



# West Plano Village



charles SCHWAB

princi | italia



**KONA GRILL**  
kitchen • sushi • cocktails

JOSÉ EBER



# The Opportunity

Jones Lang LaSalle Americas, Inc. is pleased to present the opportunity to acquire West Plano Village (“the Property”), a suburban mixed-use, specialty-grocery anchored asset consisting of 4 buildings totaling 128,245 square feet of premium retail and office space. Located in the residential heart of Plano, Texas, one of the most affluent areas in the Dallas / Fort Worth Metroplex, the Property sits at the corner of Dallas North Tollway and West Parker Rd, covering ~9 acres. Anchored by best-in-class national and regional tenants, including Charles Schwab, Eatzi's, Spaces, AT&T, and Kona Grill, West Plano Village caters to the demand of the trade area's extensive day and nighttime population. The dynamic location, mixed-use environment, and stable in-place cash flow with immediate lease-up opportunities provide investors with an exceptional investment opportunity.





# The Asset



## Address:

3300 & 3310 Dallas Parkway and  
5967 & 5973 West Parker Road  
Plano, Texas, 75093



## Square Footage:

128,245 SF  
69,668 Retail SF  
58,577 Office SF



## Leased:

69.12%



## Walt:

9.9 Years



## Year Built:

2013-2015



## Site:

~9.09 Acres



## Parking Ratio:

Total Parking: 8.8:1,000 SF  
Executive Office Parking: 1.1:1,000 SF



## Zoning:

Regional Commercial  
Planned Development  
(PD-185-RC)

# A DAY AT WEST PLANO VILLAGE



## WAKE UP

Start your morning with a workout at the neighboring Gleneagles Country Club Pick up a coffee and breakfast at eatZi's



## WORK

Stop by your office at Spaces Grab a quick bite at Mi Dia or Princi Italia



## SHOP

Stop in Nasr Brothers Jewelers on your way to a haircut at Jose Eber Salon



## DINE & PLAY

Meet your friends for dinner and drinks at Kona Grill Then catch a movie at Cinemark next door



## LIVE

Grab a treat from Pinkberry before going home to AMLI West Plano or across the street in Willow Bend



# SUBURBAN MIXED-USE ENVIRONMENT

## EXCLUSIVE MIXED-USE LOCATION

Tucked into the premier residential node of North Dallas, West Plano Village is the only mixed-use asset along Dallas North Tollway between President George Bush Turnpike and Legacy Dr. – a 4.3-mile stretch. The Property has cultivated a micro-mixed-use environment complementary to the dense residential setting and high commuter volume relying on Dallas North Tollway, and it's direct amenities each day.



# ICONIC SPECIALTY GROCER

## EATZI'S MARKET & BAKERY

**European-Style**

Grocer & Eatery

**Founded In**

1996

**6 Locations**

In DFW

- Owned and operated by founder, Phil Romano, a nationally renowned restaurateur responsible for creating six restaurant concepts including eatZi's, Romano's Macaroni Grill, and Rudy's Country Store
- Romano's concepts produce over \$1.5 billion in sales annually and have generated more than \$20 billion in revenue to date



# UNRIVALED LOCATION IN THE HEART OF DFW'S PLATINUM CORRIDOR

## SURROUNDED BY:

### 77,000 APARTMENT UNITS

- 90%+ Occupied
- Dallas' fastest growing multifamily submarket still able to achieve the city's lowest vacancy rates

### 90+ HOTELS

- 13,800+ Rooms
- Dallas' most occupied hotel market, stemming from neighboring business demand drivers

### 68M SF OF OFFICE

- Dallas' most successful office market
- Corporate Campuses for Toyota, JPMorgan, Liberty Mutual, JCPenney. among others



