TEXAS LEGACY
REALTY

4865 Hedgcoxe Road

4865 Hedgcoxe Rd, Plano, TX 75024



Lease Availability | *Call for Rates*

JAY CHO
Partner | Commercial Leasing
469-878-1654 | jay.cho@txlegacyrealty.com

THIAMEE PHOMMAVONG
Associate | Commercial Leasing
214-773-2218 | thiamee.p@txlegacyrealty.com

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PROPERTY HIGHLIGHT

Discover premier office space in the heart of Plano, where modern design meets exceptional convenience. This contemporary building offers a striking architectural presence and unmatched accessibility to major highways and nearby amenities. With generous parking, lush landscaping, and inviting common areas, the property creates a professional and welcoming environment for businesses. Inside, versatile office suites are filled with natural light and designed for comfort and productivity, making them adaptable to a wide range of business needs. Enhance your company's presence with a property that combines sophistication, functionality, and a prime Plano location.

- Contemporary architecture with a bold, distinctive design
- Prime location with direct access to major highways
- Abundant on-site parking for tenants and guests
- Flexible office layouts filled with natural light
- Professional setting that enhances corporate identity



PROPERTY OVERVIEW

BUILDING TYPE	Office / Medical Space
BUILDING SIZE	16,300 SF
LOT SIZE	85,378 SF
LEASABLE AREA	8,430 SF
LEASE RATE	Call for pricings

AREA RETAILERS

PROJECT OVERVIEW

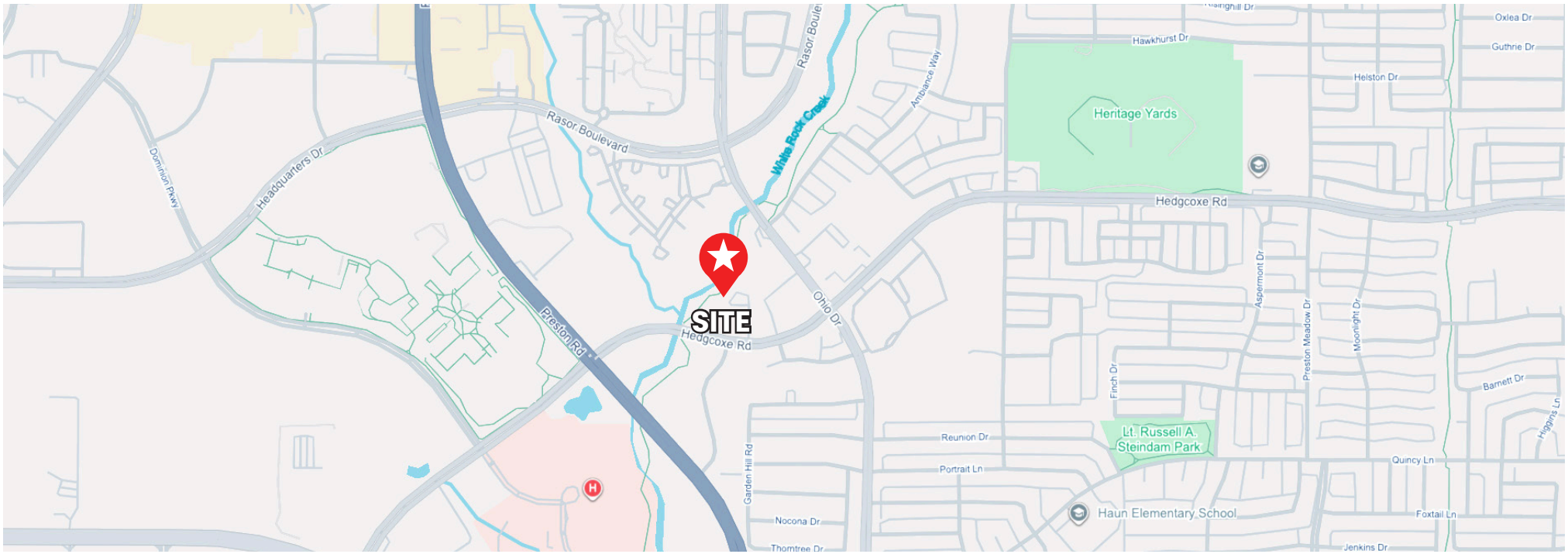
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DEMOGRAPHICS	1 Miles	5 Miles	10 Miles
2024 Population (Pop.)	15,445	343,959	1,271,608
2024 Households (HH)	5,777	134,355	488,726
2024 Avg. HH Income	$143,906	$139,998	$129,283
5-Yr. Pop. Growth (Total %)	21.24%	21.42%	18.90%

TRAFFIC COUNTS	
Hedgcoxe Rd	27,373 VPD
Preston Rd	37,920 VPD
Sam Rayburn Tollway	138,074 VPD
Ohio Dr	18,156 VPD

