

Huffman Business Park

Professional & Medical Suite For Lease

3,000 SF

Divisible Space Ready
for Custom Finish Out!



Location:

Huffman Business Park
6835 Communications Pkwy,
Suite 530
Plano, Texas 75024



Space Available:

Shell Space
Professional & Medical Suite
Available
3,000 SF
\$32 - \$34 + NNN

- Premier location in Northwest Plano off of the Dallas North Tollway on Communications Pkwy
- Minutes from the Shops at Legacy, Legacy West, Texas Health Hospital - Plano
- Divisible shell space ready for custom finish out
- Close proximity to the Dallas North Tollway, George Bush Turnpike, and Preston Road
- Upscale multi-building professional park with modern exteriors
- Building & Monument Signage available

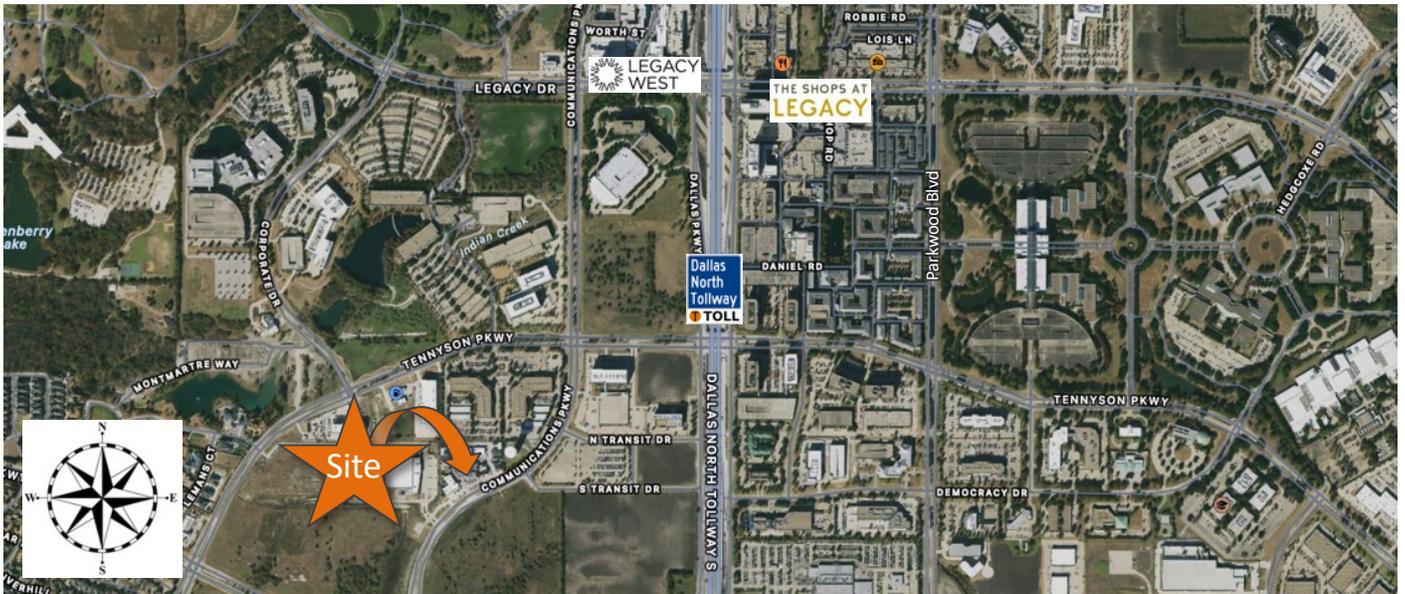
The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price;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

FOR MORE INFORMATION CONTACT

O: 972.292.1220

Joe Martinez C: 214.535.1876 / Tonya La Barbera C: 469.323.2615

Martinez@LCRTexas.com / Tonya@LCRTexas.com



- Service to highly populated cities of North Dallas, Northwest Plano, Frisco, & The Colony
- Located near major hospitals and several corporate business campuses, including Toyota
- Close proximity to multiple restaurant & retail amenities such as Legacy West, The Shops at Legacy, & Stonebriar Centre

