

4017 E PLANO PKWY

Plano, TX 75074

Industrial Leasing
Opportunity

Offering Memorandum

±6,000 SF Available



MATTHEWS™

EXCLUSIVELY LISTED BY



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INVESTMENT HIGHLIGHTS

\$18 NNN
Lease Rate

±6,000
Rentable SF

2023
Year Built

Property Highlights

- Flexible industrial footprint offering ±6,000 square feet, accommodating a range of light industrial, R&D, or technology-oriented users.
- Modern clear height of 24 feet, supporting efficient warehousing, manufacturing, and high-cube storage requirements.
- 3-phase 208/120V electrical service with 1,200 amps, suitable for power-intensive operations and advanced users.
- Ample on-site parking with capacity for up to 60 vehicles, exceeding typical requirements and supporting higher employee counts or multiple shifts.
- Recently constructed in 2023, offering contemporary building systems, reduced near-term capital expenditures, and strong appeal to modern tenants.
- Zoned RT – Research/Technology Center District, allowing for a broad range of research, technology, and industrial uses and enhancing long-term leasing flexibility.





Plano East Senior High
±3,050 Students



Industrial Neighbors

STEWART SYSTEMS | EVOCATIVE
 intertek | WORLD PAC
 APPLIED OPEX
 PACIFIC TRADING



McMillen High School
±1,099 Students

CUBEWORK

NPIC
premium natural pet treats
 CERAGON
 Delasco

Subject Property

14th St ±38,600 VPD

75

Distribution Center



Walmart Supercenter | ME Massage Envy
 LOWE'S | Walgreens

President George Bush TPKE ±110,000 VPD

inogen
 iCC INTEGRATION CONDUENT



±154,000 VPD

UNIVERSAL SCREENS
 Continental Electronics



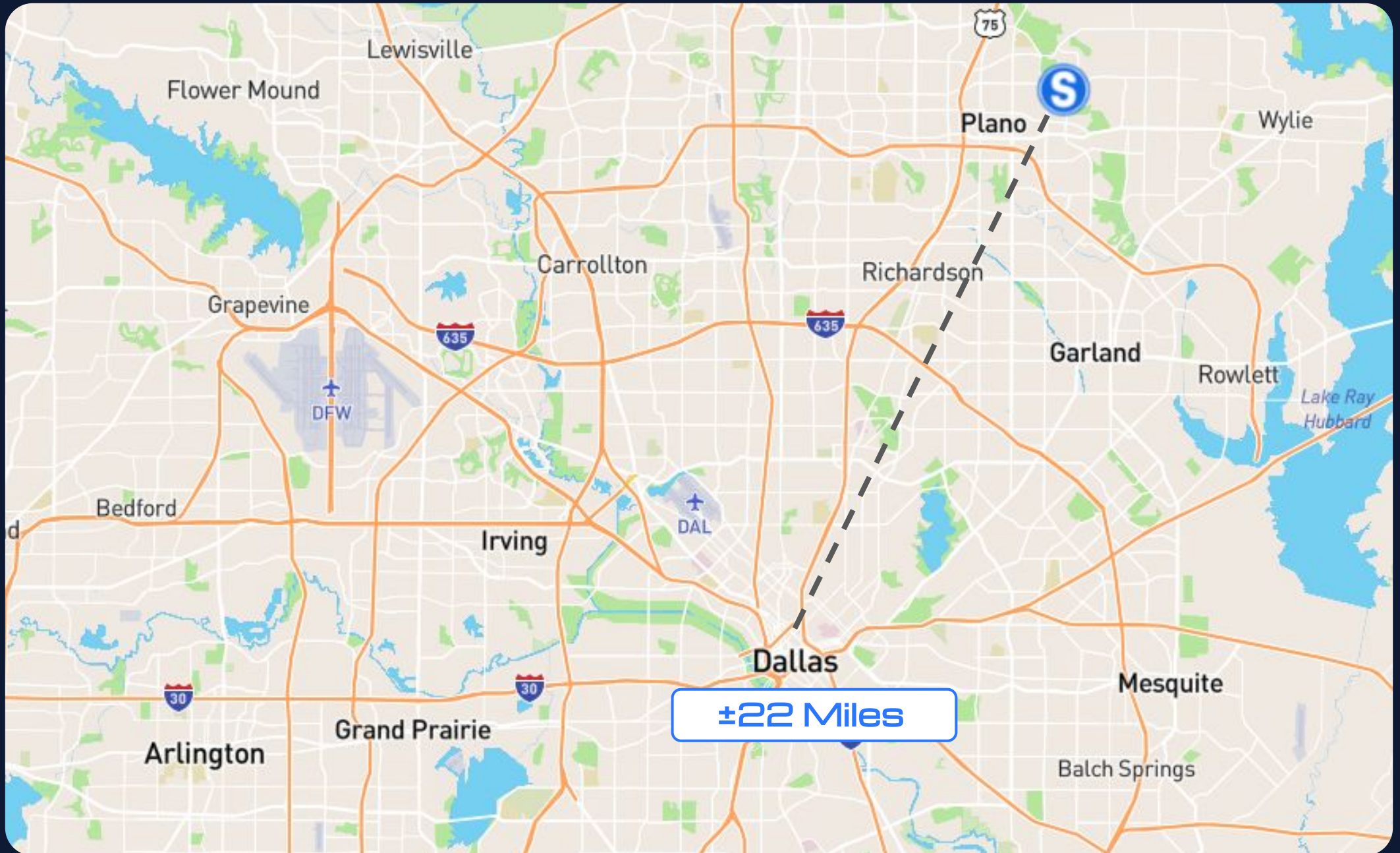
SECTION STACK | ADVOCARE
 Celestica | STREAM DATA CENTERS | FUJITSU



