

OFFERING MEMORANDUM

CHISHOLM PLACE

200 CHISHOLM PLACE | PLANO, TX 75075

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Executive Summary, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Executive Summary in any manner.

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EXECUTIVE SUMMARY

Lee & Associates, exclusive market advisor, is pleased to offer to qualified investors Chisholm Place, located at 200 Chisholm Place, Plano, Texas ("the Property"). Chisholm Place is listed for sale and is 97% occupied. The overall building size is 45,190 SF and sits on 3.33 acres of land. The location is ideal because it is nestled in the heart of Plano's thriving business district nearby. With its strategic location just minutes from major highways, this property offers unparalleled accessibility and visibility. The Property offers generous square footage with adaptable layouts to suit both small and large operations. Positioned in a high-demand area with proximity to retail, dining, and Plano's robust workforce. In past years, the Property has demonstrated strong leasing. With in-place rental rates below market, there is immediate opportunity to maximize investor returns. Overall, this property offers a rare opportunity to acquire a office space located in an emerging area of Plano.

For More Information:



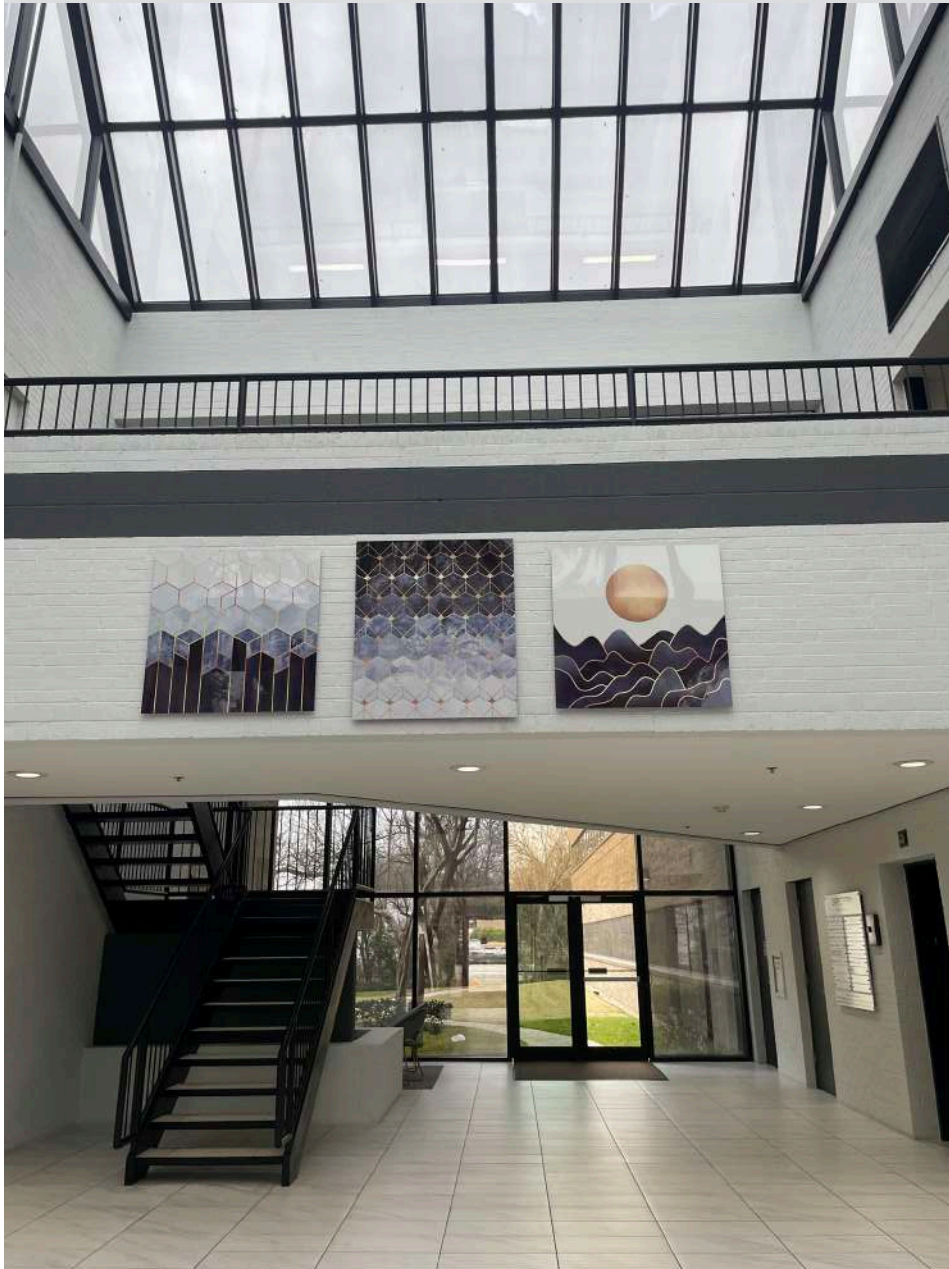
George Tanghongs
Principal
214.718.1817
george@lee-associates.com



