

Information Package



EBG
EUREKA BUSINESS GROUP



FOR LEASE

6843 COMMUNICATIONS PKWY

Plano, TX 75024

Joseph Gozlan

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2,050 SF

Medical / Office

Lease Information



Property Profile	
Available SF:	2,050
Type:	Medical / Office
Construction :	2024
Finish:	Shell
Parking:	Front & Back
Access:	Front & Back Doors
Safety:	Fire Sprinkles

Perfect for your Clinic/Office/Spa

- New Construction
- Superior Location
- Minutes from Legacy West, Children's Medical Plano & Plano Presbyterian Hospitals
- One block from N. Dallas Tollway
- Most affluent zip code in Plano
- **Attractive TI Package**
- **Available: Immediately!**

ACCESS TO MAJOR HIGHWAYS

One block from Dallas North Tollway
 5 Min. from Sam Rayburn Tollway
 5 Min. from President George Bush Tollway
 8 Min. from 635, 75 Highways

CLOSE PROXIMITY TO RETAIL & DINING

Nearby retail includes: The Shops at Legacy, Legacy West, Stonebriar Center, The Center at Preston Ridge, Windhaven Plaza, West Plano Village and many more.

CLOSE PROXIMITY TO 7 HOSPITALS

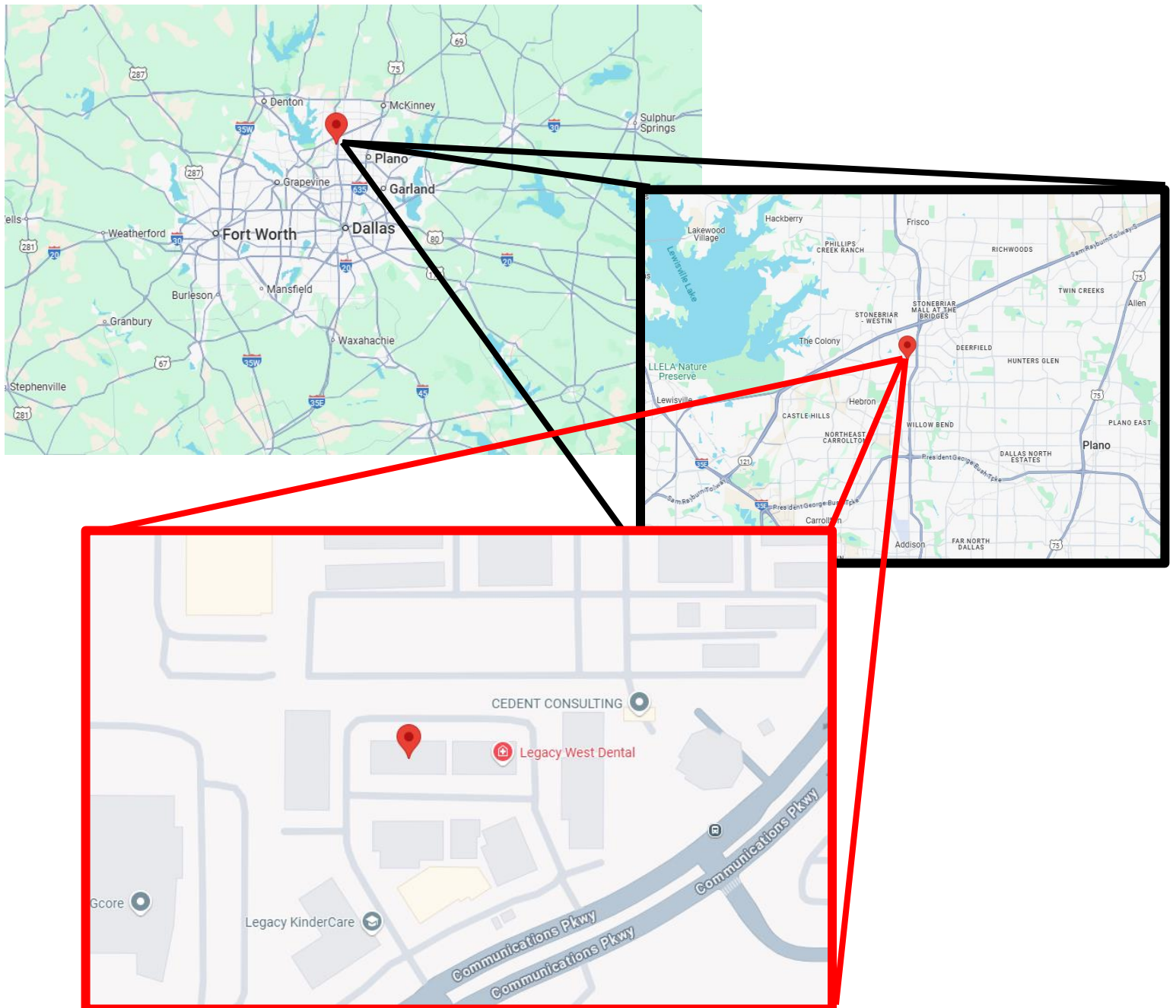
6 Min. Drive to Texas Health Presbyterian Hospital, Children's Medical Center
 7 Min. Drive to Children's Medical Center
 7 Min. Drive to Life Care Hospitals of Plano
 7 Min Drive to Baylor Scott & White Primary Care & Sports Therapy & Research Center at The Star
 9 Min. Drive to Baylor Scott & White Medical Center-Frisco
 8 Min. Drive to Baylor Scott & White Institute for Rehabilitation
 10 Min. Drive to Baylor Scott & White Medical Center - Centennial

