

**4700 Dexter Drive, #200, Plano, TX 75093**

**FOR LEASE**

**TYPE** GENERAL OFFICE

**SIZE** +/- 2,782 SF

**LEASE PRICE** \$24.00 PSF NNN

**ZONED** COMMERCIAL



### PROPERTY VITALS

- High Quality Office Finished-Out
- Located in Plano's Premier Zip Code
- Building & Monument Signage
- Door Step Parking
- Direct Access from Preston Rd. and Pres. George Bush Turnpike

### EXCLUSIVELY OFFERED BY:

DEBI CARTER, CCIM

(214) 673-9387

[dcarter@capstonecommercial.com](mailto:dcarter@capstonecommercial.com)



**CAPSTONE  
COMMERCIAL**

4300 Sigma Rd . Suite 100

Dallas . TX 75244

T 972.250.5800

F 972.250.5801

[www.capstonecommercial.com](http://www.capstonecommercial.com)

The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.

4700 Dexter Drive, #200, Plano, TX 75093

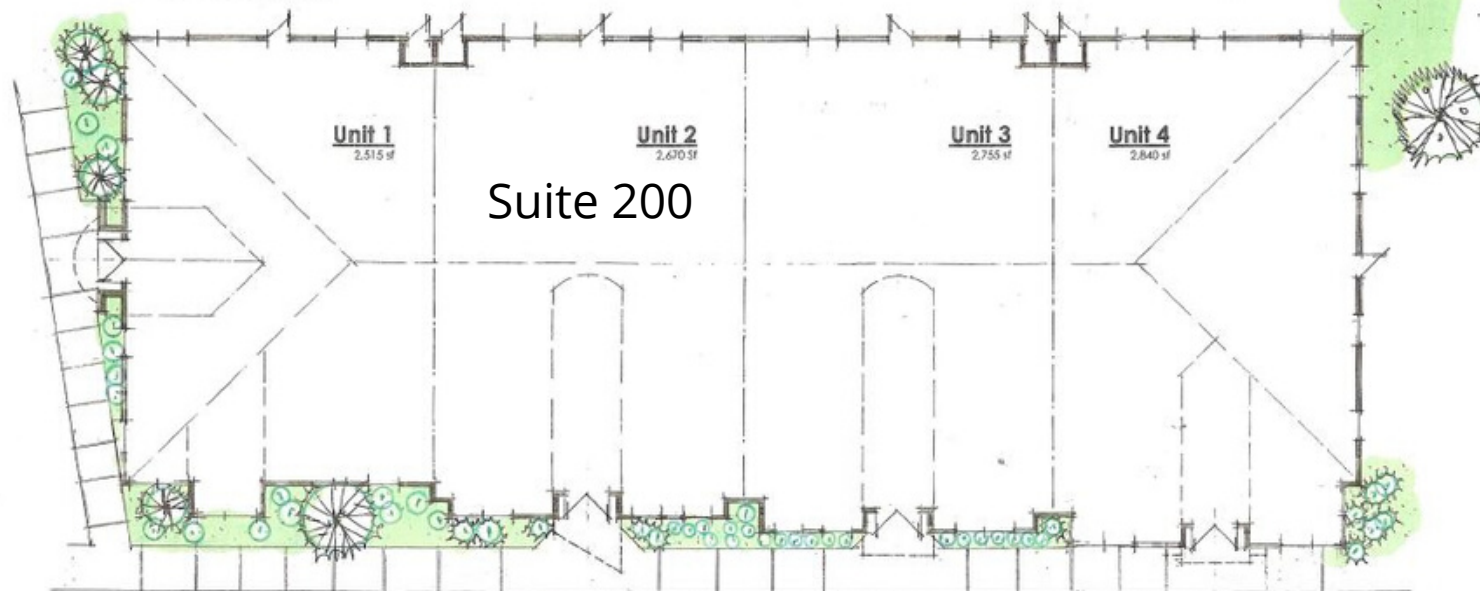
FOR LEASE



The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.

