

LEGACY HQ OFFICE OPPORTUNITY

6801 Parkwood Blvd, Plano, TX 75024



TRANSWESTERN

REAL ESTATE
SERVICES



CONFIDENTIAL OFFERING MEMORANDUM



Executive Summary

Transwestern is pleased to present for sale 6801 Parkwood Blvd., a ±101,385-square-foot Class A HQ office building located in the prestigious Legacy Town Center area in Plano, Texas. This rare ownership opportunity offers users or investors a premier asset featuring structured parking, large ergonomic floorplates, a dedicated generator, and beautifully landscaped grounds.

Surrounded by first-class dining, shopping, and hotel options, the property combines value with convenience in one of the fastest growing labor and office submarkets in North Texas. The building is currently owner-occupied and will be delivered vacant, providing maximum flexibility for an owner-user or repositioning strategy.

CONTACTS

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Principal

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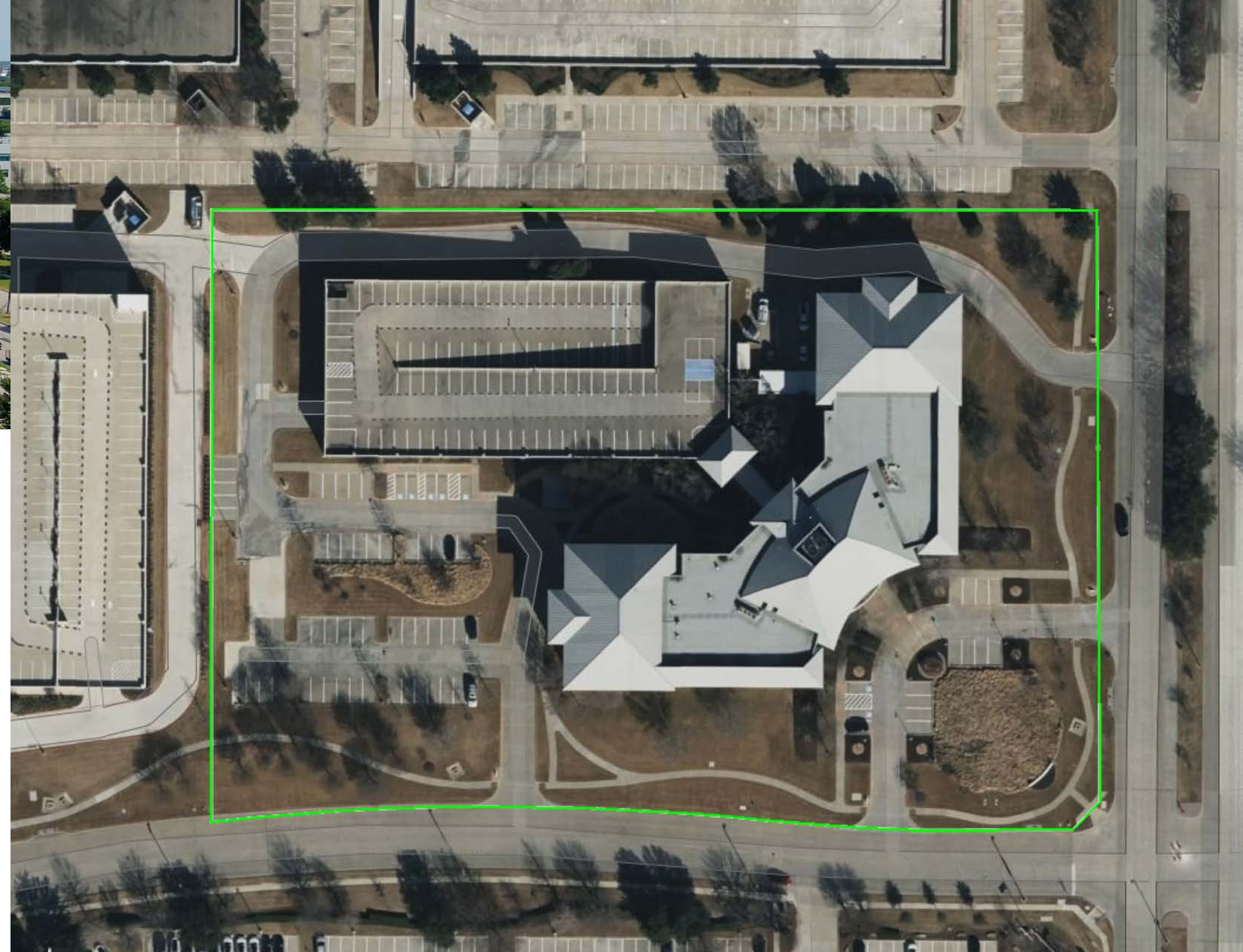
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Property Summary

