0%	21,699	17.0%	61,517	16.6%
Other, Non-Hispanic	563	4.2%	5,785	4.5%	17,544	4.7%

Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2028 Projected)						
Race Including Hispanic Ethnic Group						
White, Non-Hispanic	6,640	50.0%	64,105	50.2%	187,254	50.4%
Hispanic	1,710	12.9%	17,463	13.7%	53,569	14.4%
Black, Non-Hispanic	1,235	9.3%	12,135	9.5%	40,090	10.8%
Asian, Non-Hispanic	2,065	15.5%	20,417	16.0%	59,521	16.0%
Other, Non-Hispanic	507	3.8%	5,346	4.2%	16,690	4.5%
Language at Home (2023)						
Spanish	1,295	10.4%	12,847	10.7%	36,881	10.6%
Asian/Pacific Language	1,425	11.4%	12,330	10.3%	31,730	9.1%
European/Indo-European	1,240	10.0%	10,585	8.8%	27,428	7.9%
Arabic	127	1.0%	452	0.4%	1,858	0.5%
Other Non-English	142	1.1%	1,354	1.1%	3,816	1.1%
Family Structure (2023)						
Male Householder, No Children	106	2.7%	864	2.3%	3,504	3.3%
Female Householder, No Children	498	12.7%	2,127	5.7%	6,588	6.2%
Single Parent - Male	141	3.6%	937	2.5%	2,584	2.4%
Single Parent - Female	428	10.9%	2,665	7.2%	6,614	6.2%
Married w/ Children	1,024	26.1%	10,240	27.6%	30,518	28.7%
Married w/out Children	1,514	38.6%	15,853	42.7%	43,859	41.2%
Non-family Households	209	5.3%	4,415	11.9%	12,791	12.0%
Household Size (2023)						
1 Person	2,028	34.1%	18,494	33.3%	54,213	33.7%
2 Persons	1,989	33.4%	18,843	33.9%	53,104	33.1%
3 Persons	915	15.4%	8,097	14.6%	23,589	14.7%
4 Persons	684	11.5%	6,730	12.1%	19,323	12.0%
5 Persons	227	3.8%	2,332	4.2%	6,935	4.3%
6 Persons	77	1.3%	729	1.3%	2,380	1.5%
7+ Persons	28	0.5%	369	0.7%	1,127	0.7%

Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Housing (2023)						
Owner-Occupied	2,983	46.5%	27,741	46.6%	78,824	45.9%
Renter-Occupied	2,966	46.3%	27,853	46.8%	81,848	47.7%
Vacant	464	7.2%	3,954	6.6%	10,998	6.4%
Components of Change (2023)						
Births	155	1.2%	1,560	1.2%	4,648	1.3%
Deaths	116	0.9%	1,152	0.9%	3,007	0.8%
Migration	-86	-0.7%	-1,210	-0.9%	-1,679	-0.5%
Other Population (2023)						
Seasonal Population	11	---	145	---	403	---
Transient Population	1,429	---	2,511	---	7,513	---
Group Quarters Population	134	---	1,996	---	7,474	---
Institutionalized	134	---	416	---	1,095	---
College	0	---	1,551	---	6,278	---
Military	0	---	0	---	0	---
Other	0	---	29	---	102	---
Home Value (2023)						
Median Home Value	\$563,260	---	\$641,765	---	\$561,698	---
Average Home Value	\$535,078	---	\$595,623	---	\$524,464	---
Under \$20,000	8	0.3%	242	0.9%	387	0.5%
\$20,000 to \$40,000	3	0.1%	26	0.1%	213	0.3%
\$40,000 to \$60,000	0	0.0%	41	0.1%	152	0.2%
\$60,000 to \$80,000	0	0.0%	45	0.2%	137	0.2%
\$80,000 to \$100,000	0	0.0%	52	0.2%	123	0.2%
\$100,000 to \$125,000	0	0.0%	69	0.2%	244	0.3%
\$125,000 to \$150,000	16	0.5%	129	0.5%	341	0.4%
\$150,000 to \$200,000	4	0.1%	319	1.1%	1,152	1.5%
\$200,000 to \$250,000	36	1.2%	505	1.8%	1,955	2.5%
\$250,000 to \$300,000	154	5.2%	823	3.0%	2,836	3.6%
\$300,000 to \$400,000	478	16.0%	2,681	9.7%	8,832	11.2%
\$400,000 to \$500,000	756	25.3%	4,497	16.2%	14,263	18.1%
\$500,000 to \$750,000	900	30.2%	8,234	29.7%	25,195	32.0%
\$750,000 to \$1,000,000	361	12.1%	4,461	16.1%	12,590	16.0%
\$1,000,000 or more	239	8.0%	4,347	15.7%	8,120	10.3%

Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Vehicles Per Household (2023)						
No Vehicle	497	8.4%	2,757	5.0%	8,013	5.0%
1 Vehicle	2,489	41.8%	22,938	41.3%	64,897	40.4%
2 Vehicles	2,335	39.2%	22,336	40.2%	64,418	40.1%
3 Vehicles	492	8.3%	5,934	10.7%	17,401	10.8%
4 Vehicles	134	2.3%	1,370	2.5%	4,786	3.0%
5 or more Vehicles	2	0.0%	259	0.5%	1,156	0.7%
Economic Indicators (2023)						
Gross Domestic Product (GDP) - in 1,000s	\$1,805,279	---	\$17,316,818	---	\$49,928,610	---
Economic Viability	248	---	246	---	251	---
Economic Viability, Indexed	108	---	107	---	109	---
Average Salary	\$62,891	---	\$60,975	---	\$60,104	---
Average Mortgage-Risk	3.06	---	2.79	---	2.76	---
Businesses (2023)						
Establishments	1,390	---	6,064	---	15,745	---
Employees (FTEs)	22,059	---	92,144	---	256,218	---
Employment, Pop 16+ (2023)						
Armed Forces	11	0.1%	129	0.1%	223	0.1%
Civilian	7,363	67.4%	71,926	68.0%	215,476	70.6%
Employed	7,116	65.1%	69,022	65.3%	207,197	67.9%
Unemployed	247	2.3%	2,904	2.7%	8,278	2.7%
Not in Labor Force	3,561	32.6%	33,823	32.0%	89,731	29.4%
Unemployment Rate (2023)		3.3%		4.0%		3.9%
Employment by Industry (2023)						
Agriculture, Mining and Construction	384	5.4%	3,116	4.5%	9,312	4.5%
Manufacturing	423	5.9%	4,619	6.7%	14,291	6.9%
Transportation	156	2.2%	2,621	3.8%	8,341	4.0%
Information	206	2.9%	1,852	2.7%	5,371	2.6%

Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Wholesale-Retail	838	11.8%	8,807	12.8%	27,204	13.1%
Finance, Insurance, and Real Estate	1,090	15.3%	10,351	15.0%	28,957	14.0%
Professional Services	1,502	21.1%	11,586	16.8%	34,157	16.5%
Management Services	66	0.9%	390	0.6%	1,040	0.5%
Administration and Waste Services	179	2.5%	1,991	2.9%	7,257	3.5%
Educational Services	1,482	20.8%	14,876	21.6%	42,448	20.5%
Entertainment Services	450	6.3%	4,974	7.2%	15,859	7.7%
Other Professional Services	118	1.7%	2,591	3.8%	9,622	4.6%
Public Administration	222	3.1%	1,250	1.8%	3,338	1.6%

Employment by Occupation (2023)

	1 Mile		3 Miles		5 Miles	
White Collar	---	---	---	---	---	---
Managerial and Executive	1,897	26.7%	18,633	27.0%	54,176	26.1%
Professional Specialty	2,596	36.5%	22,545	32.7%	65,500	31.6%
Healthcare and Support	179	2.5%	1,608	2.3%	3,812	1.8%
Sales	856	12.0%	8,396	12.2%	24,521	11.8%
Office and Administration	626	8.8%	6,856	9.9%	22,847	11.0%
Blue Collar						
Protective Services	58	0.8%	817	1.2%	2,221	1.1%
Food Preparation and Serving	181	2.5%	2,496	3.6%	7,554	3.6%
Building Maintenance and Cleaning	169	2.4%	885	1.3%	2,667	1.3%
Personal Care Services	87	1.2%	1,308	1.9%	4,699	2.3%
Farming, Fishing & Forestry	0	0.0%	11	0.0%	42	0.0%
Construction	250	3.5%	1,868	2.7%	7,010	3.4%
Production & Transportation	216	3.0%	3,599	5.2%	12,148	5.9%

