



Equal Housing Access



Property Overview

Preston Charles Place

3600, 3604 & 3608 Preston Rd, Plano, TX

Disclaimer Notice

Colliers International Brokerage Company ("Broker") has been retained as the exclusive advisor and broker for 3600-3608 Preston Rd.

This Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections, financial and otherwise, have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Memorandum. Analysis and verification of the information contained in the Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

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No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

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Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Memorandum or the associated Argus computer files.

Offering Summary

Colliers International is pleased to present the opportunity to acquire an attractive office investment located at 3600-3608 Preston Road in Plano, Texas. The subject property is a three-building office portfolio measuring 62,481 square feet and was built in between 1998 and 2001. These strategically located assets provide a potential investor with a tremendous investment opportunity offering a secure, stable portfolio with excellent cash flow while still delivering upside potential in an affluent North Dallas community.

Preston Charles Place is situated in the strong, affluent West Plano submarket of Dallas-Fort Worth, with persistent growth and construction in the immediate vicinity. Continued development of retail and restaurants along with new housing is causing rents to increase steadily over the years.

The surrounding area has excellent demographics with the median household income exceeding \$106,000 and a dense population corridor within a three-mile radius. Plano is a dynamic community that has experienced explosive growth, offers a unique atmosphere, and easy accessibility to the urban centers in Dallas and Fort Worth and to both Dallas Love Field and DFW International Airport. The growing job market and increasing population has spurred rapid development in Collin County.

Dallas-Fort Worth has been among national leaders in corporate relocation, with 72 major companies moving there since 2010. The Dallas-Fort Worth Metroplex is, by population, the largest metropolitan area in Texas, the largest in the South, and the fourth largest in the United States and is leading the job market industry among the nation's largest metropolitan areas, with a growth rate of 4.8 percent, while unemployment is safely below the national average, at 3.7 percent.

This is an excellent investment opportunity for any potential investors offering a stable property in a high amenity submarket of a rapidly developing area. This is an excellent prospect for a potential investor to purchase a secure investment with strong cash flow while still offering value-add opportunity. Texas is an income-tax-free state, providing additional benefits for investment.

Investment Highlights

- **Stabilized Office Portfolio in highly sought after West Plano submarket**
- **Great Cash Flow While Still Delivering Value-Add Opportunity**
- **Prominently Located in Affluent Community with Median Household Income Exceeding \$106,000**
- **Abundance of Dining, Lodging, and Entertainment in Immediate Proximity**
- **High quality construction in rapidly growing Collin County**





Property Description

Property Address	3600, 3604 & 3608 Preston Rd, Plano, TX
Tenancy	Multi
Number of Units	24
Number of Stories	One, One, Two
Year Built/Renovated	1998, 1998, 2001
Rentable SF	62,481 SF
Lot Size	4.79 AC
Class	"B"
Parking Ratio	3.48 / 1,000 SF

- Strategically located near the Intersection of Preston and Parker Rd
- Easy access to Dallas North Tollway and President George Bush Turnpike
- High-Growth Area with Many New Developments in the Immediate Vicinity







Market Overview

3600 Preston Rd, Plano, Texas, 75093
3 mile radius

Household & population characteristics



\$106,808

Median household income



\$463,819

Median home value



51.2%

Owner occupied housing units



40.8

Median age



51.4%

Female population



60.2%

% Married (age 15 or older)

Annual lifestyle spending



\$3,410

Travel



\$43

Tickets to Movies



\$83

Theatre/Operas/Concerts



\$92

Admission to Sports Events



\$15

Online Gaming Services

Households & population



114,870

Current total population



114,661

5 Year total population



47,412

Current total households



47,823

5 year total households

Education

2%

No high school diploma



10%

High school graduate



18%

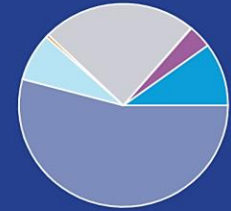
Some college



70%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



7,090

Total businesses



93,692

Total employees

Employment



87%

White collar



6%

Blue collar



7%

Services

3.3%

Unemployment rate

Annual household spending



\$3,280

Apparel & Services



\$395

Computers & Hardware



\$5,559

Eating Out



\$9,735

Groceries



\$10,085

Health Care

Plano Overview

City of Plano

38.8

Median Age

57%

Bachelor Degree

\$88,578

Median Household Income

6

Fortune 1000 Headquarters

\$271,300

Median Home Price



A national reputation as one of the best places for professional families to live and work. With excellent public and private schools, low crime, and affordable homes, Plano provides a great environment to raise a family. Plano's proximity to Dallas offers all advantages of a big city.

7.4 million DFW Population

3.9 million DFW Labor Force

969,603 Collin County Population

281,566 Plano Population

#1 Best City for Jobs in America – *Forbes*

#2 Best Public Schools in America – *Niche*

#3 Best Performing City in America – *Milken Institute*

#3 Best City to Raise a Family – *Niche*

#3 Safest City in America – *WalletHub*

#3 Happiest City in America – *WalletHub*

Market Overview



Easy Travel
to all parts of
the U.S.



