

SUNCREEK OFFICE VILLAGE | SALE or LEASE

1511 W McDERMOTT DRIVE BLDG. 2, ALLEN, TEXAS 75013



PROPERTY INFO

- BUILDING TWO: 2,000 – 5,408 SF
- PURCHASE PRICE: **Negotiable**, Call for Rate
- PAD PURCHASE: **\$750,000.00**
- LEASE RATE: **Negotiable**, Call for Rate
- TI ALLOWANCE: **Negotiable**
- CONDITION: **Proposed, Prepared Pad Site**
- ESTIMATED COMPLETION: **9 Months**
- BUILDING ONE SIZE: **5,408 SF**
- BUILDING ONE TENANTS: **Optometrist & Periodontist**
- NEIGHBORING TENANTS: **Orthodontist, Dentist, Oral Surgeon & Chiropractor**



HIGHLIGHTS

- 2 Miles from I-75 and Twin Creeks Village
- 5 Minutes from Texas Health Presbyterian Hospital in Allen
- Surrounded by Medical Offices, Residential Rooftops, Schools, and the Twin Creeks Golf Club

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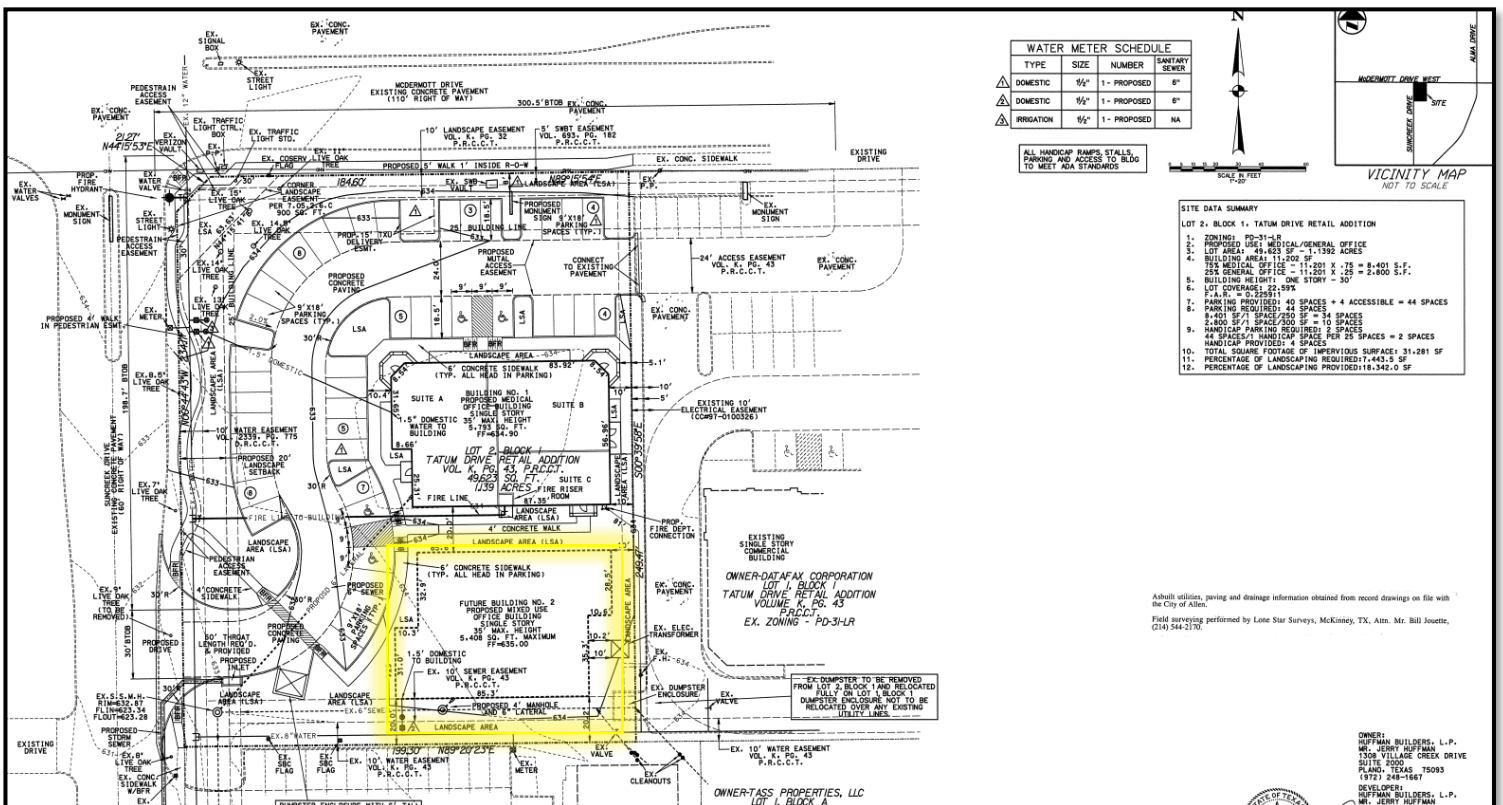
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Suncreek / W. McDermott Dr.
5408 Sf Prepared Pad Site
General Office / Medical Use
For Sale or Lease