School Enrollment (2023)

	1 Mile		3 Miles		5 Miles	
Nursery School/Pre-school	84	0.6%	1,520	1.2%	5,523	1.5%
Kindergarten/Elementary School	1,099	8.3%	11,477	9.0%	33,566	9.0%
High School	647	4.9%	6,491	5.1%	16,286	4.4%
College/Graduate/Professional School	643	4.8%	11,504	9.0%	32,545	8.8%
Not Enrolled	10,813	81.4%	96,802	75.7%	283,598	76.3%

Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Travel Time to Work						
Less than 10 minutes	778	11.9%	5,449	8.7%	16,635	9.0%
10 to 14 minutes	644	9.9%	7,885	12.6%	24,486	13.2%
15 to 19 minutes	996	15.2%	10,948	17.5%	29,411	15.9%
20 to 24 minutes	1,111	17.0%	10,719	17.1%	30,650	16.5%
25 to 29 minutes	624	9.5%	4,951	7.9%	13,979	7.5%
30 to 34 minutes	1,000	15.3%	10,034	16.0%	30,720	16.6%
35 to 44 minutes	388	5.9%	4,430	7.1%	14,264	7.7%
45 to 59 minutes	618	9.4%	5,195	8.3%	14,718	7.9%
60 or more minutes	378	5.8%	3,039	4.9%	10,407	5.6%
Average travel time to work in minutes	17.0	---	20.5	---	24.9	---

Population by LandScape Segment

A1: Empire Builders	445	3.33%	11,663	9.08%	19,322	5.20%
A2: Grand Masters	0	0.00%	67	0.05%	3,172	0.85%
A3: Marquis Class	0	0.00%	0	0.00%	1,766	0.48%
A4: American Knights	0	0.00%	1,458	1.13%	7,392	1.99%
A5: Urban Squires	0	0.00%	4,375	3.40%	17,525	4.72%
A6: Regents	1,648	12.35%	14,627	11.38%	37,717	10.16%
B1: Charmed Life	0	0.00%	0	0.00%	0	0.00%
B2: Sitting Pretty	839	6.29%	4,255	3.31%	12,017	3.24%
B3: Kindred Spirit	0	0.00%	1,477	1.15%	3,355	0.90%
B4: Middle of the Road	0	0.00%	0	0.00%	0	0.00%
B5: White Collar Starts	0	0.00%	0	0.00%	1,227	0.33%
B6: Blue Collar Starts	0	0.00%	0	0.00%	0	0.00%
C1: Social Whirls	0	0.00%	897	0.70%	4,478	1.21%
C2: Managing Business	848	6.36%	2,478	1.93%	6,866	1.85%
C3: Nest Builders	0	0.00%	0	0.00%	0	0.00%
C4: Gainfully Employed	0	0.00%	0	0.00%	2,221	0.60%
C5: Strapped	0	0.00%	0	0.00%	0	0.00%
D1: Gray Eminence	0	0.00%	2,096	1.63%	4,523	1.22%
D2: Fall Years	0	0.00%	0	0.00%	0	0.00%
D3: Still in the Game	0	0.00%	0	0.00%	0	0.00%
E1: Gurus	775	5.81%	6,880	5.35%	14,797	3.98%

Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2023 Q4

	1 Mile		3 Miles		5 Miles	
E2: Wizards	2,801	20.99%	9,709	7.56%	26,492	7.13%
E3: Apprentices	1,609	12.06%	11,039	8.59%	36,805	9.91%
F1: Hard Act to Follow	0	0.00%	0	0.00%	3,882	1.05%
F2: SM Seeks SF	0	0.00%	6,014	4.68%	12,473	3.36%
F3: Solo Acts	0	0.00%	1,224	0.95%	4,401	1.19%
F4: Down But Not Out	0	0.00%	353	0.27%	353	0.10%
G1: Urban Moms/Dads	0	0.00%	0	0.00%	648	0.17%
G2: Apron Strings	0	0.00%	0	0.00%	0	0.00%
G3: Solemn Widows/ers	0	0.00%	0	0.00%	0	0.00%
H1: Educated Earners	0	0.00%	3,245	2.53%	11,164	3.01%
H2: Suburban Singles	0	0.00%	0	0.00%	53	0.01%
H3: Hard Hats/Hair Nets	0	0.00%	0	0.00%	0	0.00%
I1: Bonds and Babies	0	0.00%	1,326	1.03%	3,831	1.03%
I2: Great Generations	0	0.00%	2,446	1.90%	7,153	1.93%
I3: Couples with Capital	2,577	19.31%	12,349	9.61%	23,548	6.34%
I4: Kith and Kin	971	7.28%	3,016	2.35%	8,232	2.22%
I5: Sublime Suburbia	0	0.00%	0	0.00%	7,328	1.97%
J1: Stocks and Scholars	0	0.00%	4,730	3.68%	16,575	4.46%
J2: Marmalade & Money	0	0.00%	0	0.00%	0	0.00%
J3: Stately Suburbs	0	0.00%	563	0.44%	1,198	0.32%
K1: Country Villas	0	0.00%	0	0.00%	0	0.00%
K2: Pastoral Vistas	0	0.00%	0	0.00%	0	0.00%
K3: Terra Firma	0	0.00%	0	0.00%	0	0.00%
K4: Stock in Trade	0	0.00%	0	0.00%	0	0.00%
K5: Rough and Ready	0	0.00%	0	0.00%	0	0.00%
K6: The Outback	0	0.00%	0	0.00%	0	0.00%
K7: Cornucopia	0	0.00%	0	0.00%	0	0.00%
L1: Land Barons	0	0.00%	0	0.00%	0	0.00%
L2: Fertile Acres	0	0.00%	0	0.00%	0	0.00%
L3: Bread Basket	0	0.00%	0	0.00%	0	0.00%
L4: Farmers Circle	0	0.00%	0	0.00%	0	0.00%
L5: Crops and Tractors	0	0.00%	0	0.00%	0	0.00%
M1: Harlem Gentry	0	0.00%	0	0.00%	502	0.14%
M2: East Side	18	0.13%	2,445	1.90%	11,389	3.07%
M3: Upper East Side	0	0.00%	0	0.00%	0	0.00%

Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2023 Q4

	1 Mile		3 Miles		5 Miles	
M4: Lower East Side	0	0.00%	0	0.00%	0	0.00%
M5: Between Jobs	0	0.00%	0	0.00%	0	0.00%
N1: Anos de Quincenera	0	0.00%	0	0.00%	0	0.00%
N2: Los Padres	0	0.00%	997	0.78%	1,814	0.49%
N3: Los Novios	0	0.00%	0	0.00%	1,436	0.39%
N4: Los Padrinos	0	0.00%	0	0.00%	0	0.00%
N5: Los Solteros	0	0.00%	1,796	1.40%	4,239	1.14%
N6: Los Trabajadores	0	0.00%	1,686	1.31%	3,651	0.98%
O1: Golden Heritage	301	2.26%	5,616	4.37%	10,088	2.72%
O2: East Meets West	475	3.56%	4,007	3.12%	24,856	6.69%
O3: Group Quarters	37	0.28%	137	0.11%	229	0.06%
O4: Doublewides	0	0.00%	0	0.00%	423	0.11%
O5: Centurions	0	0.00%	0	0.00%	0	0.00%
O6: Legacy Years	0	0.00%	1,816	1.41%	2,002	0.54%
O7: Collegians	0	0.00%	3,710	2.89%	10,230	2.75%

