

# FOR SALE/FOR LEASE For Lease/For Sale

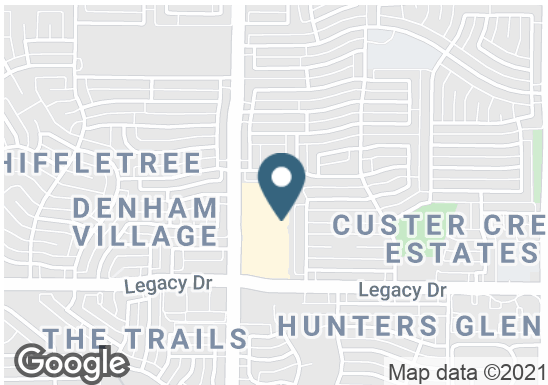
7220 Independence Pkwy | Plano, TX



## Overview

**LEASE RATE** Contact Broker

**AVAILABLE SF** 11,880 SF



## Description

A 2.07 Acre property located in Legacy Drive Village, situated between growing neighborhoods in Plano, Texas.

Right in the middle of US 75 and Dallas North Tollway, giving easy access to both through Legacy Dr.

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Population	18,732	148,559	341,515
Average HH Income	\$158,148	\$138,935	\$132,721
Daytime Population	16,491	133,804	369,685

Year: 2020 | Source: Esri

## Traffic Counts

Independence Pkwy	17,000 AADT VPD
Legacy Dr	29,528 AADT VPD

Year: 2018 | Source:

