

# WOODS AT WATERS OFFICE PARK

788 S. Watters, Allen, Texas, 75013

*Medical Office For Sale*



WYNMARK  
COMMERCIAL

*Please  
Contact*

NATHAN ENGLAND  
214.707.1542  
[nathan@wynmarkcommercial.com](mailto:nathan@wynmarkcommercial.com)



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\*Located next door to Watters Creek

*Aerial*



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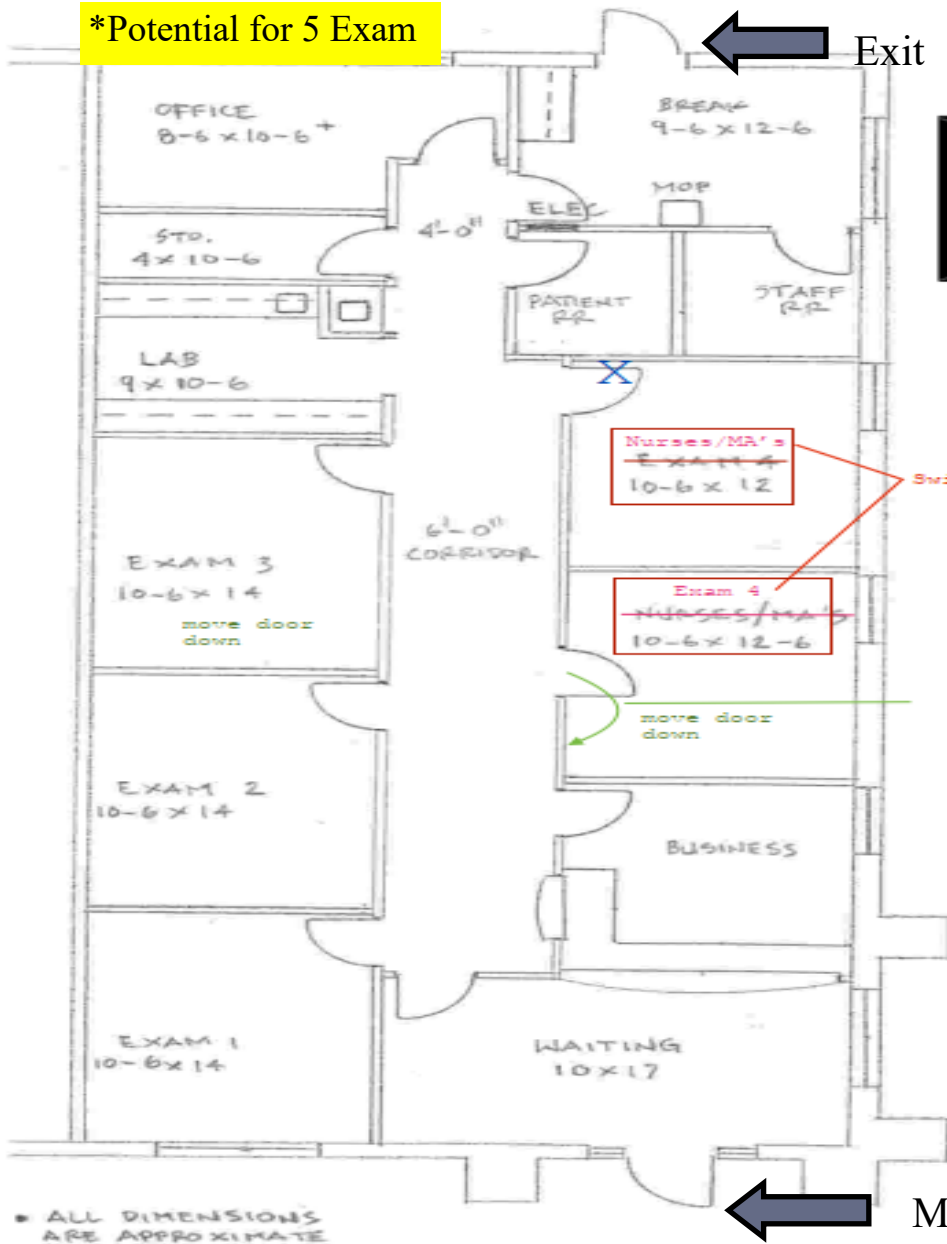
## Information

- ⇒ Prime location in a thriving business and residential community
- ⇒ High patient potential - 325,000 residents within a 5-mile radius
- ⇒ Affluent demographics - average household income of \$136,000
- ⇒ Strong local economy - median age of 38.1, ideal for a growing patient base