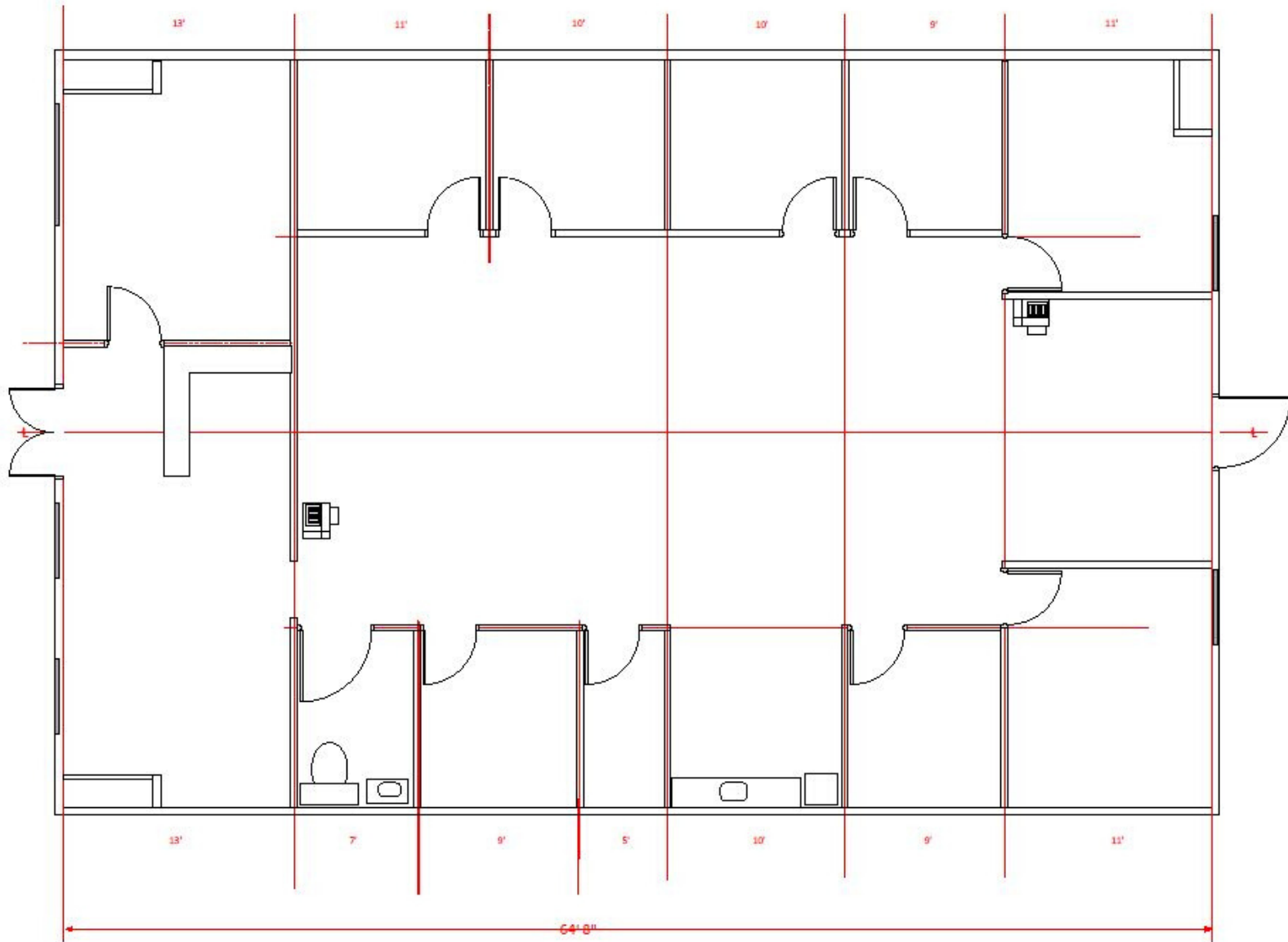


•West Elevation



•Floor Plan

Lot 7, Dexter Professional Park  
1/8" = 1'-0" 12.23.05 ©2005 Allan Ross



Prepared by Debi Carter, CCIM  
Latitude: 33.01826  
Longitude: -96.7903

## 4700 Dexter Drive, Plano, TX 75093

4700 Dexter Dr, Plano, Texas, 75093 (3 miles)  
4700 Dexter Dr, Plano, Texas, 75093  
Ring of 3 miles

### MARKETING PROFILE

4700 Dexter Dr, Plano, Texas, 75093

Ring of 3 miles



### KEY FACTS

122,693

Population



Average  
Household Size

40.0

Median Age

\$78,993

Median Household  
Income

### ANNUAL HOUSEHOLD SPENDING



\$3,194  
Apparel &  
Services



\$7,106  
Groceries



\$260  
Computers &  
Hardware

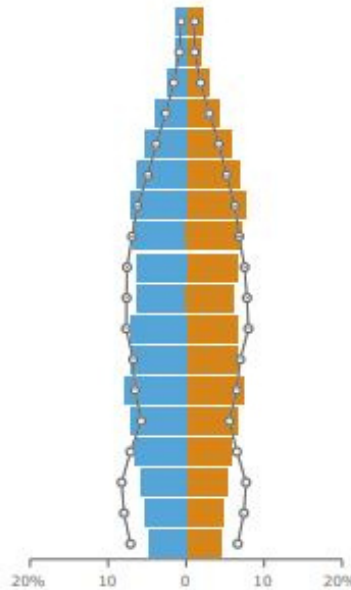


\$7,758  
Health Care



\$5,180  
Eating Out

### Age Pyramid



The largest group:  
2018 Females Age  
55-59

The smallest group:  
2018 Males Age 85+

Dots show comparison to  
Collin County

### ANNUAL LIFESTYLE SPENDING



\$3,157  
Travel



\$101  
Theatre/Operas/  
Concerts



\$121  
Movies/Museums/  
Parks



\$86  
Sports Events



\$7  
Online Games

### Tapestry Segments



11B Young and Restless  
11,464 households

20.9%  