## Contact

### TYLER ISBELL

214.560.3145 | tyler.isbell@srsre.com

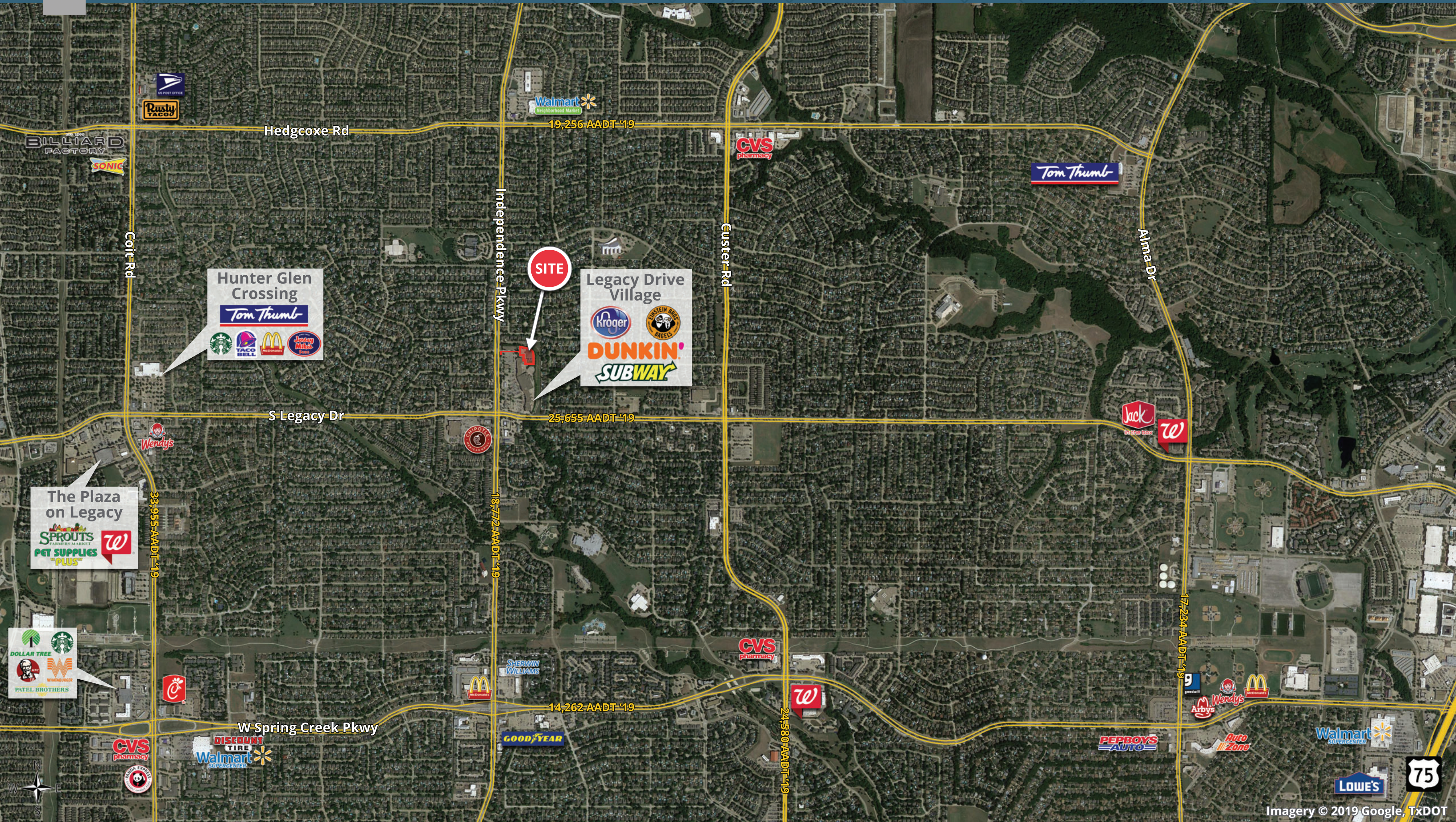
### HANK WRIGHT

214.560.3328 | hank.wright@srsre.com

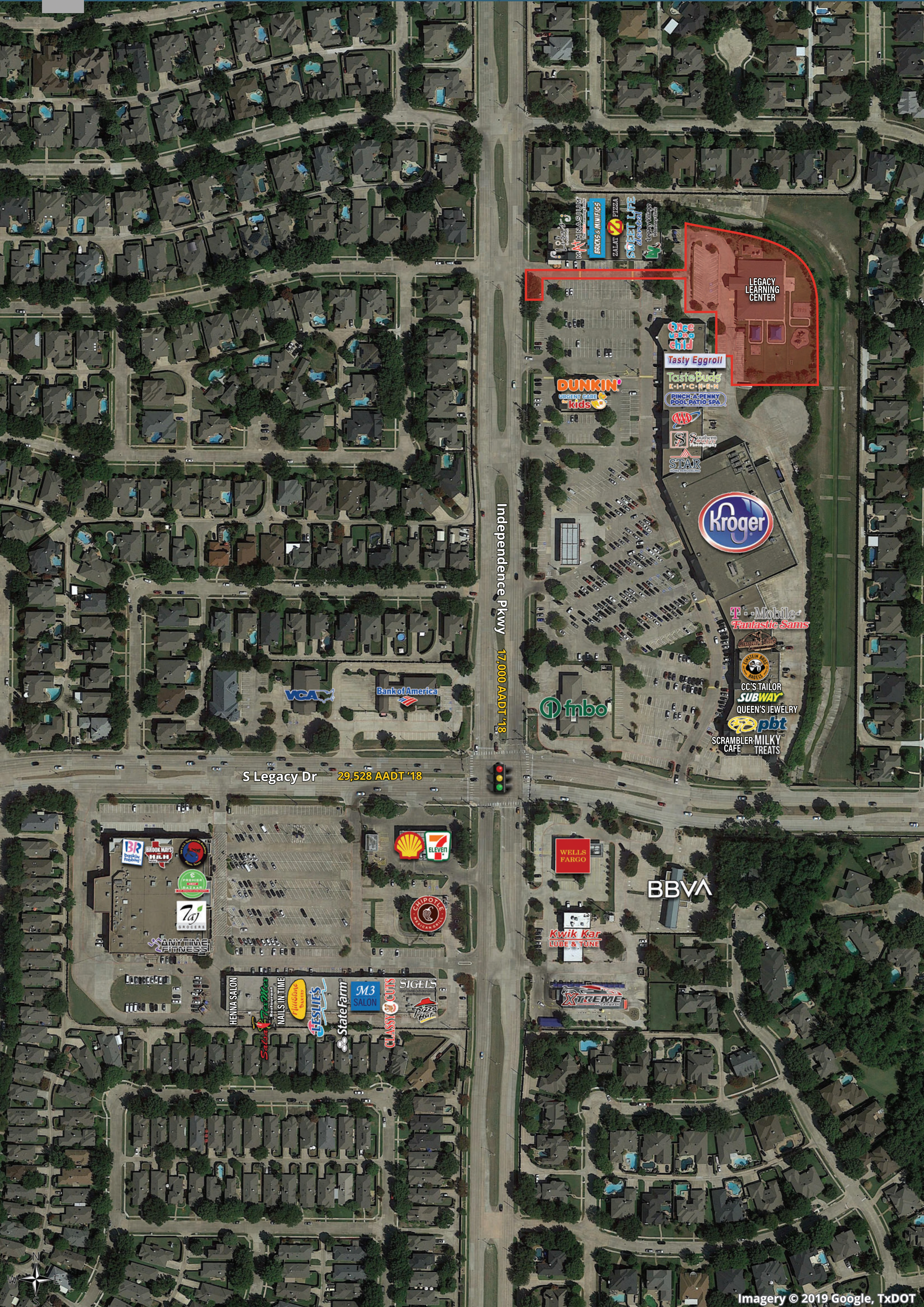
**SRS REAL ESTATE PARTNERS** | 8144 Walnut Hill Lane, Suite 1200 | Dallas, TX 75231 | 214.560.3200