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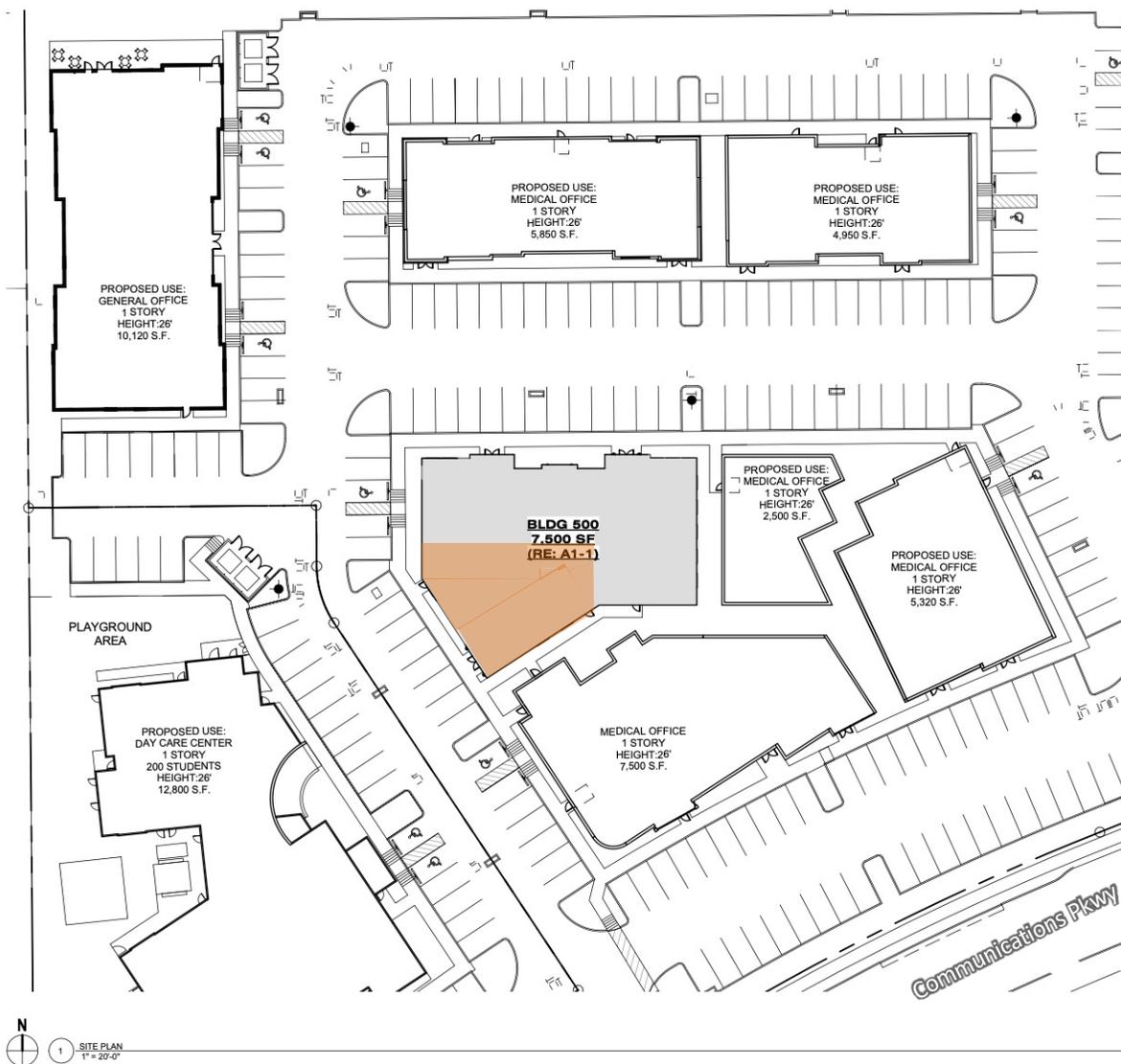
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Site Plan



