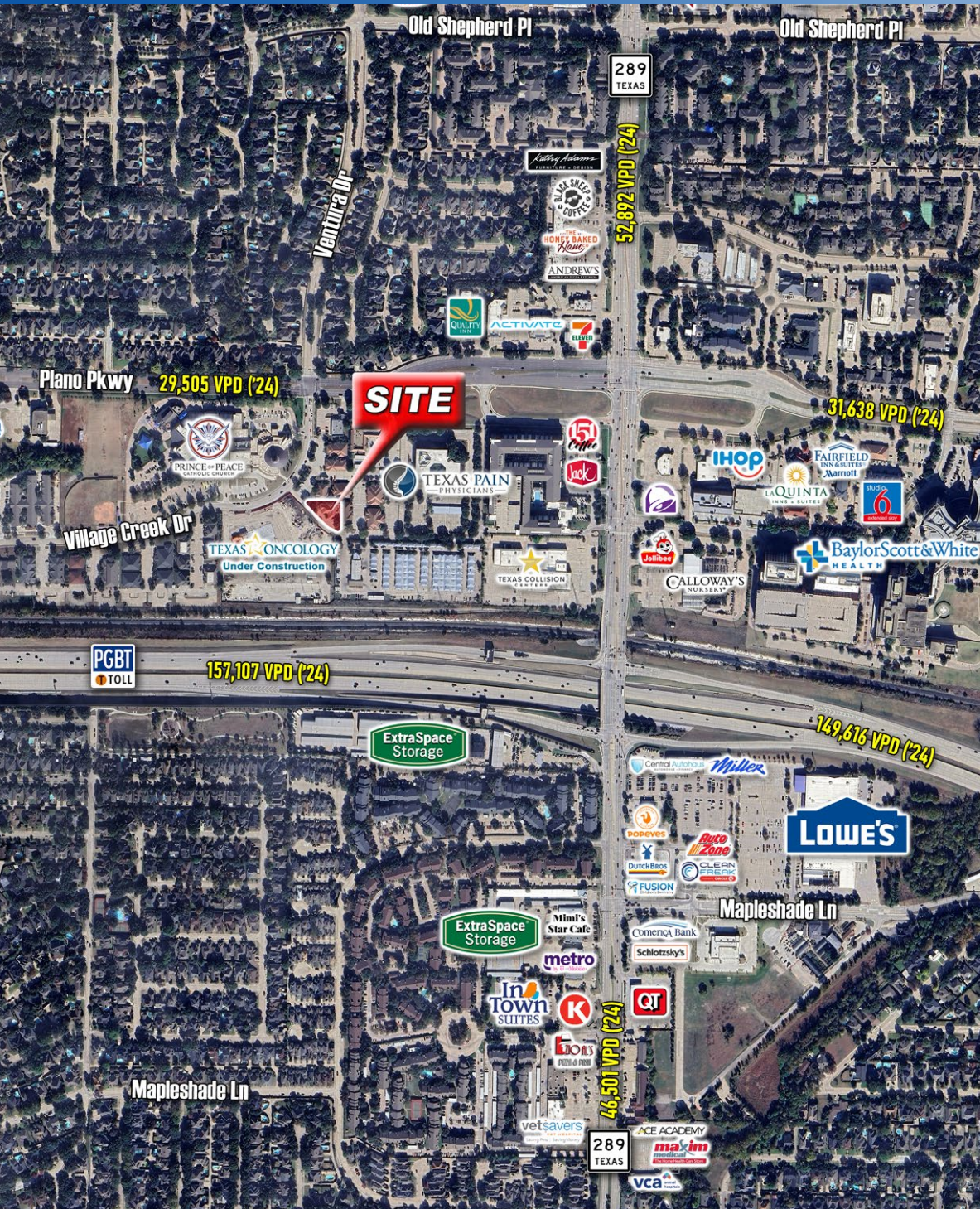




**3,121 SF MEDICAL OFFICE FOR SALE/LEASE**  
**SEC PLANO PARKWAY & CILLAGE CREEK DR**

1320 Village Creek Dr, Plano, TX 75093



## PROPERTY HIGHLIGHTS

- Prime location in affluent West Plano near Plano's established medical corridor
- Adjacent to 90,000 SF Texas Oncology Health Center (Under Construction)
- Easy access to President George Bush Turnpike (PG&B) and Preston Road
- Located near major healthcare anchors including Baylor Scott & White Medical Center – Plano and Texas Health Presbyterian Hospital Plano
- Surrounded by established specialty and primary care practices
- Monument and building signage opportunity
