

Big Box Space Available for Lease

+/- 65,000 sft Available

6505 West Park Blvd. Building 2 Plano, Texas



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PLATFORM
PROPERTIES

www.Platform-Properties.com

Summary:

65,000 sft building demised into two spaces:
42,000 sft and 23,000 sft available for lease.
Please contact agent for more information.

Property Information

Building Size	+/- 65,000 SFT
Spaces Available	2
Parking Spaces	330 Spaces
Year Built	2000
Visibility	Great
Access	Great
Signage	Signage Available

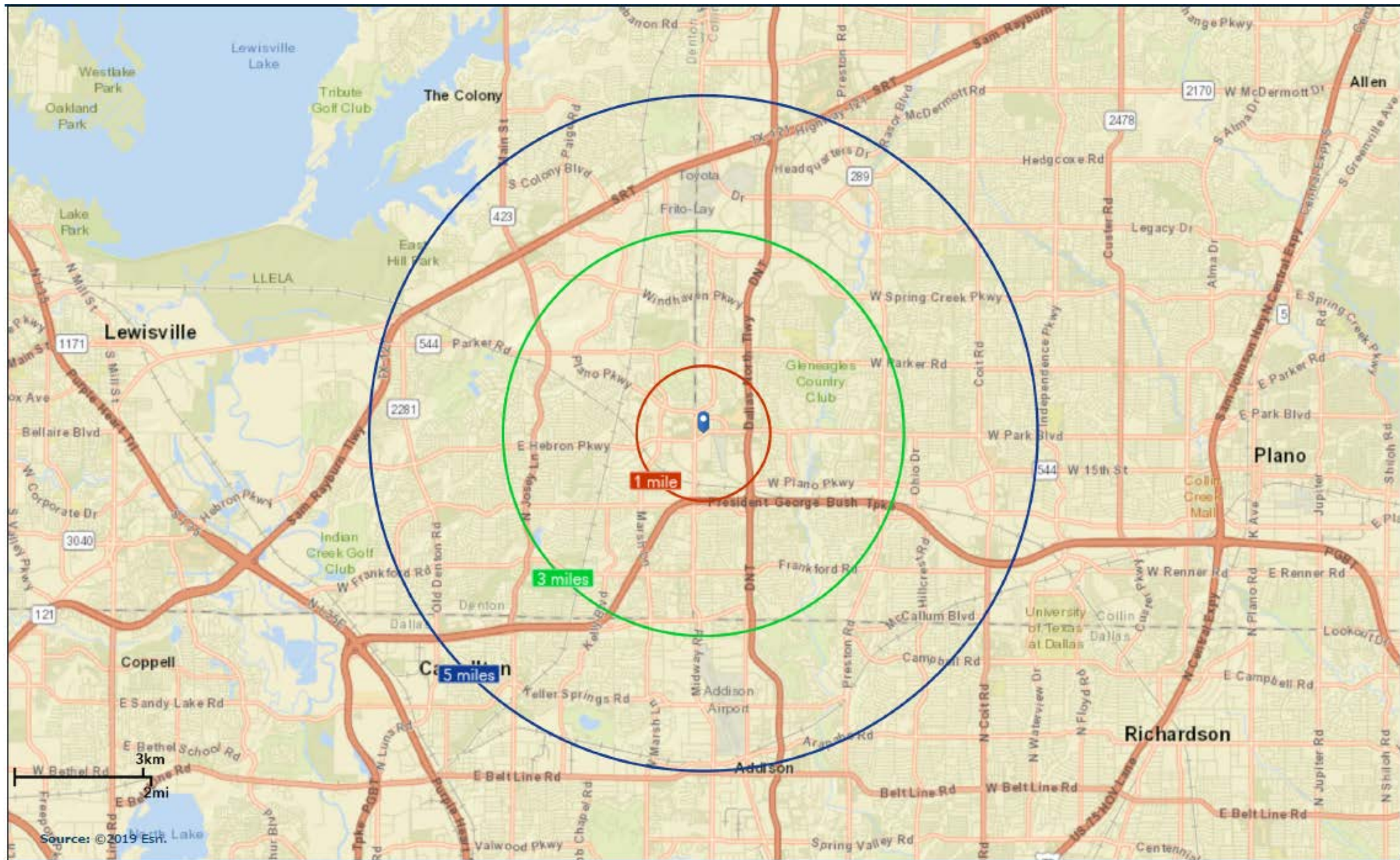
Building Information

Clear Heights	+ / 22'
Power	1500 Amps
HVAC	60 Tons
Water Line	4"
Sewer Line	2"

