

# Information Package



# FOR LEASE

**5926 W Parker Rd. Suite 500  
Plano, TX 75093**

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**756 SF  
Medical/Office**

# Executive Summary



## Village at Parkwood Crossing Business Park

**5926 W Parker Rd, Suite 500, Plano, TX 75093**

Premier medical and professional office condominium park strategically located at the southeast corner of W. Parker Road and Parkwood Boulevard in prestigious West Plano's Willow Bend area. This established business complex is surrounded by strong retail, office and medical uses, directly across from Tom Thumb in Willow Bend Market Center, with Presbyterian Texas Health Resources Hospital just 4 minutes away. The property offers exceptional visibility and accessibility near the Dallas North Tollway corridor, serving affluent West Plano demographics.

The complex features professional office condominiums ideal for medical practices, healthcare services, and professional offices, with convenient on-site LabCorp facility and ample parking.

Perfect for medical specialists, family practices, dental offices, physical therapy, chiropractic care, or professional services seeking a premium West Plano location with established patient/client base and excellent proximity to complementary healthcare facilities and upscale retail amenities.

### **Key Highlights:**

- **Prime West Plano** - Southeast corner Parker Rd & Parkwood Blvd in prestigious Willow Bend area
- **Medical Complex** - Established office condominium park with on-site LabCorp facility
- **Strategic Location** - 4 minutes from Presbyterian Hospital, across from Tom Thumb shopping
- **Professional Focus** - Ideal for medical practices, healthcare services, and professional offices
- **Affluent Demographics** - Serves high-income West Plano residents with strong patient/client demand

