



## **PROPERTY PROFILE**

- Name:** Oak Point Plaza
- Availability:** Now leasing
- Location:** 5025 K Avenue, Plano, TX 75074 (Collin County), between East Spring Creek Parkway and Parker Road, approximately 1,300 feet south of East Spring Creek Parkway.
- Land Area:** 2.539 acres; 110,590 square feet
- Improvement:** Three buildings totaling 32,300 RSF
- Suite sizes ranging from 900 RSF to 1,875 RSF
  - All suites served by 12 x 12 overhead doors
  - All suites offer grade loading
  - Glass storefronts on retail frontage
  - Individual tenant signage available
- Access:** Frontage  
West side of K Avenue, a major north-south, six-lane divided thoroughfare with median cut allowing access to the property.
- Thoroughfares
- To the north (0.3 miles) is a fully signalized intersection at E. Spring Creek Parkway, a major east-west, six-lane divided thoroughfare with median
  - To the south (1.2 miles) is a fully signalized intersection at E. Parker Road, a major east-west, six-lane divided thoroughfare with median
- Highways
- K Avenue is also known as SH-5 and ties into Greenville Avenue
  - To the west (0.8 miles) is US-75 (North Central Expressway) a major north-south freeway with exits for Spring Creek Parkway and Parker Road



- To the north (9 miles) is the Sam Rayburn Tollway (SH-121 is the frontage road) a major east-west highway with exits for US-75 and SH-5
- To the south (4 miles) is President George Bush Turnpike (SH-190 is the frontage road), a 52-mile toll road running through the northern, northeastern and western suburbs, forming a partial loop around Dallas connecting Garland, Richardson, Plano, Carrollton, and Irving/Las Colinas

**Transit:**

Dallas Area Rapid Transit (DART) provides Transit services.

- The DART Red rail line terminates at the Parker Road Station, which is 1.7 miles (6 minutes) to the south. Multiple DART bus routes connect with this station.
- The neighborhood is served by DART bus route 350
- The property also lies within the North Plano DART On-Call Zone

**Zoning:**

The base zoning is CC – Corridor Commercial District. Permitted uses included but are not limited to: medical, office, retail, service, and limited manufacturing uses within major regional transportation corridors

**Utilities:**

| Utility        | Supplier |
|----------------|----------|
| Water          | Plano    |
| Sanitary Sewer | Plano    |
| Storm          | Plano    |
| Gas            | Atmos    |
| Electric       | Oncor    |

- Electric separately metered; gas and water sub-metered
- Existing electrical service is 110/220; 3-phase power is available

**Topography:**

The property is generally level, draining from north to south. There is no area within the 100-year flood plain.



**Adjoining uses:** North: Sam’s Wholesale Club  
East: The Giovanna Apartment Homes & Extra Space Storage  
South: Wells Brothers Pet, Lawn, and Garden Supply Store  
West: Living Earth Mulch, Soil, and Compost and other small businesses fronting on Split Trail Road

**Neighborhood:** Major retail in the area includes Lowe’s Home Improvement, Sam’s Club, Walmart Super Center, and Watters Creek, a mixed-use development. Nearby lodging includes Days Inn, Fairfield Inn, Intown Suites, Magnuson Hotel Park Suites, Motel 6, and Plano Inn & Suites. Many financial institutions are also located in the area. Numerous restaurants offer fast food to gourmet dining.

**Demographics:** Source: Site To Do Business (STDB)

| Year: TBD                | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--------|---------|---------|
| Total Population         |        |         |         |
| Total Households         |        |         |         |
| Average Household Size   |        |         |         |
| Average Household Income |        |         |         |

**Public facilities:** Major public facilities in the neighborhood include:

Emergency Services

- Police: 909 14<sup>th</sup> Street, Plano, TX 75074
- Fire: Station #6, 6651 Alma Road, Plano, TX 75022  
Station #11, 4800 Los Rios Blvd, Plano, TX 75074

Education

- McCall Elementary, 6601 Cloverhaven Way, Plano, TX 75074
- Bowman Middle School, 1717 17<sup>th</sup> Street, Plano, TX 75074
- T. H. Williams High School, 1717 17<sup>th</sup> St., Plano, TX 75075
- Plano East Senior HS, 3000 Los Rios Blvd, Plano, TX 75074
- Collin College, Spring Creek Campus, 2800 E. Spring Creek Parkway, Plano, TX 75074

Parks



- Oak Point Park Nature & Retreat Center (5901 Los Rios Blvd, Plano, TX 75074
- Oak Point Recreation Center, 6000 Jupiter Road, Plano, TX 75074
- Plano Event Center, 2000 E. Spring Creek Pkwy, Plano, TX 75074
- High Point Park, Athletic Fields, & Tennis Center are to the west at 421 W. Spring Creek Pkwy, Plano, TX 75023

Medical

- Medical City Plano, 3901 W. 15<sup>th</sup> Street, Plano, TX
- Texas Health Resources Clinic, 900 E. Park Blvd, #100, Plano, TX
- Baylor Regional Medical Center, 4700 Alliance Blvd., Plano, TX

**CIP:** Capital improvement projects in the area:

- Split Trail Road was improved in 2017
- A city sponsored Oak Point study area was initiated in 2017

**Qualified**

**Opportunity Zone:** The Property is located in Opportunity Zone 48085032013, which is designated under the Tax Cuts and Jobs Act of 2017. This is the only QOZ located in Collin County.

**Management:** Local ownership offers on-site management

**Brokers:** Broker(s) and agent(s) may register their client by requesting a Registration Letter

**Principals:** Texas law requires all real estate licensees to give the Texas Real Estate Commission's (TREC) Information About Brokerage Services to prospective buyers, tenants, sellers, and landlords. In addition, the TREC also requires its licensees to post the Texas Real Estate Commission's Consumer Protection Notice. Links to both are available on the homepage.

**Information:** Contact Broker: Hope Realty



Attention: Michael Hope, Broker Associate  
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**Exhibits:**

The following exhibits are available on this property's home page:

- Street Map
- Aerial Map
- Conceptual Site Plan
- Drive Time Map