

Office

# 7500 Dallas Pkwy Plano, TX 75024

📍 Plano/Allen

🏠 Dallas



Office

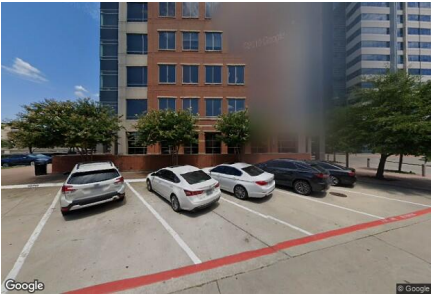
Plano/Allen Dallas

# 7500 Dallas Pkwy

Plano, TX 75024

Parcel R-9042-00C-0040-1 | Multi-Tenant

One Legacy Circle is located in the Plano/Allen submarket of the Dallas metropolitan area. Built in 2008, the building is one of one hundred and sixty-one properties constructed since 1990 that account for 79.1% of the submarket's total inventory of office space. At 212,934 square feet, One Legacy Circle is 60.0% larger than the average office property size in the Plano/Allen submarket.



## Property Report

### PROPERTY ATTRIBUTES & STRUCTURALS

Property Name	County	Year Built	Building Class
One Legacy Circle	Collin County	2008	A
Buildings	Floors	Building Size (SF)	Lot Size (SF)
1	8	212,934	140,838
Lot Size (Acres)	Opportunity Zone	Census Tract	Latitude
3.23	No	031657	33.07792
Longitude			
-96.80508			

### 2020 TAXES

Assessed Value	Assessed Value Change
\$58,773,076	-2.0%

### 2019 TAXES

Tax Amount	Tax Amount Change
\$1,226,967	-2.0%

### PROPERTY CONTACTS

Owner	Phone
FSP ONE LEGACY CIRCLE LLC, DBA ONE LEGACY CIRCLE OFFICE	(214) 572-3136

MOST RECENT SALE

Sale Date
03/24/2011

Tenants

TENANT DATA (as reported on June 2021)

Tenant
City Bank Texas
Morgan Stanley
The Federal Savings Bank

Location



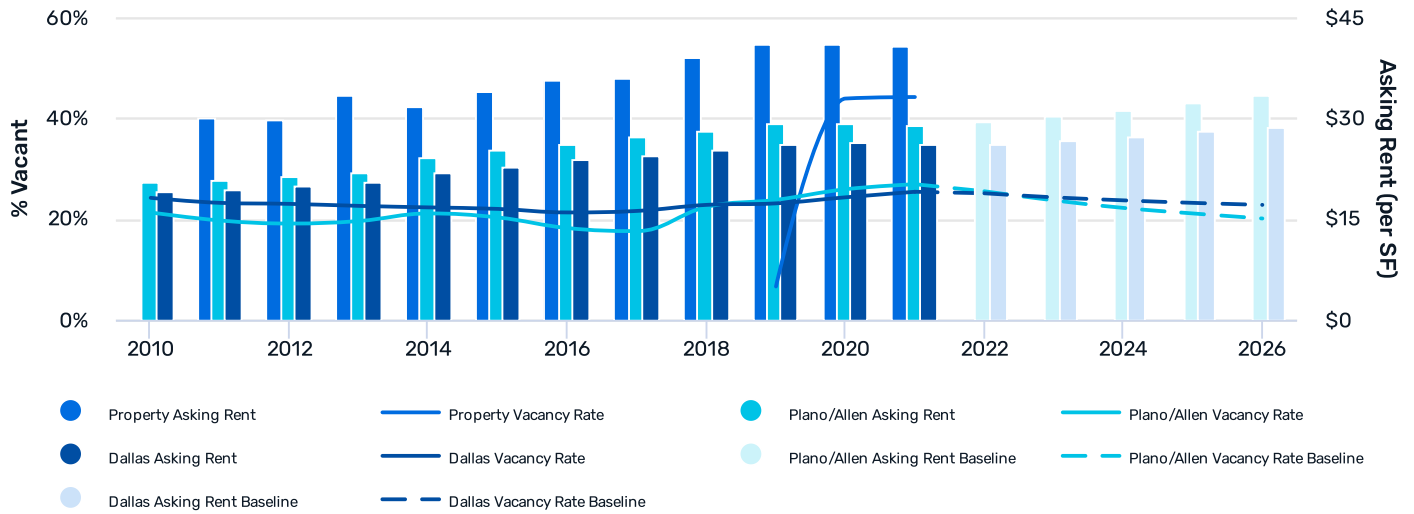
Commercial Location Score (CLS) is a scoring system developed by Moody's Analytics to help CRE professionals gain a quick understanding of the major factors that affect the value of a location. CLS consistently evaluates a location's suitability/desirability for a particular use based on six key components.

Performance

CURRENT PERFORMANCE (June 2021)

<div>Asking Rent (per SF)</div> <div>7500 Dallas Pkwy</div> <div>\$40.85</div>	<div>Effective Rent (per SF)</div> <div>7500 Dallas Pkwy</div> <div>\$29.11</div>	<div>Vacancy Rate</div> <div>7500 Dallas Pkwy</div> <div>44.2%</div>
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## Asking Rent and Vacancy Trends By Year (per SF)



Year	Property Asking Rent per SF	Property % Vacant	Plano/Allen Asking Rent per SF	Plano/Allen % Vacant	Dallas Asking Rent per SF	Dallas % Vacant
2010	-	-	\$20.42	21.3%	\$19.20	24.2%
2011	\$29.98	0.0%	\$20.78	19.7%	\$19.45	23.2%
2012	\$29.88	0.0%	\$21.45	19.1%	\$19.94	23.0%
2013	\$33.35	0.0%	\$21.99	19.6%	\$20.54	22.6%
2014	\$31.85	0.0%	\$24.11	21.1%	\$21.83	22.3%
2015	\$34.01	0.0%	\$25.42	20.3%	\$22.73	22.0%
2016	\$35.62	0.0%	\$26.08	18.2%	\$23.79	21.3%
2017	\$36.12	0.0%	\$27.20	17.6%	\$24.58	21.6%
2018	\$39.06	0.0%	\$28.19	22.4%	\$25.35	22.8%
2019	\$40.97	6.6%	\$29.16	23.8%	\$26.18	23.1%
2020	\$41.07	43.9%	\$29.15	25.9%	\$26.31	24.3%
Jun 2021	\$40.85	44.2%	\$28.98	26.9%	\$26.26	25.4%
2022	-	-	\$29.41	25.5%	\$26.16	25.1%
2023	-	-	\$30.37	23.7%	\$26.80	24.3%
2024	-	-	\$31.32	22.2%	\$27.38	23.7%
2025	-	-	\$32.36	21.1%	\$28.02	23.2%
2026	-	-	\$33.48	20.1%	\$28.72	22.8%

Sale - 03/24/2011

8.5%	Franklin Street Properties Corp	Nodenble Associates LLC
Metro Cap Rate	Buyer	Seller

SALE OVERVIEW

Deed Reference	Transaction Type	12-Month Rolling Metro Cap Rate
20110324000312360	Arm's Length	8.5%

CONTACTS

Buyer	Buyer	Seller
FSP One Legacy Circle LLC	Franklin Street Properties Corp (877) 686-9496 401 Edgewater Pl, Wakefield, MA 01880	Nodenble Associates LLC 211 E 7th St, Ste 620, Austin, TX 78701