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

**SRSRE.COM**



Imagery © 2019 Google, TXDOT



Independence Pkwy 17,000 AADT '18

S Legacy Dr 29,528 AADT '18

Imagery © 2019 Google, TxDOT

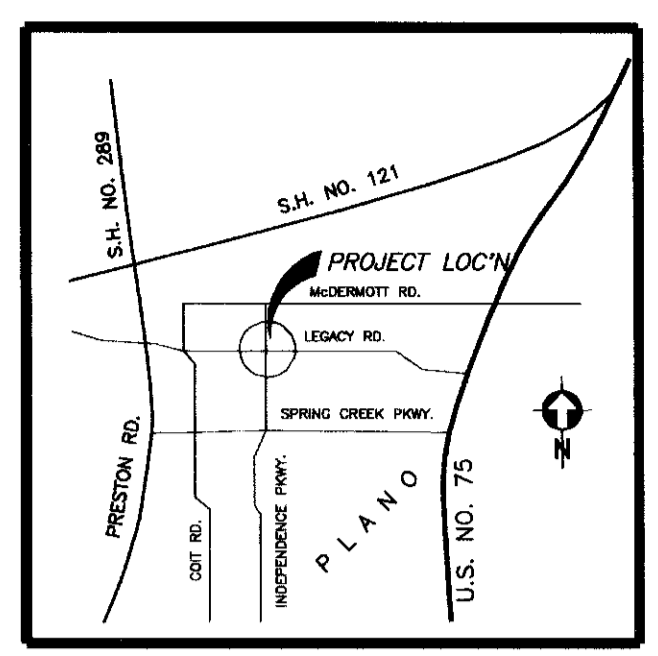
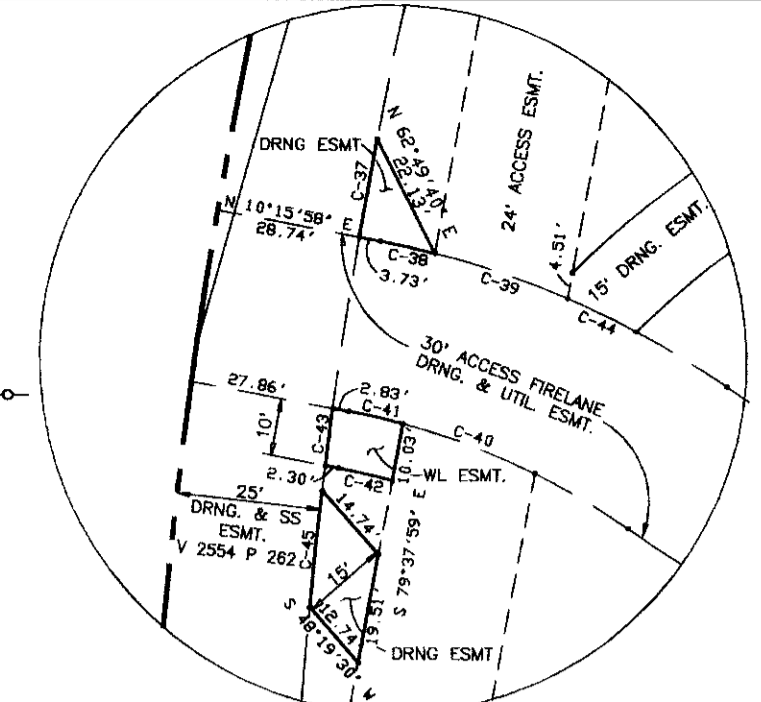
3944