DEMOGRAPHICS

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AERIAL MAP

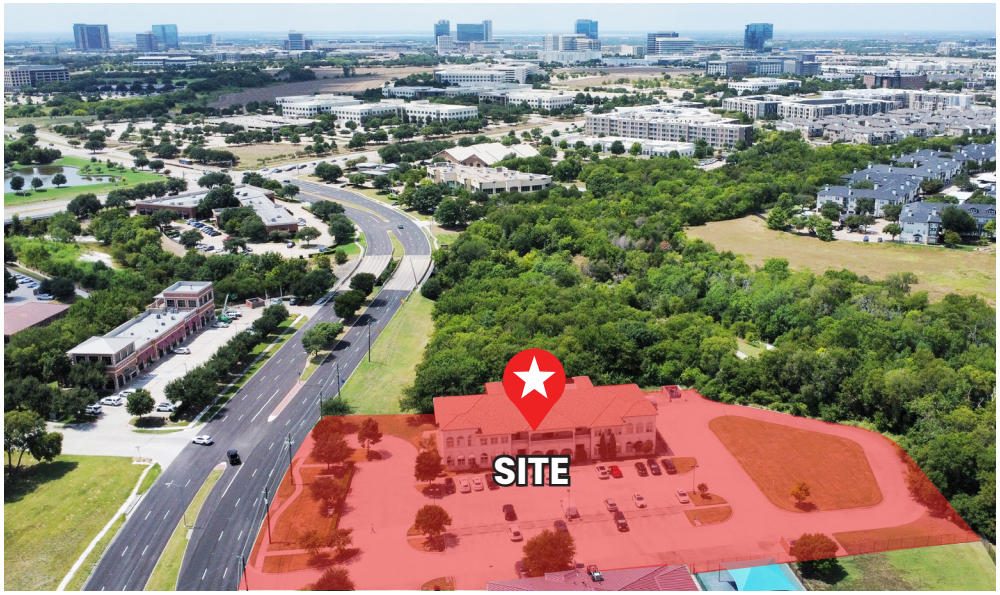
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AERIAL PHOTOS

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

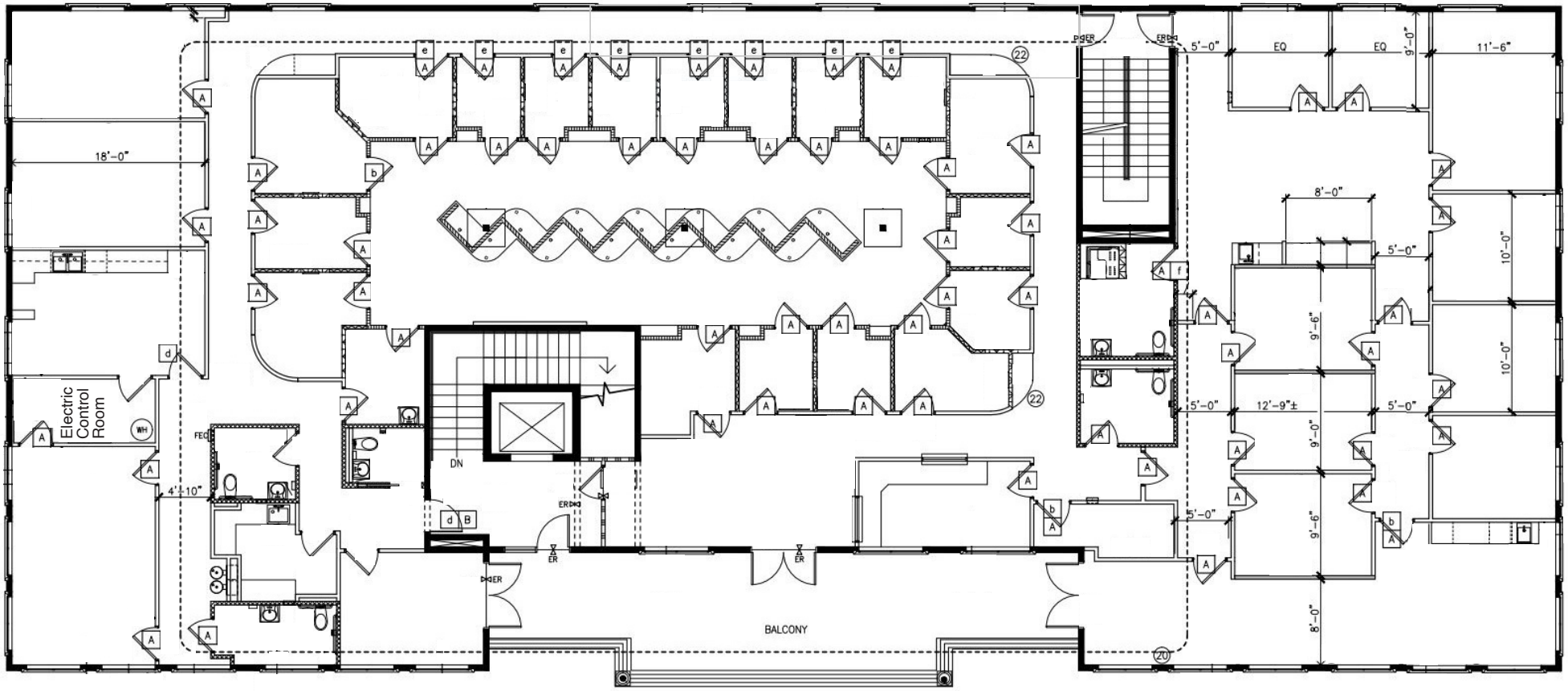
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Floor Plan 2nd Floor | Available 8,430 SF

FLOOR PLAN

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EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas Legacy Realty	**9013728**	**rafe.song@txlegacyrealty.com**	**(469)855-4430**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rafe Song	**712965**	**rafe.song@txlegacyrealty.com**	**(469)855-4430**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jou Cho	**0770697**	**jay.cho@txlegacyrealty.com**	**(469)878-1654**
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**