

# LEGACY HQ OFFICE OPPORTUNITY

6801 Parkwood Blvd, Plano, TX 75024



CONFIDENTIAL OFFERING MEMORANDUM

# Executive Summary

Transwestern is pleased to present for sale 6801 Parkwood Blvd., a  $\pm 101,385$ -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

### Michael Griffin

Principal

214.732.4090

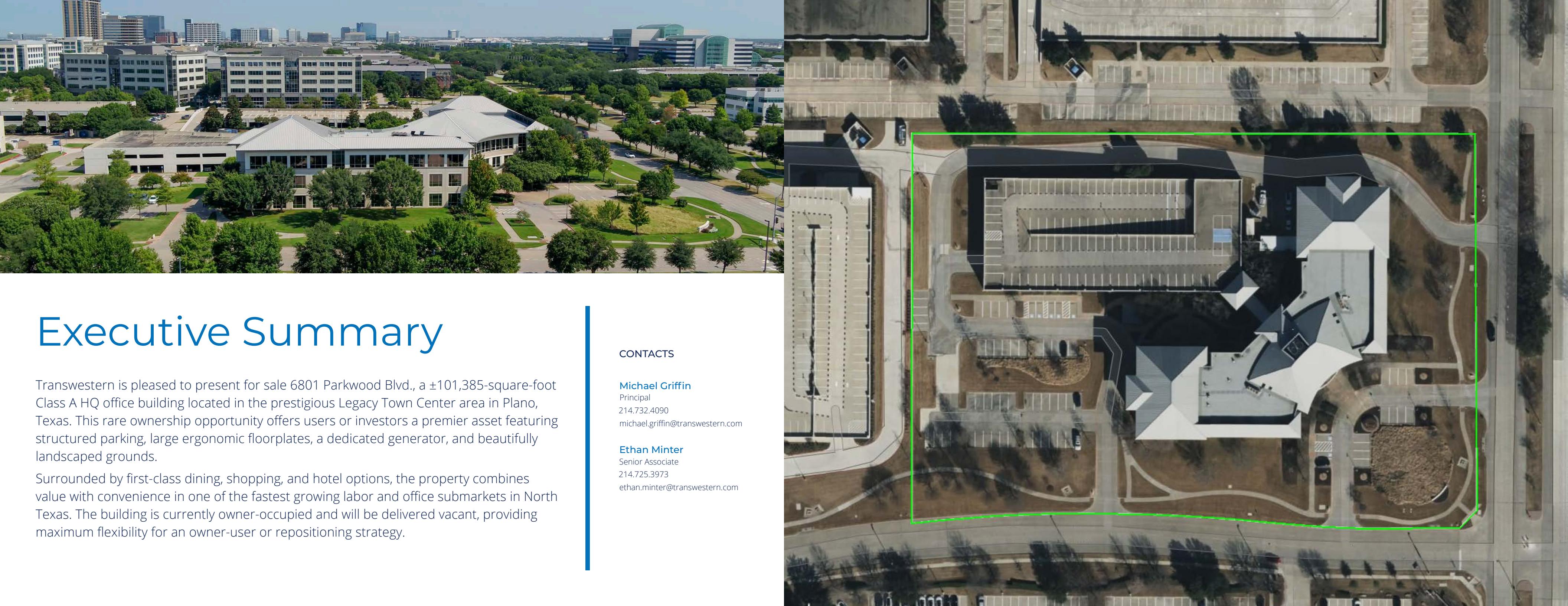
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### Ethan Minter

