

Plano Gateway Office Park
525 Shiloh Road, Building 1, Suite 1400
Plano, TX 75074

Professional Office



For Sale or Lease

ROCKHILL
COMMERCIAL REAL ESTATE

www.rockhillcre.com

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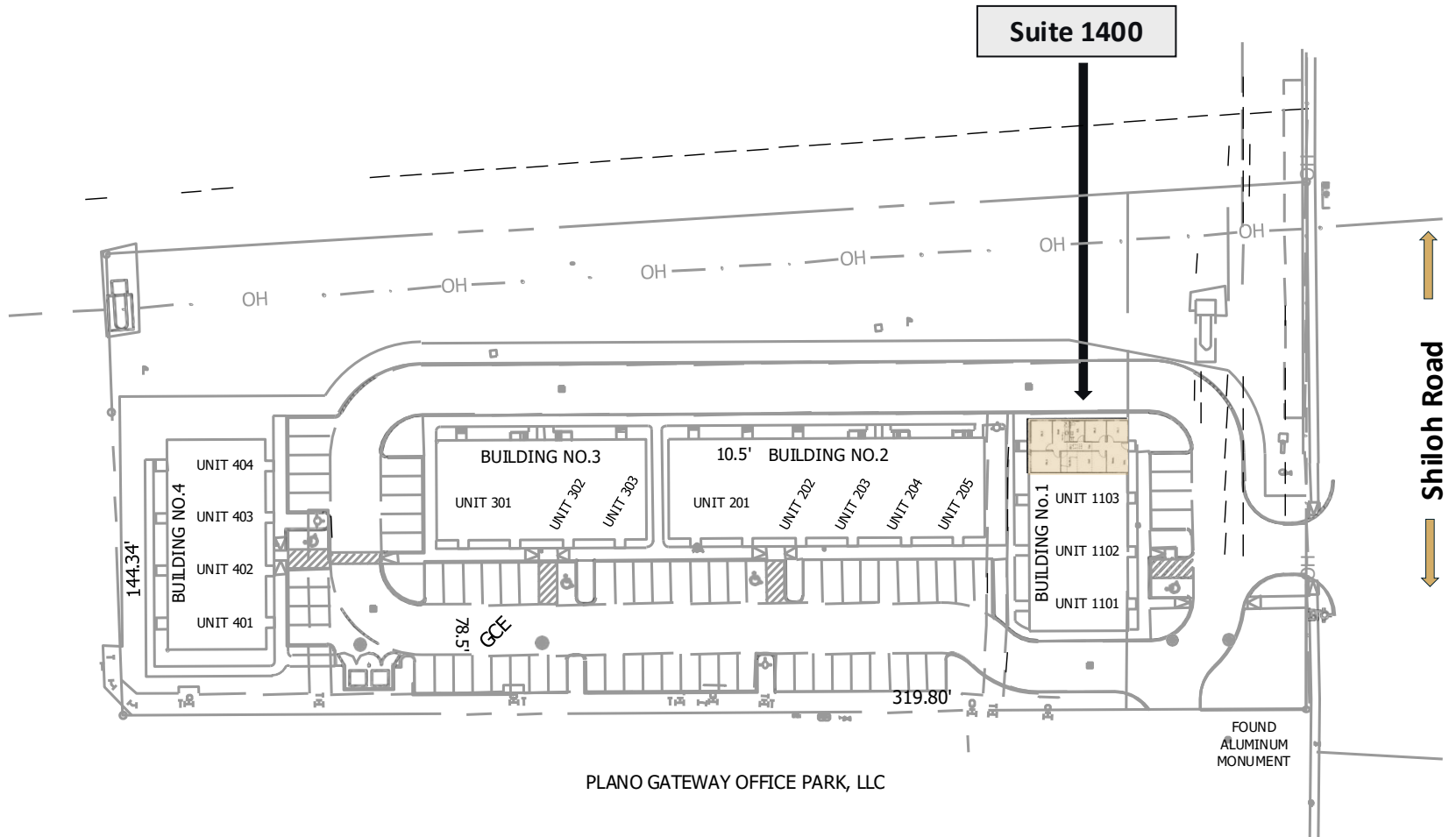
Property Overview

