



FOR SALE

OFFICE BUILDING | 22,000+ SF

Asking Price: \$7,250,000

5308 W PLANO PKY | PLANO, TEXAS





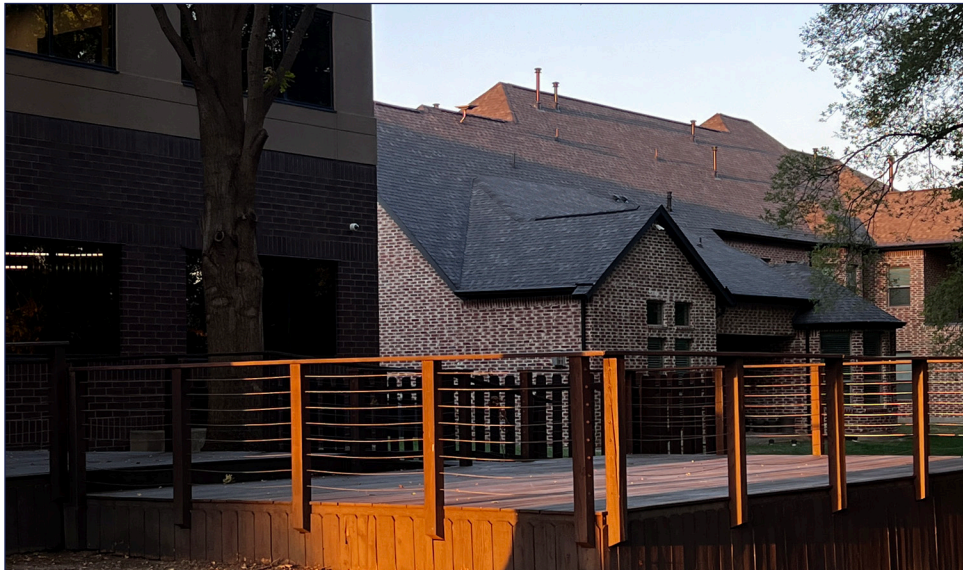
Located in the thriving Upper Tollway/West Plano submarket, 5308 W Plano Parkway presents a prime investment opportunity. The Property stands out as a stable income-generating asset. The property's location in a high-growth area, with increasing population and household growth rates exceeding 19% over the next five years, ensures sustained demand for office space.

The property's excellent accessibility, with proximity to major highways and airports, further enhances its appeal to corporate tenants. Its combination of modern amenities and strategic location make this property a lucrative opportunity for investors or owner-users looking to capitalize on Plano's expanding commercial market.

KEY DETAILS

- Fully renovated in 2023
- 22,047sqft across two stories
- 3.69 acres; room for possible future expansion
- Abundant parking with covered spaces available
- Multiple conference areas and private offices
- Usable outdoor space