of Households



2D Enterprising  
Professionals  
8,957 households

12.7%  
of Households



1A Top Tier  
8,420 households

11.7%  
of Households

### EDUCATION

4%

No High  
School  
Diploma



11%  
High School  
Graduate



24%  
Some College



61%  
Bachelor's/Grad/Prof  
Degree

Source: Esri, Esri and Bureau of Labor Statistics

FOR LEASE



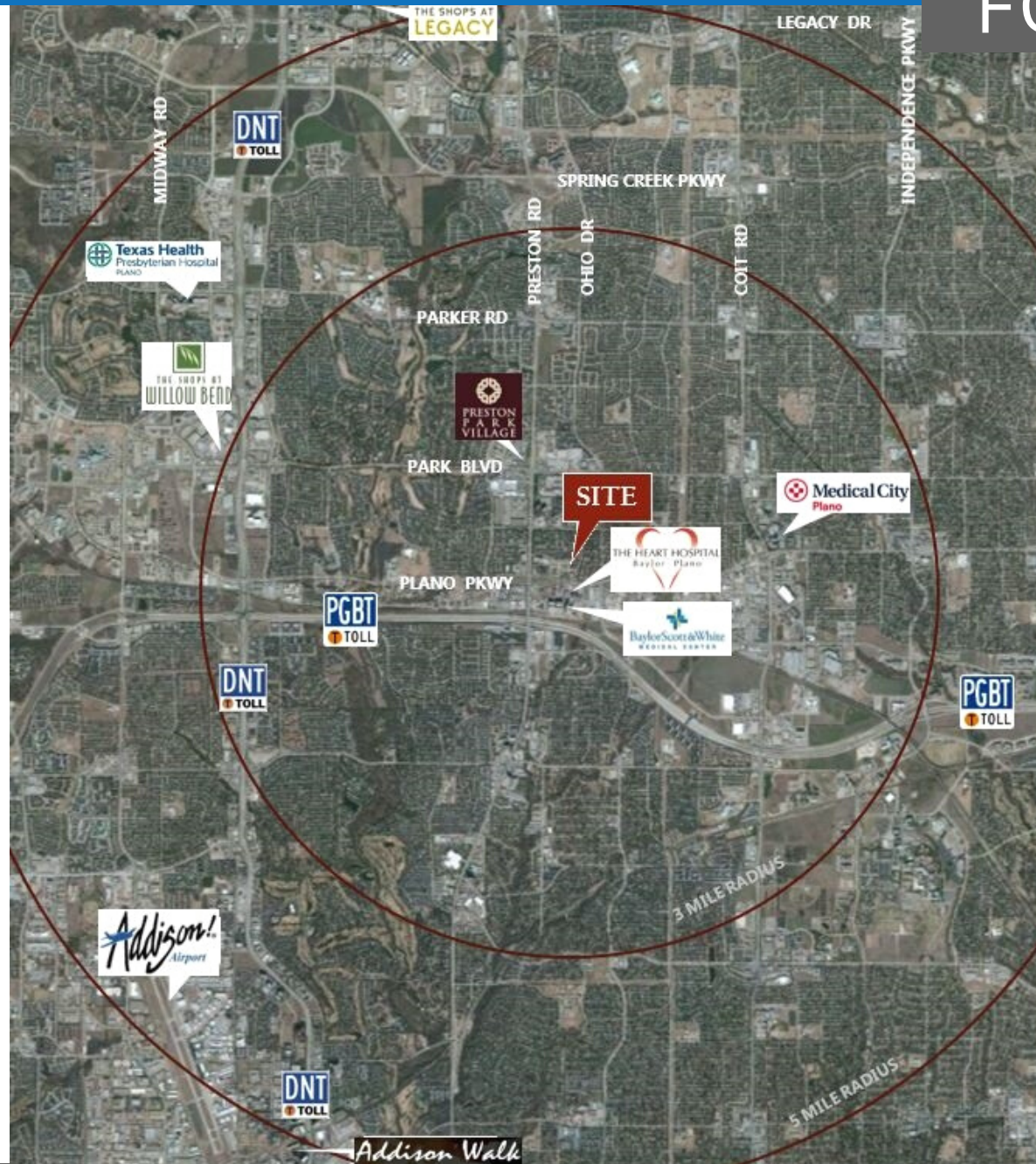
The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.

**4700 Dexter Drive, #200, Plano, TX 75093**

**FOR LEASE**



The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.





## Information About Brokerage Services

11-2-2015

*Texas law requires all real estate license holders 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 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.

Capstone Commercial Real Estate Group, LLC	480574	sburris@capstonecommercial.com	(972) 250-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Burris	450870	sburris@capstonecommercial.com	(972) 250-5858
Designated Broker of Firm	License No.	Email	Phone
Debra Ann Carter	309547	dcarter@capstonecommercial.com	(972) 250-5866
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0