



PRESTON PARK BUSINESS CENTER

NEC PRESTON PARK COURT & OLD SHEPARD PLACE

4691 Old Shepard Place, Plano, Texas 75093



PROPERTY HIGHLIGHTS

- 5,421 SF available (demisable to 1,202 SF)
- Ideal for medical, dental, or professional office users
- Surrounded by established medical and professional practices within Preston Park area
- Close proximity to major hospitals including Texas Health Presbyterian Plano, Baylor Scott & White Medical Center, and Medical Center Plano
- New construction with customizable interiors
- Minutes from Dallas North Tollway and President George Bush Turnpike for convenient regional access
- Surrounded by upscale retail, dining, and residential communities
- Asking Price: \$425 PSF

FOR MORE INFORMATION, CONTACT:

DANE THOMSON

214.682.9005 | dane@searchcommercial.com

SEARCH COMMERCIAL

16818 Dallas Parkway, Suite 200, Dallas, Texas 75248

www.searchcommercial.com

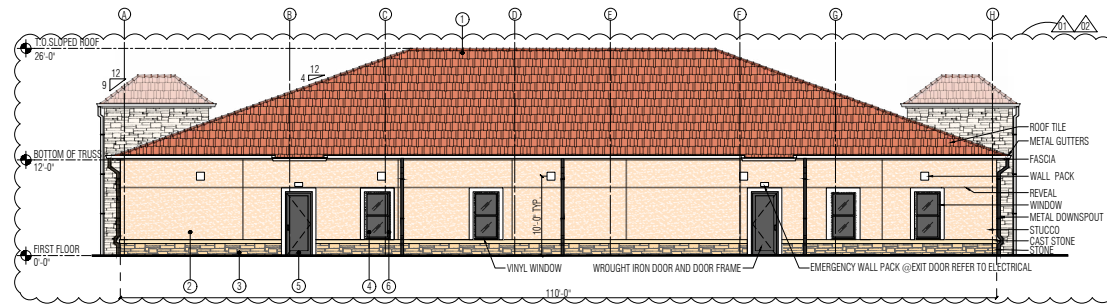
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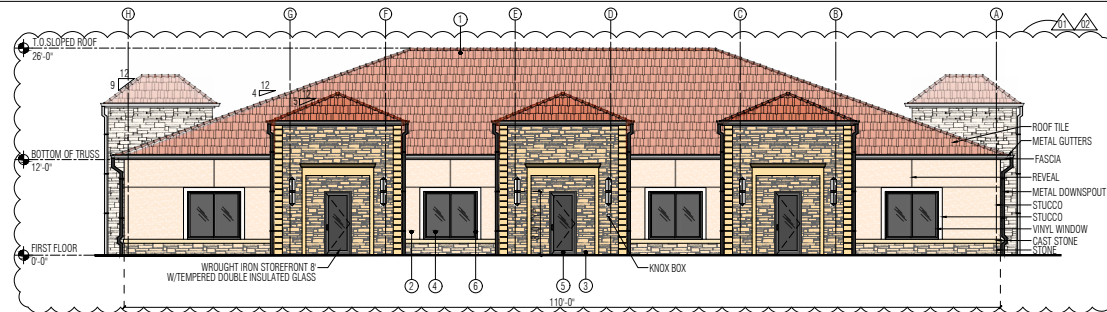
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3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

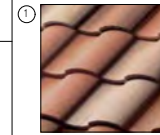
TILE	1081 SQ. FT.	43 %
STUCCO	932 SQ. FT.	36 %
STONE	347 SQ. FT.	13 %
GLASS	56 SQ. FT.	2 %
METAL	135 SQ. FT.	5 %
VINYL	24 SQ. FT.	1 %
TOTAL OPENING FOR EAST ELEVATION = 130 SQ. FT.		