**Availability: Immediate**

# Pictures

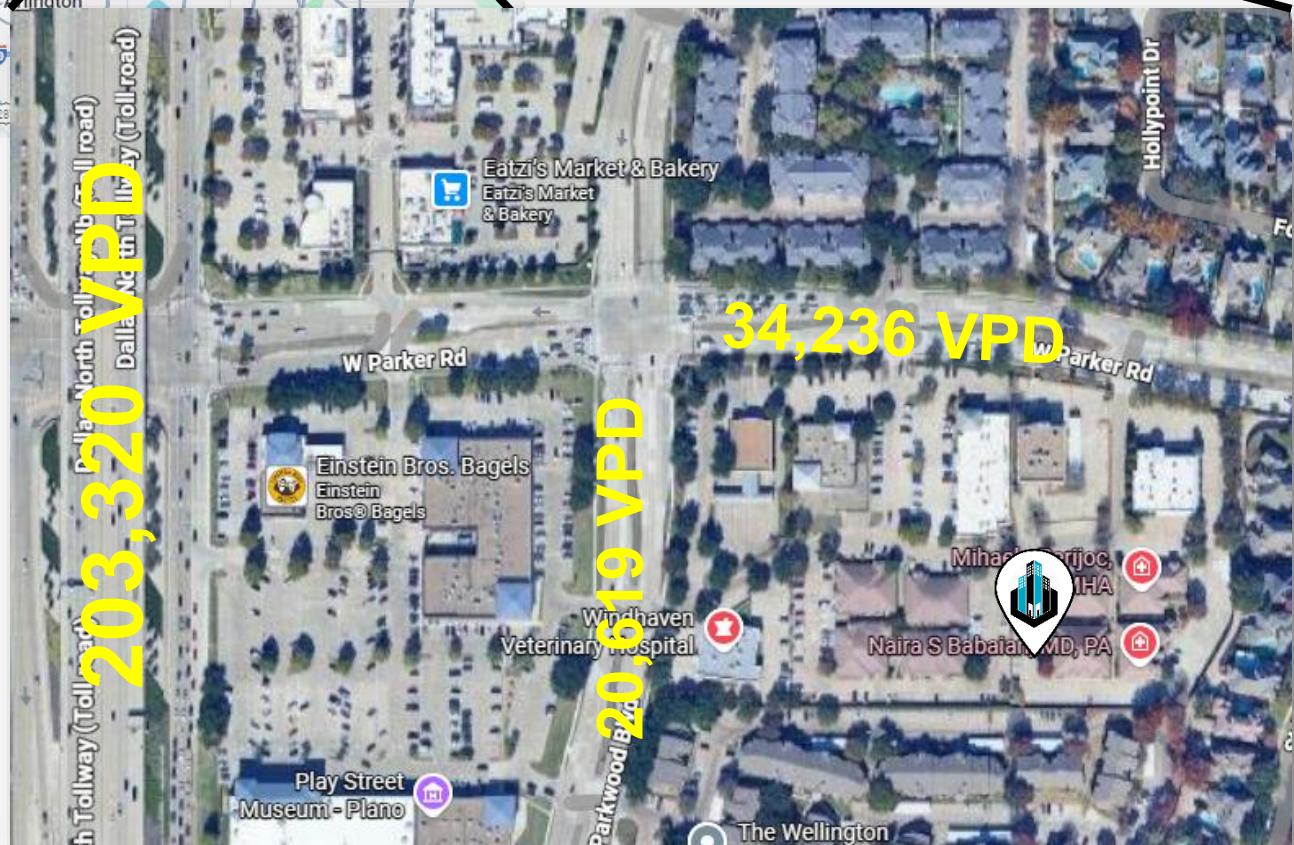
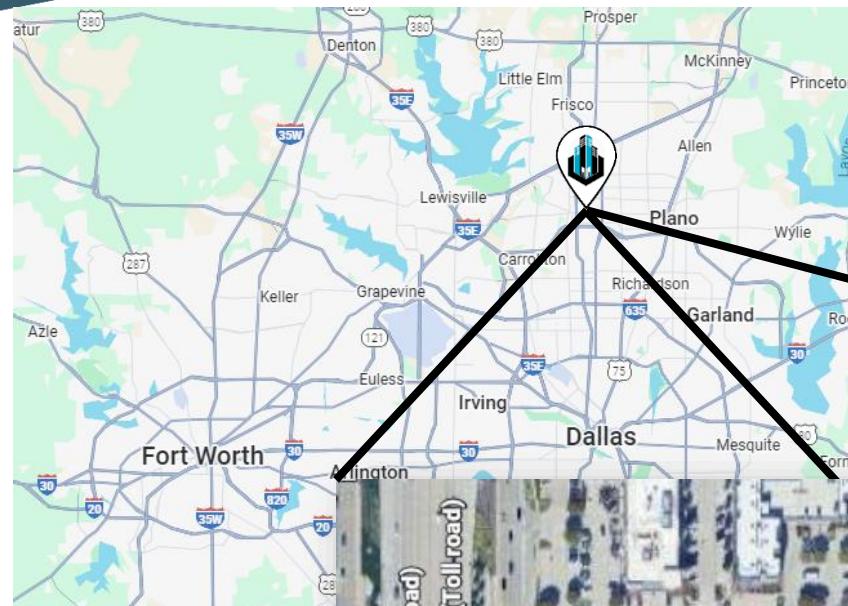
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# Location

