

RAINTREE EXCHANGE

1125 Raintree Circle, Allen, Texas 75013

**FOR
LEASE**



*Please
Contact*

NATHAN ENGLAND
214.707.1542
nathan@wynmarkcommercial.com

MARK PITTMAN
972.897.0562
markp@wynmarkcommercial.com

RAINTREE EXCHANGE

1125 Raintree Circle, Allen, Texas 75013

Property Information

Building: 36,000 SF Two-Story

Suite 101: 2,546 sf

Suite 105: 1,601 sf 2nd Generation

Suite 201: 5,168 sf (divisible)

Built: 2016

Lot: 2.37 AC

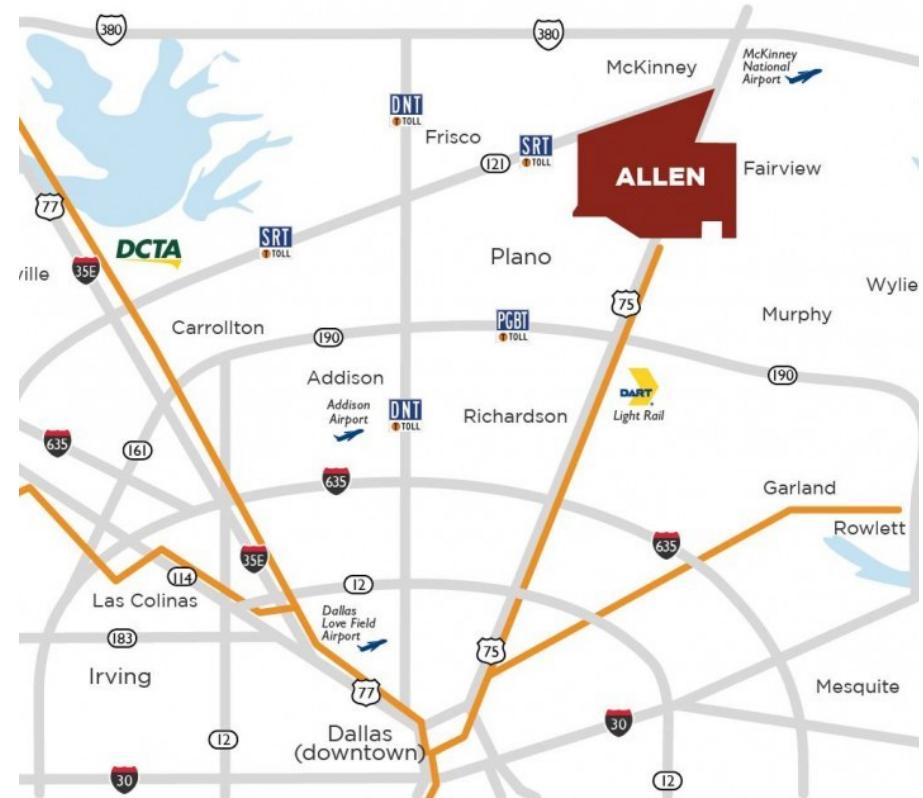
Parking: 146 Spaces

- ◆ Windows Lining Each Wall Providing Lots of Natural Light
- ◆ Beautiful Modern Building with High-end Common Area Finishes
- ◆ Across from Texas Health Presbyterian Hospital of Allen
- ◆ Tenants Include: Methodist McKinney Hospital, OrthoTexas
- ◆ Located in the Twin Creeks Medical District of Allen
- ◆ Easy Access to US 75, SH 121, PGBT
- ◆ Adjacent to the New Pinstack of Allen



RAINTREE EXCHANGE

1125 Raintree Circle, Allen, Texas 75013



Demographics »

	1 Mi	3 Mi
Population	10,577	92,578
Households	3,623	32,147
Average Age	35.00	35.60
Median HH Income	\$97,240	\$98,548
Daytime Employees	7,401	37,218
Population Growth '19-'24	▲ 18.5%	▲ 13.1%
Household Growth '19-'24	▲ 18.7%	▲ 13.2%

Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
Allen Dr	Raintree Cir NW	5,320	2017	0.17 mi
Allen Dr	Raintree Cir NW	3,876	2012	0.20 mi
W Exchange Pkwy	Raintree Cir SW	22,970	2017	0.20 mi
Bossy Boots Dr	-	2,290	2017	0.25 mi
Watters Rd	Rowlett Rd N	9,292	2017	0.25 mi

Made with TrafficMetrix® Products

RAINTREE EXCHANGE

1125 Raintree Circle, Allen, Texas 75013

Texas Health Sports Medicine, Athlete Training and Health, and Allen Orthopedics and Sports Medicine