NNN Operating Expenses

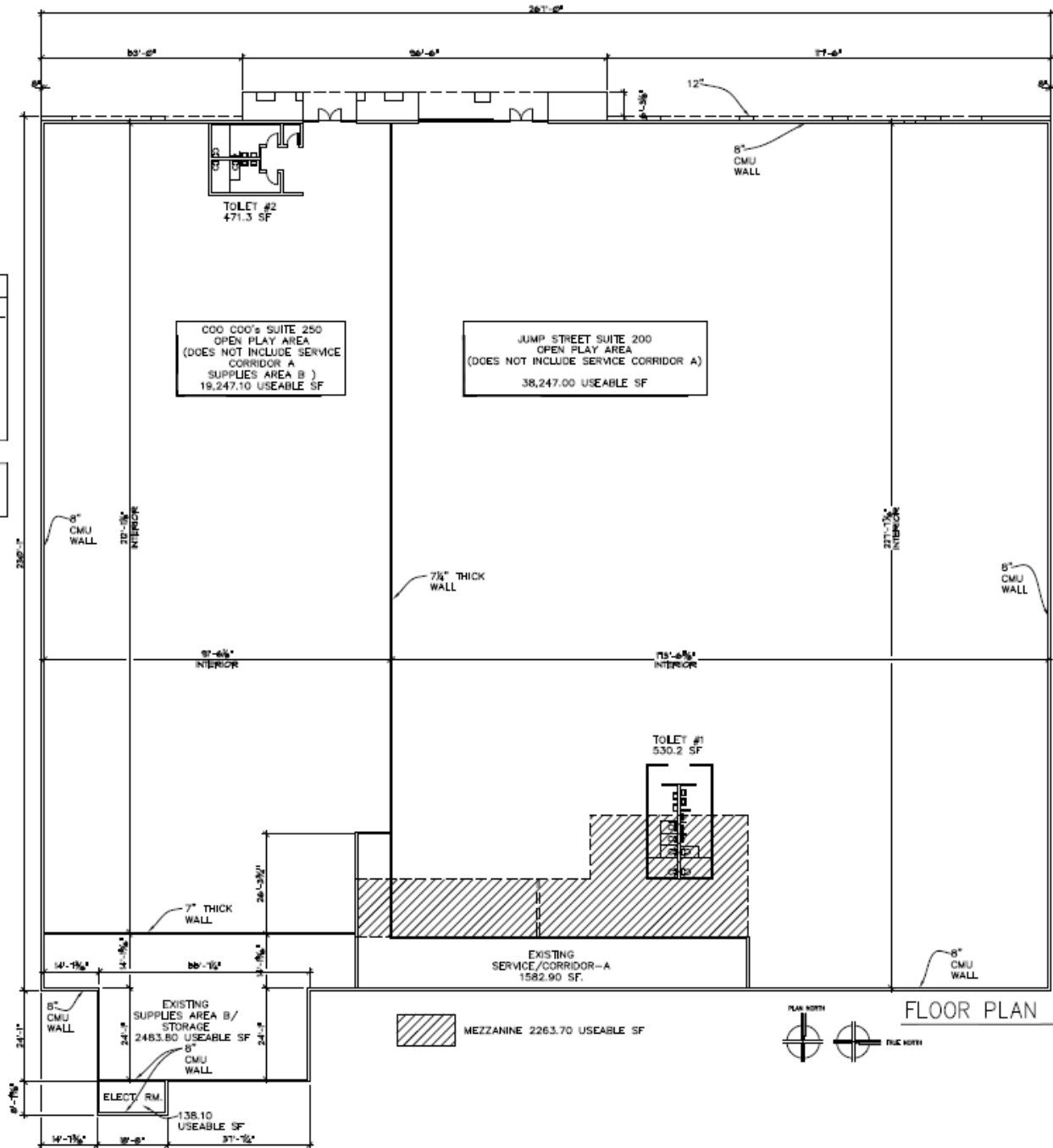
NNNs	\$2.83 psf
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AREA TABULATIONS		RENTABLE	USEABLE
		OUTSIDE FACE EXTERIOR/ CENTERLINE COMMON	CLEAR FLOOR SPACE
39,191.70	S.F.	JUMP STREET	38,247.00 S.F.
19,888.30	S.F.	COO COO	19,247.10 S.F.
1,700.31	S.F.	SERVICE CORRIDOR A	1,562.90 S.F.
2,603.60	S.F.	SERVICE CORRIDOR B	2,483.80 S.F.
167.40	S.F.	ELECTRICAL ROOM	138.10 S.F.
63,551.31	S.F.	TOTAL BUILDING	61,698.90 S.F.