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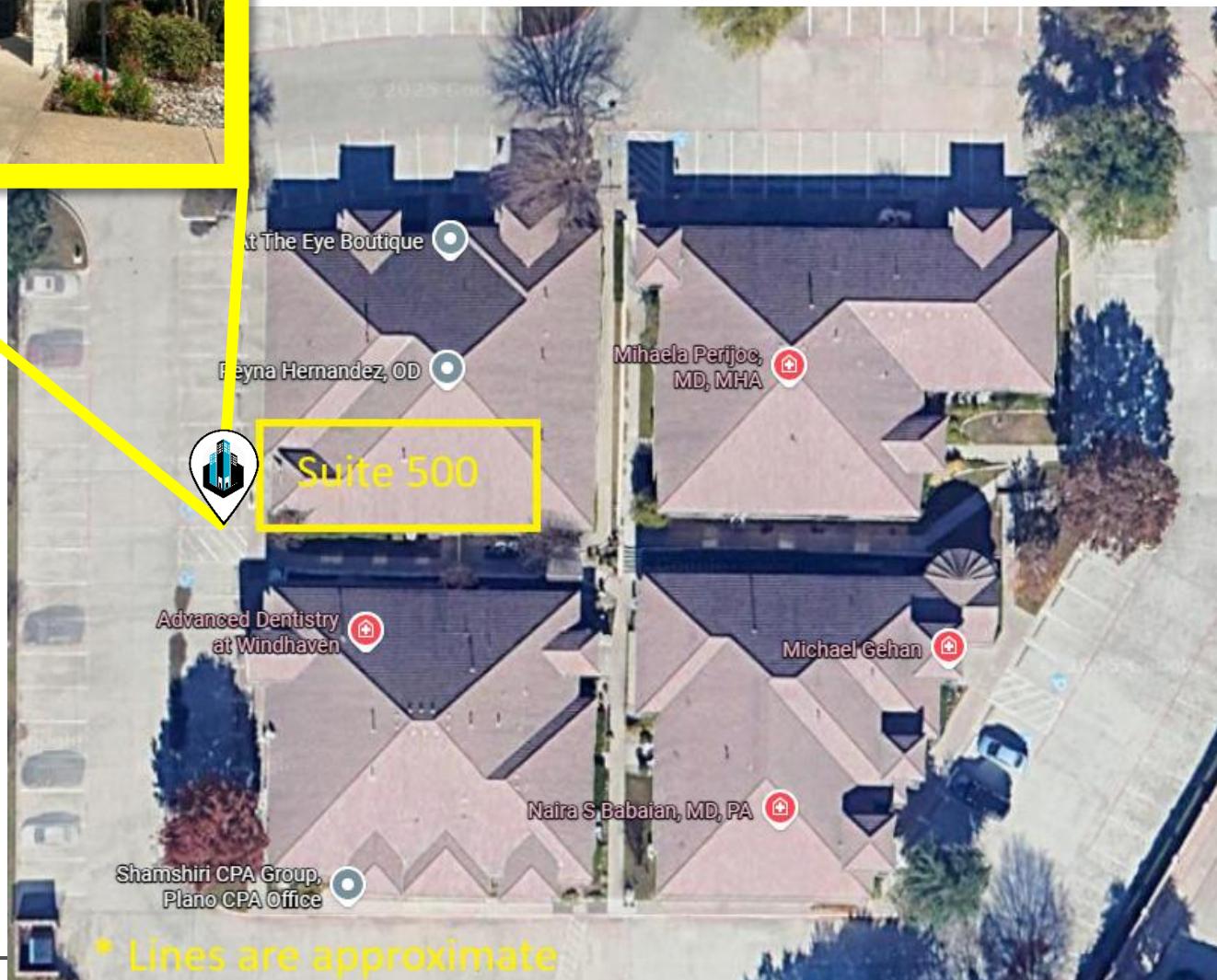
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\* Lines are approximate

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# The Market

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## Upper Tollway/West Plano Submarket Summary

