

945 Stockton Dr, Allen, TX 75013



Presented By:
NTX REI



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Property Details

Only Available Suite in Allen's Premier Medical & Professional Office Park

Rare opportunity to own the only available suite within Twin Creeks Crest, a newly developed Class A medical and professional office condominium community in the heart of West Allen. Suite 7120 offers approximately 1,710 SF of upscale office/medical space within a luxury office park adjacent to Texas Health Presbyterian Hospital Allen and the thriving Allen Medical District.

Strategically located just seconds from US Highway 75 and Exchange Parkway, the property benefits from exceptional visibility, accessibility, and strong surrounding demographics. The area continues to experience significant residential, retail, and commercial growth, creating a highly desirable environment for medical and professional service providers.

This fire-sprinklered building is designed to accommodate a variety of medical and office users, including dental, orthopedic, dermatology, ophthalmology, optometry, pediatrics, pain management, podiatry, nephrology, pulmonary, oncology, and other specialty practices. The affluent population base and proximity to major healthcare providers offer excellent opportunities for patient acquisition and referral growth.

The professionally managed owners' association provides exceptional value by covering nearly all operating expenses, including common area maintenance, landscaping, security, janitorial services, and negotiated utility contracts. Ownership benefits from a favorable electricity agreement extending through 2029, helping maintain predictable operating costs.

Surrounded by mature landscaping, extensive tree coverage, and high-quality architectural design, Twin Creeks Crest offers a premier ownership opportunity in one of North Texas' most sought-after medical and business corridors.

Price:	\$846,450
Unit Size:	1,710 SF
No. Units:	1
Total Building Size:	6,010 SF
Property Type:	Office
Property Subtype:	Medical
Sale Type:	Investment or Owner User
Building Class:	A
Floors:	1
Typical Floor Size:	6,010 SF
Year Built:	2023
Lot Size:	1.00 AC
Parking Ratio:	4.16/1,000 SF
Walk Score ®:	60 (Moderately friendly)

Price: \$846,450

- Final available suite in a sold-out Class A medical park
- HOA covers nearly all operating costs — CAM, landscaping, security, janitorial
- Electricity locked through 2029
- Located in highly desirable West Allen and the Allen Medical District
- Adjacent to Texas Health Presbyterian Hospital Allen
- "Own it, don't rent it — build equity instead of paying someone else's mortgage."

View the full listing here: <https://www.loopnet.com/Listing/945-Stockton-Dr-Allen-TX/41504555/>

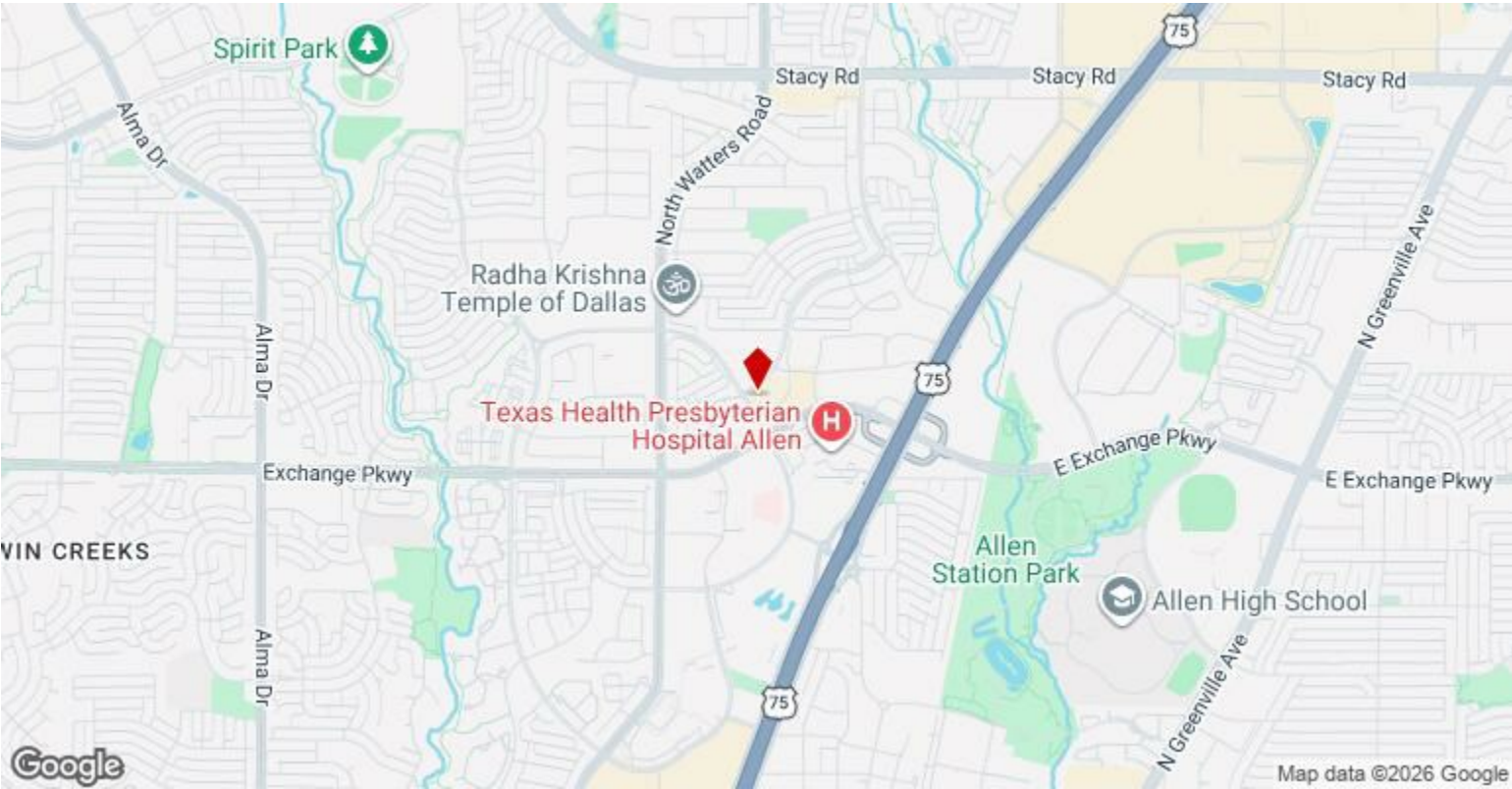
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Major Tenant Information

