

4700 Dexter Drive

Suite 400, Plano, TX 75093

For Sale - 100% Leased Medical Office Condominium



Exclusively Offered By:

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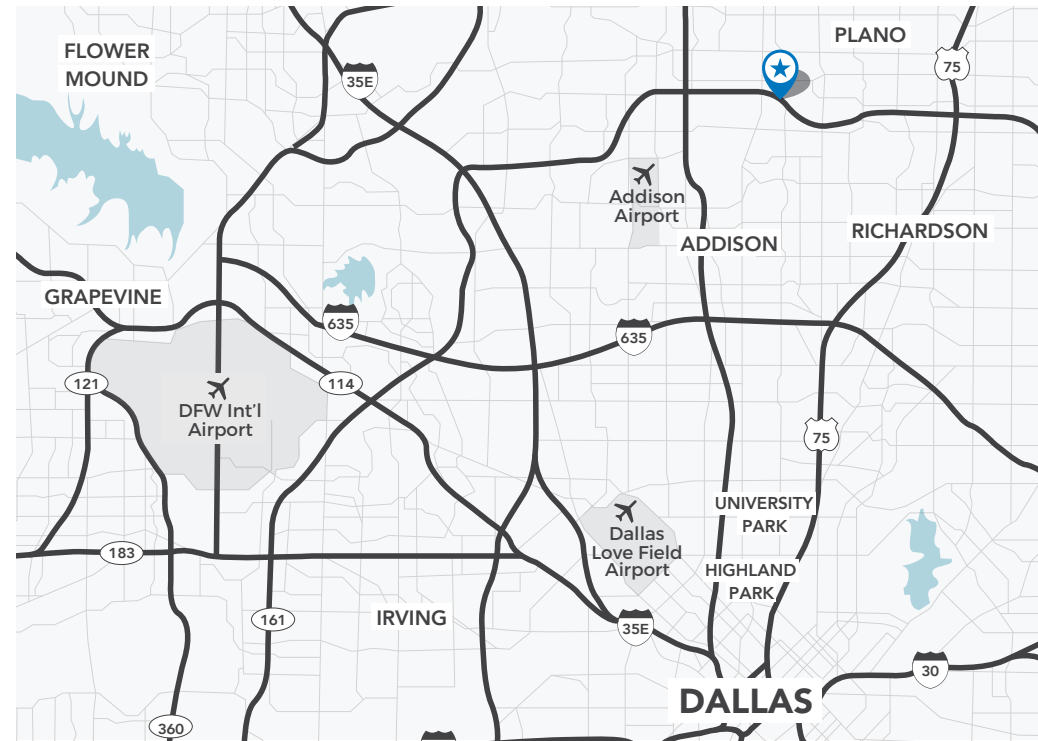
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Property Overview

100% leased medical building offered for sale at a 6.5% cap rate. Built with high quality design it was originally constructed in 2006. The Property's interior has been extensively finished to suit medical requirements. Opportunity to increase rents on renewal or re-tenanting. Ideal property for a 1031 exchange transaction.

Property Highlights

- 100% leased below market rents
- 2023 Expenses are \$9.59 PSF paid monthly
- NNN Lease
- Desirable location in Plano's Medical District
- Restaurants, retail and hotels nearby
- Direct access from Preston Road & President George Bush Turnpike

Offering Summary

Sale Price:	\$1,120,000
Building Size:	2,782 SF
Available SF:	Fully Leased
Price / SF:	\$402.59
Cap Rate:	6.5%
NOI:	\$72,336
Year Built:	2006
Parking Type:	Surface
Parking Ratio:	5/1,000
Lease Commencement Date:	1/1/2020
Lease Expiration:	3/30/2026

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Marketing Report

4700 Dexter Drive is located in a vibrant neighborhood. The area within a three mile radius is home to approximately 123,000 residents, offering a dynamic mix of individuals from various backgrounds and cultures. The median age of the community stands at 40 years, reflecting a balanced demographic distribution. Residents within this radius area exhibit a strong commitment to education, with a 67% holding college degrees or higher education. The age pyramid depicts a healthy balance between different age groups, ensuring a robust and inclusive community. The surrounding population demonstrate a willingness to invest in their quality of life, with a considerable amount allocated to leisure activities, entertainment, and personal development. This reflects a vibrant lifestyle that encompasses diverse interests and hobbies, contributing to a flourishing local economy.