Competitive
housing
prices



No state
income tax



Top-tier
research
universities



Diversity of
cultural
experiences



Cost of doing
business
lower than
national
average

Employment Highlights

127,600

Annual
New Jobs
(#1 in the nation)

3.2%

Annual Growth
Rate
(#3 in the nation)

3.4%

DFW
Unemployment
Rate

4.0%

U.S.
Unemployment
Rate

Population Highlights

7.7M

Current DFW
Residents

1st

Largest Metro
(in southern U.S.)

4th

Largest Metro
(in the Nation)

132,000

Annual Population
Growth in DFW
(#1 in the nation)

The Cost of Doing Business is **7% Lower in Dallas** Than the National Average

#1

Metro for population growth with 400 residents each day

(Source: Dallas Chamber of Commerce)

#4

Top metro for the most corporate facility Investment Projects

(Source: Site Selection magazine)

#3

Highest in the U.S. after adjusting for cost of living

(Source: Indeed)

#10

Forbes best places for business & career

(Source: Forbes)

Texas is the 10th largest economy in the world



Source: <https://datacatalog.worldbank.org/dataset/gdp-ranking>

2020-2025 Projected Population Growth

	MSA	NEW RESIDENTS
1	Dallas-Fort Worth	579,227
2	Houston	496,145
3	Phoenix	378,396
4	Atlanta	363,169
5	Miami	280,713

(Source: ESRI)

Top DFW Area Employers

Source: Dallas Business Journal Book of Lists



DFW: Fortune 500 Headquarters

Company	National Rank	HQ	Revenue (\$ in Millions)
Exxon Mobil	2	Irving	\$290,212
McKesson	7	Irving	\$208,357
AT&T	9	Dallas	\$170,756
Energy Transfer	59	Dallas	\$54,436
American Airlines Group	68	Fort Worth	\$44,541
Southwest Airlines	142	Dallas	\$21,965
Fluor	164	Irving	\$19,167
Kimberly-Clark	171	Irving	\$18,486
Tenet Healthcare	172	Dallas	\$18,313
HollyFrontier	175	Dallas	\$17,715
D.R. Horton	194	Arlington	\$16,068
Texas Instruments	199	Dallas	\$15,784
Jacobs Engineering Group	208	Dallas	\$14,985
J.C. Penney	261	Plano	\$12,019
Pioneer Natural Resources	333	Irving	\$9,415
Vistra Energy	337	Irving	\$9,144
GameStop	346	Grapevine	\$8,851
Yum China Holdings	362	Plano	\$8,415
Alliance Data Systems	390	Plano	\$7,791
Dean Foods	393	Dallas	\$7,755
Builders FirstSource	394	Dallas	\$7,725
EnLink Midstream	396	Dallas	\$7,699
Celanese	426	Irving	\$7,155

3 of the 10 largest U.S. Companies are
Headquartered in DFW

ExxonMobil



McKesson

Empowering Healthcare

Major Expansions & Relocations

- › **Solo Brands** – a provider of outdoor apparel and equipment, has opened a 430,000-square-foot headquarters office and showroom in Grapevine, located near Dallas-Fort Worth International Airport.
- › **Uber** – Opening a regional headquarters in Dallas by end of 2020. Uber will occupy 450,000 square feet and will eventually employ approximately 3,000.
- › **PGA of America** - Relocating its global headquarters from Florida to a 600-acre mixed-use development in Frisco including two championship golf courses, a resort, conference center and retail.
- › **American Airlines** constructed a 300-acre, 1.8 million square foot headquarters and corporate campus just west of its previous location near DFW Airport. The new campus was completed in 2019 and houses over 7,300 employees.
- › San Francisco-based **Charles Schwab** built a \$100 million, 500,000 square foot campus, delivered in fall of 2019 in Southlake, Texas. This regional office campus houses 6,000+ employees.
- › International healthcare company **AmerisourceBergen** constructed a 300,000 square foot regional headquarters campus in Carrollton in late 2019.
- › **JP Morgan Chase** consolidated its DFW operations into a one million square foot campus at the corner of SH-121 and Dallas North Tollway in the LegacyWest development.
- › **Liberty Mutual** opened one of its six national customer service centers in Plano's Legacy West development in late 2018.
- › **Fannie Mae** consolidated regional operations into a 10-story, 300,000 square foot office tower in Granite Park.
- › Medical giant **McKesson** purchased the former NEC Corporation offices in Las Colinas investing \$175 million.
- › Convenience retail distributor **Core-Mark Holdings** relocated its corporate headquarters to Westlake in 2019.
- › **Toyota** moved its U.S. headquarters from California to the Legacy West development in Plano.

Uber

American Airlines



PGA

JPMORGAN
CHASE & CO.

AmerisourceBergen

charles
SCHWAB

Fannie Mae

Liberty
Mutual

TOYOTA

McKESSON

Empowering Healthcare



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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:
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date