

Plano Gateway Office Park

Medical Space For Lease

1,200 SF



Location:

Plano Gateway Office Park
525 Shiloh Rd
Suite 3300
Plano, TX 75074



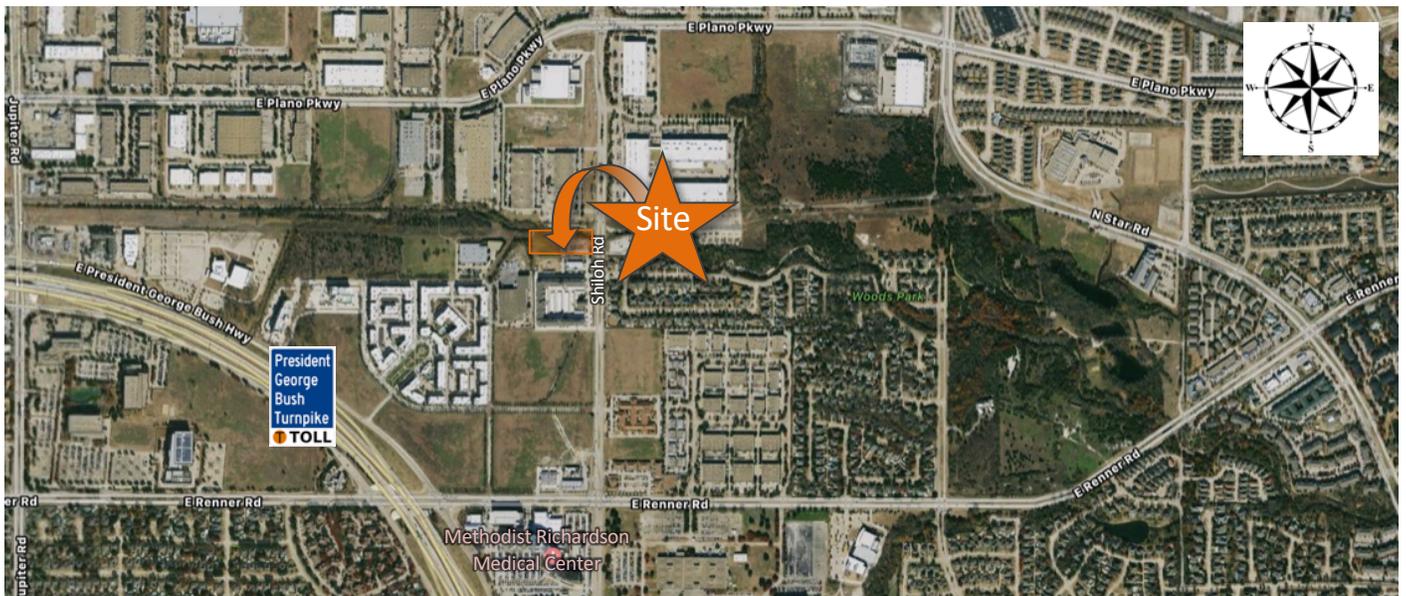
Space Available:

Fully Finished Out
Medical Office Available
1,200 SF
\$35 + NNN for Lease

- Newly Constructed, Fully Finished Out, corner medical office available for immediate occupancy
- Perfectly placed on Shiloh Road nearby Plano's Research & Technology District
- Close proximity to Methodist Richardson Medical Center
- Upscale Professional / Medical Office Environment with landscaping fully maintained
- Close proximity to the Interstate 75 corridor and the George Bush Turnpike
- Building & Monument signage available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT
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- Service to growing communities of Richardson, Plano, Garland, Murphy, & Sachse
- High traffic counts on Shiloh Rd with 18,678 VPD (2019)
- Close proximity to Methodist Richardson Medical Center, Texas Oncology, Plano’s Research & Technology District, and the Telecom Corridor of Richardson

