

1408 Gables Court



Plano, Texas 75075

FOR SALE



1408 Gables Court is a single-story multi-tenant property, consisting of one building totaling approximately 6,400 sf. The property sits on approximately 1.49 acres in the Gables addition off of 15th Street in Plano, TX, minutes from the North Dallas Tollway, US 75 and the President George Bush Turnpike HWY 190. Available "as-is", the building provides investors and/or users the opportunity to acquire a class B office asset at an attractive basis in the Plano sub-market. Built in 2007, the building's single story design provides tenants efficient space plans and access to surrounding restaurants and retail options. The current owner occupies approximately 4,700 SF and is open to entering into a lease or vacate upon the sale of the property.

BILL RUDD
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www.haggardpropertygroup.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals or members.

Building Interior Photos



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Property Highlights

- Located in the Plano Submarket
- Single story Garden Office Building
- Oversized lot with outdoor entertainment area
- Quick access to
 - 190 PGBT
 - North Dallas Tollway
 - Central Expressway 75

- Approximately 6,400 SF
- Current Occupancy Owner occupied
- Year Built 2007
- Parking 21 spaces
- Lot Size 1.4953 acres
- Zoning PD126 O-1

Investment Highlights

- For Sale \$1,700,000.00
- Unique Owner/User Opportunity
- OPEX

<u>Item</u>	<u>Amount</u>
Electricity	\$825 per month
HOA Fee	\$4,688 bi-annual total \$9,376
Insurance	\$400 monthly
Property Taxes	\$19,000 annual
Maintenance	\$200 monthly
Water/Gas	\$150 monthly

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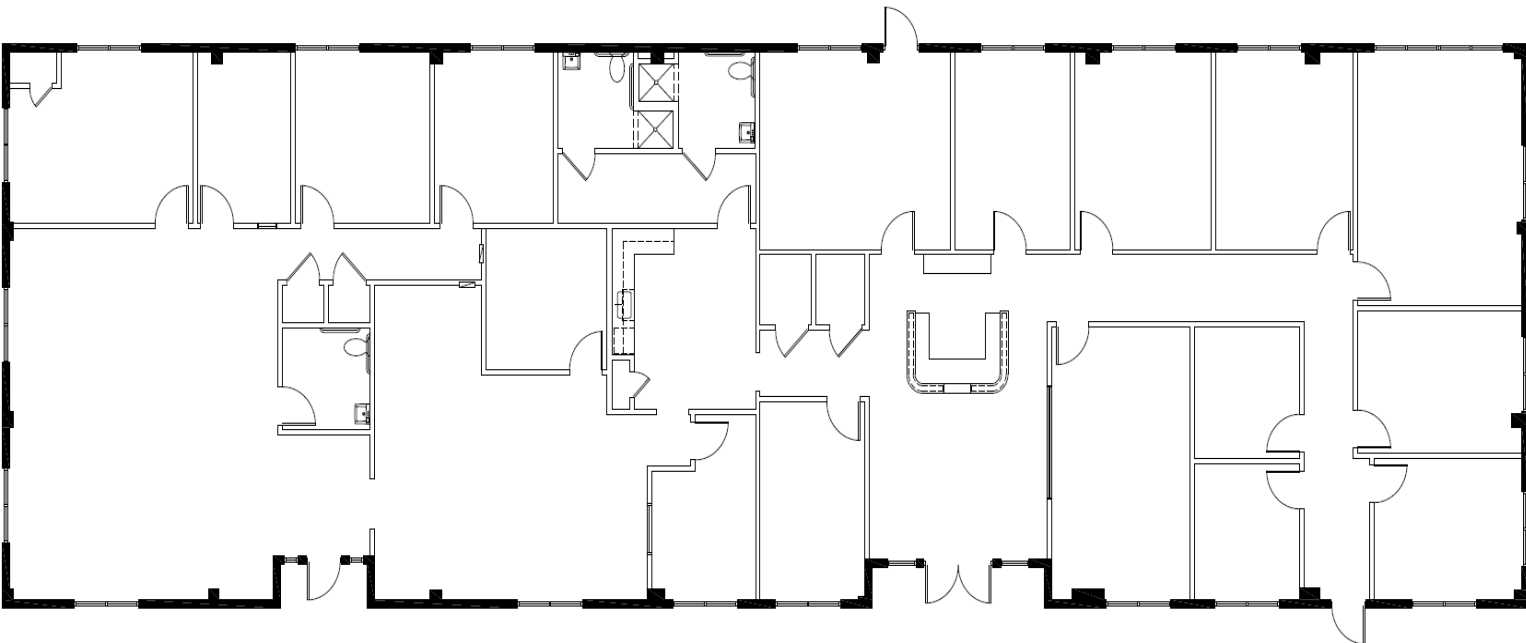
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Interior as built of the building

