



# FOR SALE OR LEASE

2536 SF OFFICE CONDO PLANO LEGACY BUSINESS DISTRICT

7709 San Jacinto Pl Ste 206, Plano, TX 75024

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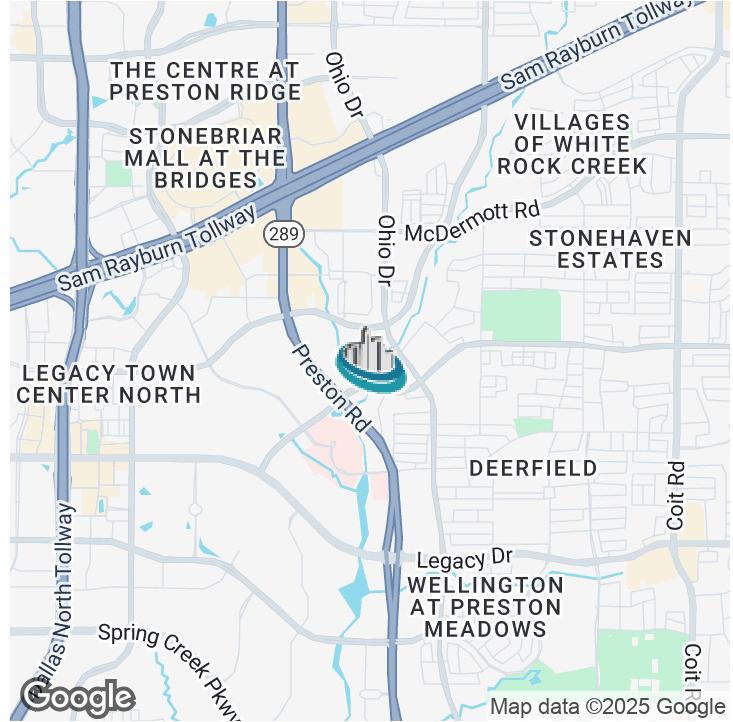
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### Executive Summary



#### FOR SALE OR LEASE:

Sale Price:	\$990,000
Lease Rate:	\$26.90.00 SF/yr (NNN)
Building Size:	18,900 SF
Available SF Suite 206:	2,536 SF
Lot Size:	242,411 SF
Number of Units:	1
Year Built:	2013
Renovated:	2024

#### PROPERTY OVERVIEW

##### FOR SALE OR LEASE

Discover a prime office opportunity at 7709 San Jacinto, Plano, Texas. Located near the renowned Children's Hospital and the vibrant Plano Legacy Business District, this First Class office building has easy access to Preston Rd, Hwy 121, and the Dallas North Tollway. The location offers unparalleled convenience and visibility, and updated features include multiple private offices alongside a spacious, welcoming common area. The fully-equipped kitchen provides a comfortable space for breaks and meal preparation. Additionally, the office includes two bathrooms, one of which is a full bathroom with a shower, enhancing comfort and functionality. Whether you're expanding or relocating, this space offers flexibility, accessibility, and a desirable location in the heart of West Plano's thriving business community. Available immediately for Lease. Ready to move in, plug and play space.

- Prime location across from Children's Hospital
- Turnkey Ready, Open entry/common area, Ample Parking
- Spacious Open Floor Plan
- 10 Window Offices, 2 bathrooms, 1 kitchen and 1 storage area
- 1 Full Bathroom with shower and 1 additional half bathroom
- Other tenants include physical therapy, dental and pain management practices