Senior Associate

214.725.3973

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## Property Summary

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



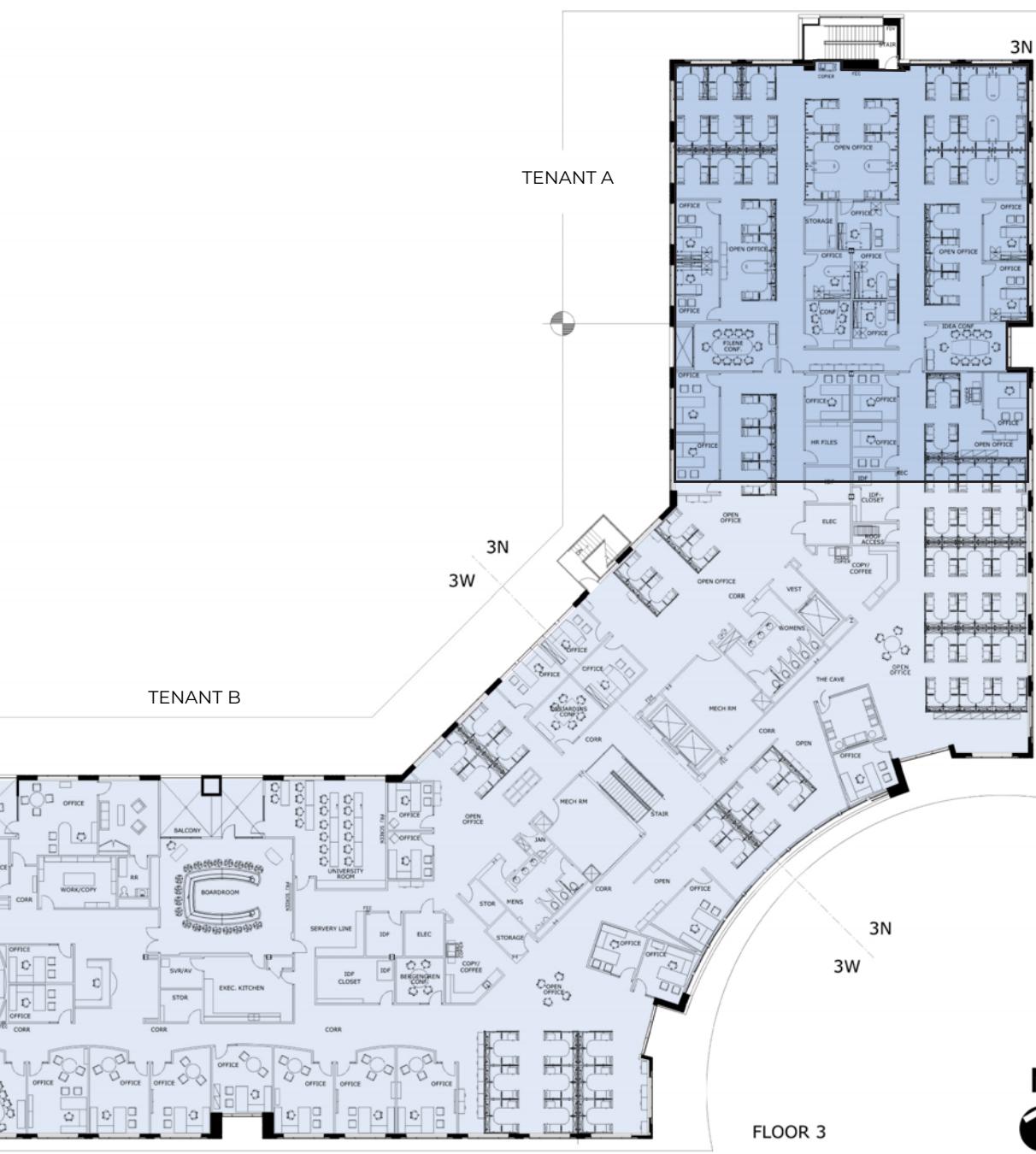
## 1ST FLOOR



## SECOND FLOOR



## THIRD FLOOR





COURTYARD  
EVENT/TRAINING ROOM



BOARDROOM

FITNESS CENTER



RESTROOMS





# Dining, Shopping & Hotels

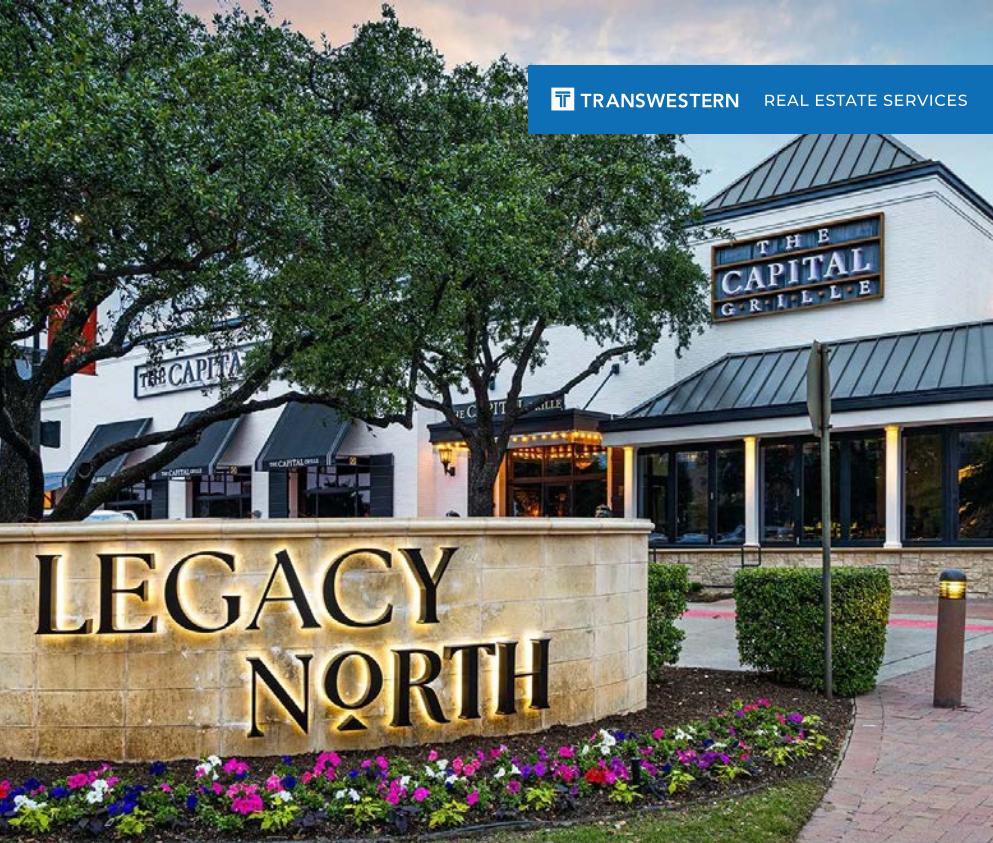


100+ DINING, SHOPPING & HOTELS LESS THAN 5 MINUTES AWAY

## LEGACY WEST



## THE SHOPS AT LEGACY EAST



# Demographics

## 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

## 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.

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Source: CoStar; ESRI



**TRANSWESTERN**  
REAL ESTATE  
SERVICES

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