**WILLOW BEND NEIGHBORHOOD**  
Median Home Value: \$817,500  
Median HH Income: \$200,119

**THE WELLINGTON AT WILLOW BEND**  
Units: 194  
Occupancy: 93%  
Rent Per Unit: \$1,262

**PLANO WEST SENIOR HIGH**  
2,741 Students (2018-2019 Enrollment)

**RENNER MIDDLE SCHOOL**  
1,229 Students (2018-2019 Enrollment)

**BRINKER ELEMENTARY SCHOOL**  
639 Students (2018-2019 Enrollment)

**BENTLEY PLACE AT WILLOW BEND**  
Units: 368  
Occupancy: 99%  
Rent per Unit: \$1,218

**PARKWOOD BLVD**  
14,900 VPD

**AMLI WEST PLANO VILLAGE**  
Units: 264  
Occupancy: 95%  
Rent Per Unit: \$1,501  
(Not included in the Property)

**GALLERIA DALLAS**  
Hub for Corporate Tenants  
10 Minutes from WPV

**Merrill Lynch  
Kimley»Horn  
MassMutual**

**PRESIDENT GEORGE BUSH TURNPIKE**  
151,543 VPD

**DALLAS NORTH TOLLWAY**  
169,000 VPD

**CARRINGTON PARK APARTMENTS**  
Units: 364  
Occupancy: 95%  
Rent Per Unit: \$1,229

**PRESTONWOOD NEIGHBORHOOD**  
Median Home Value: \$389,700  
Average HH Income: \$127,590  
Population: 36,829

**Texas Health**  
Center for Diagnostics & Surgery  
PLANO

**PARKER ROAD**  
33,500 VPD

**Texas Health**  
Presbyterian Hospital  
PLANO








**DNT**  
TOLL

# West Plano Village

**INEMARK**

# Outstanding North Dallas Demographics

within 3 miles

-  **\$3.5 Billion**  
Annual Consumer Spending Power
-  **65%**  
Population Growth (Since 2000)
-  **105,594**  
Total Population
-  **48,535**  
Total Households
-  **\$540,510**  
Average Home Value
-  **\$137,260**  
Average HH Income
-  **64.4%**  
Hold a Bachelor's Degree or Higher

# VALUE ADD OPPORTUNITIES

WITH IN-PLACE CASH FLOW BACKED BY A 9.9 YEAR WALT

69.12%

OCCUPIED

9.9 YEARS

WALT

16,220 SF

AVAILABLE RETAIL SPACE

23,388 SF

AVAILABLE OFFICE SPACE

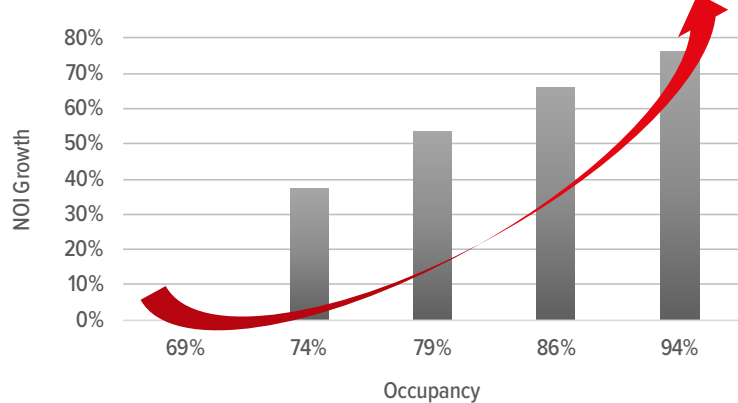
## INCOME FROM INVESTMENT GRADE CREDIT

Charles Schwab (Moody's: A2) and AT&T (Moody's: A1) make-up 48.4% of the in-place NOI

## SPACES LETTER OF CREDIT

Strong guarantor letter of credit for 4 years of lease term with a 5-year burndown thereafter\*