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Additional Photos





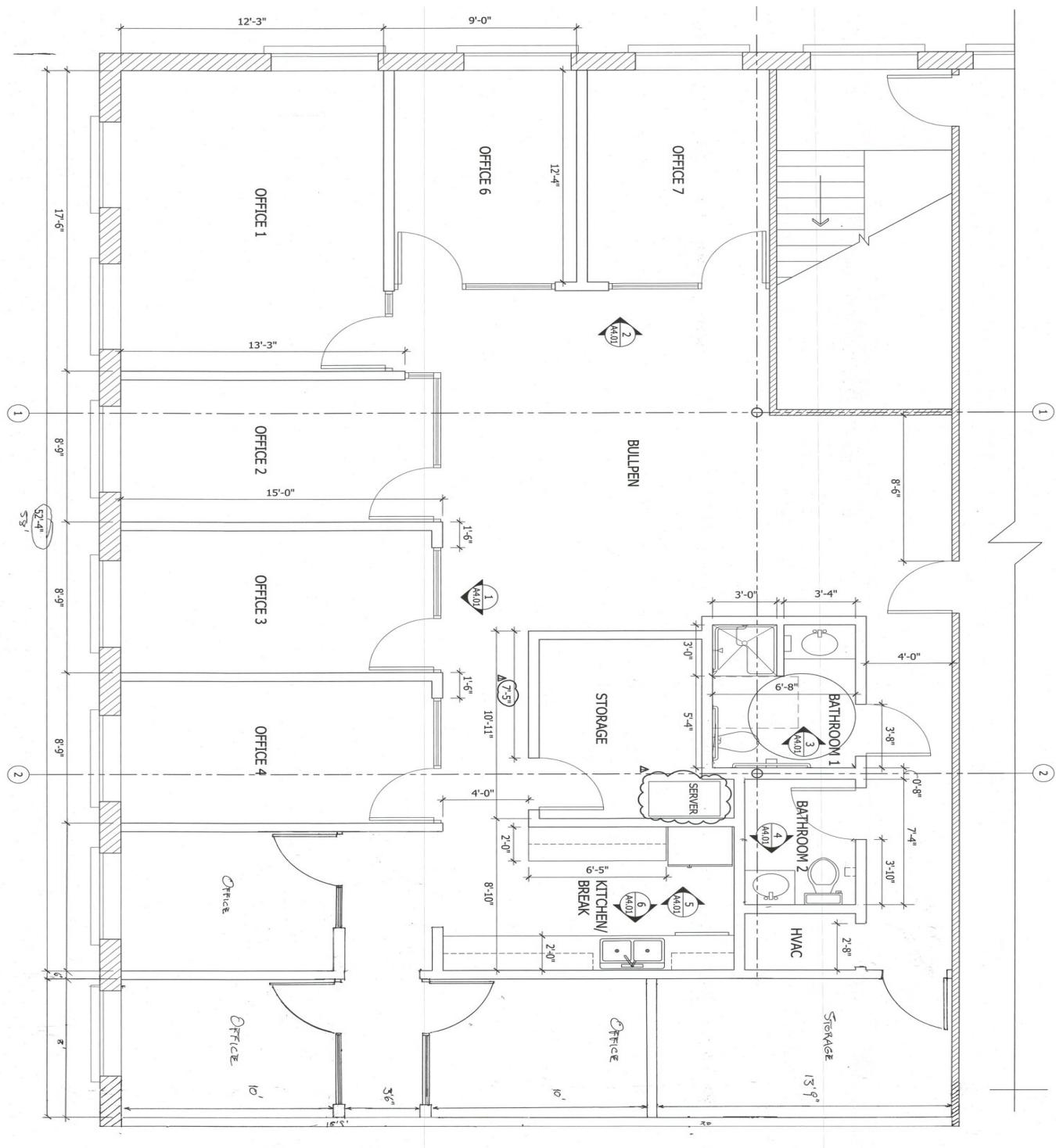
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REALTY