ROOF TILE	GLASS
1 ROOF TILE: TEJAS ESPANA BRAZOS BLEND Pure White Exterior	2 TRANSPARENT GLASS VITRA AZURIA
PAINTED STUCCO	METALS
2 STUCCO COLOR #1: PAREX USA - 303SL QUARRY	5 WROUGHT IRON STOREFRONT
STONE	VINYL
3 STONE #1: ACME BRICK TEXAS CREAM	6 VINYL WINDOWS

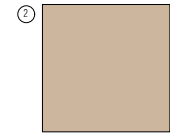


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

TILE	1025 SQ. FT.	37 %
STUCCO	460 SQ. FT.	17 %
STONE	958 SQ. FT.	35 %
GLASS	175 SQ. FT.	6 %
METAL	121 SQ. FT.	3 %
VINYL	34 SQ. FT.	2 %
TOTAL OPENING FOR WEST ELEVATION = 240 SQ. FT.		



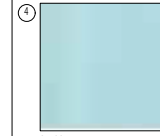
1 ASPHALT SHINGLES
MANUFACTURER'S NAME: BORAL TILE - TEJAS ESPANA
PRODUCT DETAILS: BRAZOS BLEND



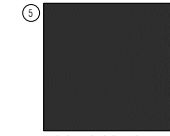
2 STUCCO COLOR #1:
MANUFACTURER'S NAME: PAREX USA
PRODUCT DETAIL: 303SL QUARRY



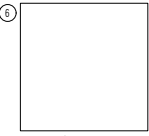
3 STONE #1:
MANUFACTURER'S NAME: ACME BRICK
PRODUCT DETAIL: TEXAS CREAM



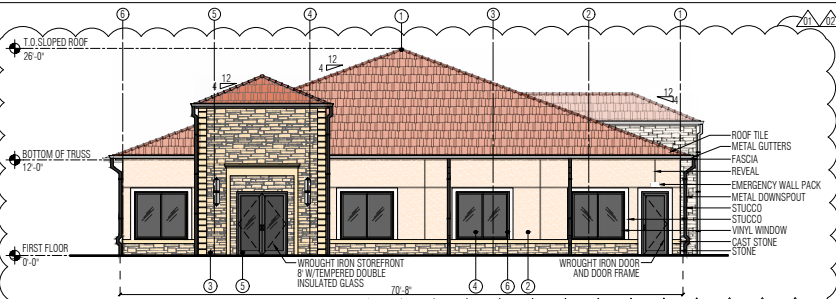
4 GLASS
MANUFACTURER'S NAME: VITRO
ARCHITECTURAL GLASS
PRODUCT DETAILS: VITRA AZURIA



5 WROUGHT IRON STOREFRONT

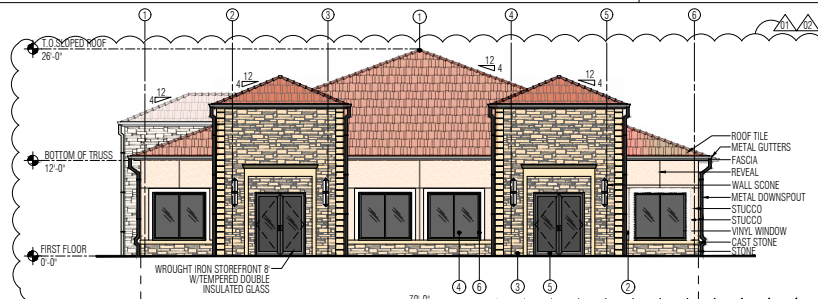


6 VINYL WINDOW



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

TILE	500 SQ. FT.	33 %
STUCCO	380 SQ. FT.	24 %
STONE	392 SQ. FT.	25 %
GLASS	158 SQ. FT.	10 %
METAL	96 SQ. FT.	6 %
VINYL	34 SQ. FT.	2 %
TOTAL OPENING FOR NORTH ELEVATION = 237 SQ. FT.		



