

1150 N Watters Road, Ste. 105, Allen, TX 75013

FOR LEASE/SALE

<b>TYPE</b>	GENERAL/MEDICAL/OFFICE CONDO
<b>SIZE</b>	+/- 3,108 SF + 530 SF (2nd Floor*)
<b>LEASE RATE</b>	\$25.00 PSF NNN
<b>SALES PRICE</b>	\$1,327,500 (Owner Financing maybe Available)
<b>ZONING</b>	Commercial

PROPERTY VITALS

- Office Condominium of Approx. 3,108 SF
- Located in Allen's Medical District near THR Hospital
- All Surface Parking
- Built in 2009
- Monument & Building Signage
- Located on the SE Corner of Watters Road & Exchange Parkway
- Brick & Masonry Exterior with Tile Roof
- Other Owners in the Project include, Eye Doctor, Pediatrician, Dentist, Med Spa
- No additional charge for the 2nd floor space (Bonus)\*



EXCLUSIVELY OFFERED BY:



DEBI CARTER, CCIM  
 (214) 673-9387  
 dcarter@capstonecommercial.com



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 COMMERCIAL**

4300 Sigma Rd . Suite 100  
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The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.



**LOT 2R-2D**  
79,074 SQUARE FEET  
1.835 ACRES

**LOT 2R-2E**  
240,462 SQUARE FEET  
5.514 ACRES

**LOT 2R-2C, BLOCK G**  
BRAY CENTRAL ONE  
CABINET 2006, S/LIDE 526  
P.R.C.C.T.

**LOT 2R-2B, BLOCK G**  
BRAY CENTRAL ONE  
CABINET 2006, S/LIDE 526  
P.R.C.C.T.

**LOT 2R-2A, BLOCK G**  
BRAY CENTRAL ONE  
CABINET 2006, S/LIDE 526  
P.R.C.C.T.

**W.J. JACKSON SURVEY**  
ABSTRACT No. 484

**EXCHANGE PARKWAY**  
(VARIABLE WIDTH RIGHT-OF-WAY)

**WATTERS ROAD**  
(110' RIGHT-OF-WAY)

**MEASURED SURVEY**  
2019/05

**OWNER CERTIFICATE**

BEING A TRACT OF LAND IN W.J. JACKSON SURVEY, ABSTRACT No. 484, IN THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 2R-2C, BLOCK G, BRAY CENTRAL ONE, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS AS RECORDED BY PLAT IN CABINET 2006, S/LIDE 526 OF THE PUBLIC RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH ROD WITH PACHWOOD KNOCK-UP CAP FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EXCHANGE PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF WATTERS ROAD (A 110 FOOT RIGHT-OF-WAY) AND BEING THE NORTHWEST CORNER OF SAID LOT 2R-2C;

THENCE, IN AN EASTERLY DIRECTION, ALONG THE NORTH LINE OF SAID LOT 2R-2C AND THE SOUTHWEST CORNER OF SAID EXCHANGE PARKWAY, FOLLOWING TWO (2) CALLS:

NORTH 89 DEGREES, 40 MINUTES, 55 SECONDS EAST, A DISTANCE OF 144.52 FEET TO A 1/2 INCH ROD WITH PACHWOOD KNOCK-UP CAP FOUND BEING AT THE NORTHWEST END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID EXCHANGE PARKWAY AND THE WEST RIGHT-OF-WAY OF JUNCTION DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 74 DEGREES, 16 MINUTES, 11 SECONDS EAST, ALONG SAID CORNER CLIP A DISTANCE OF 35.45 FEET TO A 1/2 INCH ROD WITH PACHWOOD KNOCK-UP CAP FOUND AT THE SOUTH END OF SAID CORNER CLIP IN THE WEST RIGHT-OF-WAY LINE OF SAID JUNCTION DRIVE.

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID JUNCTION DRIVE, THE FOLLOWING TWO (2) CALLS:

SOUTH 29 DEGREES, 25 MINUTES, 30 SECONDS EAST, A DISTANCE OF 85.00 FEET TO A 1/2 INCH ROD WITH PACHWOOD KNOCK-UP CAP FOUND;

SOUTH 43 DEGREES, 37 MINUTES, 40 SECONDS EAST, A DISTANCE OF 51.54 FEET TO A 1/2 INCH ROD WITH PACHWOOD KNOCK-UP CAP FOUND;

SOUTH 29 DEGREES, 25 MINUTES, 30 SECONDS EAST, A DISTANCE OF 16.74 FEET TO A 1/2 INCH ROD WITH PACHWOOD KNOCK-UP CAP FOUND BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 41 DEGREES, 40 MINUTES, 57 SECONDS, A RADIUS OF 425.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 09 DEGREES, 34 MINUTES, 54 SECONDS EAST, 302.41 FEET, AN ARC DISTANCE OF 309.19 FEET TO A 1/2 INCH ROD WITH PACHWOOD KNOCK-UP CAP FOUND;