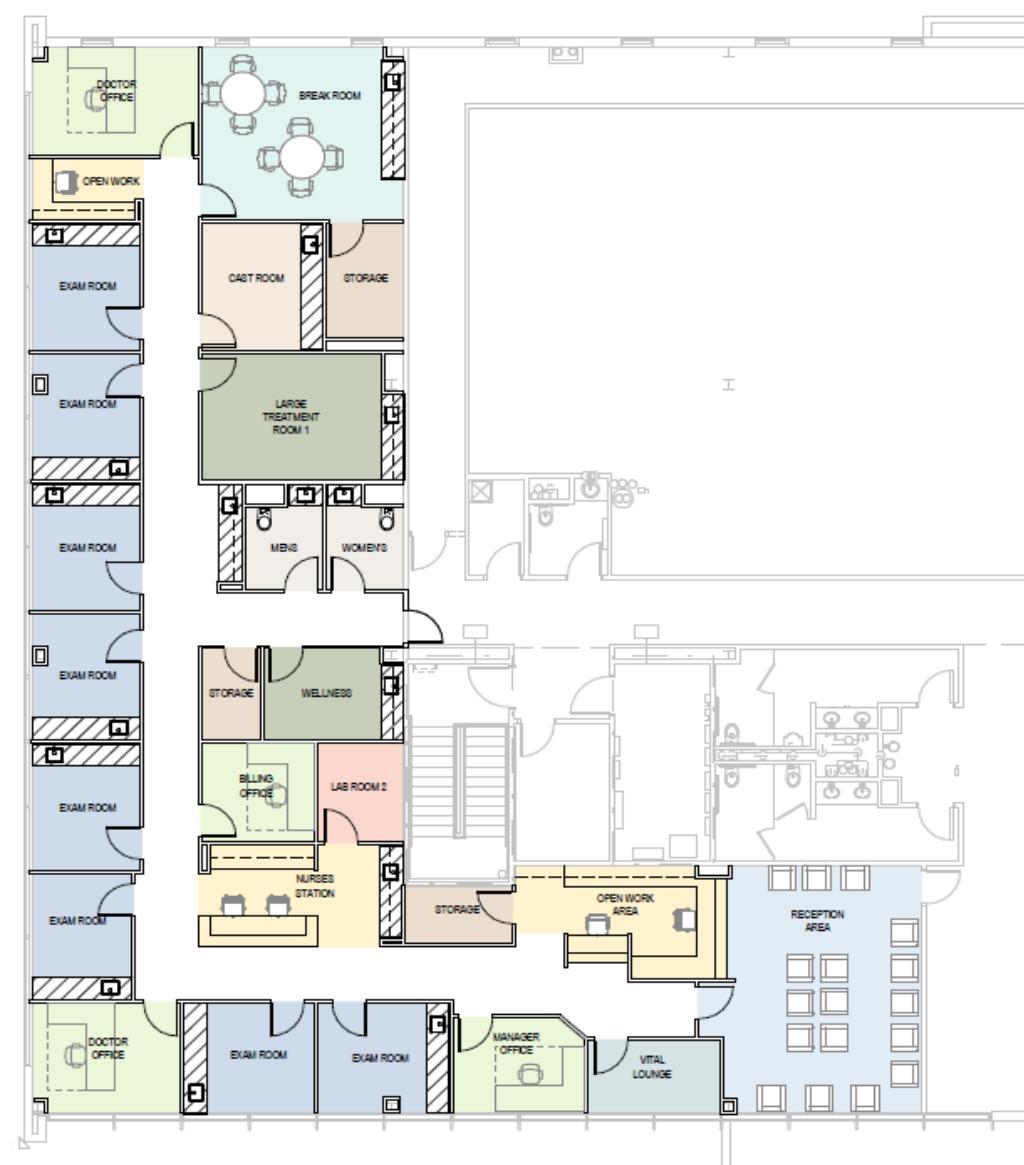


Texas Health Sports Medicine, Athlete Training and Health, and Allen Orthopedics and Sports Medicine broke ground on the \$10 million building June of last year. The target completion date is January 2021.

The 31,000 square foot building will include a full-length soccer field, state-of-the-art strength and conditioning equipment, an indoor training turf field, fitness classes, and access to orthopedic surgeons and rehabilitation for injuries.

RAINTREE EXCHANGE

1125 Raintree Circle, Allen, Texas 75013



TEST FIT ONLY



Second Floor

RAINTREE EXCHANGE

1125 Raintree Circle, Allen, Texas 75013



RAINTREE EXCHANGE

1125 Raintree Circle, Allen, Texas 75013



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.

Wynmark Commercial Real Estate Group PLLC	9000664	christina@wynmarkcommercial.com	972-810-4308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin Keane	569918	justink@wynmarkcommercial.com	214-686-9007
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0