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

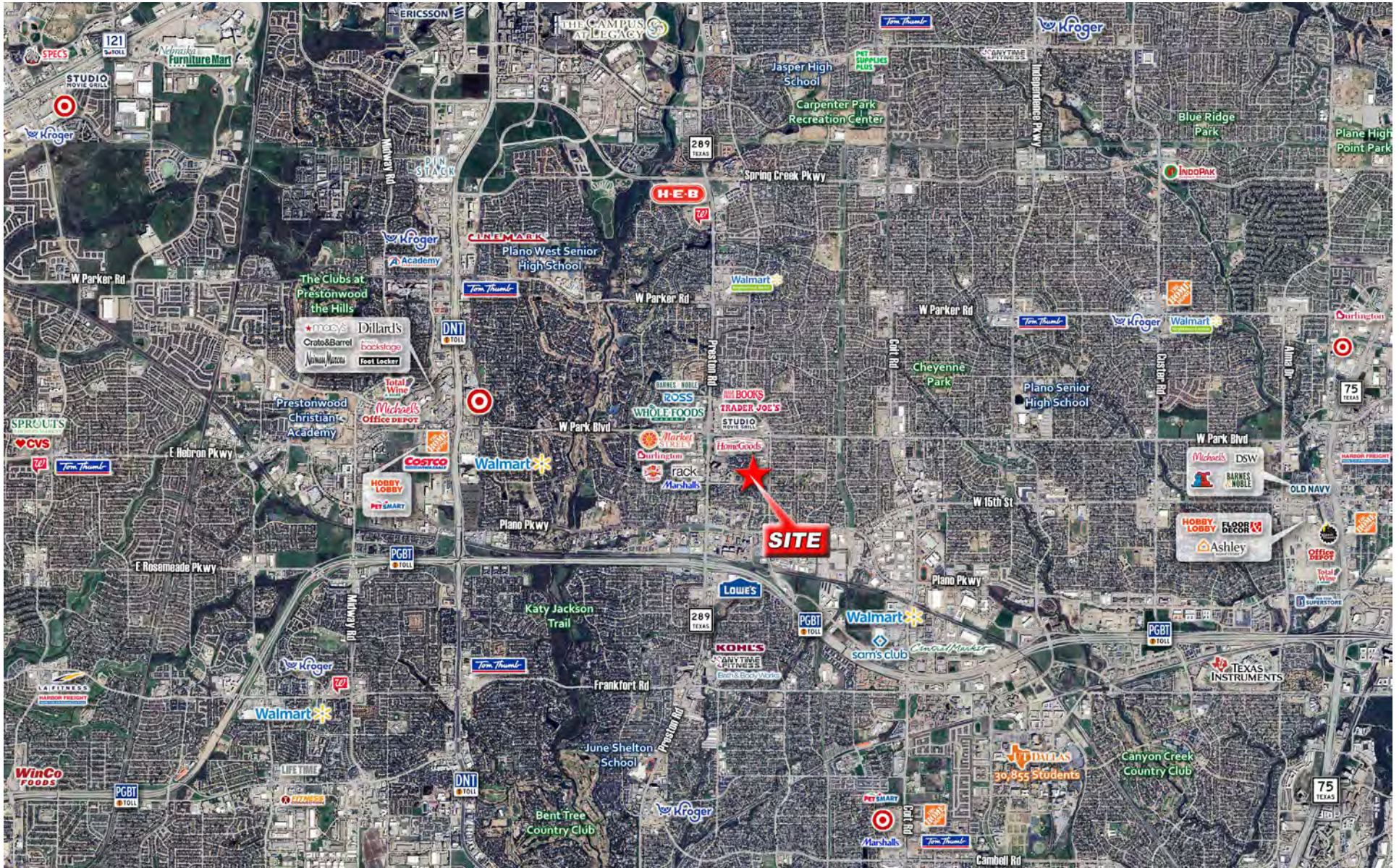
TILE	430 SQ. FT.	27 %
STUCCO	232 SQ. FT.	14 %
STONE	614 SQ. FT.	39 %
GLASS	202 SQ. FT.	13 %
METAL	82 SQ. FT.	5 %
VINYL	30 SQ. FT.	2 %
TOTAL OPENING FOR SOUTH ELEVATION = 261 SQ. FT.		