- 4 Buildings | Medical and Professional Office
 - Superior Design, Modern Stone, Stucco Exterior, and Metal Roof
 - Centrally located on the Plano/Richardson border
 - Conveniently located off Central Expressway and President George Bush Turnpike
 - Near Methodist Richardson Medical Center, Texas Oncology, and the Business Hub of the Telecom Corridor
 - Strategically positioned to serve the thriving communities of Richardson, Plano, Garland, Murphy, and Sachse
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- Size: 1,200 SF
 - Building and Monument Signage
 - Lease Rate: \$30+NNN
 - Sales Price: \$530,000
 - Use: Professional Office
 - Year Built: 2022
 - Lease Term: 3 - 10 Years



The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change of price subject to prior sale or lease, or withdrawal without notice.

Site Plan



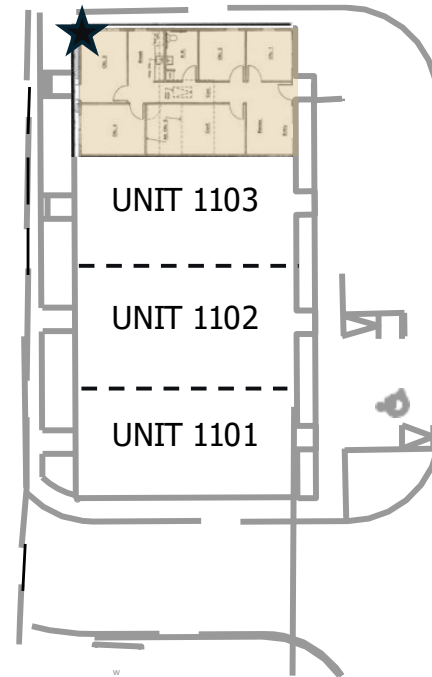
This architectural floor plan depicts a building with a total width of 46'-5 1/4" and a total depth of 25'-0". The layout includes the following rooms and features:

- Offices:** Five offices are shown, labeled Offc. 1 through Offc. 5. Offc. 1 is 10'-0" wide and 9'-11 1/2" deep. Offc. 2 is 10'-0" wide and 9'-11 1/2" deep. Offc. 3 is 10'-0" wide and 9'-11" deep. Offc. 4 is 14'-0" wide and 9'-10" deep. Offc. 5 is 12'-0" wide and 9'-10" deep, with an adjacent Alt. Offc. 5 area.
- Common Areas:** A Recep. (Reception) area, Entry, and Conf. (Conference) room are located on the left side. A Break room is situated between Offc. 3 and Offc. 4, containing a Help. sink, Ref. w/ ice, and Cab. (Cabinet).
- Support Spaces:** A Q.A.R. (Quality Assurance Room) is located near Offc. 2. A Mechanical Attic is located above Offc. 5. A Restroom (R.R.) is located near Offc. 1 and Offc. 2.
- Entrances and Circulation:** The plan shows a Cov. Porch (Covered Porch) and a Clos. (Closet) near the Entry. A Demising Wall is indicated between Offc. 4 and Offc. 5.
- Dimensions and Callouts:** The plan includes numerous dimensions for room sizes and wall thicknesses. Numbered callouts (1-5) indicate specific doors and windows throughout the building.

Availability

Building 1, Suite 1400

- Lease Rate: \$30+NNN
- Sales Price \$450/SF
- Suite: 1,200 SF



Building 1-4 Tenants

- State Farm • Royal Family Pharmacy • EPC Surgery Clinic • Hope Internal Medicine
- Physical Therapy • Medspa 33 • EPC Surgery Clinic • Core Choice Family Clinic
- Intricate Health • Skill Care Health Services • ID-Squad Infusion