- 3,121 SF Turnkey Dental/Medical Office – Ideal for dental, medical, or specialty practice
- Affluent 3-Mile Demographics – \$97K+ Median HH Income | \$628K+ Median Home Values

FOR MORE INFORMATION, CONTACT:

**DANE THOMSON**

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**STEVEN WILKERSON**

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**SEARCH COMMERCIAL**

16818 Dallas Parkway, Suite 200, Dallas, Texas 75248

[www.searchcommercial.com](http://www.searchcommercial.com)

**1320 Village Creek, Plano, Texas 75093**



**Unit #1 - 3,121 SF**



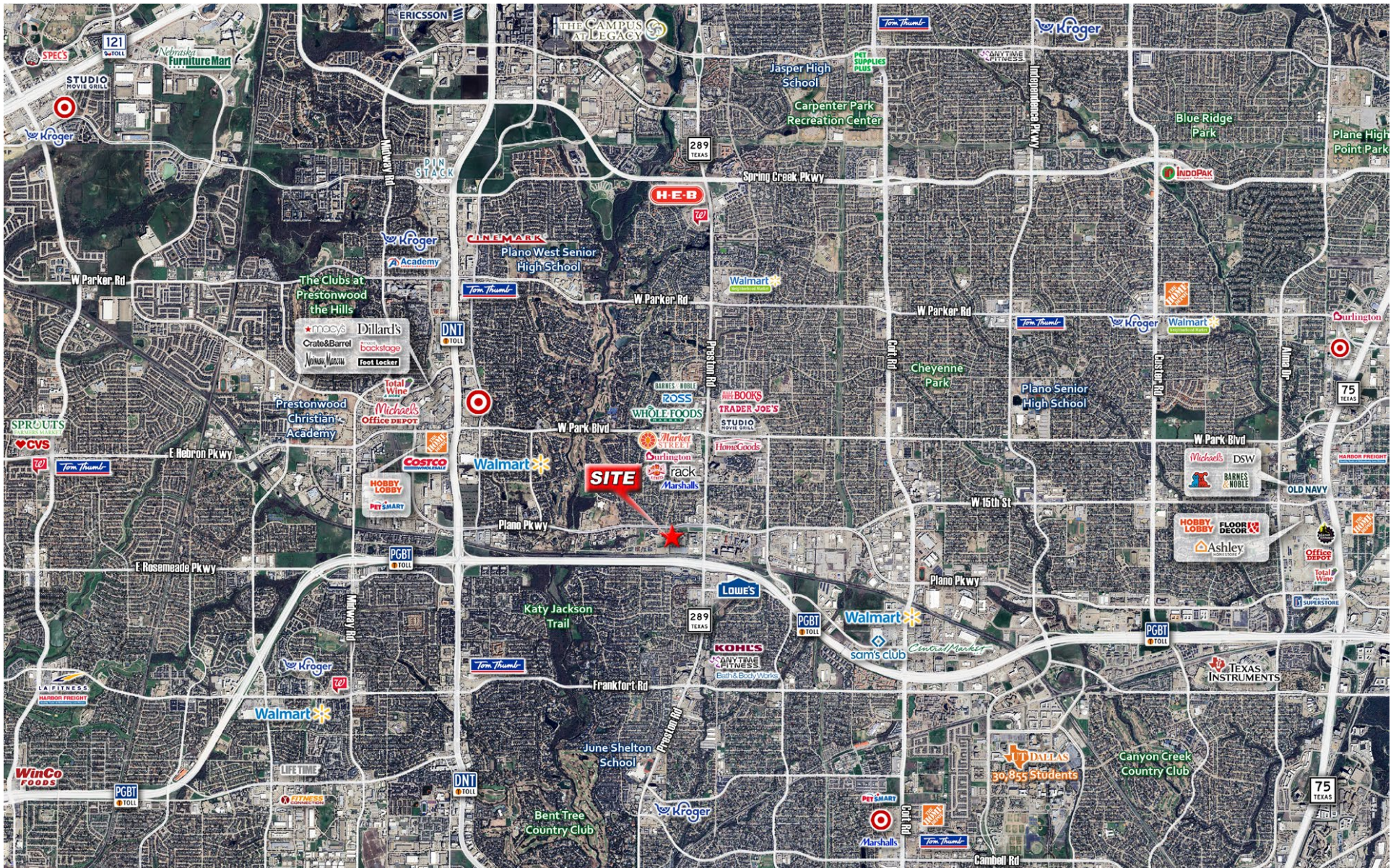
This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