SOUTH 12 DEGREES, 15 MINUTES, 36 SECONDS WEST, A DISTANCE OF 78.17 FEET TO A 1/2 INCH ROD WITH PACHWOOD KNOCK-UP CAP FOUND;

THENCE NORTH 89 DEGREES, 44 MINUTES, 03 SECONDS EAST, A DISTANCE OF 78.17 FEET TO A 1/2 INCH ROD WITH PACHWOOD KNOCK-UP CAP FOUND;

THENCE, NORTH 00 DEGREES, 14 MINUTES, 32 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WATTERS ROAD, A DISTANCE OF 361.75 FEET TO THE POINT OF BEGINNING CONTAINING 338.05 SQUARE FEET OR 7.746 ACRES OF LAND.

**LINE TABLE**

LINE	BEARING	DIST
L1	N 89°40'55" E	144.52
L2	S 74°16'11" E	35.45
L3	S 29°25'38" E	16.74
L4	S 43°27'48" E	51.54
L5	S 29°25'38" E	16.74
L6	S 43°27'48" E	51.54
L7	S 29°25'38" E	16.74
L8	S 43°27'48" E	51.54
L9	S 29°25'38" E	16.74
L10	S 43°27'48" E	51.54
L11	S 29°25'38" E	16.74
L12	S 43°27'48" E	51.54
L13	S 29°25'38" E	16.74
L14	S 43°27'48" E	51.54
L15	S 29°25'38" E	16.74
L16	S 43°27'48" E	51.54
L17	S 29°25'38" E	16.74
L18	S 43°27'48" E	51.54
L19	S 29°25'38" E	16.74
L20	S 43°27'48" E	51.54
L21	S 29°25'38" E	16.74
L22	S 43°27'48" E	51.54
L23	S 29°25'38" E	16.74
L24	S 43°27'48" E	51.54
L25	S 29°25'38" E	16.74
L26	S 43°27'48" E	51.54
L27	S 29°25'38" E	16.74
L28	S 43°27'48" E	51.54
L29	S 29°25'38" E	16.74
L30	S 43°27'48" E	51.54
L31	S 29°25'38" E	16.74
L32	S 43°27'48" E	51.54
L33	S 29°25'38" E	16.74
L34	S 43°27'48" E	51.54
L35	S 29°25'38" E	16.74
L36	S 43°27'48" E	51.54
L37	S 29°25'38" E	16.74
L38	S 43°27'48" E	51.54
L39	S 29°25'38" E	16.74
L40	S 43°27'48" E	51.54
L41	S 29°25'38" E	16.74
L42	S 43°27'48" E	51.54
L43	S 29°25'38" E	16.74
L44	S 43°27'48" E	51.54
L45	S 29°25'38" E	16.74
L46	S 43°27'48" E	51.54
L47	S 29°25'38" E	16.74
L48	S 43°27'48" E	51.54
L49	S 29°25'38" E	16.74
L50	S 43°27'48" E	51.54

**OWNER**  
JAY WELSH, MD, MS  
WATFLORES INTERNATIONAL  
INVESTMENT, L.P.  
460 MARJALENWAY COURT,  
SUITE 104  
PLANO, TX 75076  
(972) 298-2888

**OWNER**  
JAY WELSH  
EXCHANGE PARTNERS, LTD.  
8416 DRY AVE,  
SUITE C  
PLANO, TX 75075  
(972) 486-6288

**NOTES:**

A. SPECIFIC LIMITS OF FUTURE 20' WIDE CITY HIKE AND BIKE TRAIL EASEMENT TO BE ESTABLISHED ON FUTURE RE-PLAT OF LOT 2R-2E ALONG EXCHANGE PARKWAY FRONTAGE.