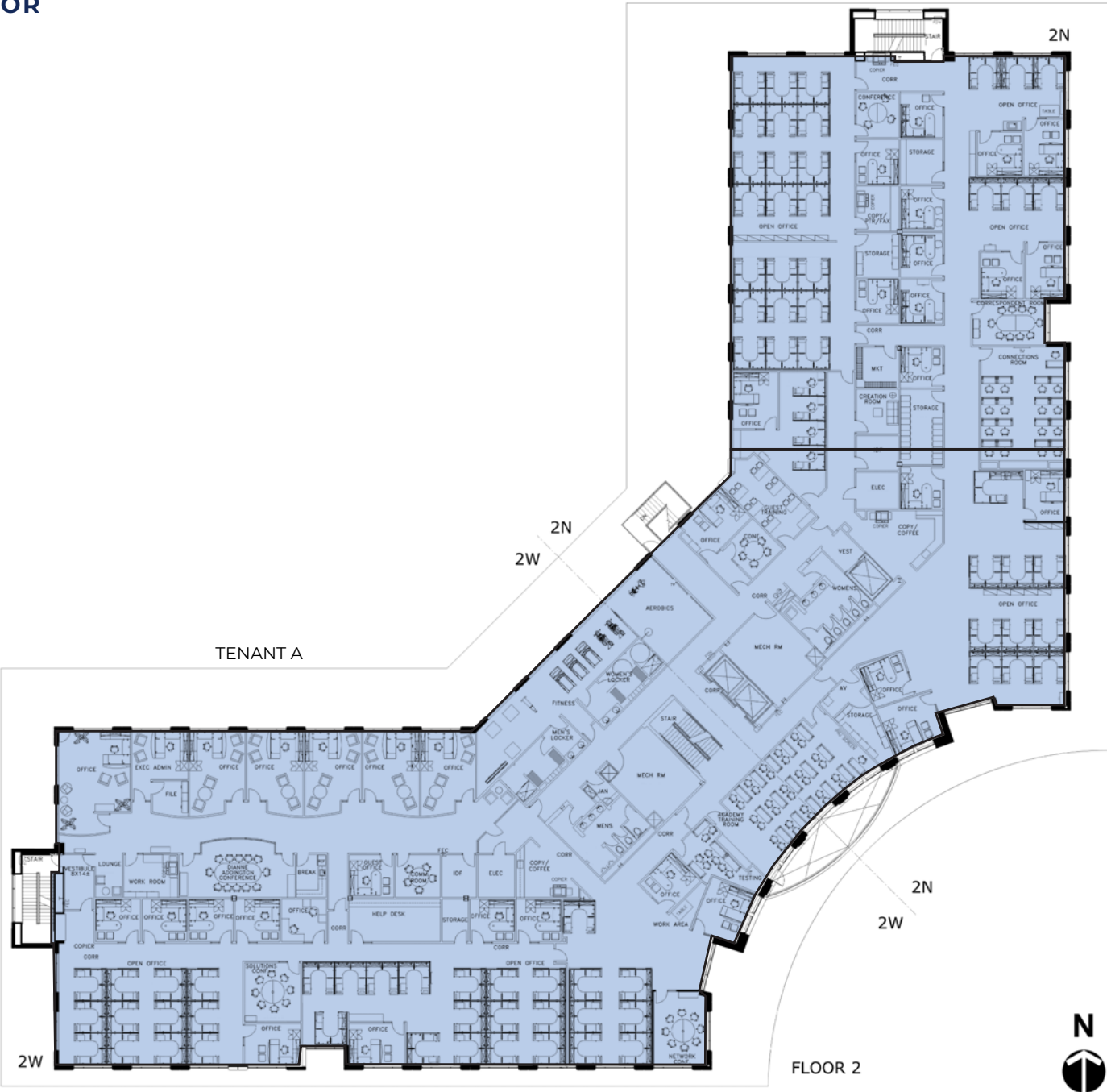
Property Address:	6801 Parkwood Boulevard, Plano, TX 75024
Submarket:	Upper Tollway / West Plano
Year Built:	2004
Land Area:	±5.95 Acres
Building Size:	±101,385 SF
Avg. Floor Plate:	±33,785 SF
Number of Floors:	3
Parking	Surface: 72 Spaces – Including 8 Handicap Accessible
	Garage: 281 Spaces – Including 173 covered and 6 Handicap Accessible
	Total: 353 Parking Spaces
Parking Ratio:	3.48/1,000 SF
Number of Offices:	89
Number of Workstations:	195