Filed for Record by  
HUNTERS GLEN ESTATES VIII  
on 1996/12/04  
at 10:25A JAVL  
Number: 95-0103168  
Type: PL 26.00

BOUNDARY CURVE DATA:

① RAD.= 1065.00' DELTA= 05°43'55" ARC= 106.54' TAN= 53.32' CH.= N 03°17'38" W 106.50'	② RAD.= 935.00' DELTA= 05°43'55" ARC= 93.54' TAN= 46.81' CH.= N 03°17'38" W 93.50'	③ RAD.= 5794.58' DELTA= 0°43'19" ARC= 73.01' TAN= 36.51' CH.= N 0°47'20" W 73.01'	④ RAD.= 885.00' DELTA= 15°08'37" ARC= 233.40' TAN= 117.38' CH.= N 82°52'22" W 232.72'	⑤ RAD.= 995.00' DELTA= 03°20'20" ARC= 57.98' TAN= 29.00' CH.= N 76°59'13" W 57.97'	⑥ RAD.= 155.00' DELTA= 78°44'17" ARC= 213.01' TAN= 127.18' CH.= S 39°47'49" E 196.64'	⑦ RAD.= 5794.58' DELTA= 0°05'25" ARC= 9.14' TAN= 4.57' CH.= N 0°28'23" W 9.14'	⑧ RAD.= 5794.58' DELTA= 0°37'54" ARC= 63.87' TAN= 31.94' CH.= N 0°50'02" W 63.87'
---	--	---	---	--	---	--	---

INDEPENDENCE PARKWAY  
( 120' RIGHT-OF-WAY )