Google Earth

MARKET OVERVIEW

4017 E Plano Pkwy
Plano, TX 75074



PLANO, TX

Market Demographics



293,286
Total Population

\$108,649
Median HH Income

112,438
of Households

56.9%
Homeownership Rate

154,943
Employed Population

60.5%
% Bachelor's Degree

39.3
Median Age

\$465,900
Median Property Value

Local Market Overview

Plano, Texas is a premier North Dallas submarket known for its strong economic fundamentals, affluent demographics, and business-friendly environment. Strategically located along the Dallas North Tollway and U.S. Highway 75, Plano benefits from exceptional regional connectivity and proximity to the greater Dallas–Fort Worth Metroplex, one of the fastest-growing metropolitan areas in the country. The city has established itself as a major corporate and employment hub, attracting a highly educated workforce and supporting sustained demand for retail, office, and residential development.

Plano is home to numerous national and international corporate headquarters and regional offices, particularly within the Legacy West and Legacy Business Park districts. These employment centers drive consistent daytime population density and consumer spending, reinforcing the area's appeal for service-oriented and necessity-based retail.

Population	3-Mile	5-Mile	10-Mile
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Current Year Estimate	100,463	277,909	1,149,470
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Households	3-Mile	5-Mile	10-Mile
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Current Year Estimate	37,215	102,509	422,839
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Income	3-Mile	5-Mile	10-Mile
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Average Household Income	37,215	102,509	422,839
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DFW TEXAS

DALLAS-FORT WORTH, TX

The Dallas-Fort Worth metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional allure. The Dallas-Fort Worth metroplex has witnessed exceptional growth from 2019 to 2024, solidifying its position as one of the fastest-expanding regions in the United States, at over 10% during the period. Recent data highlight this surge, with DFW adding approximately 177,922 residents from

2023 to 2024, pushing the total population to around 8.3 million. This increase, with over 650,000 new residents since 2020, is fueled by strong domestic migration, as individuals relocate for its thriving job market and affordable living. This influx of young professionals contributes to more households, underscoring the region's appeal as a prime location for long-term residence.

Total Population

8.3 Million+

Median HH Income

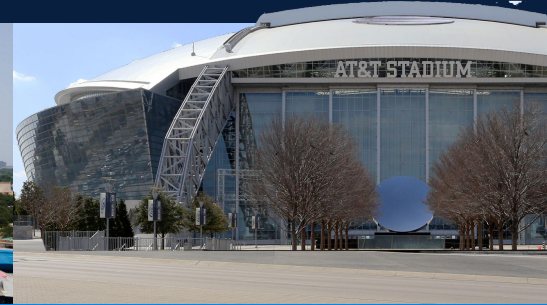
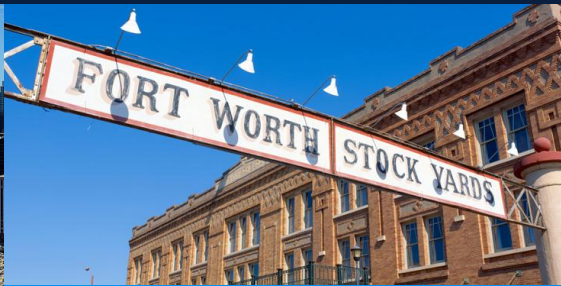
\$89,713

Annual Visitors

75.5 Million+

GDP

\$745+ Billion





Transportation

The Dallas-Fort Worth metro area has a well-developed transportation network, including major highways I-35, I-20, and I-30, supporting efficient regional movement. DFW Airport, one of the world's busiest, handled over 81 million passengers and 774,000 U.S. tons of cargo in 2023, reinforcing its role as a global air travel and logistics hub. Public transit options include Dallas DART light rail and Fort Worth's Trinity Metro. The region's strategic location drives growth in logistics and distribution, with companies like Amazon and FedEx expanding operations, ensuring strong connectivity and supporting ongoing economic growth.



Air Cargo Volume
±11.16 Million Tons



Airport Economic Impact
\$67 Billion Annually



Logistics Employment
634,000 Workers in Transport & Warehousing



Annual Ridership for Public Transportation
81.8 Million Passengers

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This Leasing Package contains select information pertaining to the business and affairs of 4017 E Plano Pkwy, Plano, TX 75074 ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



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.

11-2-2015



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date