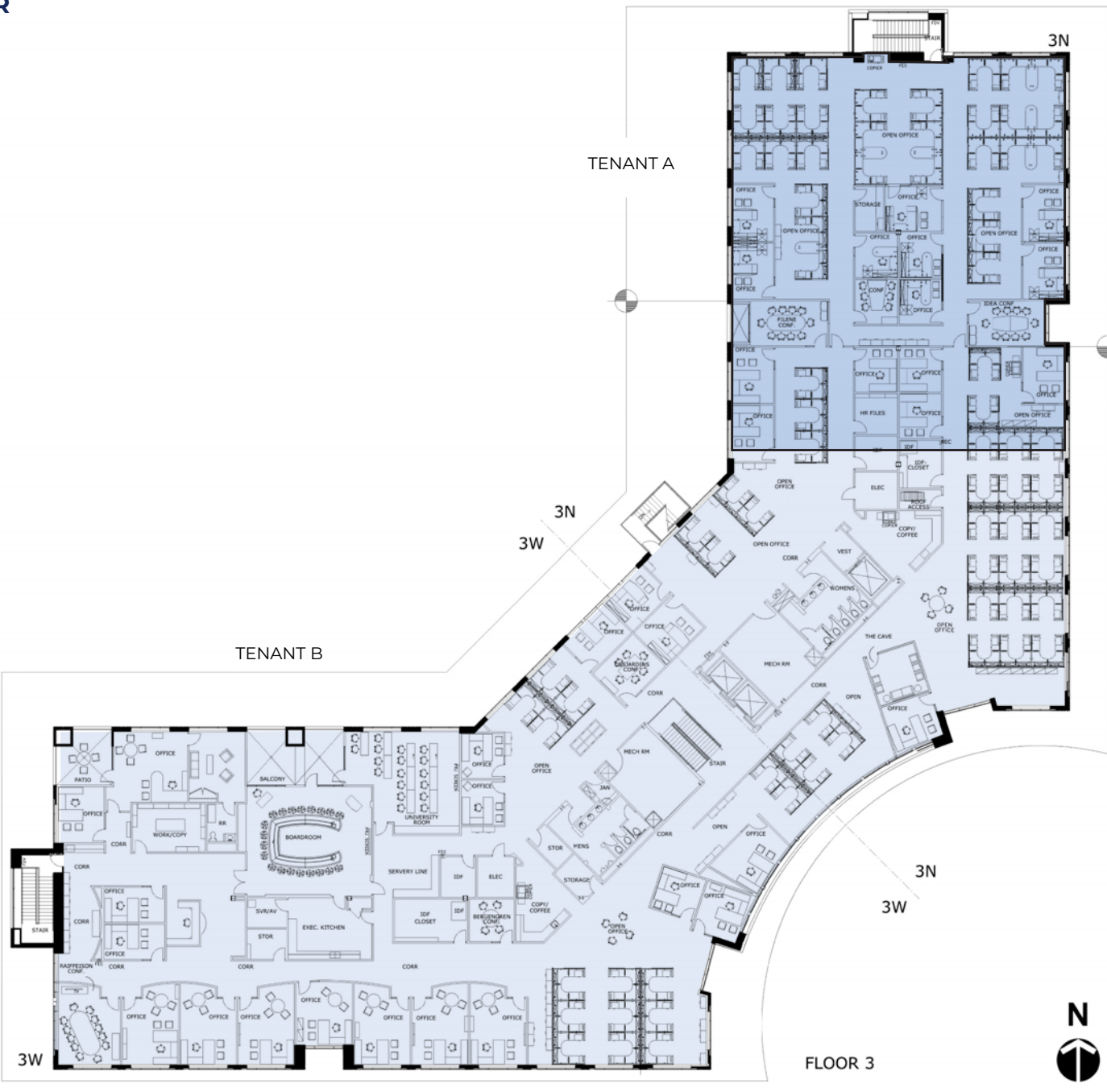
FIRST FLOOR



SECOND FLOOR

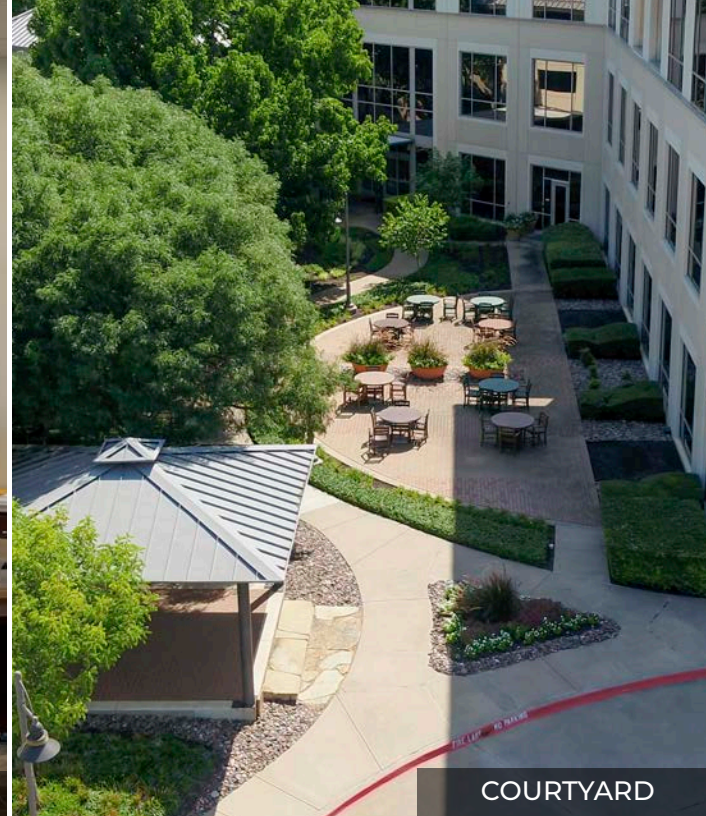


THIRD FLOOR





EXECUTIVE OFFICE



COURTYARD



EVENT/TRAINING ROOM



FITNESS CENTER



RESTROOMS



BOARDROOM



Location



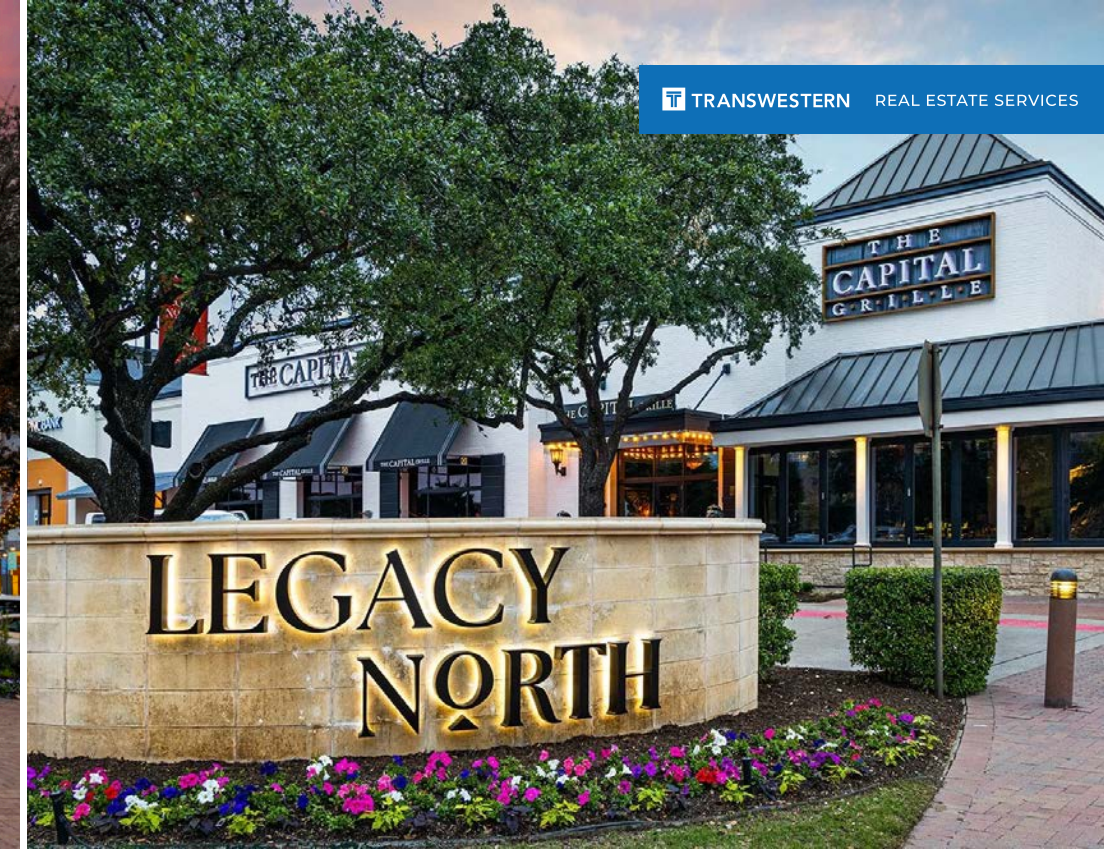
Dining, Shopping & Hotels



LEGACY WEST



THE SHOPS AT LEGACY EAST



Demographics

Plano, Texas
6801 Parkwood Blvd

5 MILE RADIUS POPULATION

352,705

2024 Population

4.3%

Population Annual Growth
2024 - 2029

\$131,356

Average Household Income

145,985

Total Households

\$433,616

Median Home Value

39.3

Median Age

5 MILE BUSINESS SUMMARY

15,970

Total Businesses

62.9

Employee/Population Ratio (per 100 Residents)

208,288

Total Employees

13.4%

Companies in Finance, Insurance, Real Estate Industry

48.2%

Companies in the Services Industry

18.0%

Companies in Retail Trade

TRAFFIC COUNTS

± 148K

Dallas N Tollway

5 MILE EDUCATION SUMMARY

40%

Obtained Bachelors Degree

26%

Obtained Graduate Degree

Source: CoStar; ESRI

CONFIDENTIAL MEMORANDUM & DISCLAIMER

Transwestern (“Agent”) has been engaged as the exclusive agent for the sale of 6801 Parkwood Boulevard located in Plano, Texas (“Property”), by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Without limiting the foregoing, the materials, information and data contained herein may not account for or reflect the situation surrounding COVID-19 and its effect on local economic, demographic and real estate market conditions. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (b) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Transwestern.



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