Tenant	SF Occupied	Lease Expired
DHAT	-	
Heart MD - Cardiovascular	-	
LONE STAR NEUROLOGY ALLEN	-	
RescueMD - Primary care and weight loss	-	
The Bloom Center For Motherhood	-	

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Location

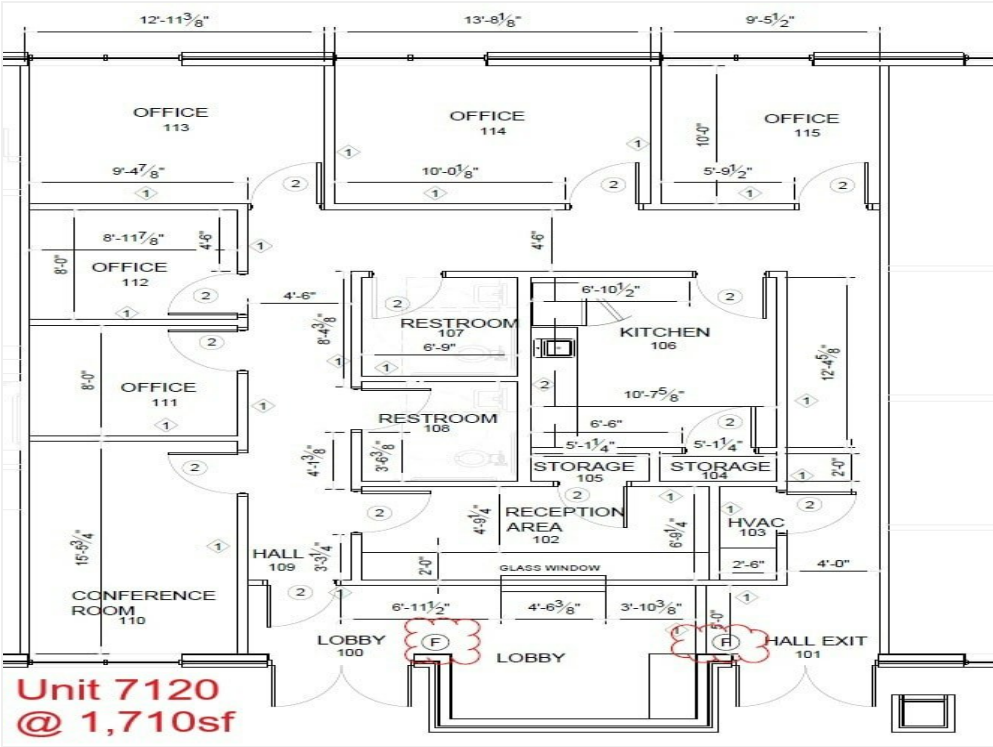


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Property Photos



Primary Photo



7120- floor plan

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Property Photos



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Property Photos



IMG_0264



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Property Photos