## SIGNIFICANT NOI GROWTH THROUGH LEASE-UP

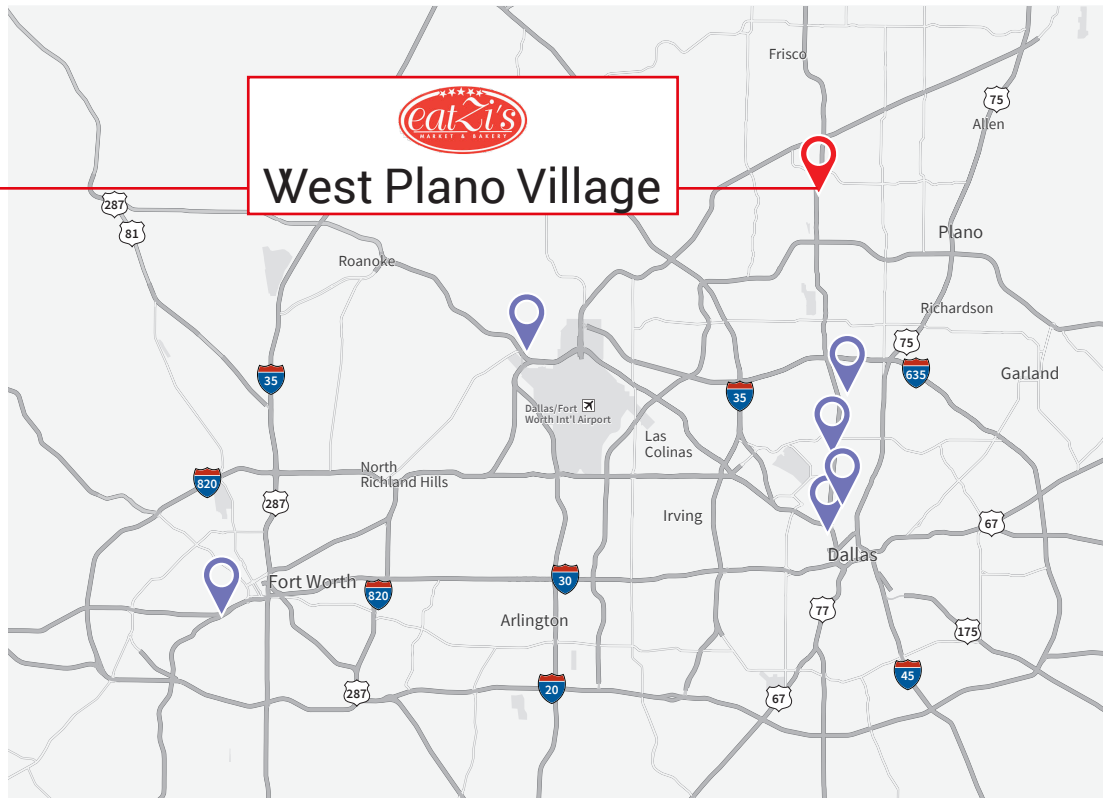


\*More information included within the Offering Memorandum



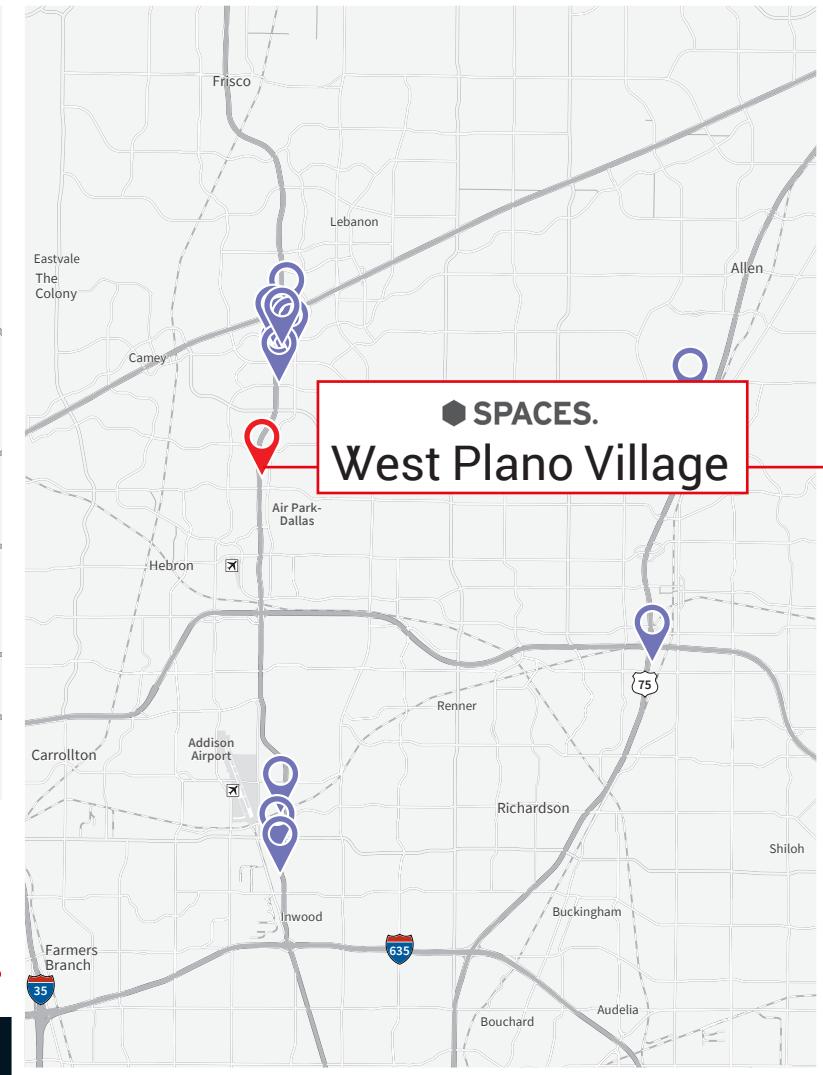


# OFFICE & RETAIL TENANCY UNIQUE TO THE IMMEDIATE TRADE AREA



## EATZI'S MARKET & BAKERY

- West Plano Village location serves the entire Far North Dallas market
- Only store north of I-635 capturing consumers from Addison, Frisco, Legacy, and Plano



## SPACES

- West Plano's only neighborhood co-working location
- Closest competitor to the north is 1.75 miles away in Legacy
- Closest competitor to the south is over 6 miles from WPV in Addison

# PLANO, TEXAS

## LOW COST OF LIVING

The National Cost of Living Index measures the average cost of living throughout the United States and generates relative living costs based on a national average of 1. Compared to other metropolitan areas, Plano maintains a reasonable cost of living of 1.06, slightly higher than the national average, while concurrently achieving a median household income of \$92,045, 34% above the US median of \$68,703.

