



Medical Office building for Lease. The property encompasses the hard corner of Watters Road and Junction Drive with prominent visibility. The Full building can be made available for a single tenant lease, as well as the ability to provide smaller tenants with individualized custom office suites of any size.

- 14,903 sf
- First Floor: 7,633 sf
- Second Floor: 7,270 sf
- 1.210 Acres
- 5.23 parking spaces per 1,000 sf
- Brand new Building in Shell Condition
- Tenant Improvement Allowance= \$35-\$45/sf

Call for pricing & more information
972-980-9686

Colleen McDermott
Colleen@DugganRealty.com
LJ Erickson
LJ@DugganRealty.com



Original Base Zoning for the Property: PD No 108. Ordinance No. O-3044-10-11. Twin Creeks Urban Center – District E is partially adjacent to and generally bounded by North Central Expressway and existing medical related businesses. Due to the proximity to existing land uses and easy access to thoroughfares, District E has one of the better opportunities for the highest density or Urban Living and Mixed Use. Strong pedestrian access and connection to the adjacent uses and communities. Combination of uses in District E may accommodate office, retail, medical, education.

Permitted Uses:

- Bakery or confectionary
- Medical Clinic
- Medical and Dental office
- Community Center
- Civic Clubs
- Hospital
- Hospice
- Dental Laboratory
- Micro Brewery
- Monument Sales
- Office Use
- Restaurant

Call for pricing & more information
972-980-9686

Colleen McDermott
Colleen@DugganRealty.com
LJ Erickson
LJ@DugganRealty.com



Ordinance No. 3235-7-14 added additional “uses to the property” – notwithstanding the Principal permitted used listed above, the following uses shall also be permitted uses on the Property:

- Beer & Wine Package Sales
- Beer & Wine Package Sales (Greater than 50% of sales)
- Book, Card or Novelty Shop
- Convenience Store (no fuel)
- Drug Store or Pharmacy
- Fitness or Heath Center
- Florist
- Grocery
- Laundry/Dry Cleaning (pick up only)
- Retail Store
- Senior Independent Living

Call for pricing & more information
972-980-9686

Colleen McDermott
Colleen@DugganRealty.com
LJ Erickson
LJ@DugganRealty.com





Call for pricing & more information
972-980-9686

Colleen McDermott
Colleen@DugganRealty.com
LJ Erickson
LJ@DugganRealty.com





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:
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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