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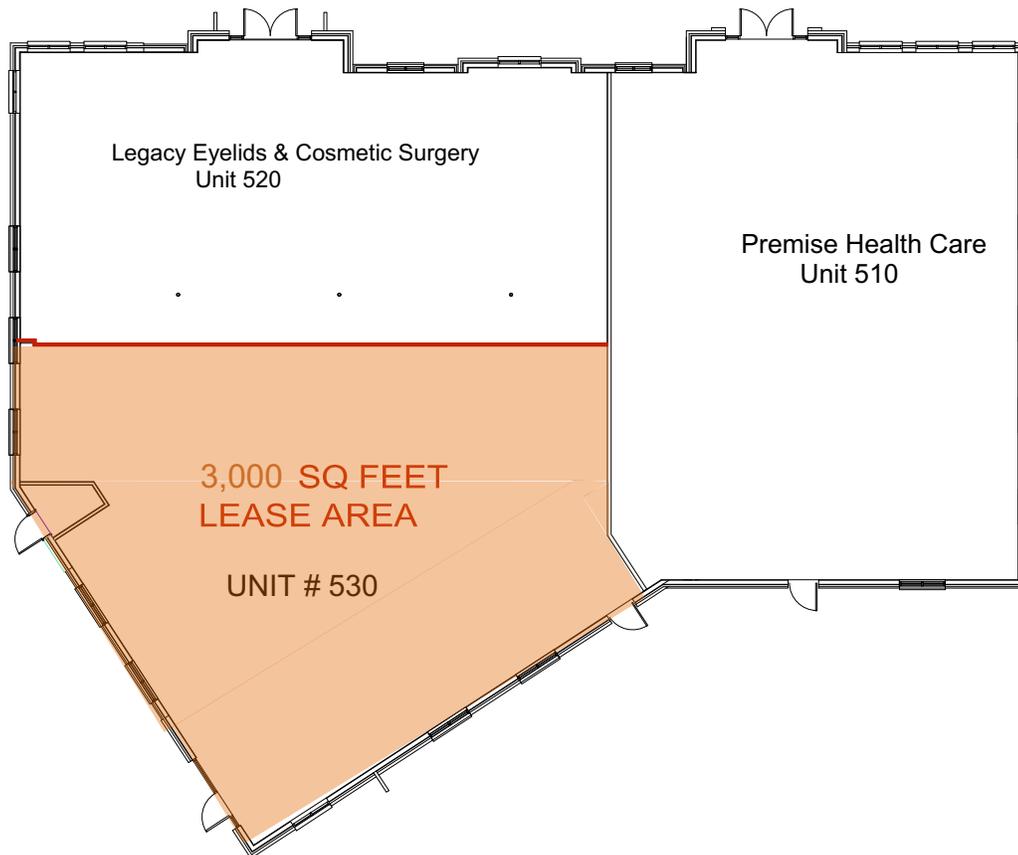
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Building Plan



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Aerial View



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Plano Demographics

City of Plano

38.7 Median Age

57% Bachelor's Degree+

9.5% Decennial Population Growth

3 Fortune 1000 Headquarters

72 Land Area Square Miles

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.

Statistics

- 7.5 million — DFW Population
- 3.8 million — DFW Labor Force
- 1 million — Collin County Population
- 287,064 — Plano Population

Financial Data

- \$95,602 — Median Household Income
- \$47,940 — Per Capita Income
- \$320,100 — Median Home Value

Source: US Department of Labor Statistics, US Census Bureau

Employment

LARGEST PRIVATE EMPLOYERS

Employing 1000+	Employing 500-999
JPMorgan Chase	The Heart Hospital Baylor Plano
Capital One Finance	Abbott
Bank of America	AT&T
Toyota Motor North America	Palo Alto Networks
NTT DATA	Roche Pharmaceuticals
Liberty Mutual Insurance	Baylor Scott & White Medical Center - Plano
Ericsson	Cigna
USAA	Transamerica
Fannie Mae	Tyler Technologies
PepsiCo	Raytheon
Frito-Lay	Children's Health Plano
Texas Health Plano	Crestron Electronics
Medical City Plano	Pizza Hut, U.S.
FedEx Office	U.S. Renal Care
Stewart Systems	PennyMac Financial Services
Samsung Electronics America	Samsung Telecommunications America
Hewlett-Packard Enterprise	

Employment by Industry

Trade, Transportation and Utilities	22%
Professional and Business Services	18%
Education and Health Services	12%
Government	12%
Leisure and Hospitality	9%
Financial Activities	9%
Manufacturing	7%
Mining, Logging and Construction	6%
Other Services	3%
Information	2%

Source: Texas Workforce Commission November 2020

2021 City of Plano

Demographics

Population by Race



Population & Population Growth

	2000	2010	2021	GROWTH 2010-2020
Plano	222,030	259,841	287,064	9.5%
Collin County	491,675	782,341	1,034,730	28.5%
Dallas-Ft. Worth	5,161,544	6,520,941	7,573,136	15.6%

Source: US Census Bureau

Community Profile

2021 City of Plano

Business Climate

BUSINESS QUICK FACTS

A **pro-business** location in a **pro-business** state

- No personal or corporate income tax in Texas
- Right-to-Work state
- Pro-business regulatory environment
- "AAA" Bond Rating - City of Plano

Local Incentives

- Cash Grants
- Tax Abatement
- Freeport Exemption

State Incentives

- Texas Enterprise Fund (TEF)
- Texas Enterprise Zone Program
- Skills Development Training Grants

QUALITY OF LIFE

A national reputation as one of the best places for professional families to live and work.

Excellent public and private schools, low crime and diversity of housing options provide a great environment to raise a family. Proximity to Dallas offers all the advantages of a big city.

RECENT ACCOLADES

- #2** Happiest City in America — *morningstar*
- #3** Safest City in America — *morningstar*
- #3** Most Recession-Resistant City in the U.S. — *morningstar*
- #5** Best U.S. City for Millennials to Work Remotely — *morningstar*
- #5** Best City to Live in America — *morningstar*
- #10** Best City in U.S. to Find a Job — *U.S. News and World Report*

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