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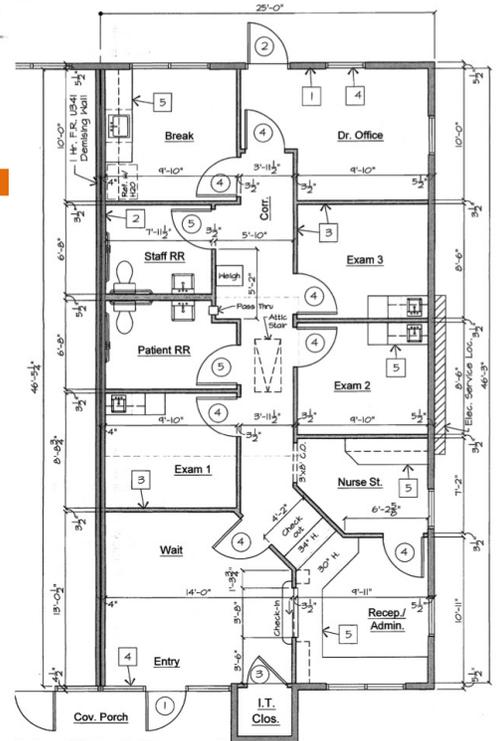
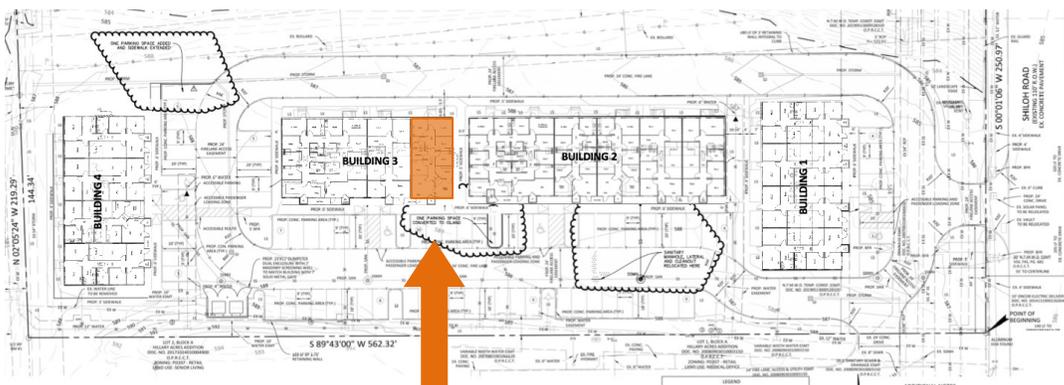
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Site / Floor Plan



Medical Floor Plan - Single End Unit Right 1,200 S.F.
 Building 3 Scale: 1/4" = 1'-0"

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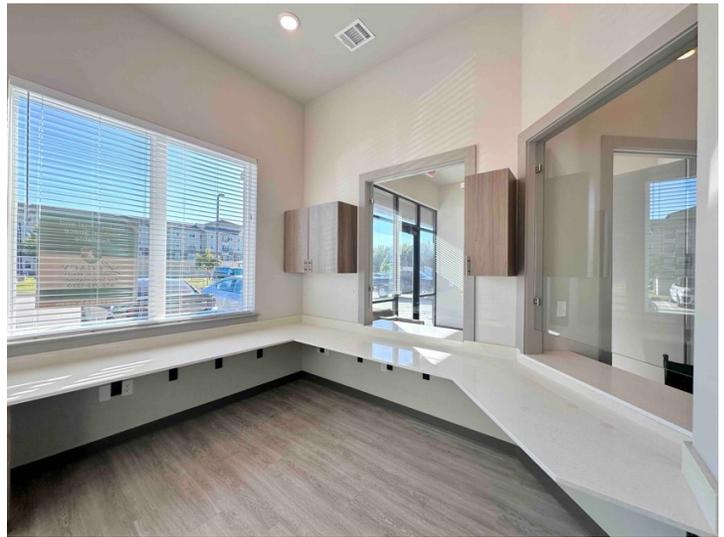
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Plano Demographics

A Global Business Center

Plano, Texas, located 19 miles north of downtown Dallas, is the fourth largest city in the Dallas-Fort Worth region with over 287,000 residents. Plano is home to over 13,000 businesses and 67 Forbes Global 2000 companies, which includes many globally-recognized brands.