	Per Household		Per Household		Per Household	
Weekly Consumer Spending Patterns						
Alcoholic beverages	\$74,752	\$12.57	\$727,268	\$13.08	\$2,073,406	\$12.90
Total Apparel and services	\$177,125	\$29.78	\$1,707,838	\$30.72	\$4,887,204	\$30.42
Cash contributions	\$269,169	\$45.25	\$2,613,974	\$47.02	\$7,305,508	\$45.47
Total Education	\$80,571	\$13.54	\$814,965	\$14.66	\$2,281,210	\$14.20
Total Entertainment	\$323,663	\$54.41	\$3,105,813	\$55.87	\$8,844,515	\$55.05
Total Food	\$1,005,092	\$168.96	\$9,648,509	\$173.55	\$27,656,936	\$172.13
Total Health care	\$634,811	\$106.72	\$5,962,741	\$107.25	\$16,949,288	\$105.49
Total Housing	\$1,393,338	\$234.23	\$13,319,088	\$239.58	\$37,984,715	\$236.41
Total Personal care products and services	\$92,458	\$15.54	\$891,501	\$16.04	\$2,541,460	\$15.82
Personal insurance	\$55,334	\$9.30	\$534,458	\$9.61	\$1,509,130	\$9.39
Total Reading	\$9,301	\$1.56	\$89,275	\$1.61	\$252,310	\$1.57
Total Tobacco products and smoking supplies	\$38,344	\$6.45	\$359,141	\$6.46	\$1,041,608	\$6.48
Total Transportation	\$1,342,409	\$225.67	\$12,871,764	\$231.53	\$36,994,939	\$230.25
Cash gifts	\$70,717	\$11.89	\$679,716	\$12.23	\$1,900,882	\$11.83

Demographics around 4601 Old Shepard Pl, Plano, Texas 75093, United States

LandScape Descriptions (Trade Area 1 Only)

E2: Wizards

What could be better than being in your 30s, having a college degree and a professional career, having no children, and earning in the \$50,000s and \$60,000s? Apparently, the cherry on top of this scenario for residents of the highly urban Wizards neighborhoods is having all that plus being single. These segments, which are in the urban Thriving Alone category, are dominated by 30-something single people, who are alone mainly either because they've never been married or because they are divorced. These neighborhoods measure at higher-than-twice-the-national-average in non-family households. Indeed, you won't find many children or people in their retirement years among the Wizards. What you will find is a relatively youthful group that enjoys their relatively high incomes from salaries earned in white-collar management and professional careers. These residents also earn a slightly higher-than-average level of income from interests/dividends and self-employment income - indicating that there are many smart investors and entrepreneurs (and no doubt savvy spenders) among the inhabitants. After a hard-charging 9-to-5 workweek, Wizards likely bust out on the weekends to spend their time reveling in child-free entertainment and to spend their money enjoying their independent lives.

I3: Couples with Capital

When people think of suburbs, they invariably think of kids, bicycles, ice cream trucks, and baseball games. But Couples & Capital neighborhoods defy this stereotypical suburb scenario - simply because they are home to a below-the-national-average level of children. Since these areas also rank below-average in single residences, what you'll find if you knock on most doors are white-collar working couples. Most likely, the doors on which you knock are located in some pretty impressive homes - because people in these areas earn annual incomes of \$70,000s and \$80,000s. Since residents of these Married in the Suburbs segments aren't spending their money on children, it's logical to assume their spending it on nice homes, nice vacations, and other luxuries. However, since these 30-somethings are relatively young, the possibility of adding children to their homes is alive and well. But for now they'll continue to spend their days driving to their white-collar management and professional jobs - instead of to soccer games. And they'll continue looking for the wise investments that have them ranking well-above-average in interest/dividend income.

A6: Regents

Regents are highly urban Creme de la Creme neighborhoods with the vast majority of their residents in their 40s, fewer-than-average children under 17 years old, and a higher-than-average number of 65-plus-year-olds. Though they have fewer children, the residents in these areas have a higher-than-national-average quota of married couples. Also higher-than-average are the number of college-educated residents, people employed in white-collar management and professional positions, and income from retirement investments/social security. The combination of income avenues, put these neighborhoods solidly in the \$70,000s to \$80,000s median annual income range - making their "middle-age" years extremely financially secure and materially comfortable.

E3: Apprentices

Sharing the spotlight in the illustrious emerging single-by-choice-or-circumstance demographic are the residents of the highly urban Apprentices neighborhoods. These areas are home to the youngest residents of the Thriving Alone category. They are dominated by single people in their 20s and low-30s without children, who are alone primarily because they've never been married. In fact, Apprentices rank at almost three-times-the-national-average in non-family households. Owing to their young age, it's too early to tell if the Apprentices' dwellers will remain single, but for now they are living the good life with incomes in the \$50,000s and \$60,000s. You can imagine this group being able to, on a whim, drop off their briefcases in their well-decorated homes and take off for a weekend at the shore or on the slopes. These overriding college-educated segments' residents generate their income from white-collar management and professional occupations. They earn less from interest/dividends than other Thriving Alone sectors, but this will likely change as the segment matures