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## MARKET AERIAL



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

DEMOGRAPHICS - 3 MILE

COMMUNITY SUMMARY

1320 Village Creek Dr, Plano, Texas, 75093  
Ring of 3 miles



10.2%  
Services



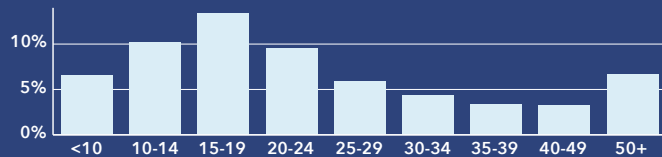
7.7%  
Blue Collar



82.1%  
White Collar

126,686	0.19%	2.16	76.0	39.8	\$97,192	\$628,066	\$170,356	17.8%	63.5%	18.7%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

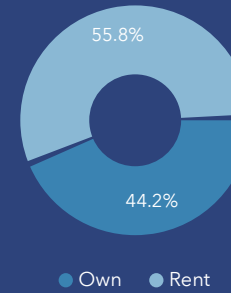
Mortgage as Percent of Salary



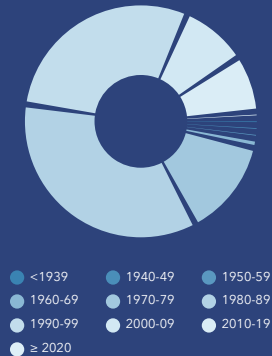
Age Profile: 5 Year Increments



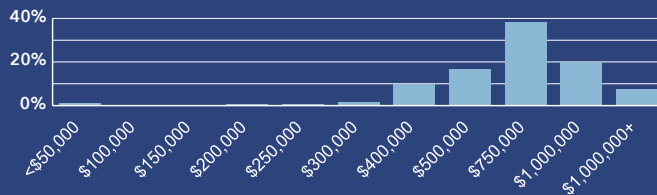
Home Ownership



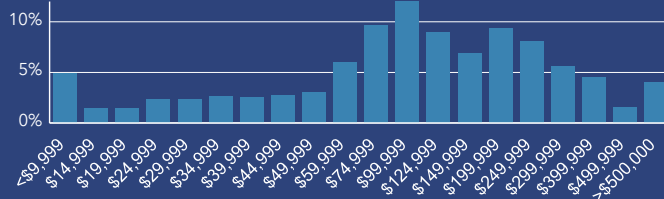
Housing: Year Built



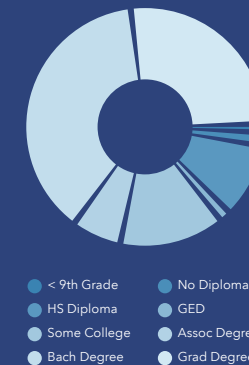
Home Value



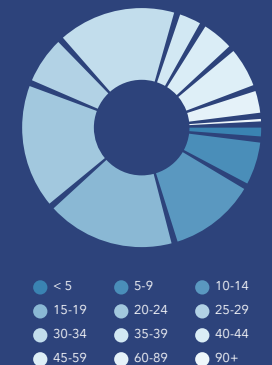
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).



# 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 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Search Commercial H & O Real Estate LLC	9001018	dane@searchcommercial.com	214.682.9005
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dane Thomson	435827	dane@searchcommercial.com	214.682.9005
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](http://www.trec.texas.gov)