STATISTICS
DFW Population: 7.7 Million
DFW Labor Force: 4.3 Million
Collin County Population: 1.1 Million
Plano Population: 287,037
Fortune 1000 Headquarters: 2
FINANCIAL DATA
Median Household Income: \$95,002
Per Capita Income: \$49,792
Median Home Value: \$387,200

*Source: U.S. Department of Labor Statistics, U.S. Census Bureau

MEDIAN AGE
38 YRS
BACHELOR'S DEGREE+
59%
DECENNIAL POPULATION GROWTH
9.5%
FORBES GLOBAL 2000 COMPANIES
67
LAND AREA
72 SQ MI

Largest Private Employers*

1000+ EMPLOYEES	500-999 EMPLOYEES
<ul style="list-style-type: none"> JPMorgan Chase Capital One Finance Bank of America Toyota Motor North America AT&T Liberty Mutual Insurance Ericsson Medical City Plano USAA Samsung Electronics America NTT DATA Fannie Mae PepsiCo Frito-Lay Texas Health Plano FedEx Stewart Systems Hewlett-Packard Enterprise 	<ul style="list-style-type: none"> Tech Mahindra Americas Abbott Palo Alto Networks Integer Holdings Transamerica Tyler Technologies Pizza Hut, U.S. Children's Health Crestron Electronics Hilti North America Baylor Scott & White The Heart Hospital Alkami Technology U.S. Renal Care Baylor Scott & White Medical Center Inogen PennyMac Financial Services Samsung Telecommunications America Samsung Research America Cigna Healthcare of Texas

*Ranked by size

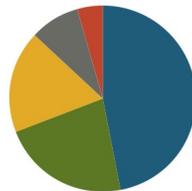
Employment By Industry

21.5% Trade, Transportation and Utilities	18.5% Professional and Business Services	12% Education and Health Services	11% Government	10% Leisure and Hospitality
9% Financial Activities	7% Manufacturing	6% Mining, Logging and Construction	3% Other Services	2% Information

Population By Race

47% White	8.7% African American or Black
22.2% Asian	4.2% Other
17.9% Hispanic	

Source: American Community Survey



Recent Accolades

#1 Talent & Workforce in U.S. for Foreign Business Investment - Financial Times and Nikkei	#1 City to Raise a Family - SmartAsset	#1 U.S. City to Live a Family Lifestyle In - IQMeds	#1 Park System in Texas - The Trust for Public Land
#2 Best Place to Live (in Texas) - Livability	#6 Where Americans are Happiest - SmartAsset		

Cost Of Living

Compared to other metropolitan areas in the U.S., living in Plano helps your money go further. With a relatively low cost of living, high median incomes, and a variety of housing options, you can enjoy a lifestyle that would be all but impossible on the West or East Coast.

PLANO	125.4%
SAN DIEGO	147.4%
BOSTON	149.9%
SEATTLE	152.2%
LOS ANGELES	152.5%
WASHINGTON, D.C.	153.4%
SAN FRANCISCO	182.8%
NEW YORK (MANHATTAN)	237.6%

Source: Council for Community and Economic Research, 2022 Q3 Data

Population & Population Growth

	2000	2010	2022	Growth 2010-2020
Plano	222,030	259,841	287,037	9.5%
Collin County	491,675	782,341	1,109,462	28.5%
Dallas-Fort Worth	5,161,544	6,520,941	7,759,615	15.6%

Source: U.S. Census Bureau

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