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Site Plan

2361-1-1

LINE	BEARING	DISTANCE
1	N 89° 00' 00" W	173.97'
2	N 89° 00' 00" W	173.97'
3	N 89° 00' 00" W	173.97'
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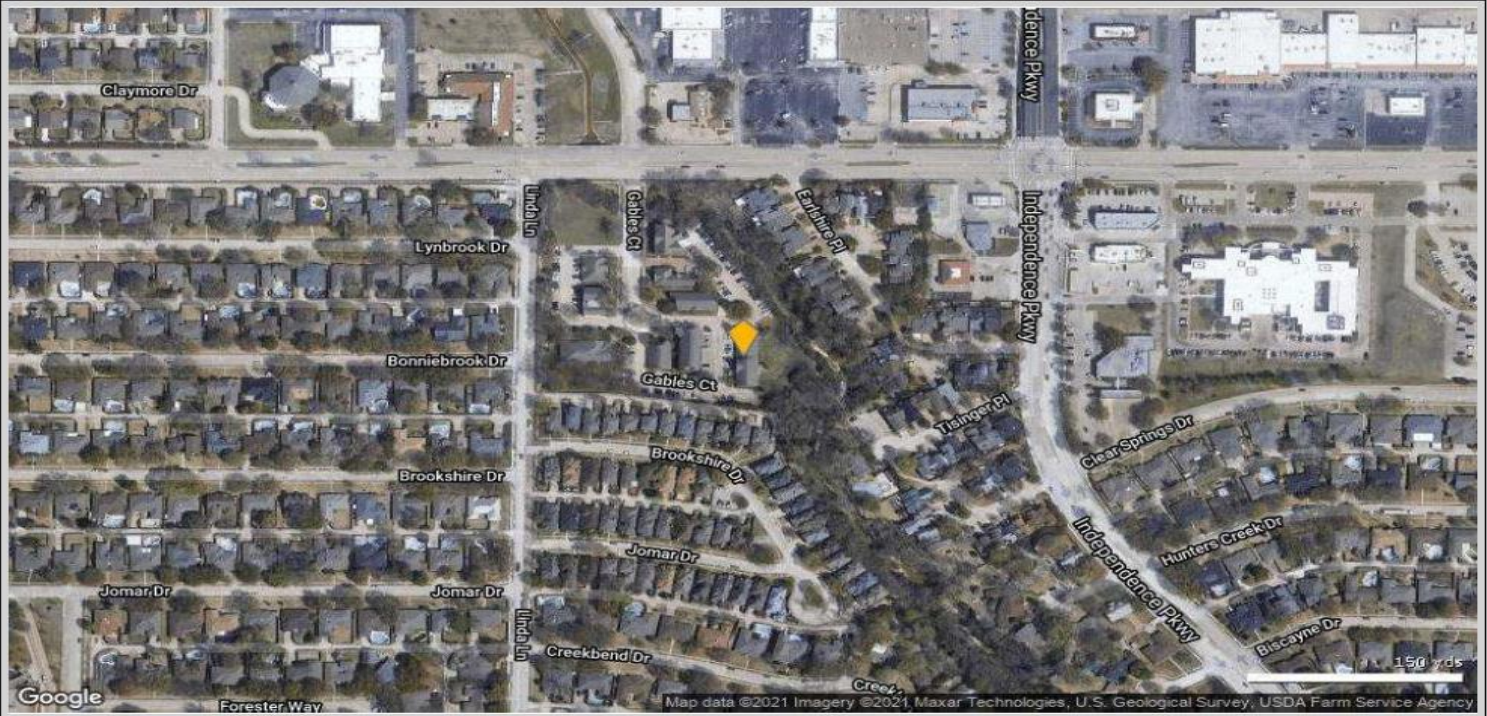
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Aerial / Map Report