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Floor Plan

1 FLOOR PLAN

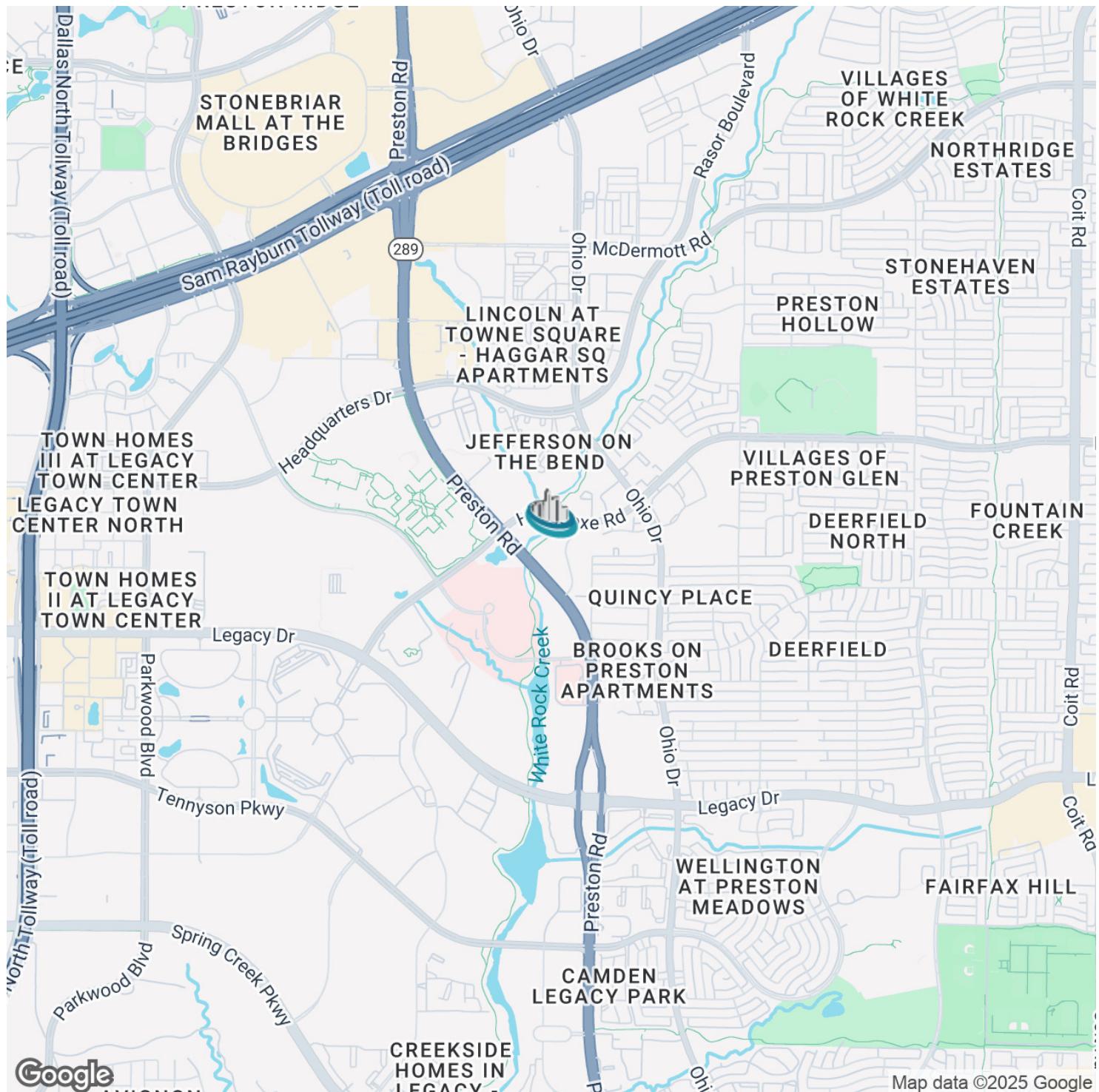




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Location Map

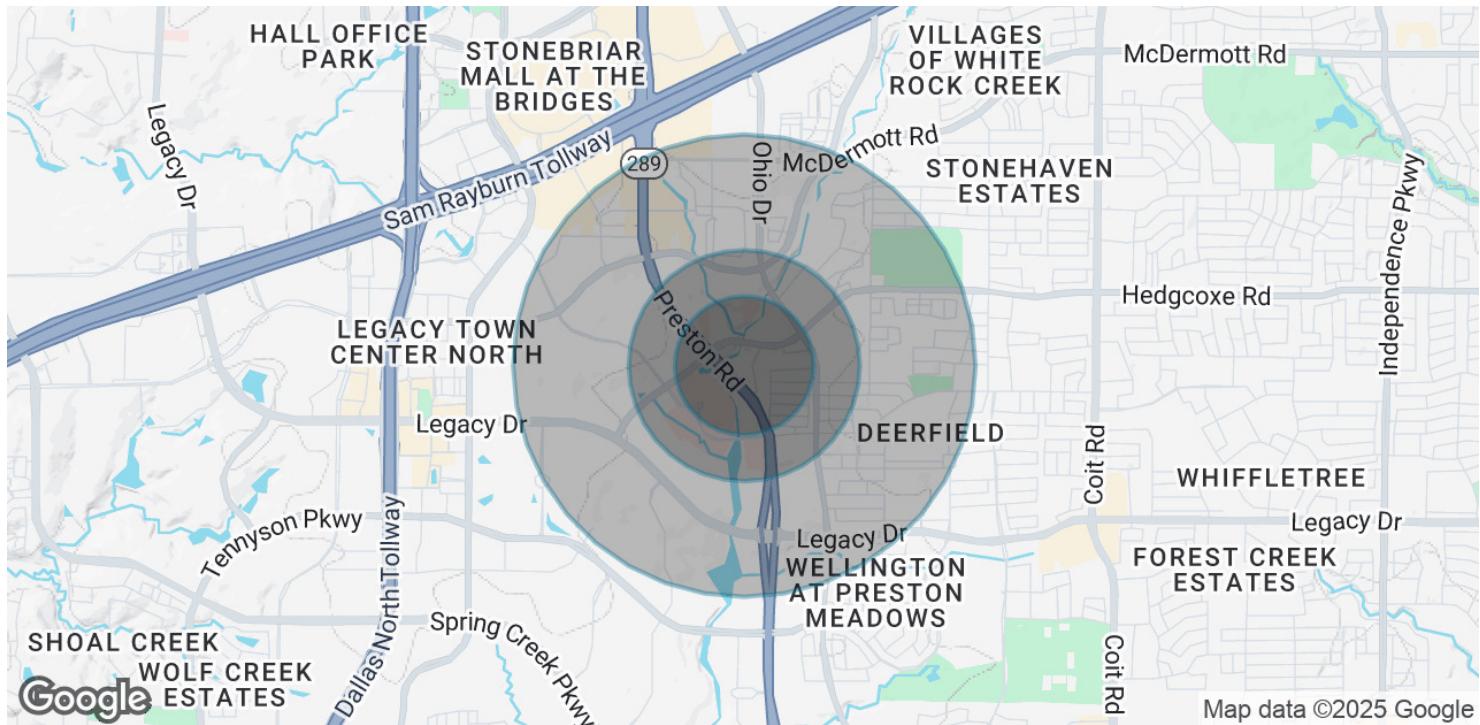




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Demographics Map & Report



#### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,086	3,177	14,306
Average Age	33	35	36
Average Age (Male)	33	34	36
Average Age (Female)	34	35	36

#### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	474	1,245	5,384
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$111,065	\$150,295	\$170,330
Average House Value	\$413,720	\$538,469	\$631,921

Demographics data derived from AlphaMap



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