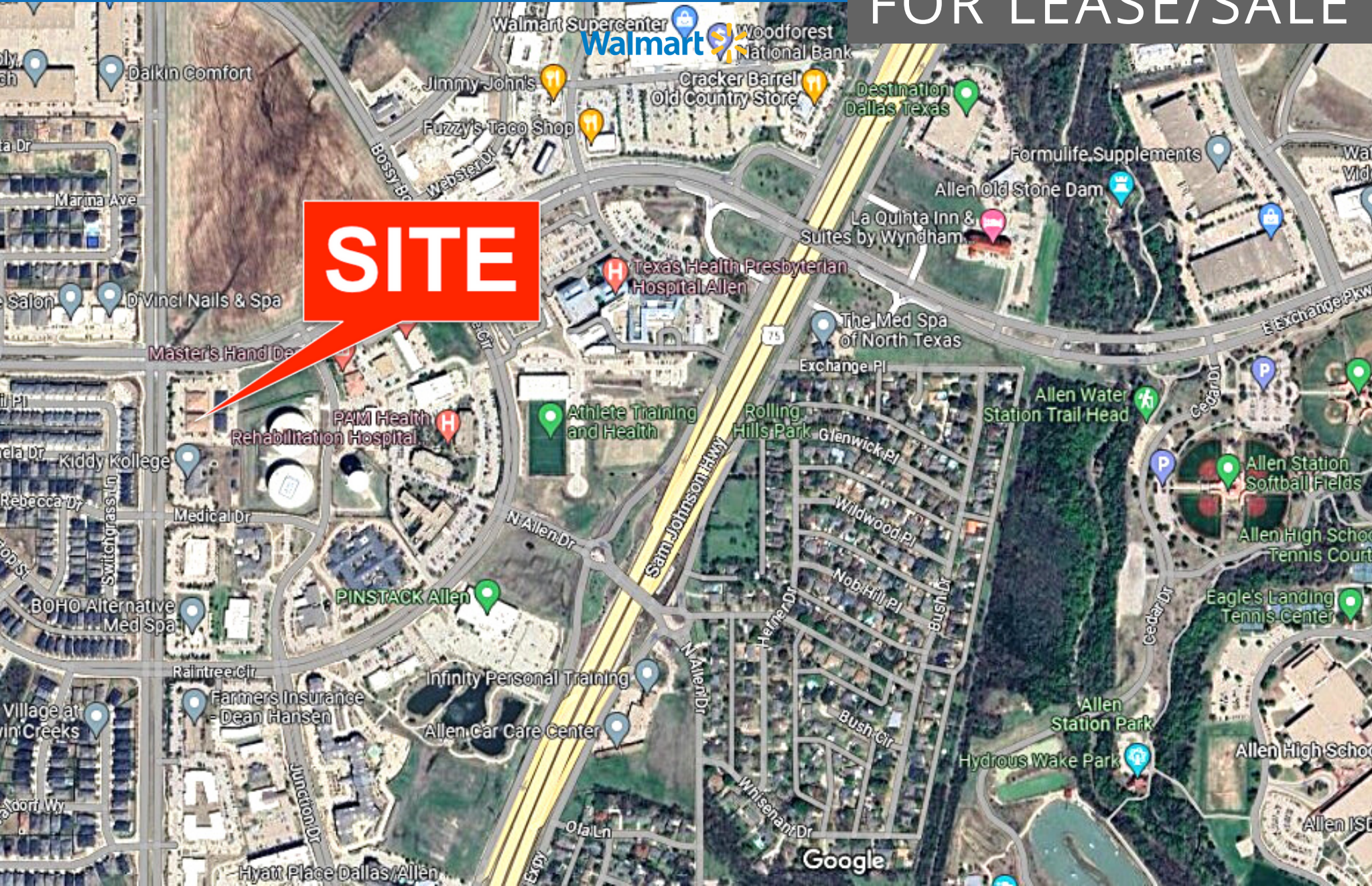
B. ALL BEARINGS AND COORDINATE VALUES SHOWN ON HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, REFERENCED FROM THE CITY OF ALLEN MONUMENTS #3 AND #4.

**VICINITY MAP**

**REPLAT**  
LOTS 2R-2D AND 2R-2E  
BLOCK G  
BEING A REPLAT OF A PORTION  
OF LOT 2R-2C, BLOCK G,  
BRAY CENTRAL ONE ADDITION  
AN ADDITION TO THE CITY OF ALLEN,  
COLLIN COUNTY, TEXAS,  
BEING 7.849 ACRES OF LAND LOCATED IN THE  
W.J. JACKSON SURVEY, ABSTRACT No. 484 AND  
THE JOHN FYKE SURVEY, ABSTRACT No. 325,  
COLLIN COUNTY, TEXAS.

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700  
6949 ELM STREET FRESNO, TEXAS 76704 METRO (214)387-8800  
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DATE: 04-07-2009  
SHEET 1 OF 1 A.M. NO. 0719.03



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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.

Capstone Commercial Real Estate Group, LLC	<b>480574</b>	<b>sburris@capstonecommercial.com</b>	<b>(972) 250-5800</b>
Licensed Broker/Broker-Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Steven Burris</b>	<b>450870</b>	<b>sburris@capstonecommercial.com</b>	<b>(972) 250-5858</b>
Designated Broker of Firm	License No.	Email	Phone
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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](http://www.trec.texas.gov)