

Logsdon Wilson Wealth Advisors

One Bethany West
950 W Bethany Drive
Allen, TX 75013

Efficiently collaborating to identify,
analyze and secure a relocation solution
within a quick time frame



Client Objectives

Logsdon Wilson Wealth Advisors is a North Texas based firm whose objective is to serve as a trusted financial partner to each of their clients. Through a previous business engagement, Logsdon Wilson Wealth Advisors approached Cresa with the need to relocate and expand from their existing space in order to pursue a commercial real estate opportunity that would better support their client-base, recruitment efforts and overall business growth plan.

Actions

After engaging with and understanding Logsdon Wilson Wealth Advisors' business, financial and real estate requirements, Cresa quickly worked to identify viable purchase options based on location and business parameters, while also analyzing logistical details and construction costs that would impact the decision making process. The initial search through North Texas soon focused directly on the McKinney/Allen submarket. After initially engaging a slow-moving development opportunity, Cresa went back to the market to uncover additional options.

As Cresa vetted potential purchases, the Team approached Logsdon Wilson Wealth Advisors to consider leasing in order to expand the pool of office availabilities. Cresa performed a variety of lease versus purchase analyses which compared financial scenarios across the various options.

Results

Based on the results, Logsdon Wilson Wealth Advisors determined leasing was preferable, which allowed Cresa to offer LOIs and enter into lease negotiations between two sites. Ultimately the decision to pursue One Bethany West was made to secure optimal terms from a business, financial and geographic perspective. Cresa was able to negotiate a below market rental rate along with a significant abatement period and a turnkey tenant improvement allowance. While construction is taking place, Cresa assisted Logsdon Wilson Wealth Advisors with negotiating a short term serviced office space.



Notable Terms & Savings

Below Market Rent
TI Allowance
Rent Abatement Period
Minimal Business Disruption



Services Provided

Transaction Management
Site Selection
Financial Analysis



With a service-oriented approach and the highest professionalism, Alex provided excellent guidance and timely communication which helped facilitate our decision making process.

Tim L. Wilson, CFP
Co-Founder,
Logsdon Wilson Wealth Advisors