Call for Rates:
 972.897.0562



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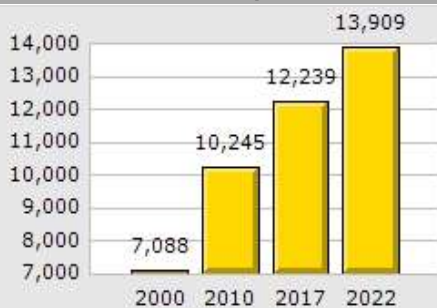


Property Description

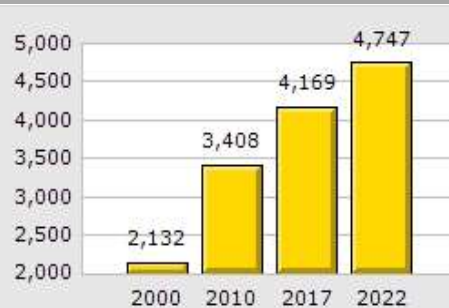
Total RBA: 5,408 SF	Property Type: Office
Anchor RBA: -	Secondary Type: Medical
Number Tenants: -	Market/Submarket: Dallas/Ft Worth/Allen/McKinney
Space Available: 5,408 SF	CBSA: Dallas-Fort Worth-Arlington, TX
% Leased: 0%	DMA: Dallas-Ft Worth, TX
Stories: 1	County: Collin
Acres: -	Anchor Tenants: -
Parking Spaces: -	
Bldg Status: Proposed, Built 2018	Features: -

Demographics - 1 Mile Radius

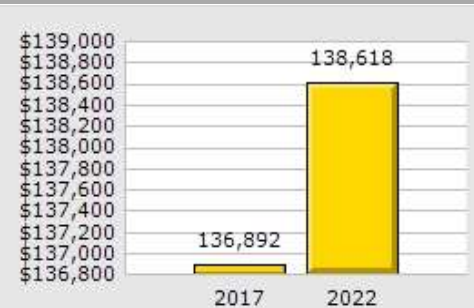
Residential Population



Households



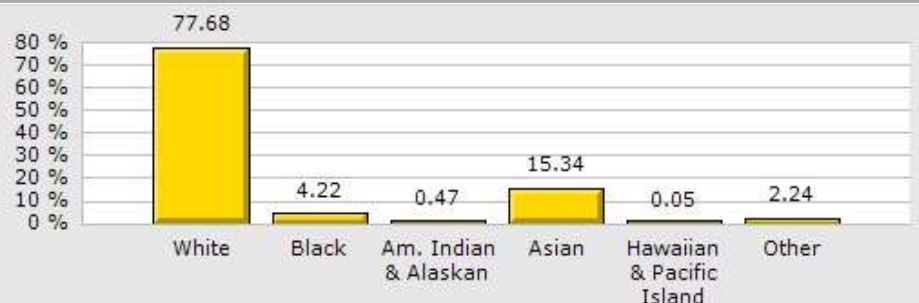
Median Household Income



Daytime Employment Population



Population by Race



Source: CoStar
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Traffic Count Report

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Building Type: **Class B Office**