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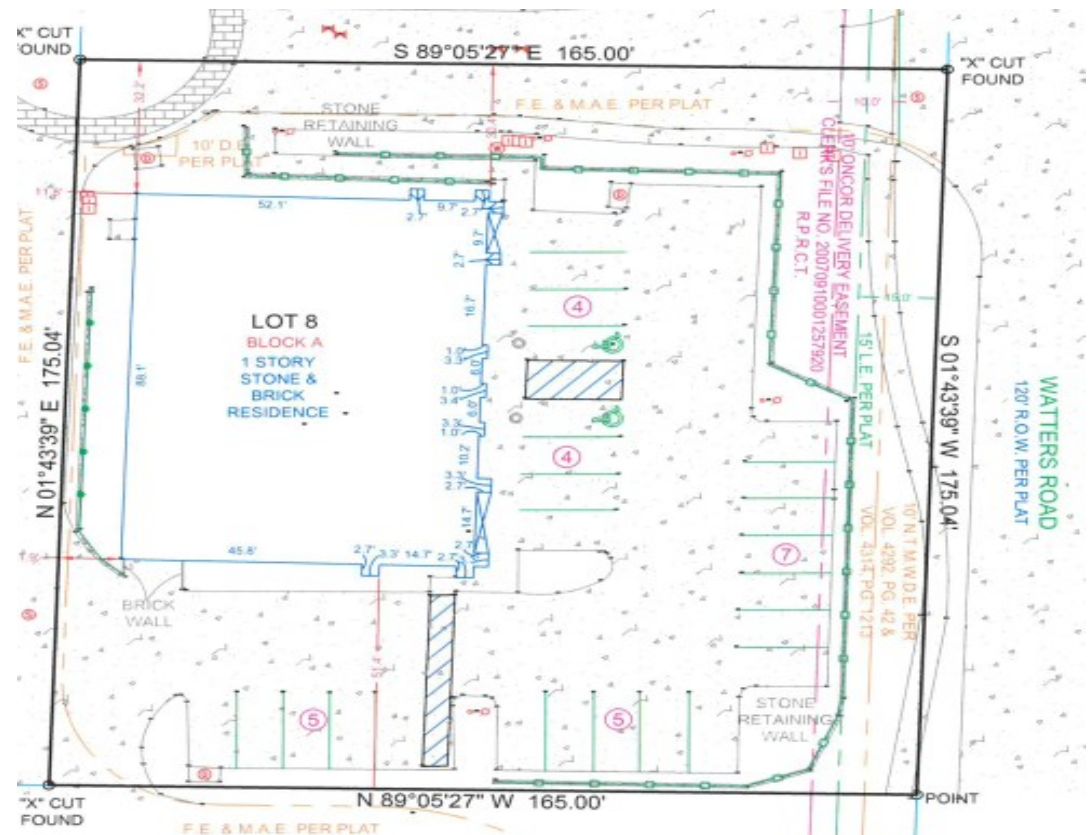
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\*Potential for 5 Exam



## Floor Plan

⇒ Move-in ready Medical office space. Newly renovated and ready for immediate occupancy