→ **Call to Schedule a Tour**
(903) 600-0616

Pictures



Location



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→ **Plano, TX 75024**

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Site Plan

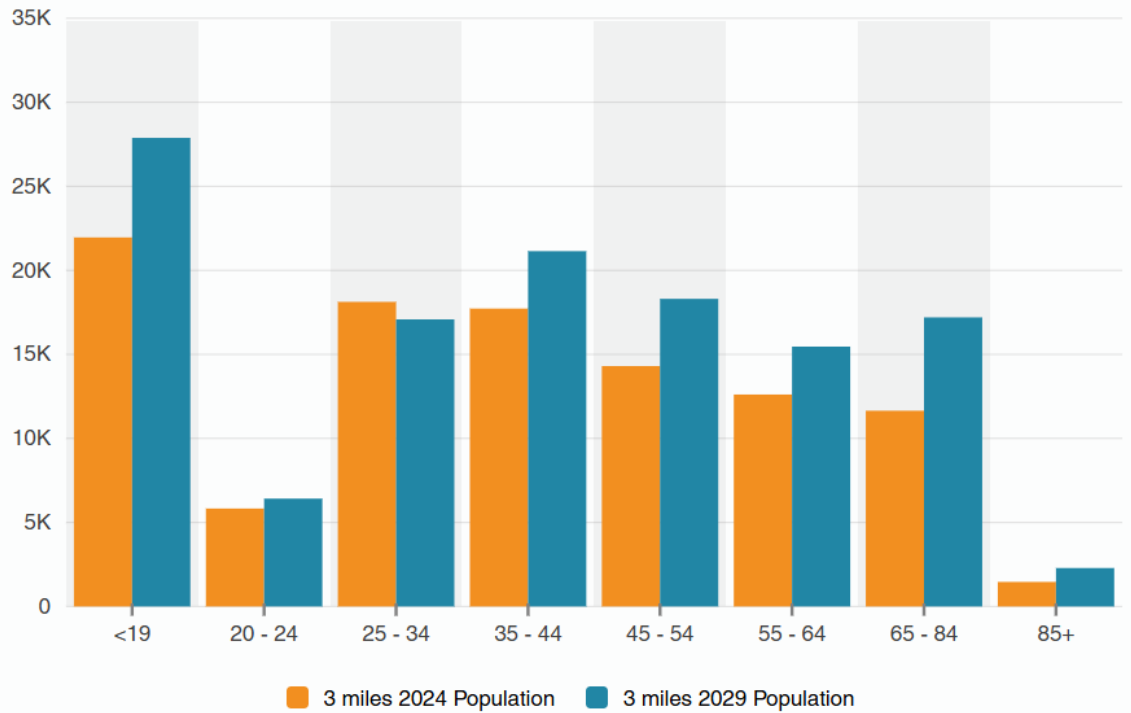


Demographics

Population

	1 mile	3 miles	5 miles
2020 Population	7,623	93,116	313,249
2024 Population	8,734	103,664	348,260
2029 Population Projection	10,677	125,786	422,404
Annual Growth 2020-2024	3.6%	2.8%	2.8%
Annual Growth 2024-2029	4.5%	4.3%	4.3%
Median Age	37.2	38.2	39
Bachelor's Degree or Higher	64%	65%	58%

Population By Age



Demographics

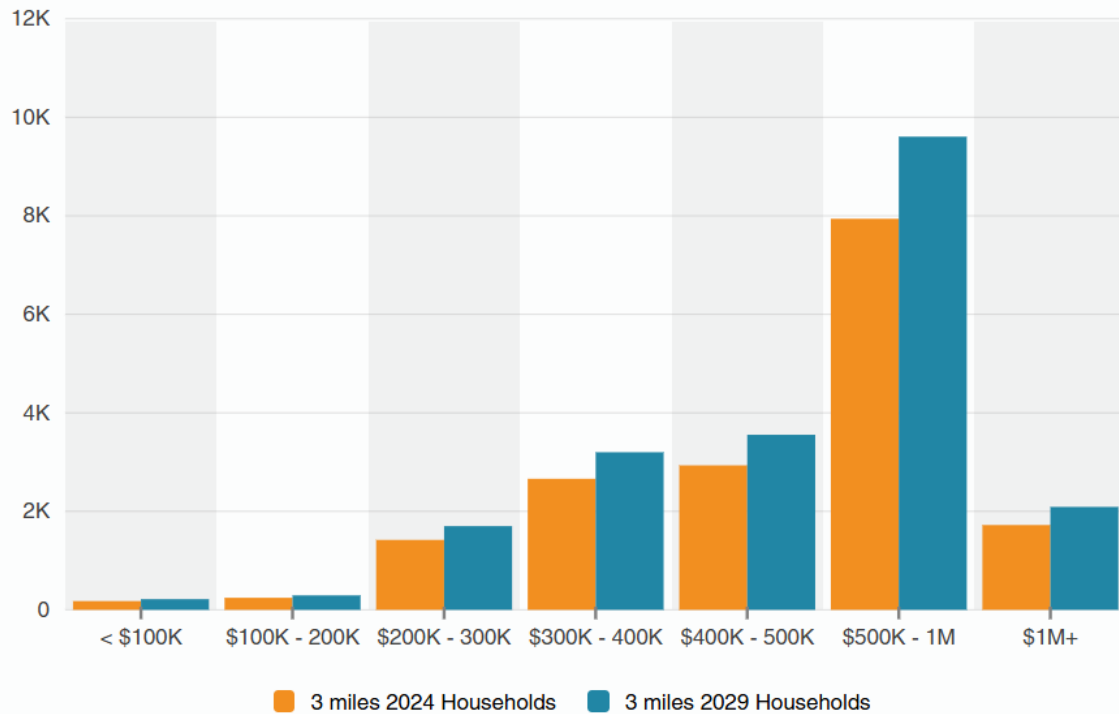
Income

	1 mile	3 miles	5 miles
Avg Household Income	\$120,380	\$132,709	\$131,123

Housing

	1 mile	3 miles	5 miles
Median Home Value	\$726,337	\$570,057	\$445,203
Median Year Built	2004	2002	1996

Home Values



Contact

For property inquiries or tour scheduling:



EBG
EUREKA BUSINESS GROUP

Joseph Gozlan

Broker

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W: www.EBGTX.com

License #0593483



Legal Disclaimer

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.





Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'SMINIMUMDUTIESREQUIREDBYLAW(Aclientisthepersonorpartythatthebrokerrepresents):

- 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 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
Designated Broker of Firm	LicenseNo.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
Sales Agent/Associate's Name	LicenseNo.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	