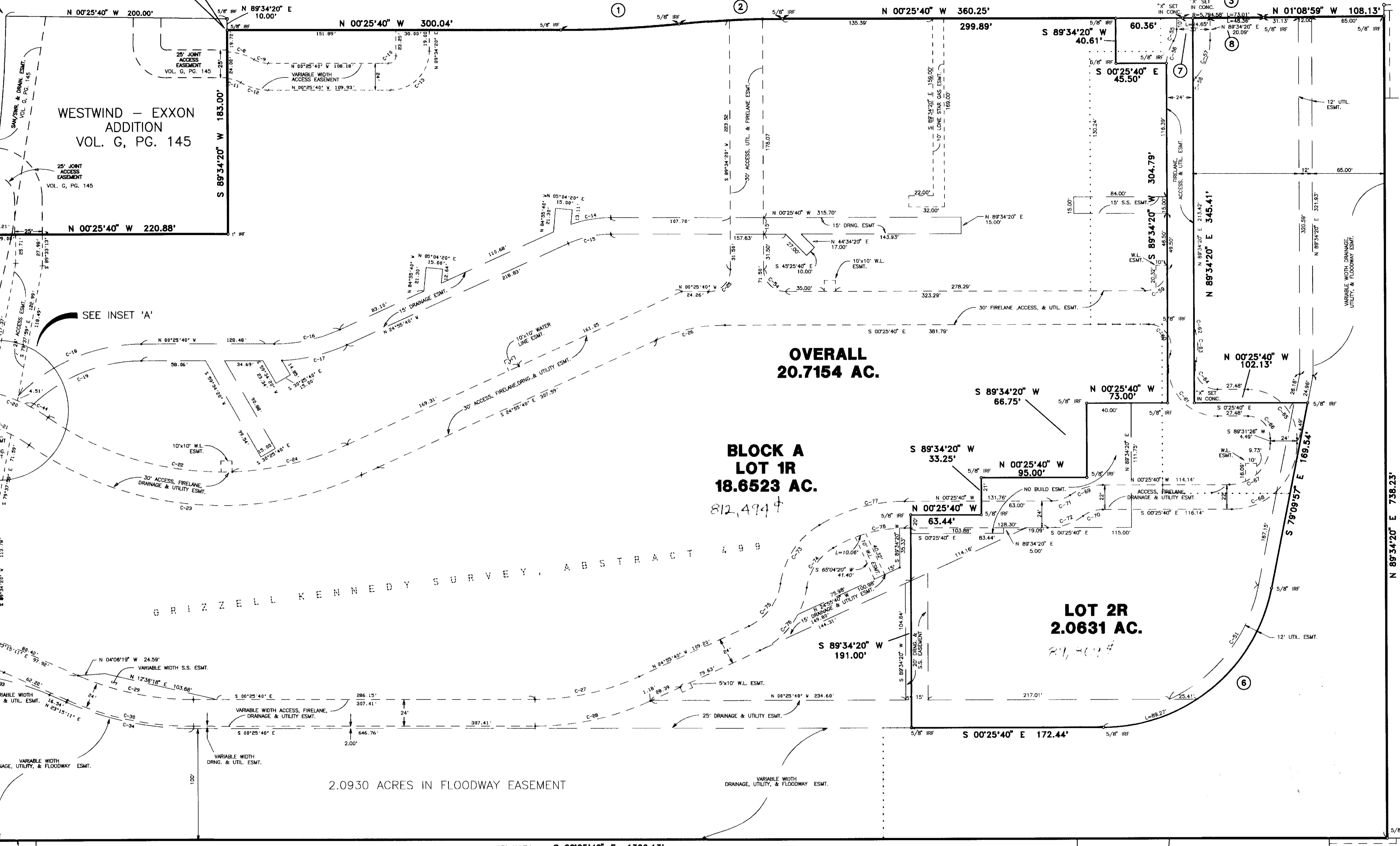


POINT OF COMMENCING

POINT OF BEGINNING

INSET 'A'  
N.T.S.

VICINITY MAP  
(NTS)

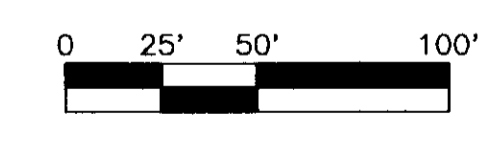


EASEMENT CURVE DATA:

CWNO	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHBERG
C-6	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-7	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-8	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-9	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-10	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-11	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-12	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-13	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-14	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-15	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-16	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-17	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-18	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-19	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-20	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-21	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-22	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-23	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-24	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-25	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-26	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-27	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-28	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-29	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-30	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-31	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-32	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-33	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-34	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-35	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-36	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-37	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-38	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-39	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-40	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-41	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-42	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-43	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-44	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-45	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-46	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-47	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-48	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-49	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-50	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-51	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-52	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-53	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-54	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-55	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-56	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-57	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-58	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-59	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-60	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-61	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-62	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-63	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-64	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-65	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-66	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-67	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-68	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-69	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-70	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-71	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-72	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-73	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-74	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-75	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-76	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-77	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-78	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W

EASEMENT LEGEND:

W.L.	- WATER LINE
S.S.	- SANITARY SEWER
DRNG.	- DRAINAGE
UTIL.	- UTILITY



ACCT # 304!

FINAL PLAT  
OF

LOT 1R & 2R, BLOCK A  
LEGACY VILLAGE ADDITION

BEING A REPLAT OF LOTS 1R & 4  
LEGACY VILLAGE ADDITION AS RECORDED  
BY PLATS FILED IN CABINET I, PAGE 577  
AND CABINET I, PAGE 386 OF THE  
MAP RECORDS OF COLLIN COUNTY, TEXAS

PART OF THE  
GRIZZELL KENNEDY SURVEY  
ABSTRACT NO. 499  
CITY OF PLANO, COLLIN COUNTY, TEXAS

JUNE 5, 1996

SHEET 1 OF 2

NOTE:  
PURPOSE OF REPLAT IS TO SUBDIVIDE THE PROPERTY  
& CREATE LOT 2R, RECONFIGURE FIRELANE, ACCESS,  
DRAINAGE, SANITARY SEWER, AND UTILITY EASEMENTS,  
DELETE LOT 4 & ADD NO BUILD ESMT. ON LOT 2R.