Jessica Reinhardt
Principal
972.891.5236
jreinhardt@lee-associates.com

Property Size	45,190 SF 17 Tenants, 18 Suites
Year Built/Renovated	1985/2024
Number of Buildings	1
Number of floors	2
Land Size	3.33 Acres
Percentage Leased	97%
Car Parks	203
Parking Ratio	5/1,000
WALT (as of Nov 2025)	2.31 Years
In-Place NOI (Annualized 2025)	\$407,594

PROPERTY IMAGES | 200 CHISHOLM PLACE



200 CHISHOLM PLACE | PLANO, TX

INVESTMENT HIGHLIGHTS

- Immediate Upside - 500 sf spec vacancy available for lease, below market rates.
- Well located on US 75 and President George Bush, near Col- lin Creek \$1 Billion Redevelopment.
- Variety of space options and strong in-place cash flow from established tenants.
- Windows in every suite providing natural light
- Extensive renovations been invested since the start of 2020 through 2024.
- Abundant parking with reciprocal access to neighbors.

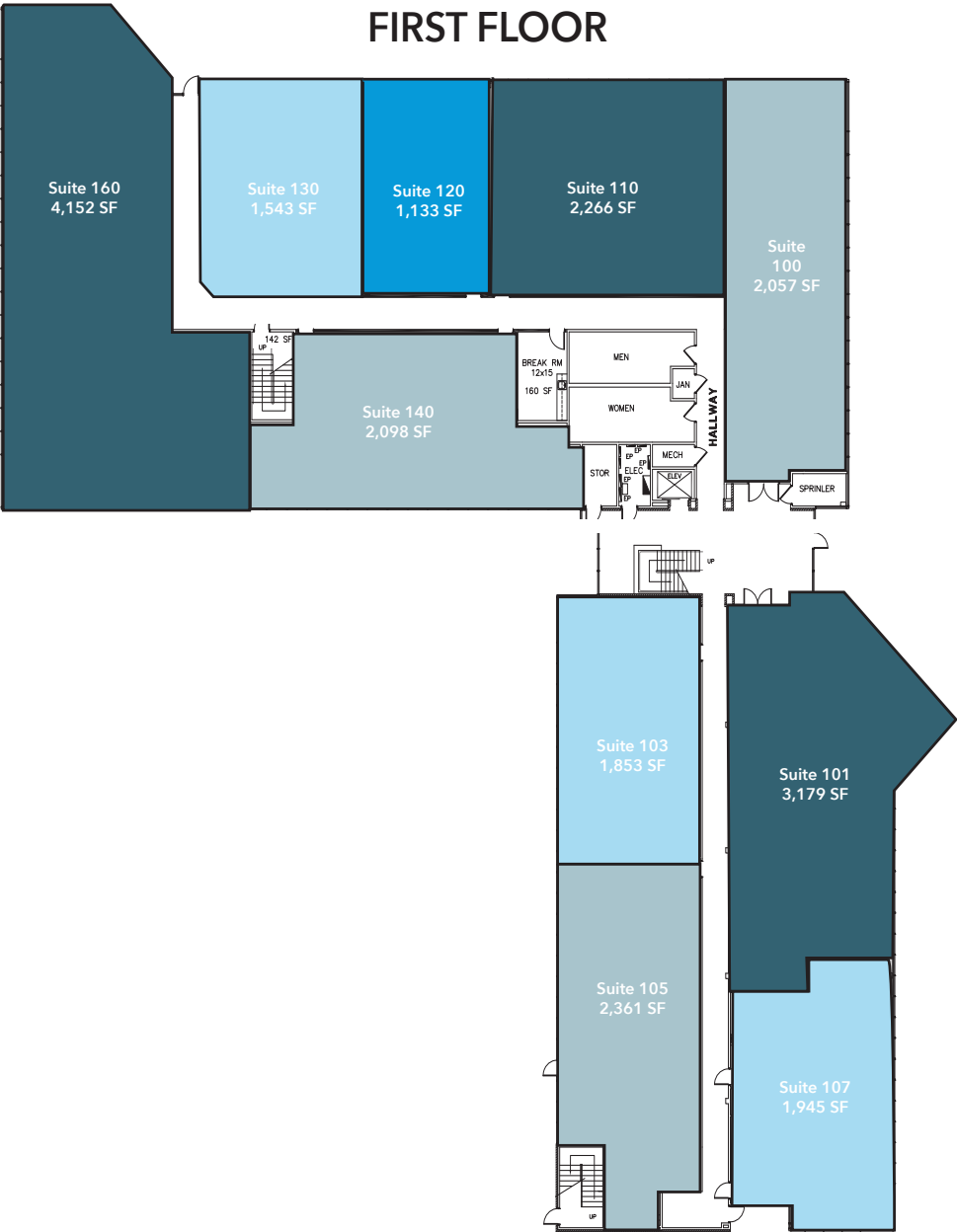


DALLAS-FORT WORTH HIGHLIGHTS

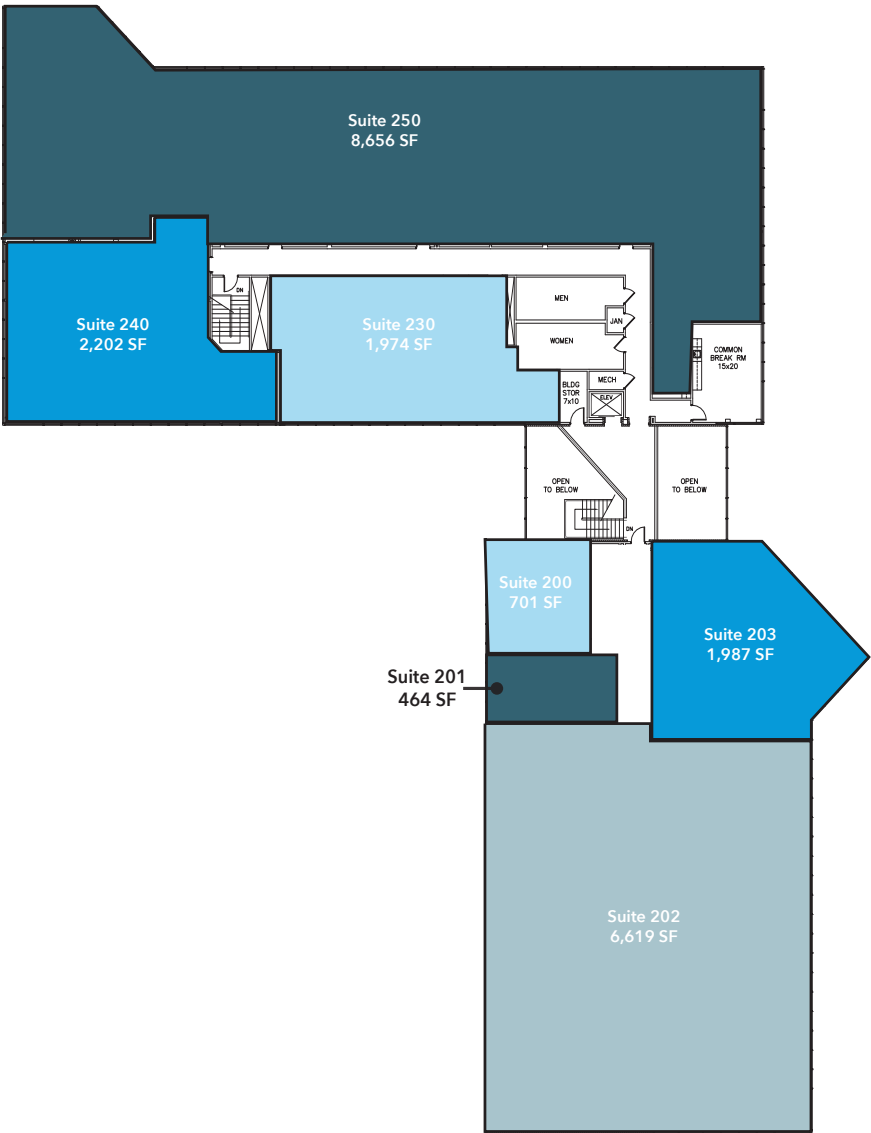
- Ranked #1 city in the U.S. for return-to-office activity
- 76,000 new jobs generated in 2024
- Named the top real estate market for 2025 by ULI
- Home to twenty two Fortune 500 corporate headquarters
- Added over one million jobs since 2010
- Considered a leading market for investment
- Population exceeding 8.3 million residents
- Welcoming approximately 345 new residents each day
- Leading the nation in both job creation and population growth
- Features a diverse economy, with no single industry comprising more than 20% of total employment

