

## OFFICE/MEDICAL FOR LEASE

# TEXAS INSTITUTE FOR NEUROLOGICAL DISORDERS

9255 Dallas Parkway Suite 120, Frisco, TX 75033



PRICE PER UNIT:	-
AVAILABLE SF:	3,000 SF
LEASE RATE:	\$38.00 SF/(MG)
LOT SIZE:	2.75 Acres
BUILDING SIZE:	24,905 SF
BUILDING CLASS:	A
YEAR BUILT:	2014
ZONING:	Retail/Medical/Office
MARKET:	Frisco
SUB MARKET:	Main St./Tollway
CROSS STREETS:	Main St. & The Dallas Tollway

### PROPERTY OVERVIEW

Property is located in a nearly 100 acre master planned, main street styled, mixed-use development located in the heart of Frisco, TX. A place where shopping, dining, entertainment, and residential life connect together to create a one of a kind experience.

Located in the heart of America's 7th fastest growing city, Frisco Market Center is surrounded by 173,000 residents, earning \$102,000 on average, and 100,000 employees.

Frisco Market Center is located on the northwest corner of Main Street and the Dallas North Tollway which boasts over 88,000 vehicles per day, the highest combined traffic count at any intersection along the Dallas North Tollway in Frisco.

### PROPERTY FEATURES

- Ideal space for a number of different medical uses.
- Floorplan consists of like new condition waiting room, reception area, two offices, kitchen, and eight medical rooms equipped with examining tables, televisions, sinks, and chairs.

**KW COMMERCIAL**  
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Richardson, TX 75080

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**TEXAS INSTITUTE FOR NEUROLOGICAL DISORDERS**

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	5,755	51,159	125,720
MEDIAN AGE	32.0	33.2	33.1
MEDIAN AGE (MALE)	32.3	32.4	32.5
MEDIAN AGE (FEMALE)	30.8	33.1	33.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,834	16,755	43,203
# OF PERSONS PER HH	3.1	3.1	2.9
AVERAGE HH INCOME	\$115,127	\$129,897	\$117,677
AVERAGE HOUSE VALUE	\$329,760	\$386,607	\$321,399
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	83.6%	81.5%	78.1%
% BLACK	5.3%	6.6%	7.2%
% ASIAN	6.2%	6.7%	8.2%
% HAWAIIAN	0.1%	0.1%	0.0%
% INDIAN	0.6%	0.6%	0.4%
% OTHER	1.0%	1.6%	2.6%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	21.5%	15.4%	15.0%

\* Demographic data derived from 2010 US Census

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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:
  - 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.

Keller Williams Central Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0567902 License No.	klrw746@kw.com Email	469-467-7755 Phone
James Tan Designated Broker of Firm	0432986 License No.	jamesstan@yahoo.com Email	469-467-7755 Phone
Brittney Bryson Licensed Supervisor of Sales Agent/ Associate	0627152 License No.	hbryson@kw.com Email	469-467-7755 Phone
Brooks Hall Sales Agent/Associate's Name	0684763 License No.	brookshall@kwcommercial.com Email	405-919-9887 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)  
IABS 1-0

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Texas Institute for Neurological Disorders	Medical	\$38.00 SF/YR	Modified Gross	3,000 SF	VACANT

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