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES  
AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE  
LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF  
UTILITIES AND BUILDING PERMITS.

HUNTERS GLEN ESTATES VIII  
VOLUME D, PAGE 1  
COLLIN COUNTY MAP RECORDS

BLOCK C

OWNER, LOT 1R:  
LEGACY VILLAGE LIMITED PARTNERSHIP  
3102 MAPLE, SUITE 500  
DALLAS, TEXAS 75201  
(214) 954-0300

OWNER, LOT 2R:  
PROGRESSIVE CHILD CARE SYSTEMS, INC.  
7220 INDEPENDENCE PKWY.  
PLANO, TEXAS 75025  
(214) 618-1101

SURVEYOR/ENGINEER:  
LAWRENCE A. CATES & ASSOC., INC.  
14200 MIDWAY ROAD, STE. 122  
DALLAS, TEXAS 75244  
(214) 385-2272





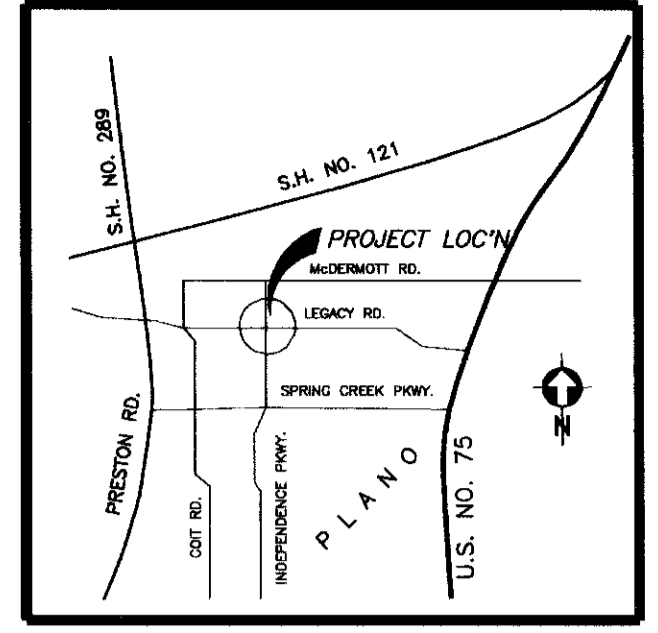
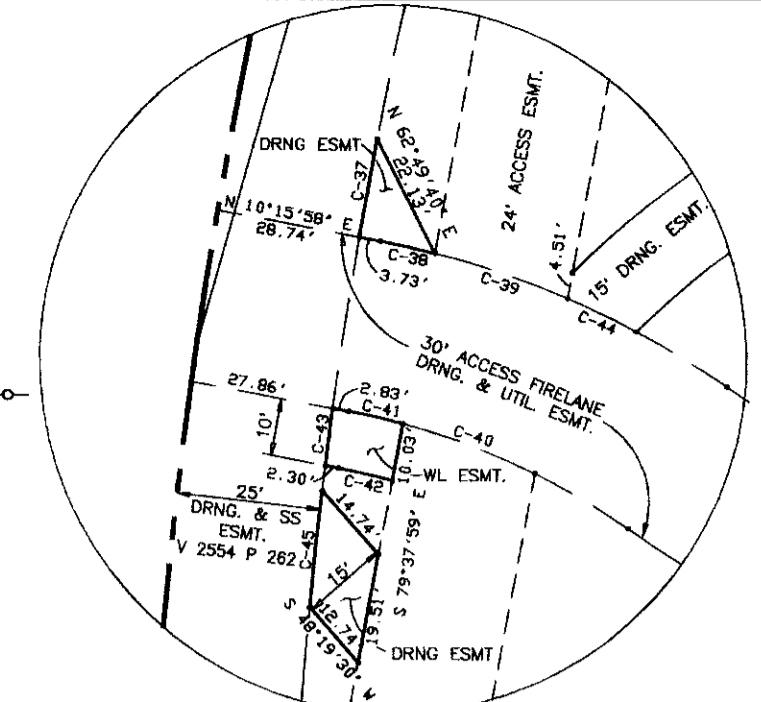
3944