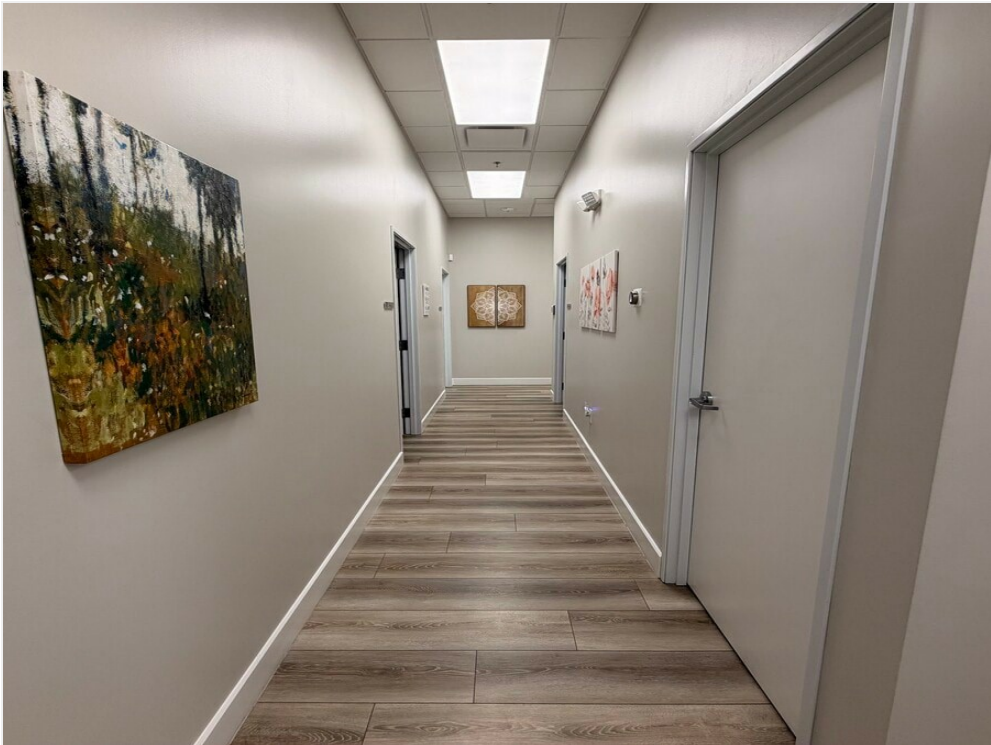
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Property Photos



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Property Photos



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Property Photos



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Property Photos



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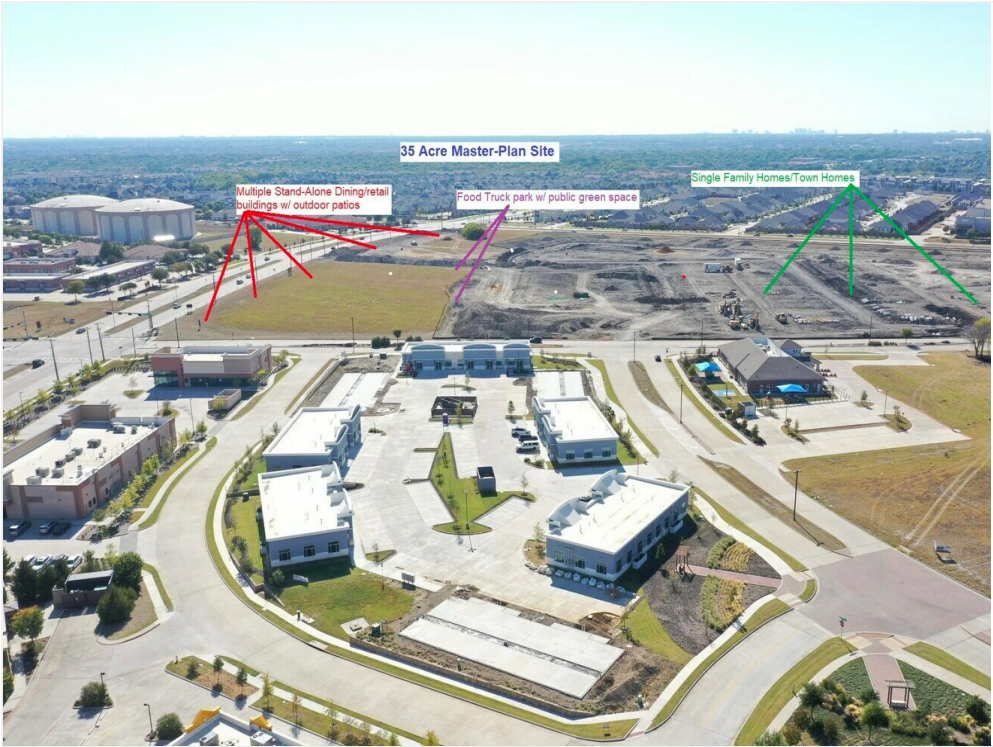
Aerial

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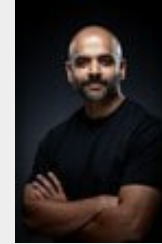


Aerial



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