PROPERTY FLOOR PLAN | 200 CHISHOLM PLACE

FIRST FLOOR



SECOND FLOOR



PROPERTY AERIAL | 200 CHISHOLM PLACE

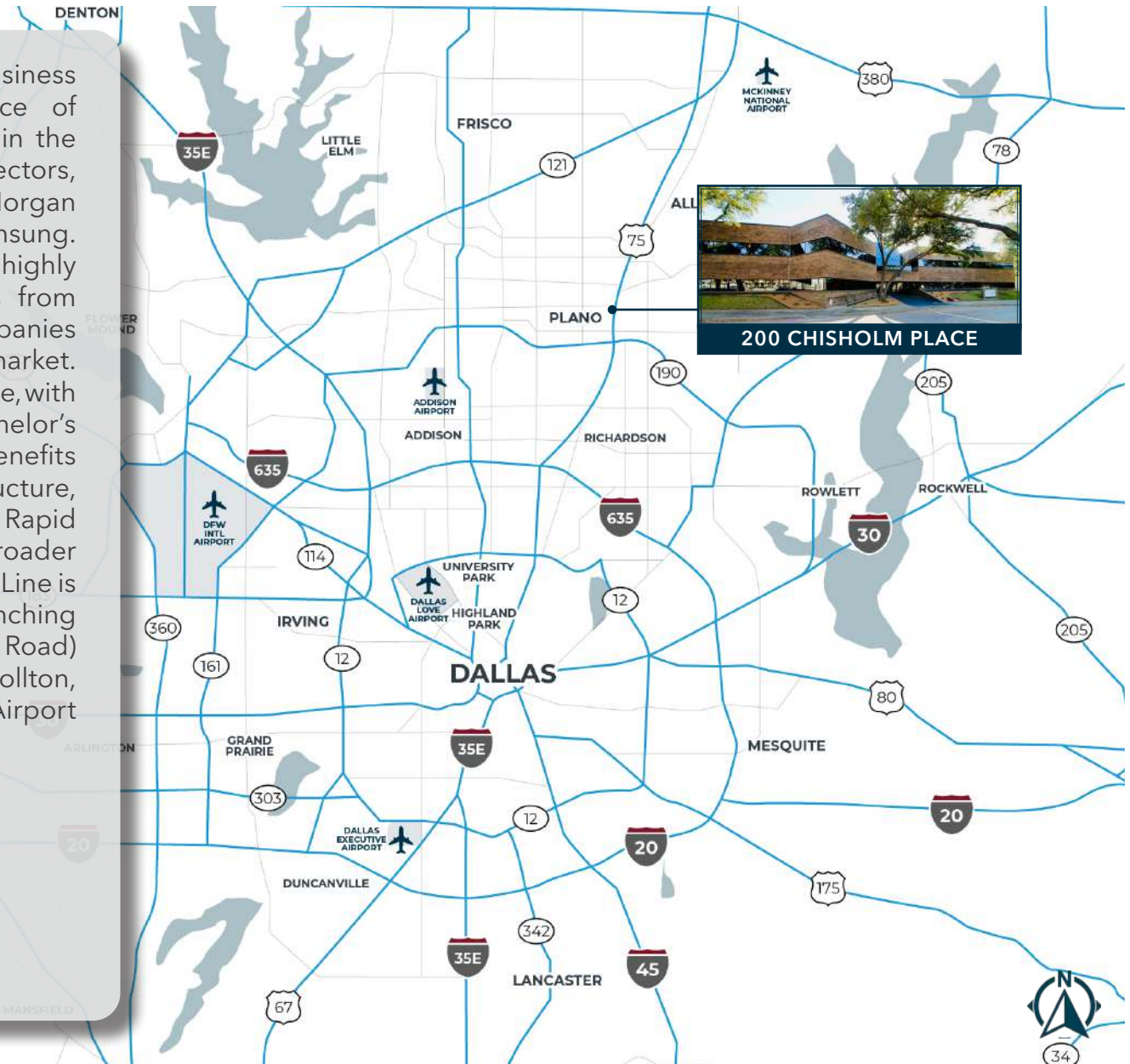


PROPERTY AERIAL | 200 CHISHOLM PLACE



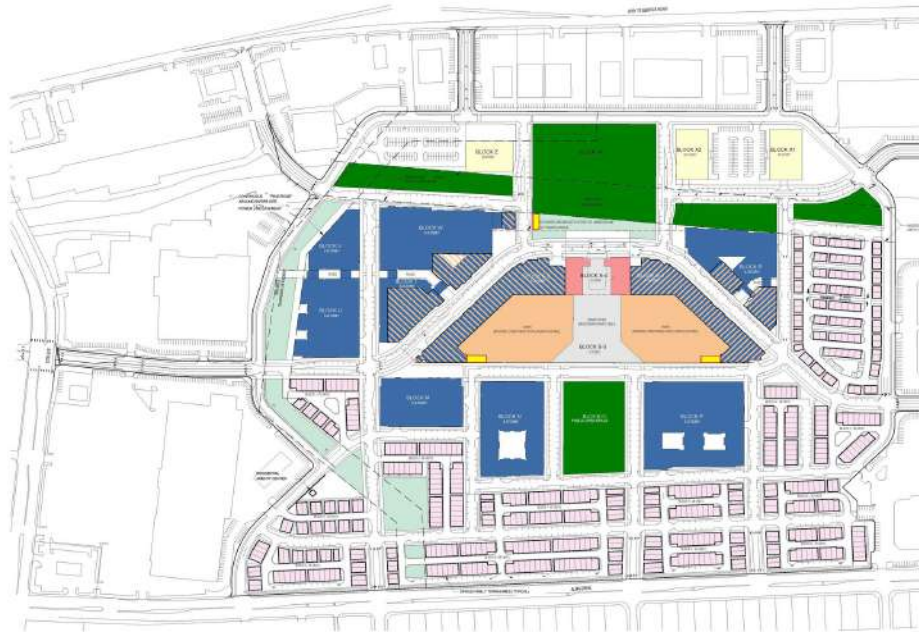
PLANO, TEXAS

Plano, TX, is home to a thriving business environment with a strong presence of major corporations, including several in the technology and telecommunications sectors, such as Toyota, AT&T, Ericsson, JP Morgan Chase, Pepsi Co, Capital One, & Samsung. However, Plano's economic landscape is highly diverse, with significant contributions from healthcare, finance, and insurance companies occupying a large share of the office market. The city boasts a well-educated workforce, with nearly 60% of residents holding a bachelor's degree or higher. Additionally, Plano benefits from excellent transportation infrastructure, including access to DART (Dallas Area Rapid Transit), which connects the city to the broader Dallas-Fort Worth metroplex. The Silver Line is a 26-mile DART commuter rail route launching this year, connecting East Plano (Shiloh Road) through cities like Richardson, Carrollton, and Grapevine, and ending at DFW Airport Terminal B.



COLLIN CREEK DEVELOPMENT

The former Collin Creek Mall site in Plano is undergoing a \$1 billion transformation by Centurion American into a vibrant mixed-use destination with residential, office, retail, hotel, and park components. Demolition began in 2019, and the project is now advancing with townhome construction and major infrastructure nearing completion. Full vertical development is expected to begin in late 2025, bringing significant new activity and value to the surrounding area. This large-scale redevelopment is a key driver of growth and revitalization within the broader Plano real estate market metroplex.



PRICING DETAILS

TOTAL SIZE | **45,190 SF on 3.33 Acres**

CAP RATE | **10.6% 2026**

NET OPERATING INCOME (NOI) | **\$407,594**
(2025 Annualized)

NET OPERATING INCOME (NOI) | **\$531,699**
(2026 Projected)

WALT | **2.31 YEARS**



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, CONTACT:

George Tanghongs
Principal
214.718.1817
george@lee-associates.com

Jessica Reinhardt
Principal
972.891.5236
jreinhardt@lee-associates.com

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