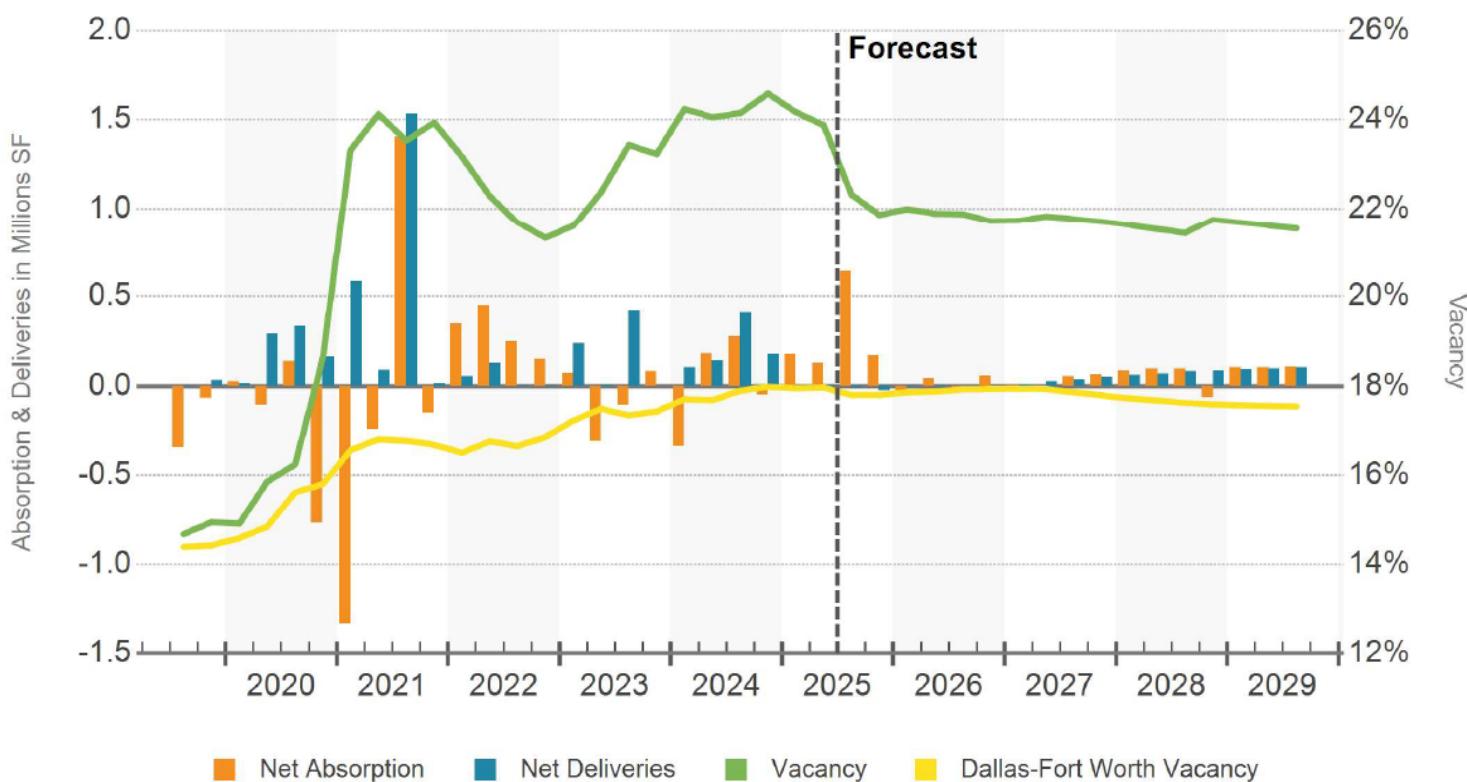
Upper Tollway/West Plano Office

Upper Tollway/West Plano has solidified itself as a prime suburban office node in Dallas-Fort Worth, with some of the newest office inventory in the market. It is a corporate hub for Toyota's North American headquarters and regional locations for Liberty Mutual, AmerisourceBergen, JPMorgan Chase and USAA. National firms here tap into Collin County's deep pool of highly educated talent as more residents continue to migrate to the northern stretches of the market. More than half of all adults have a bachelor's degree, and the Plano and Frisco independent school districts are ranked

among the best in the state.

The magnetic pull to the suburbs has led to a greater share of speculative development. In turn, vacancies in Upper Tollway/West Plano are elevated as 22.5%, above the 10-year average of 18.8% and the Dallas-Fort Worth norm of 17.8%. Despite newer office buildings in prime suburban locations, and resetting demand with smaller leases and occupiers becoming more discerning about their spaces, have kept vacancy and availability elevated.