Demographics around 4601 Old Shepard Pl, Plano, Texas 75093, United States

I4: Kith and Kin

The suburbs of America are the land of opportunity for many people of many income levels and family compositions. And Kith & Kin neighborhoods are the land where many 30-year-olds are enjoying very comfortable married-with-children lifestyles in the \$50,000s and \$60,000s income ranges. These are the places of multi-family backyard barbecues and sprawling birthday parties, making them noisy as well as big purchasers. Kith & Kin segments, as their name implies, are home to many children, who are living primarily in traditional two-parent households. While the kids span all ages up to 17, then tend to be in the higher ages - indicating that these 30-somethings started their families at relatively young ages. Residents of these Married in the Suburbs areas have an above-average level of college education. This group of suburbanites gains most of their income from salaries, earned from a variety of white-collar positions such as management, protective services, sales, office administration, and repair services. They register a slightly above up-tick in investment income, as well.

C2: Managing Business

Managing Business neighborhoods are largely 30-somethings, but also have an above-average number of residents over 65-years-old. This demographic measurement no doubt contributes to these areas slightly below-national-average percentage of families with children and slight up-tick in widows and widowers. As a result, it's easy to imagine that the younger residents may help the older ones with small home repairs, while the older residents may water plants when their younger neighbors go on vacations. Naturally this demographic impacts the areas' higher-than-average level of social-security income. This, combined with an on-average level of salaries from middle-class, white-collar jobs, and a slightly higher level of interest/dividend income, puts residents in Managing Business areas at a comfortable \$50,000 and \$60,000 income range. For those still in the workforce, the above-average occupation categories include: office administration, protective services, and repair services. As a group, these Urban Cliff Dwellers have some minimal level of college education.

B2: Sitting Pretty

Among the Urban Cliff Climbers neighborhoods that are home to the backbone of America's workforce are the Sitting Pretty segments. This group is young (20s to 30s), but enjoying good income levels (between \$50,000 and \$60,000). Their relatively high earnings range comes from middle-class white-collar jobs in several occupations, including management, protective services, personal care, sales, office administration, and repair services. Their higher-than-average salaries keep them and their mostly newborn to 13-year-old children very comfortable in their urban abodes, in all probability surrounded by all of the creature comforts required to please all of the senses - from big-screen-high-def TVs to fully equipped SUVs. With good college educations and good jobs, the Sitting Pretty residents have earned their comforts they enjoy.

O2: East Meets West

When most Americans think of people from the "East" then tend to think of Asians. And while many Asians moved to the United States in the past century, immigration trends of recent decades have brought many other citizens of other Eastern countries to the U.S shores. You'll find many of them living together in East Meets West neighborhoods, which are areas comprised mainly of Asians, but also contain other groups for whom English or Spanish is not the primary language spoken at home. Among the shared demographics of these areas are a very interesting correlation to "national-average" measurements - which, interestingly, points to the fact that these groups of people have done a great job of assimilating into America culture. They rank at near-average levels in married-couple-with-children household compositions, and have averages standings in all age ranges for kids. Some differences-from-the-average include: over 25-percent-average number of people with less-than-high-school educations, nearly 25-percent-average number of single-males-without-children, and nearly two-times-average level of public-assistance income. However, the median income range for East Meets West is quite high at \$50,000s and \$60,000s, which speaks to the fact that many residents are hard-working citizens. They show average levels of employment in a wide range of occupational categories, where they hold both blue-and-white-collar jobs.

Demographics around 4601 Old Shepard Pl, Plano, Texas 75093, United States

O2: East Meets West

When most Americans think of people from the "East" then tend to think of Asians. And while many Asians moved to the United States in the past century, immigration trends of recent decades have brought many other citizens of other Eastern countries to the U.S shores. You'll find many of them living together in East Meets West neighborhoods, which are areas comprised mainly of Asians, but also contain other groups for whom English or Spanish is not the primary language spoken at home. Among the shared demographics of these areas are a very interesting correlation to "national- average" measurements - which, interestingly, points to the fact that these groups of people have done a great job of assimilating into America culture. They rank at near- average levels in married- couple- with- children household compositions, and have averages standings in all age ranges for kids. Some differences- from- the- average include: over 25- percent- average number of people with less- than- high- school educations, nearly 25- percent- average number of single- males- without- children, and nearly two- times- average level of public- assistance income. However, the median income range for East Meets West is quite high at \$50,000s and \$60,000s, which speaks to the fact that many residents are hard-working citizens. They show average levels of employment in a wide range of occupational categories, where they hold both blue- and white- collar jobs.

