

3465 National Dr | Plano, TX

Medical Office For Sale



PRACTICE
REAL ESTATE



3465 NATIONAL DR // SUITE 200 // PLANO, TX // 75025

SALE

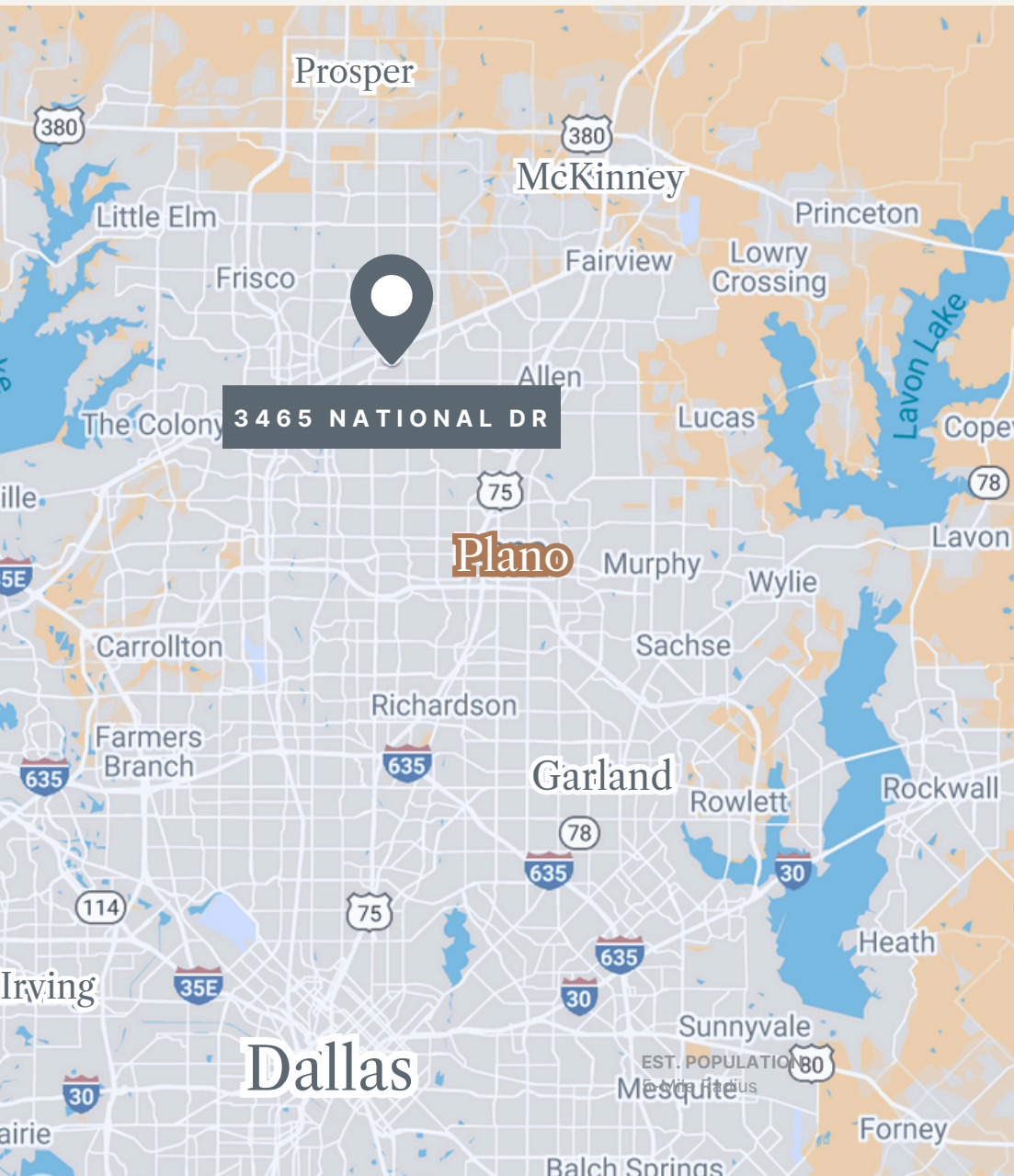
MEDICAL
OFFICE
FOR SALE

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National Medical Center | 938 SF For Sale

Property Highlights

- 938 SF available in upscale medical office park
- Suite 200 in National Medical Center
- Built in 2022 - modern construction
- Opportunity to own Class A Medical Office
- Located in the rapidly growing Plano market

Prime Location Advantages

- Located conveniently near major shopping centers including Stonebriar Centre, The Shops at Legacy, and Legacy West.
- Excellent visibility and easy access for patients from Plano, Frisco, Allen, and McKinney.
- Other tenants include Great Smiles Dentistry, North Star Diagnostic and Imaging, Plano and Frisco Dermatology, Texas Health Resources, and Texas Spine Consultants.
- Plano is the 4th largest city in the DFW region with a population of over 287,000 and median household income of ~\$95,000.

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Medical Tenant Mix

- Ideal for family-centric medical practice
- Current medical tenants include:
- Great Smiles Dentistry
- North Star Diagnostic and Imaging
- Plano and Frisco Dermatology
- Texas Health Resources
- Texas Spine Consultants.



Photo by Buttry & Brown Development



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Medical Center Overview

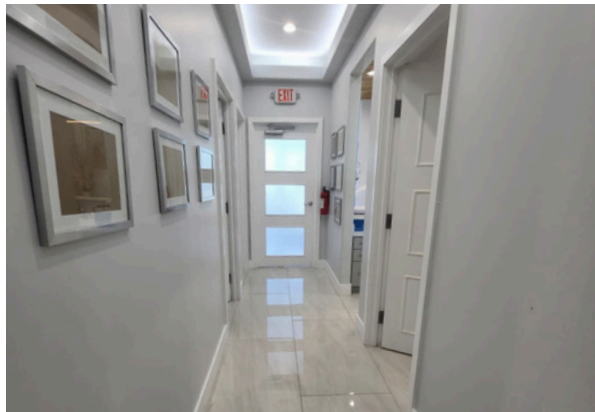
Rare 121 frontage site perfectly positioned between Collin County's four major cities. This 49,200 SF three-story medical building at SH-121 and Coit Road offers sale/lease opportunities surrounded by new homes, medical developments, Kroger Signature, and nine schools within two miles. Minutes from Legacy West, The Star, and Stonebriar Centre with easy highway access.

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For more information, contact

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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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Regulated by the Texas Real Estate Commission	Information available at www.trec.texas.gov		

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