KEY FACTS

128,077

Population

40.5

Median Age

2.2

Average Household Size

\$87,175

Median Household Income

EDUCATION

2%

No High School Diploma

11%

High School Graduate

20%

Some College

67%

Bachelor's/Grad/Prof Degree

AGE PYRAMID



The largest group: 2023 Males Age 20-24
The smallest group: 2023 Males Age 85+

ANNUAL LIFESTYLE SPENDING



\$3,028

Travel



\$74

Theatre/Operas/Concerts



\$76

Movies/Museums/ Parks



\$79

Sports Events



\$14

Online Games



\$186

Audio

Tapestry segments



11B

Young and Restless
10,699 households

19.2%
of Households



2D

Enterprising Professionals
7,204 households

13.0%
of Households



1A

Top Tier
6,448 households

11.6%
of Households

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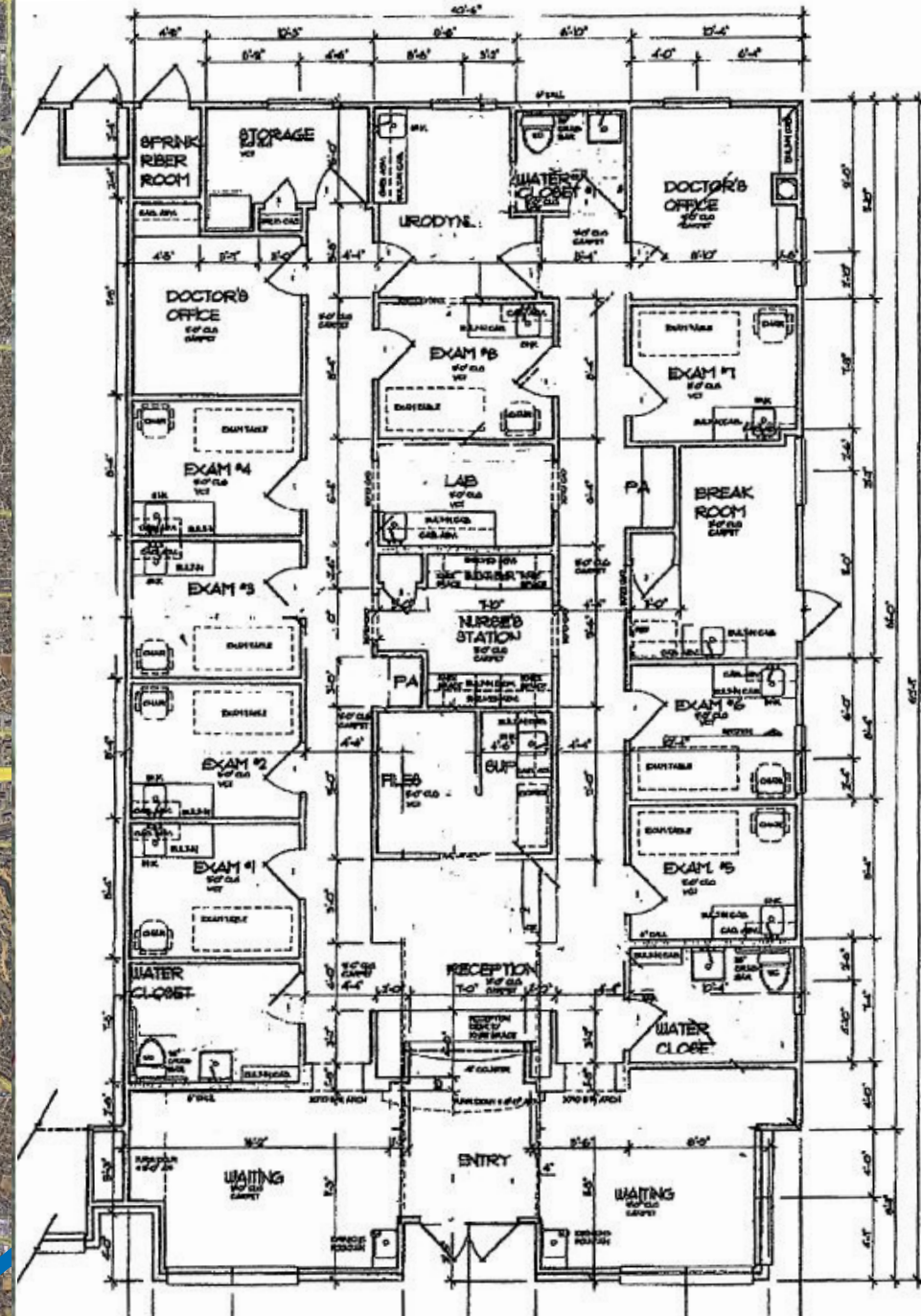


1 Mile Radius

3 Mile Radius

5 Mile Radius

FLOORPLAN



4700 Dexter Drive

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Preston Road

W. Plano Parkway

Ohio Drive



289 TEXAS

LEGEND

-  Subject property
-  Medical Office Building

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 **Baylor Scott & White**
The Heart Hospital

 **Baylor Scott & White**
HEALTH

**Baylor Medical
Pavillion**



Preston Road

W. Plano Parkway

Entry

Burham Drive



Dexter Drive

Entry

Entry

Dexter Drive

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Capstone Commercial Real Estate Group, LLC

EXHIBIT "A"

SURVEY AND/OR LEGAL DESCRIPTION

A Condominium Unit located at 4700 Dexter Drive, Unit 400, Plano, TX

UNIT NO. 4, OF DEXTER LOT 7 OFFICE CONDOMINIUM, A CONDOMINIUM IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION RECORDED UNDER CC# 20080207000152590, REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS.

EXCLUSIVE LISTING AGREEMENT
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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date