A1: Empire Builders

Empire Builders are the upper echelons of the nation's top- ranking urban neighborhood category, the Creme de la Cremes. These areas are home to the leading income earners in several categories, including management and professional salaries (for those who have to work), self- employment earnings, and interest/dividend proceeds. In fact, Empire Builders contain over two- times- the- national- average in white- collar professionals, two- times- the- average in self- employed business people, and two- times- the- average in interest/dividend income earners. All this adds up to a median annual income of \$90,000. With these credentials, it's no surprise these areas also house three- times- the- average in educated adults. Empire Builders' residents tend to be in their 40s, but are also home to a slightly above- average number of 65- plus- year- olds. Empire Builders are typically populated by traditional families who are married- with- children, though many of the families may have fewer children than the national norm.

O1: Golden Heritage

When you think of senior citizens in America there are typically two images that come to mind. One is of very well off older citizens living comfortably, usually by the ocean, having the money both for a nice primary residence and for frequent vacations (perhaps in a comfortable recreational vehicle), playing shuffleboard or cards, and basically enjoying their post- working years to the hilt. The other image is less appealing: of older Americas struggling to make ends meet and waiting each month for their social security checks to arrive. Market segmentation analytics bear out the reality of both of these images. And Golden Heritage segments are neighborhoods that are home to the former: in other words, the senior citizens living the good life in places like Florida, Arizona, and other appealing climates. The media age of these residents is 50s to low- 60s. But they also show a nearly four- times- average number of people over 65- years- old. These seniors are living comfortably on incomes in the median- range of the \$50,000s and \$60,000s. Much of their income is from social security and retirement (two- and- a- half- times- above- average). However, they also have a 75- percent- above- average level of interest/dividend income. Some of these seniors are still working at white- collar jobs in areas like management, professional and sales positions. There are many married- couples, but few children living in Golden Heritage neighborhoods. Obviously due to the residents' advanced years, these neighborhoods have a 50- percent- above- average level of widows and widowers.

O3: Group Quarters

Group Quarters is the name of the neighborhoods identified as home to people living predominately in apartments or other group housing quarters. The residents of multifamily rental housing are different from both homeowners and single- family home renters. It's logical to imagine this group being much more transient than home- owning citizens, and not investing as much in their home purchases. Apartment renters account for 15% of all U.S. households by a narrow definition that restricts the count to residence in structures with at least five apartments. A broader definition of two to four apartments per quarters increases this percentage to 22%. Among the shared demographics of the highly urban Group Quarters residents are a median- age in the 30s, very few children, more singles than married- couples, and a two- times- the- national- average level of people with less- than- high- school educations. Income for these rental- housing residents ranks 50- percent- higher- than- average on public- assistance. However, many of the residents are employed in blue- collar jobs, such as farming/fishing/forestry (nearly four- times- average), protective services (nearly two- and- a- half- times- average), and healthcare support, building maintenance, and transportation (all about 25- percent- above- average). Incomes are in the high- \$30,000s and \$40,000s ranges.



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 counteroffer 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential 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.

<u>Coldwell Banker Realty</u>	<u>0420132</u>	<u>joanne.justice@cbdfw.com</u>	<u>(972)609-7700</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joanne H. Justice</u>	<u>0159793</u>	<u>joanne.justice@cbdfw.com</u>	<u>(972)609-7700</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joanne H. Justice</u>	<u>0159793</u>	<u>joanne.justice@cbdfw.com</u>	<u>(972)609-7700</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Greg Cagle</u>	<u>0253535</u>	<u>greg.cagle@cbdfw.com</u>	<u>(817)308-2592</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Coldwell Banker Realty Corporate DFW, 25250 Northwest Frwy Ste 200 Cypress TX 77429

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (972) 906-7700

Fax:

IABS Temp