Filed for Record by  
HUNTERS GLEN ESTATES VIII  
on 1996/12/04  
at 10:25A JAC  
Number: 95-0103168  
Type: PL 26.00

BOUNDARY CURVE DATA:

① RAD.= 1065.00' DELTA= 05°43'55" ARC= 106.54' TAN= 53.32' CH.= N 03°17'38" W 106.50'	② RAD.= 935.00' DELTA= 05°43'55" ARC= 93.54' TAN= 46.81' CH.= N 03°17'38" W 93.50'	③ RAD.= 5794.58' DELTA= 0°43'19" ARC= 73.01' TAN= 36.51' CH.= N 0°47'20" W 73.01'	④ RAD.= 885.00' DELTA= 15°08'37" ARC= 233.40' TAN= 117.38' CH.= N 82°52'22" W 232.72'	⑤ RAD.= 995.00' DELTA= 03°20'20" ARC= 57.98' TAN= 29.00' CH.= N 76°59'13" W 57.97'	⑥ RAD.= 155.00' DELTA= 78°44'17" ARC= 213.01' TAN= 127.18' CH.= S 39°47'49" E 196.64'	⑦ RAD.= 5794.58' DELTA= 0°05'25" ARC= 9.14' TAN= 4.57' CH.= N 0°28'23" W 9.14'	⑧ RAD.= 5794.58' DELTA= 0°37'54" ARC= 63.87' TAN= 31.94' CH.= N 0°50'02" W 63.87'
---	--	---	---	--	---	--	---

INDEPENDENCE PARKWAY  
( 120' RIGHT-OF-WAY )



POINT OF COMMENCING

POINT OF BEGINNING

INSET 'A'  
N.T.S.

VICINITY MAP  
(NTS)

WESTWIND - EXXON  
ADDITION  
VOL. G, PG. 145

SEE INSET 'A'

OVERALL  
20.7154 AC.

BLOCK A  
LOT 1R  
18.6523 AC.

LOT 2R  
2.0631 AC.

EASEMENT CURVE DATA:

CWNO	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHBERG
C-6	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-7	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-8	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-9	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-10	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-11	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-12	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-13	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-14	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-15	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-16	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-17	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-18	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-19	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-20	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-21	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-22	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-23	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-24	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-25	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-26	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-27	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-28	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-29	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-30	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-31	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-32	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-33	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-34	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-35	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-36	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-37	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-38	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-39	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-40	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-41	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-42	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-43	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-44	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-45	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-46	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-47	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-48	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-49	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-50	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-51	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-52	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-53	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-54	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-55	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-56	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-57	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-58	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-59	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-60	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-61	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-62	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-63	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-64	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-65	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-66	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-67	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-68	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-69	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-70	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W
C-71	935.00'	05°43'55"	46.81'	93.54'	93.50'	N 03°17'38" W
C-72	5794.58'	0°43'19"	36.51'	73.01'	73.01'	N 0°47'20" W
C-73	885.00'	15°08'37"	117.38'	233.40'	232.72'	N 82°52'22" W
C-74	995.00'	03°20'20"	29.00'	57.98'	57.97'	N 76°59'13" W
C-75	155.00'	78°44'17"	127.18'	213.01'	196.64'	S 39°47'49" E
C-76	5794.58'	0°05'25"	4.57'	9.14'	9.14'	N 0°28'23" W
C-77	5794.58'	0°37'54"	31.94'	63.87'	63.87'	N 0°50'02" W
C-78	1065.00'	05°43'55"	53.32'	106.54'	106.50'	N 03°17'38" W

EASEMENT LEGEND:

- W.L. - WATER LINE
- S.S. - SANITARY SEWER
- DRNG. - DRAINAGE
- UTIL. - UTILITY

ACCT # 304!

