



PROPERTY PROFILE



- Name:** Oak Point Plaza
- Availability:** Fully leased
- Location:** West side of 5001 K Avenue, Plano, TX 75074 (Collin County), between East Spring Creek Parkway and Parker Road
- Building:** The property is improved with two buildings totaling approximately 18,718 square feet. The main building is an appealing single-story, red-brick with Austin limestone accents at the doors and windows. Landscaping is attractive, with an underground sprinkler system. The main building totals approximately 10,653 square feet plus a 1,965 square-foot front porch. It is designed for two tenants. The second building is a 6,100 (100' x 61') square-foot, red-brick warehouse. Both were built in 2001.
- Signage:** The pole sign has fixed and digital components. Individual tenant signage on the building is also available. With Landlord's written approval, Tenant may, at Tenant's expense, erect a sign on the exterior of the building and on the pole sign in quality, design, and size per landlord's sign specifications.
- Maintenance:** Tenant is responsible for and pays directly for its janitorial service, utilities, interior maintenance, and waste disposal. Landlord is responsible for and Tenant reimburses Landlord for the exterior walls, roof, common areas, building insurance, and real estate taxes.



Parking: There is generous concrete parking with 70 spaces provided, including three ADA spaces.

| Building | SF | Use | Provided | Required |
|---------------------|---------------|-----------------------|-----------|-----------|
| Main building | 10,653 | Retail (1:200) | 62 | 53 |
| Main building porch | 1,965 | Covered porch/display | 0 | 0 |
| Warehouse | 6,100 | Warehouse (1:1000) | 8 | 6 |
| Total | 18,718 | | 70 | 59 |

Loading: On the west side of the retail building is a grade-level loading area with two passage doors. The warehouse has at-grade loading areas on four sides:

| Overhead Door | Width | Height |
|---------------|-------|--------|
| East | 10' | 12' |
| North | 12' | 12' |
| South | 12' | 12' |
| West | 14' | 12' |

HVAC: 10,653 sf HVAC area in the main building
20 tons HVAC tonnage (three – 15-ton ground mounted Trane packaged units + one – 5-ton Trane split unit serving the main building office area)
1:532 One ton of HVAC per 532 square feet
6,100 sf Warehouse is served by unit heaters

Restrooms: Two single-person, ADA restrooms are provided.

Access: Frontage
The property has 468 feet of frontage on the west side of K Avenue (110' ROW), a north-south, six-lane divided, major thoroughfare with median. There are two existing curb cuts and median cuts. K Avenue (aka SH-5 and Greenville Avenue) connects the cities of Dallas, Richardson, Plano, Allen, Fairview, McKinney, Melissa, and Anna. The property enjoys quick



access to US-75 (North Central Expressway), Spring Creek Parkway, Parker Road, and Jupiter Road.

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

- 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 SH-121 (Sam Rayburn Tollway) 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), a 52-mile toll road running through the northern, northeastern and western suburbs, forming a partial loop around Dallas connecting Rowlett, Garland, Richardson, Plano, Carrollton, and Irving/Las Colinas.

Transit:

Dallas Area Rapid Transit (DART) provides Transit services.

- The neighborhood is served by the Jack Hatchel Transit Center, which is located at 4040 West 15th Street, west of Coit Road, Plano, TX 75093, which is 6.9 miles (13 minutes) to the southwest.
- 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 Corridor Commercial (CC). Permitted uses include but are not limited to retail, office, and showroom as well as consumer and business services.



Utilities: Gas – Atmos
Electricity – Retail provider of your choice, Oncor for service
Water – Plano
Sewer – Plano

Topography: The property is generally level, draining from north to south

Public facilities: Major public facilities in the neighborhood include:

Emergency Services

- Police: 909 14th 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 17th Street, Plano, TX 75074
- T. H. Williams High School, 1717 17th Street, Plano, TX
- 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 Parkway, Plano, TX
- 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. 15th Street, Plano, TX 75075
- Texas Health Resources Clinic, 900 E. Park Blvd, #100, Plano, TX 75074
- Baylor Regional Medical Center, 4700 Alliance Blvd., Plano, TX 75093



- 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

Traffic counts: Source: Site To Do Business (STDB)

| Location | VPD | Date |
|---------------------------------|--------|------|
| K Avenue, south of Spring Creek | 23,230 | 2009 |
| K Avenue, north of Spring Creek | 20,600 | 2009 |
| Spring Creek, west of K Avenue | 35,821 | 2012 |

Demographics: Source: Site To Do Business (STDB)

| 2017 | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|-----------|
| Total Population | 10,150 | 110,890 | 294,050 |
| Total Households | 3,777 | 39,770 | 105,232 |
| Average Household Size | 2.69 | 2.78 | 2.79 |
| Average Household Income | \$77,439 | \$95,427 | \$117,153 |

Current use: Retail, showroom, and warehouse

Adjoining uses: North: Sam’s Wholesale Club
East: The Giovanna Apartment Homes
South: Wells Brothers Pet, Lawn, and Garden Supply Store
West: Living Earth Mulch, Soil, and Compost

Neighborhood: Major retail in the area includes Cinemark movie theater, Collin Creek Mall, 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.

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.



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

Rental basis: The Base Rent is adjusted once a year based on the CPI, with end-of-year pass through of operating expenses (triple nets) as noted above. With Landlord's written approval, Tenant may, at Tenant's expense, modify the interior of the building for its needs. Specific tenant requirements and lease term are necessary to quote an exact rate. Lease terms are subject to Landlord's approval of the tenant's financial status and intended use of the property.

Information: Contact Broker: Hope Realty
Attention: Michael Hope, Broker Associate
US Mail: P. O. Box 427, Addison, TX 75001
Delivery: 15842 Addison Road, Addison, TX 75001
Direct Dial: 972/239-1325
E-mail: mike@hwktx.com
Web: www.HopeRealty.com

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

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