PHOTOS - EXTERIOR



PHOTOS - INTERIOR, OFFICE SPACES

FULLY REHABBED IN 2023



PHOTOS - INTERIOR, CONFERENCE SPACES

FULLY REHABBED IN 2023



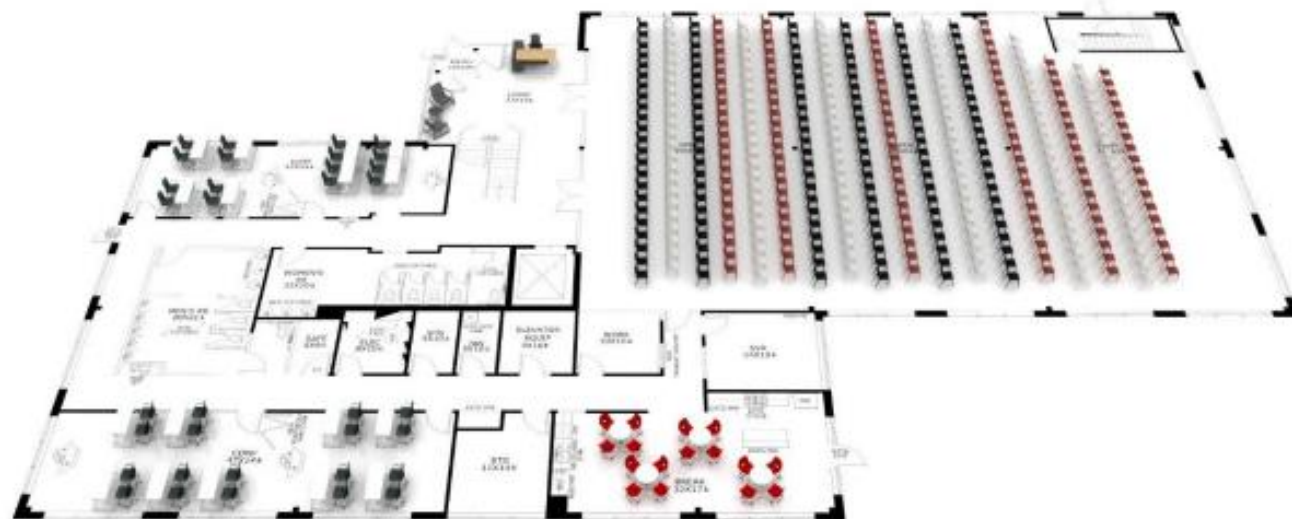
PHOTOS - INTERIOR, COMMON SPACES

FULLY REHABBED IN 2023



FLOOR PLAN

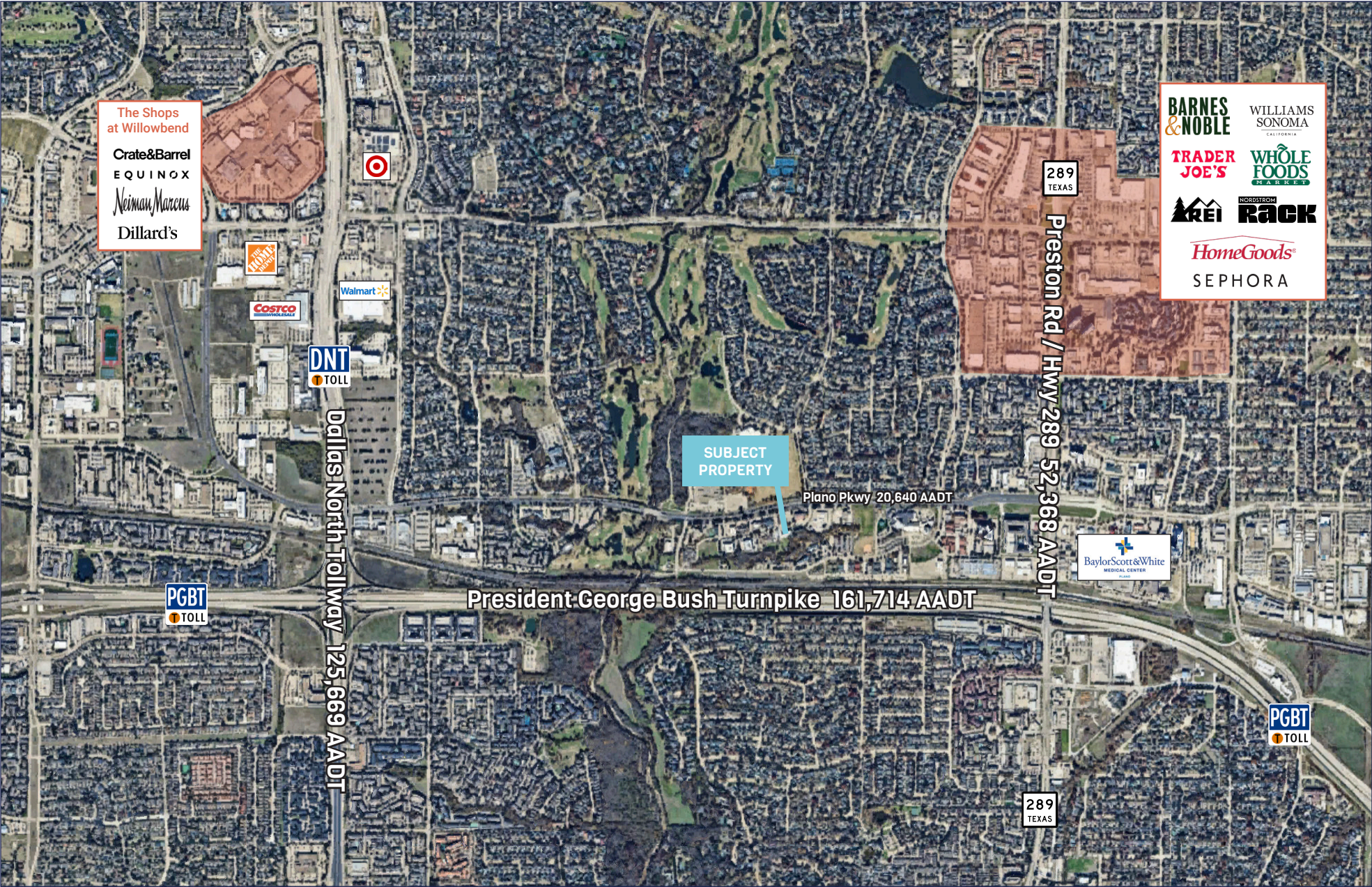
FIRST FLOOR



SECOND FLOOR



AREA OVERVIEW





POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	13,201	132,328	365,081
2024 Population	14,044	141,467	384,989
2029 Population Projection	17,019	169,088	444,999
Annual Growth 2024-2029	4.2%	3.9%	3.1%
Median Age	39.9	39.1	38.2

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2020 Households	6,571	61,536	160,784
2024 Households	6,997	65,964	169,750
2029 Household Projection	8,496	79,103	196,808
Annual Growth 2024-2029	4.3%	4.0%	3.2%