### NET ABSORPTION, NET DELIVERIES & VACANCY

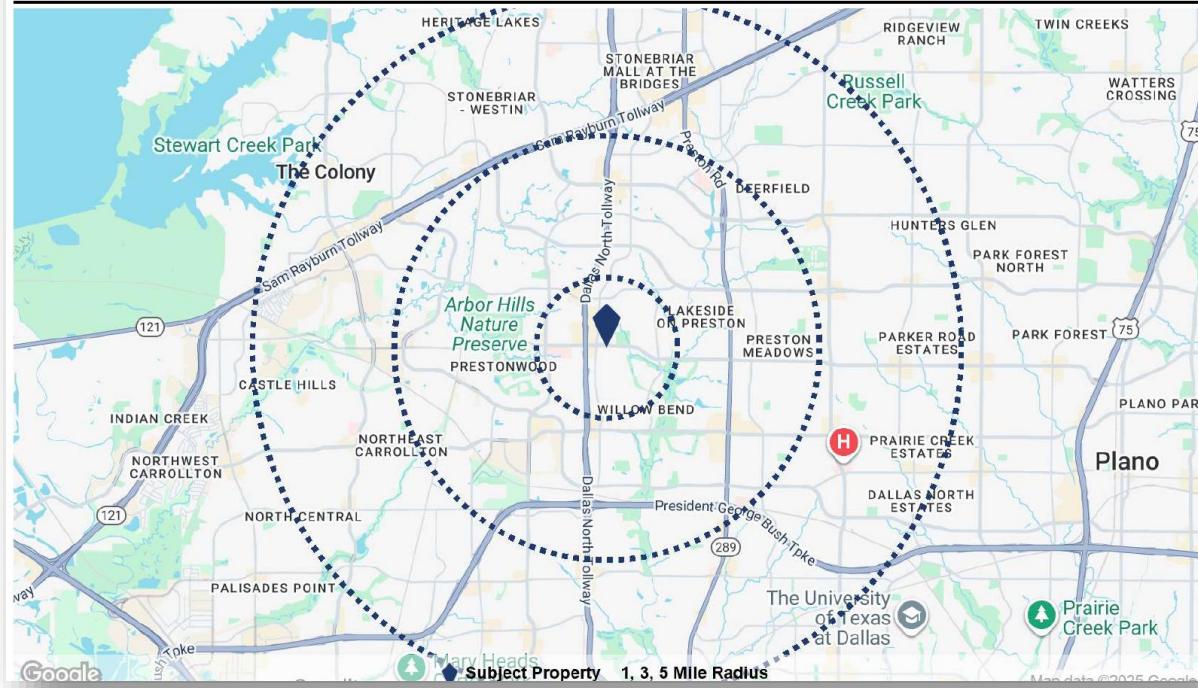


# Demographics

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Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
<b>11,639</b>	<b>2.7</b>	<b>41</b>	<b>\$183,741</b>

## DEMOGRAPHIC RADIUS RINGS



## DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
Population			
2024 Population	11,639	122,191	368,953
2029 Population	14,075	148,302	444,038
Pop Growth 2024-2029	20.9%	21.4%	20.4%
2024 Average Age	41	39	39
Households			
2024 Households	4,348	57,553	159,193
2029 Households	5,266	70,120	192,301
Household Growth 2024-2029	21.1%	21.8%	20.8%
Median Household Income	\$183,741	\$90,015	\$92,093
Average Household Size	2.7	2.1	2.3
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$777,808	\$548,911	\$425,480
Median Year Built	1995	1995	1993

# Contact



JOSEPH GOZLAN

THE RETAIL NAVIGATOR™

## **Joseph Gozlan** **Managing Principal**

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Consulting Services



Commercial Property  
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## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.





# 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 SALESPERSON must be sponsored by a broker and work with clients on behalf of the broker.

## ABROKER'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 by the seller or seller'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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
Designated Broker of Firm	LicenseNo.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
Sales Agent/Associate's Name	LicenseNo.	Email	Phone
Buyer/Tenant/Seller/LandlordInitials		Date	