1408 Gables Ct - Plano, TX 75075



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5/27/2021

DEMOGRAPHICS

1 Mile

Population 11,971

Average Income \$101,041

3 Mile

Population 149,135

Average Income \$104,459

5 Mile

Population 390,384

Average Income \$111,962

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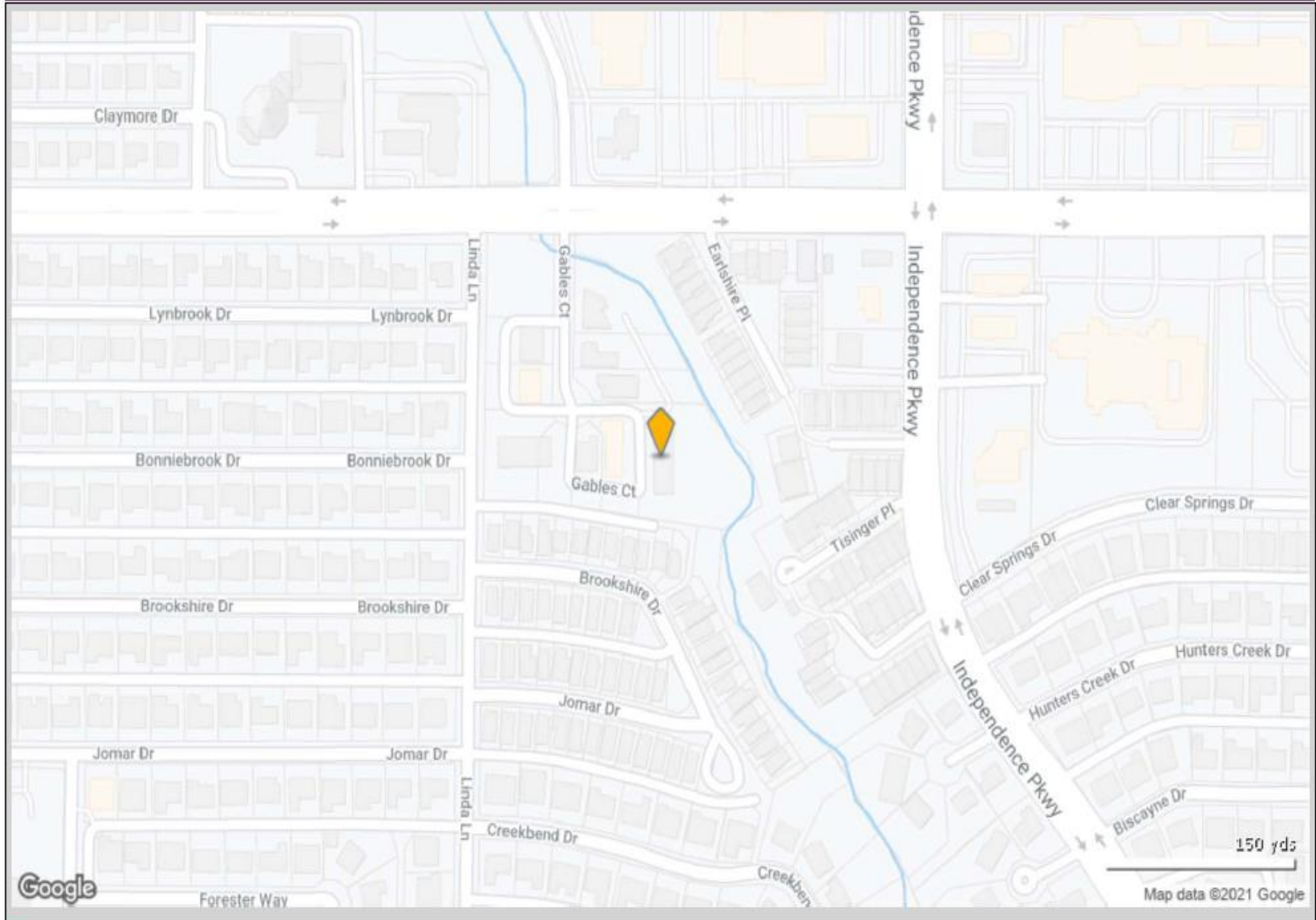
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Information About Brokerage Services

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date