FINAL PLAT  
OF

LOT 1R & 2R, BLOCK A  
LEGACY VILLAGE ADDITION

BEING A REPLAT OF LOTS 1R & 4  
LEGACY VILLAGE ADDITION AS RECORDED  
BY PLATS FILED IN CABINET I, PAGE 577  
AND CABINET I, PAGE 386 OF THE  
MAP RECORDS OF COLLIN COUNTY, TEXAS

PART OF THE  
GRIZZELL KENNEDY SURVEY  
ABSTRACT NO. 499  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
JUNE 5, 1996

NOTE:  
PURPOSE OF REPLAT IS TO SUBDIVIDE THE PROPERTY  
& CREATE LOT 2R, RECONFIGURE FIRELANE, ACCESS,  
DRAINAGE, SANITARY SEWER, AND UTILITY EASEMENTS,  
DELETE LOT 4 & ADD NO BUILD ESMT. ON LOT 2R.

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES  
AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE  
LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF  
UTILITIES AND BUILDING PERMITS.

HUNTERS GLEN ESTATES VIII  
VOLUME D, PAGE 1  
COLLIN COUNTY MAP RECORDS

BLOCK C

OWNER, LOT 1R:  
LEGACY VILLAGE LIMITED PARTNERSHIP  
3102 MAPLE, SUITE 500  
DALLAS, TEXAS 75201  
(214) 954-0300

OWNER, LOT 2R:  
PROGRESSIVE CHILD CARE SYSTEMS, INC.  
7220 INDEPENDENCE PKWY.  
PLANO, TEXAS 75025  
(214) 618-1101

SURVEYOR/ENGINEER:  
LAWRENCE A. CATES & ASSOC., INC.  
14200 MIDWAY ROAD, STE. 122  
DALLAS, TEXAS 75244  
(214) 385-2272

## For Lease/For Sale

7220 Independence Pkwy | Plano, TX



7220 Independence Pkwy, Plano, Texas, 75025 Rings: 1, 3, 5 mile radii

Prepared by Esri Latitude: 33.07481 Longitude: -96.74842

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	18,102	116,322	216,323
2010 Population	17,668	135,589	275,648
2020 Population	18,732	148,559	341,515
2025 Population	19,773	159,729	377,734
2000-2010 Annual Rate	-0.24%	1.54%	2.45%
2010-2020 Annual Rate	0.57%	0.90%	2.11%
2020-2025 Annual Rate	1.09%	1.46%	2.04%
2020 Male Population	48.5%	48.5%	48.8%
2020 Female Population	51.5%	51.5%	51.2%
2020 Median Age	44.5	39.9	37.8
<b>Households</b>			
2000 Households	5,966	41,671	78,486
2010 Households	6,271	49,932	104,439
2020 Total Households	6,637	54,392	129,810
2025 Total Households	6,977	58,331	143,390
2000-2010 Annual Rate	0.50%	1.83%	2.90%
2010-2020 Annual Rate	0.55%	0.84%	2.14%
2020-2025 Annual Rate	1.00%	1.41%	2.01%
2020 Average Household Size	2.82	2.73	2.62
<b>Housing Units</b>			
2020 Total Housing Units	6,785	56,186	135,947
2020 Owner Occupied Housing Units	5,520	36,612	75,073
2020 Renter Occupied Housing Units	1,117	17,780	54,737
2020 Vacant Housing Units	148	1,794	6,137
<b>Race and Ethnicity</b>			
2020 White Alone	56.3%	53.5%	57.0%
2020 Black Alone	5.6%	7.9%	8.7%
2020 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2020 Asian Alone	33.6%	32.3%	25.9%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	6.0%	9.1%	12.9%
<b>Income</b>			
2020 Median Household Income	\$124,995	\$108,367	\$101,502
2020 Average Household Income	\$158,148	\$138,935	\$132,721
2020 Per Capita Income	\$56,167	\$51,012	\$50,580
<b>2019 Population 25+ by Educational Attainment</b>			
Total	13,465	102,438	232,694
High School Graduate	7.9%	9.1%	9.6%
GED/Alternative Credential	0.8%	1.0%	1.4%
Some College, No Degree	14.7%	16.0%	16.5%
Associate Degree	5.2%	6.3%	6.4%
Bachelor's Degree	41.5%	37.6%	36.9%
Graduate/Professional Degree	27.8%	26.8%	24.4%
<b>Daytime Population</b>			
2020 Total Daytime Population	16,491	133,804	369,685
Workers	6,862	56,854	195,028
Residents	9,629	76,950	174,657

Source: Esri, U.S. Census





## 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.

### 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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