Class: **B**

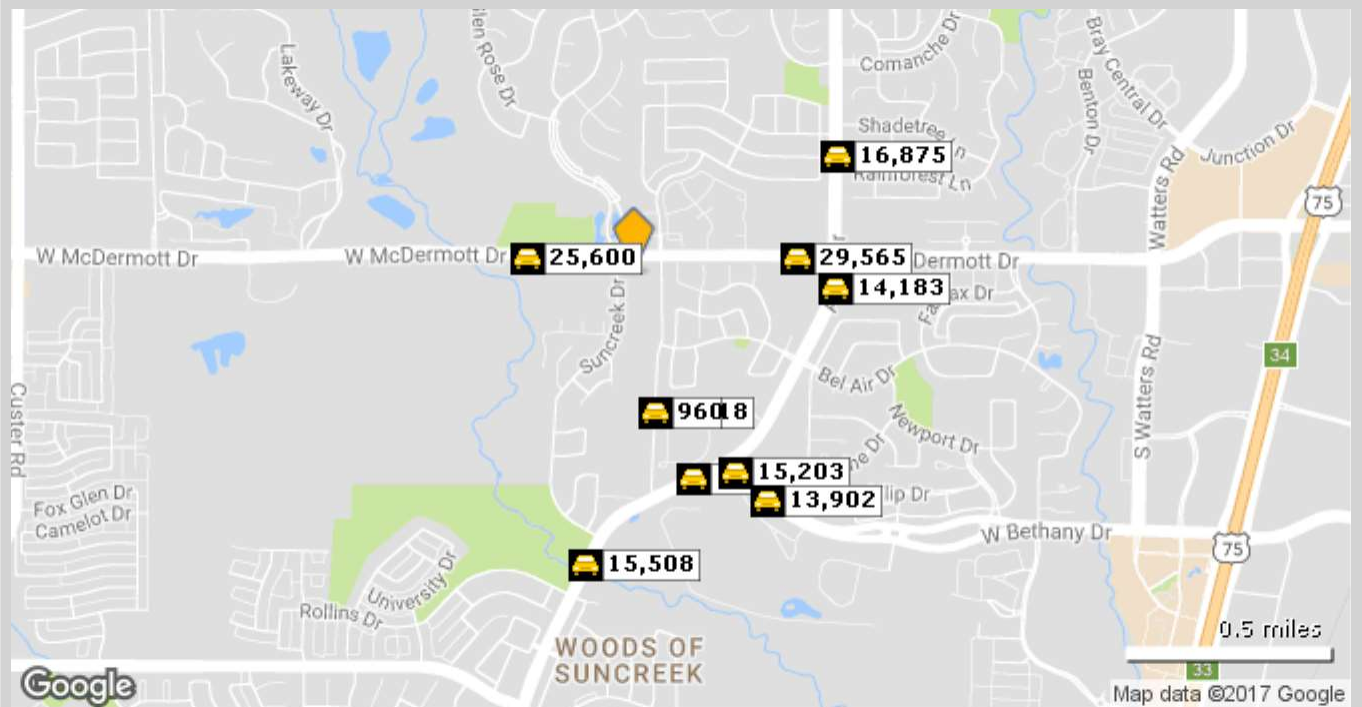
RBA: **5,408 SF**

Typical Floor: **5,408 SF**

Total Available: **5,408 SF**

% Leased: **0%**

Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W McDermott Dr	Twin Creeks Dr	0.22 E	2016	25,600	MPSI	.26
2	Old Alma Rd	Bel Air Dr	0.17 N	2012	1,518	MPSI	.34
3	Tatum Dr		0.00	2016	960	MPSI	.34
4	W McDermott Dr	S Alma Dr	0.09 E	2016	29,565	MPSI	.41
5	S Alma Dr	W McDermott Dr	0.07 N	2016	14,183	MPSI	.51
6	Alma Dr	W Bethany Dr	0.09 NE	2011	16,217	ADT	.52
7	W Bethany Dr	Alma Dr	0.03 NW	2012	15,203	MPSI	.55
8	N Alma Dr	Rainforest Ln	0.04 S	2016	16,875	MPSI	.59
9	W Bethany Dr	Alma Dr	0.14 NW	2016	13,902	MPSI	.65
10	Alma Dr	Suncreek Dr	0.08 NE	2016	15,508	MPSI	.73

Source: CoStar
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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 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.

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.

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.

Wynmark Commercial Property Management Company LLC

9005856

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Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

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Mark Pittman

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Designated Broker of Firm

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Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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