The map displays the following features:

- Major Roads:** W Park Blvd, Preston Rd, Ventura Rd, and Old Shepard Pl.
- Commercial Establishments:** Barnes & Noble, GameStop, Ross, Whole Foods, Williams-Sonoma, Pottery Barn, Cava, Burlington, Dick's Sporting Goods, Rack Party City, Marshall's, Popshef, HomeGoods, Steve Fields, Meso Maya, Pie Tap, Plan D, Studio Movie Grill, Blue Goose Cantina, Snuffer's, McDonald's, Trader Joe's, and many others.
- Traffic Volume Data:**
 - W Park Blvd: 31,434 VPD (24)
 - Preston Rd: 52,892 VPD (24)
 - Ventura Rd: 4,439 VPD (24)
- Proposed Site:** A red square labeled "SITE" is located near the intersection of W Park Blvd and Old Shepard Pl.

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MARKET AERIAL



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DEMOGRAPHICS - 3 MILE

COMMUNITY SUMMARY

851 N Central Expy, McKinney, Texas, 75070
Ring of 3 miles

72,977	1.53%	2.76	79.0	36.9	\$96,066	\$456,673	\$271,493	23.8%	62.8%	13.4%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



14.1%
Services

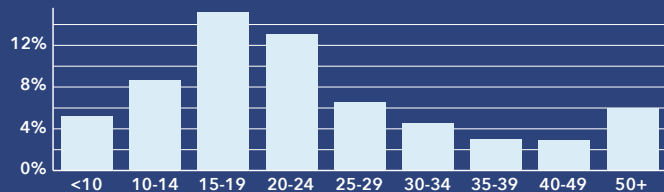


17.1%
Blue Collar

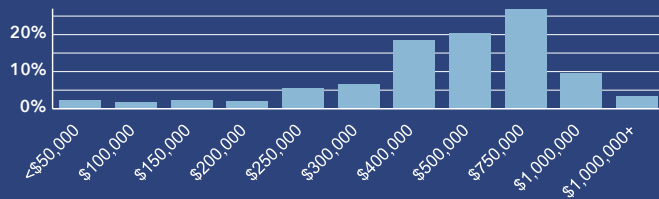


68.8%
White Collar

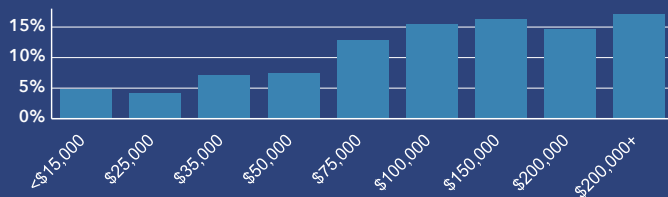
Mortgage as Percent of Salary



Home Value



Household Income

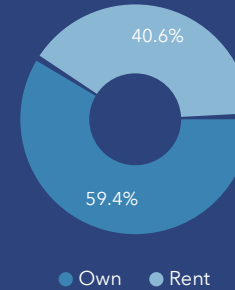


Age Profile: 5 Year Increments

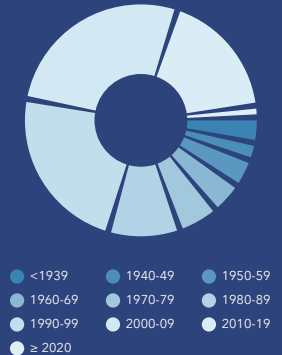


Dots show comparison to Collin County

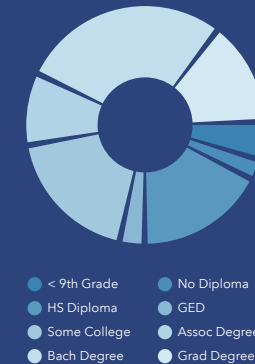
Home Ownership



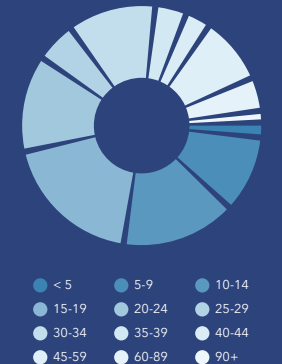
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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

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