2,263.70	S.F.	MEZZANINE (NOT INCLUDED IN ABOVE)
530.20	S.F.	TOILET ROOM #1 (INCLUDED IN ABOVE)
471.30	S.F.	TOILET ROOM #2 (INCLUDED IN COO COO ABOVE)



6505 WEST PARK BLVD
SUITE 100
PLANO, TEXAS 75093

CAMDEN
design group

SPACE PLAN FOR
6505 W. PARK BLVD
PLANO, TEXAS 75093

SQUARE
FOOTAGE
TABULATIONS

DATE: 08/12/2019

SCALE: 1/8" = 1'-0"

PROJECT NO: AO



Executive Summary

6505 W Park Blvd, Plano, Texas, 75093
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.02712
Longitude: -96.84110

	1 mile	3 miles	5 miles
Population			
2000 Population	5,589	103,419	247,627
2010 Population	5,939	117,771	292,431
2019 Population	7,066	136,800	345,684
2024 Population	7,705	148,100	375,662
2000-2010 Annual Rate	0.61%	1.31%	1.68%
2010-2019 Annual Rate	1.90%	1.63%	1.83%
2019-2024 Annual Rate	1.75%	1.60%	1.68%
2019 Male Population	47.6%	48.3%	48.6%
2019 Female Population	52.4%	51.7%	51.4%
2019 Median Age	38.6	36.7	37.7

In the identified area, the current year population is 345,684. In 2010, the Census count in the area was 292,431. The rate of change since 2010 was 1.83% annually. The five-year projection for the population in the area is 375,662 representing a change of 1.68% annually from 2019 to 2024. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 38.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	63.6%	58.6%	59.0%
2019 Black Alone	13.9%	15.7%	12.3%
2019 American Indian/Alaska Native Alone	0.3%	0.4%	0.5%
2019 Asian Alone	15.6%	15.5%	18.8%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Other Race	3.1%	6.3%	5.9%
2019 Two or More Races	3.5%	3.5%	3.5%
2019 Hispanic Origin (Any Race)	10.8%	16.1%	16.6%

Persons of Hispanic origin represent 16.6% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.2 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	141	127	129
2000 Households	2,685	47,579	107,156
2010 Households	2,927	54,805	128,267
2019 Total Households	3,461	63,339	151,106
2024 Total Households	3,752	68,303	163,700
2000-2010 Annual Rate	0.87%	1.42%	1.81%
2010-2019 Annual Rate	1.83%	1.58%	1.79%
2019-2024 Annual Rate	1.63%	1.52%	1.61%
2019 Average Household Size	2.02	2.15	2.28

The household count in this area has changed from 128,267 in 2010 to 151,106 in the current year, a change of 1.79% annually. The five-year projection of households is 163,700, a change of 1.61% annually from the current year total. Average household size is currently 2.28, compared to 2.27 in the year 2010. The number of families in the current year is 86,810 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

Executive Summary

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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	27.8%	24.2%	18.7%
Median Household Income			
2019 Median Household Income	\$78,425	\$73,271	\$80,550
2024 Median Household Income	\$87,494	\$81,192	\$88,782
2019-2024 Annual Rate	2.21%	2.07%	1.97%
Average Household Income			
2019 Average Household Income	\$122,447	\$114,298	\$115,499
2024 Average Household Income	\$131,578	\$124,663	\$126,793
2019-2024 Annual Rate	1.45%	1.75%	1.88%
Per Capita Income			
2019 Per Capita Income	\$60,313	\$52,759	\$50,414
2024 Per Capita Income	\$64,523	\$57,258	\$55,155
2019-2024 Annual Rate	1.36%	1.65%	1.81%

Households by Income

Current median household income is \$80,550 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$88,782 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$115,499 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$126,793 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$50,414 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$55,155 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	72	84	110
2000 Total Housing Units	2,963	50,707	113,730
2000 Owner Occupied Housing Units	1,294	20,325	54,333
2000 Renter Occupied Housing Units	1,391	27,255	52,823
2000 Vacant Housing Units	278	3,127	6,574
2010 Total Housing Units	3,096	59,404	137,670
2010 Owner Occupied Housing Units	976	22,685	62,889
2010 Renter Occupied Housing Units	1,951	32,120	65,379
2010 Vacant Housing Units	169	4,599	9,403
2019 Total Housing Units	3,647	68,364	161,692
2019 Owner Occupied Housing Units	1,021	23,744	65,983
2019 Renter Occupied Housing Units	2,439	39,595	85,123
2019 Vacant Housing Units	186	5,025	10,586
2024 Total Housing Units	3,956	73,748	175,008
2024 Owner Occupied Housing Units	1,115	25,440	70,527
2024 Renter Occupied Housing Units	2,637	42,863	93,172
2024 Vacant Housing Units	204	5,445	11,308

Currently, 40.8% of the 161,692 housing units in the area are owner occupied; 52.6%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 137,670 housing units in the area - 45.7% owner occupied, 47.5% renter occupied, and 6.8% vacant. The annual rate of change in housing units since 2010 is 7.41%. Median home value in the area is \$307,400, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.91% annually to \$337,907.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.