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*Additional Info*

**Multiple Exam Rooms with upper  
lower cabinets and sink**

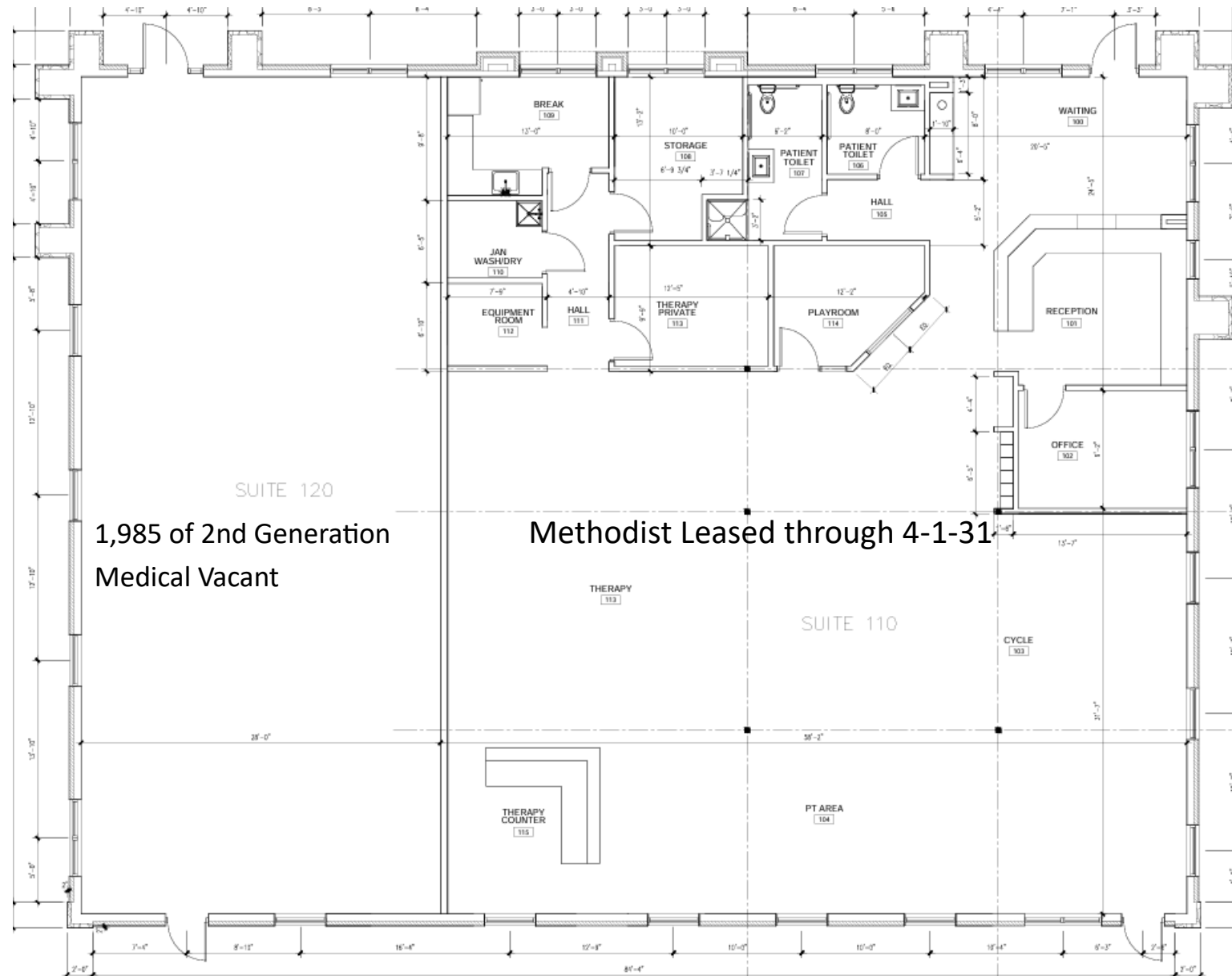


**Large Waiting Area**



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## Demographics

### POPULATION

	1 mile	3 mile	5 mile
2020	8.3K	110.7K	292.1K
2024	12K	124.8K	325.7K
2029 Proj.	15.1K	152.3K	397.1K

### HOUSEHOLD INCOME

	1 mile	3 mile	5 mile
Avg	\$136.3K	\$134K	\$136.3K
Median	\$113.2K	\$104.7K	\$107K

Total	1 mile	3 mile	5 mile
Employees	14.3K	40.7K	88.1K
Businesses	1.4K	5K	11.5K
Employees per Business	10	8	8

### HOUSING

	1 mile	3 mile	5 mile
Median Home Value	\$582.9K	\$380.7K	\$386.6K
Median Year Built	2010	1998	1998

### HOUSEHOLDS

	1 mile	3 mile	5 mile
2020	3.4K	39.7K	103.2K
2024	5.2K	45.5K	116.2K
2029 Proj.	6.5K	55.7K	142.1K



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Wynmark Commercial

11/2/2015



## 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:

- **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 coincidental 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.

<b>Wynmark Commercial Real Estate Group, PLLC</b>	<b>9000664</b>	<b>Markp@wynmarkcommercial.com</b>	<b>(972) 897-0562</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
<b>Primary Assumed Business Name</b>			
<b>Mark Pittman</b>	<b>0526290</b>	<b>Markp@wynmarkcommercial.com</b>	<b>(972) 897-0562</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Mark Pittman</b>	<b>0526290</b>	<b>Markp@wynmarkcommercial.com</b>	<b>(972) 897-0562</b>
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)  
IABS 1-0

Wynmark Commercial, 16818 Dallas Parkway Dallas TX 75248  
Justin Keane

Phone: (905) 887-5427 Fax: 5945 Dallas Pkwy  
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)



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