RELATIVE COST OF LIVING BY CITY



## RELATIVE COST OF LIVING

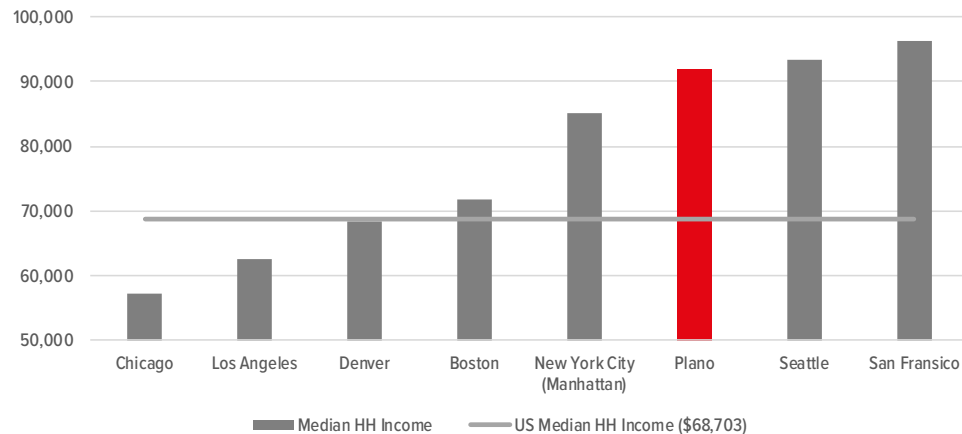
**1.06**

Plano, TX

**55%**

Below New York City

MEDIAN HOUSEHOLD INCOME BY CITY



## MEDIAN HOUSEHOLD INCOME

**\$92,045**

Plano, TX

**34%**

Above US Average

**8%**

Above New York City



**HIGH  
QUALITY  
OF LIFE**

**#1**

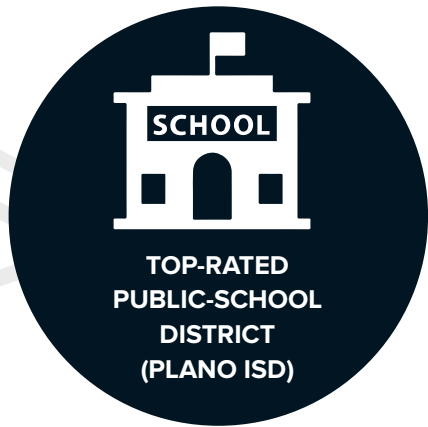
**Happiest City in America**  
*Patch.com*

**86**

**Safest City in America**  
*Forbes*

**89**

**Best City to Buy a House  
in Texas**  
*SmartAsset*



#12

of 1,019 (top 1.50%) Best School Districts in Texas

A+

Overall Niche Grade

Top 3

City in the US with the Best Public Schools

DALLAS / FORT WORTH'S PREEMINENT CORPORATE ADDRESS

As the fourth-largest city in the DFW metro, Plano is a major regional employment center supplying over 200,000 jobs and housing 60% of Far North Dallas' share of Fortune 1000 companies. Pro-business leadership, superior infrastructure and investment in the future have earned Plano a national reputation as one of the best places for businesses and residents.



Toyota North America Headquarters



Plano West High School



Plano Residence

# DFW OPEN FOR BUSINESS

Only 7.5%

of jobs lost  
\*5th best in country

Leads country with

46%

physical office occupancy  
\*Chicago - 20%, New York - 17%

67%

increase  
in job postings  
since May

#1

in the nation with

75%

job recovery

Low cost of doing business with  
a Score of

88.45

(US Avg - 100)

3 Fortune 10

Company HQs

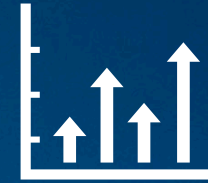
\*No other MSA has more than one



#1 Real Estate  
Market for 2019  
Urban land institute/  
PWC



Favorable Tax  
Climate  
0% State and Local In-  
come Tax



#1 MSA for job  
growth in 2019  
127,600 jobs added



Over 1,000,000  
jobs  
added since 2010



3%  
Unemployment rate  
pre-Covid



#1 in Retail Net  
Absorption since  
2010  
50M SF over last 10  
years

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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.