Aerial



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Demographics / Traffic



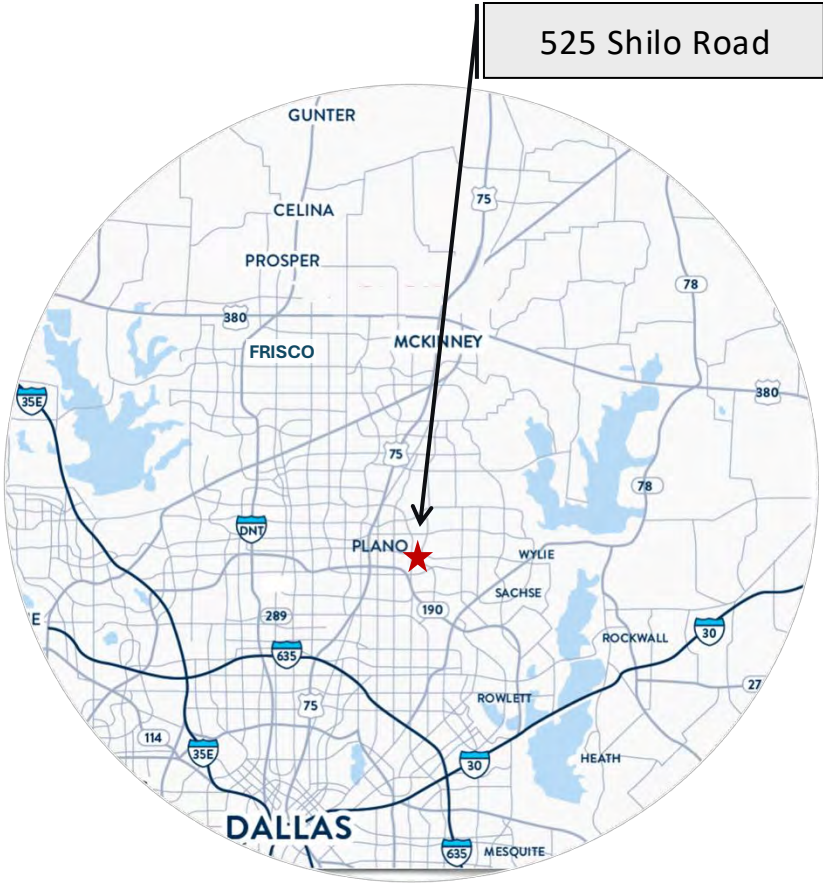
Demographics

	1 MI	3 MI	5 MI
Population	9,552	102,726	285,183
Households	4,564	46,787	119,799
Average Age	37	38	39
Average HH Income	\$101,744	\$110,287	\$112,591
Population Growth 2024-2029	20.9%	17.1%	13.7%
Household Growth 2024-2029	21.4%	17.0%	13.9%



Average Daily Traffic

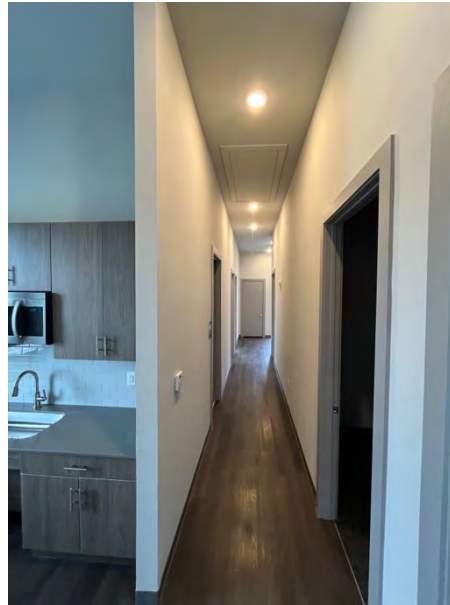
	Traffic Count	Miles From Subject
Shilo Rd. / Spring Branch Dr.	11,176	.07
E Plano Pkwy / Klein Rd	27,535	.39



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INFORMATION ABOUT BROKERAGE SERVICES

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 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.

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.

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.

<u>Licensed Broker/Broker Firm Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Rockhill Commercial Real Estate	9015723		
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Ryan Griffin	582592	rgriffin@rockhillinvestments.com	(214) 975-0842
<u>License Broker Agent</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Tonya LaBarbera	678307	tonya@rockhillcre.com	(469) 323-2615
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Date</u>