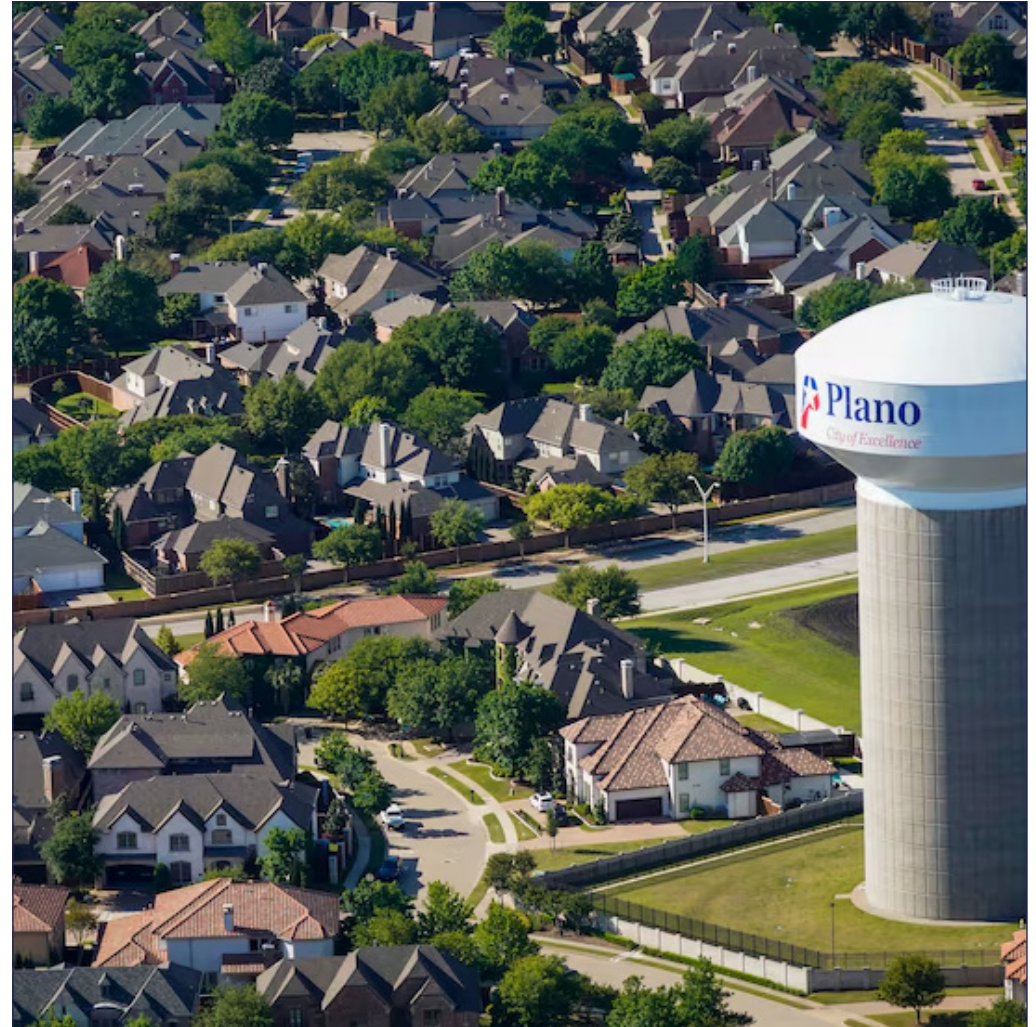
INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$121,158	\$114,507	\$113,835
Median Household Income	\$85,095	\$75,705	\$83,680
\$50,000 - 75,000	1,235	12,887	30,649
\$75,000 - 100,000	759	7,043	21,221
\$100,000 - 125,000	740	5,417	17,005
\$125,000 - 150,000	365	4,263	12,761
\$150,000 - 200,000	626	5,301	16,420
\$200,000+	1,315	11,156	24,836

PLANO, TX

Plano, Texas, a major hub within the Dallas-Fort Worth (DFW) metroplex, has solidified its reputation as one of the premier business and residential destinations in North Texas. Strategically located just 20 miles north of downtown Dallas, Plano offers a thriving economy, excellent infrastructure, and a high quality of life, making it a magnet for corporations, professionals, and families alike. With a strong business-friendly environment and a diverse mix of industries—including technology, finance, and healthcare—Plano continues to attract Fortune 500 companies and innovative startups seeking growth opportunities in the region.

The city boasts a robust population of over 290,000 residents, supported by a well-educated workforce and a median household income significantly above the national average. Plano's real estate market remains competitive, with strong demand for office, retail, and residential properties. The city's well-planned infrastructure, including major highways like the Dallas North Tollway and U.S. Highway 75, ensures seamless connectivity to the broader DFW area, while its proximity to both Dallas Love Field and DFW International Airport enhances its appeal for corporate headquarters and regional offices. Additionally, ongoing investments in mixed-use developments and commercial spaces continue to drive economic expansion.

Plano's commitment to quality of life is reflected in its top-rated public schools, extensive park system, and vibrant cultural scene. The city has been recognized for its excellent public safety, recreational amenities, and strong sense of community, making it one of the most desirable places to live and work in Texas. With a continued influx of businesses and residents, as well as ongoing development projects, Plano remains a key player in the dynamic growth of the North Texas economy.



LISTED BY

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