

# INVENTORY REPORT- 3rd QUARTER, 2024

Mark V Commercial, Inc.  
 1320 Village Creek Dr.  
 Suite 200  
 Plano, TX 75093  
 Ph: 972-250-2550 - Fx: 972-250-1015

FOR INFORMATION, CONTACT  
 MIKE MCCARTAN  
 JEFF WHITE



## \*\*\* BUILDINGS AVAILABLE \*\*\* FOR SALE and/or FOR LEASE

[markv@markvcommercial.com](mailto:markv@markvcommercial.com)

REV: 7/25/24

TYPE	CITY	PROJECT/LOCATION	TOTAL SF	AVAIL. SF	CONTIGUOUS SF	ZONING	LEASE RATE/SALE PRICE	COMMENTS
Office/ Tech	Plano	<b>Plano Commerce Center Phase II *NEW DEVELOPMENT*</b>	300,000	58,000	Available starting at 30,000sf spaces	R-T	\$14.75-\$15.50/sf Net Net \$3.75/sf Expenses	NEW DEVELOPMENT in East Plano along Plano Parkway located at the SEQ of Plano Parkway and Shiloh Road
		Building A: 3700 E Plano Parkway	100,000	58,000	58,000 sf		Finishout Allowance	
		Building B: 3712 E Plano Parkway	100,000	0	100% Leased		\$25.00-\$30.00/sf	
		Building C: 3724 E Plano Parkway	100,000	0	100% Leased			
Office	Plano	<b>Village Creek Professional Office Complex</b> 1316 Village Creek Drive Suite 600	1,666	1,666	1,666	Office	For Lease \$3,500.00/month Gross plus electric or For Sale \$535,000.00	GREAT Plano location- 5 large offices, kitchen, 2 restrooms, built-ins, ample storage & parking

BUILDINGS CONTINUED....

TYPE	CITY	PROJECT/LOCATION	TOTAL SF	AVAIL. SF	CONTIGUOUS SF	ZONING	LEASE RATE/ SALE PRICE	COMMENTS
Office	Plano	<b>Village Creek II</b> 5225 Village Creek Drive Suite 200 Suite 400	8,000	6,000 2,000	8,000	Office	For Lease \$23.00/sf Mod. Gross plus electric gas, water, and cleaning service- Est. cost- approx. \$2.83/sf	1-story office complex, private kitchen spaces, additional controlled environment space, & 56 parking spaces. Outside picnic space with grilling area
Office/ Warehouse	Richardson	<b>Technology Business Campus</b> 3501 Token Drive	11,873	11,873	11,873	IM (1)	For Sale \$2,750,000.00	100% Leased to single tenant for 6 remaining years- Office space with small warehouse
Office	Allen	<b>McDermott Office Park</b> 40 East McDermott	5,290	5,290	5,290	Office	For Sale \$2,250,000.00	Vacant and ready to occupy ASAP Located near the Allen Policy Department
Office/ Warehouse	Arlington	<b>1108 107th Street</b>	16,522sf	6,488sf main ofc- Balance Whrse. space	16,522sf	Industrial Mfgr (IM)	\$12.50/sf NNN 2023 Operating Expenses- \$2.28/sf For Sale -\$190.00/sf \$3,150,000.00	16' clear height, 1 dock door, 1 ramp Includes 2 extra storage areas, fenced truck court
Office/ Warehouse	White Settlement	<b>230 S Grants Lane</b>	4,000 8,000 4,000 2,000	18,000	4,000 ofc/whrse 8,000 ofc/whrse 4,000 whrse only 2,000 whrse only	Light Industrial	\$15.00/sf NNN \$12.50/sf NNN \$10.00/sf NNN \$12.00/sf NNN	4 spaces available- 2 office/warehouse spaces 2 warehouse only spaces 12' clear, 7 grade level, 7 exterior doors Bldg has 3-phase power

**\*\*\* LAND AVAILABLE \*\*\***

TYPE	CITY	PROJECT/LOCATION	TOTAL AC	AVAIL. AC	CONTIGUOUS AC	ZONING	LEASE RATE/ SALE PRICE	COMMENTS
Land	Allen	<b>McDermott Business Park</b>	.483 ac 27,037sf	.483 ac	.483 ac	Commercial	\$250,000.00 \$11.90/sf	Great site for small office/user to build up to approximately 5,000sf
Land	Allen	<b>1489 S Greenville Avenue</b>	.98 ac 42,689 sf	.98 ac	.98 ac	Office	\$426,890.00 \$10.00/sf	Excellent site to build commercial, office, retail, school Convenient access to Highway 5
Land	Allen	<b>1015 E Main Street</b>	4.97 ac 216,493sf	4.97 ac	4.97 ac	Light Commercial	\$2,164,930.00 \$10.00/sf	Commercial Development site excellent for office/tech, Flex, Industrial or Office site
Land	Celina	<b>Northwest corner of Future Legacy O'Bryan &amp; FM 455</b>	8.115 ac	8.115 ac	8.115 ac	C-3 Commercial Ofc/Retail	\$4,860,500.00 \$13.75/sf	Property annexed to City of Celina - Backs up to Dynavest Master Planned Community
Land	Lewisville	<b>225 E Valley Ridge Blvd</b>	1.442 ac	1.442 ac	1.442 ac	LI	\$8.50/sf \$551,335.00	Located on the north side of Valley Ridge Blvd East of I-35E in Denton County, City of Lewisville, TX

**\*\*\* LAND AVAILABLE \*\*\***

TYPE	CITY	PROJECT/LOCATION	TOTAL AC	AVAIL. AC	CONTIGUOUS AC	ZONING	LEASE RATE/ SALE PRICE	COMMENTS
Land	Garland	<i>700 E Campbell Road SEC of Campbell Road &amp; Garland Rd</i>	5.75 ac	5.75 ac	5.75 ac  7.76 Gross AC 5.722 Usable AC	Garden Office	\$12.00/sf (1.2-1.4 pads) \$10.00/sf entire parcel	Located at the SEC of Campbell Road and Garland Road City of Garland, TX - Utilities & Water on the site- Campbell Rd median cuts already in place