



FOR SALE

Value Add Owner User Opportunity

OFFERING MEMORANDUM | 5200 PAIGE ROAD | THE COLONY, TX

Exclusively Listed by

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Each Office is Independently Owned and Operated
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Table of Contents



Property Description	3
Location & Highlights	4
Property Photos	5
Additional Photos	6
Location Maps	7
Available Spaces	8
Demographics	9
Disclaimer	10
Information About Brokerage Services	11

Disclaimer

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Property Description



Property Description

OWNER-USER OFFICE/MEDICAL BUILDING WITH INCOME IN THE HEART OF NORTH TEXAS

5200 Paige Road presents a rare opportunity to acquire a multi-tenant office and medical building in one of the fastest-growing business corridors in North Texas. Strategically located near SH-121, Grandscape, Legacy West, Frisco, Plano, and the Dallas North Tollway, this property offers outstanding accessibility, strong demographics, and exceptional flexibility for both owner-users and investors.

The surrounding area continues to benefit from explosive residential and commercial growth, with nearby employers, entertainment destinations, and major retail developments driving demand throughout The Colony, Frisco, Plano, and North Dallas. Its central location and flexible layout create a compelling opportunity for businesses seeking to control their occupancy costs while building long-term equity.

Containing approximately 9,596 square feet on ± 1 acre with abundant parking, the building is currently partially occupied by short-term tenants, providing immediate cash flow while allowing a future owner the flexibility to gradually occupy additional space. Approximately 3,000 square feet is currently available for lease or owner occupancy, creating a unique opportunity to offset operating costs with rental income while establishing a long-term headquarters location.

Situated within The Colony's O-1 Office District and Gateway Overlay District, the property is ideally suited for a variety of professional and healthcare users permitted without a Specific Use Permit, including medical practices, dental offices, home health agencies, physical therapy providers, counseling and wellness groups, attorneys, CPA firms, insurance agencies, financial advisors, title companies, engineering firms, architects, technology companies, professional service firms, banks, educational institutions, community organizations, and administrative offices.

Location & Highlights



Location Information

Building Name:	Summit Centre
Street Address	5200 Paige Road
City, State, ZIP	The Colony, TX 75056
County:	Denton
Market:	Dallas Fort Worth
Sub-market:	The Colony Frisco
Cross Streets:	Paige and South Colony
Signal Intersection:	Paige Road and South Colony

Location Overview

AREA DESCRIPTION

Located in the heart of one of the fastest-growing corridors in North Texas, 5200 Paige Road benefits from a premier location within The Colony, a community that has transformed into a major business, entertainment, and residential destination. Positioned just minutes from State Highway 121 (Sam Rayburn Tollway), the Dallas North Tollway, and Interstate 35E, the property provides exceptional access to Frisco, Plano, Legacy West, Addison, DFW International Airport, and the greater Dallas-Fort Worth Metroplex.

The surrounding area has experienced tremendous population and employment growth fueled by major corporate campuses, affluent residential neighborhoods, and destination retail and entertainment developments. Within minutes are Grandscape, Nebraska Furniture Mart, Andretti Indoor Karting & Games, Topgolf, Hawaiian Falls, and numerous hotels, restaurants, and lifestyle amenities that continue to draw visitors and employees from throughout the region.

The property is strategically positioned near the Legacy business corridor, home to thousands of employees working for companies such as Toyota Motor North America, JPMorgan Chase, Liberty Mutual, PepsiCo, Ericsson, and numerous technology, financial, and healthcare firms. This concentration of employment supports strong demand for professional office and medical space while creating a highly desirable environment for businesses seeking to attract and retain talent.

The Colony's central location within the North Dallas growth corridor places it among some of the most affluent and rapidly expanding communities in Texas, including Frisco, Plano, Prosper, and Lewisville. Residents and businesses benefit from excellent schools, Lake Lewisville recreational amenities, and a pro-business environment that continues to attract investment and development.

With immediate access to major transportation corridors, a highly educated workforce, strong household incomes, and a rapidly growing customer base, 5200 Paige Road offers businesses and investors the opportunity to establish a presence in one of the most dynamic commercial markets in the Dallas-Fort Worth Metroplex.

Nearby Destinations Include:

Grandscape – ±2 miles
Nebraska Furniture Mart – ±2 miles
Legacy West – ±7 miles
The Star in Frisco – ±8 miles
PGA Frisco – ±10 miles
Dallas North Tollway – ±4 miles

Property Highlights

PROPERTY HIGHLIGHTS

±9,596 SF Office / Medical Building
±1 Acre Site with Abundant Parking
Approximately 3,000 SF Available for Owner Occupancy or Lease
Existing Short-Term Tenants Provide Income and Expansion Flexibility
Zoned O-1 Office District
Gateway Overlay District Location
Ideal for Medical, Dental, Professional Office, Financial Services, Legal, Engineering, and Administrative Users
Excellent Owner-User Opportunity with Rental Income in Place
Minutes from SH-121, Dallas North Tollway, Grandscape, Legacy West, and Frisco
Strong Population Growth and Affluent Demographics
Surrounded by Major Corporate Employment Centers
Convenient Access to Plano, Frisco, Lewisville, and DFW Airport
Rare Opportunity to Own a Freestanding Office Building in The Colony
Suitable for Single-Tenant Headquarters or Multi-Tenant Investment Strategy
High Visibility Location in One of North Texas' Fastest Growing Markets

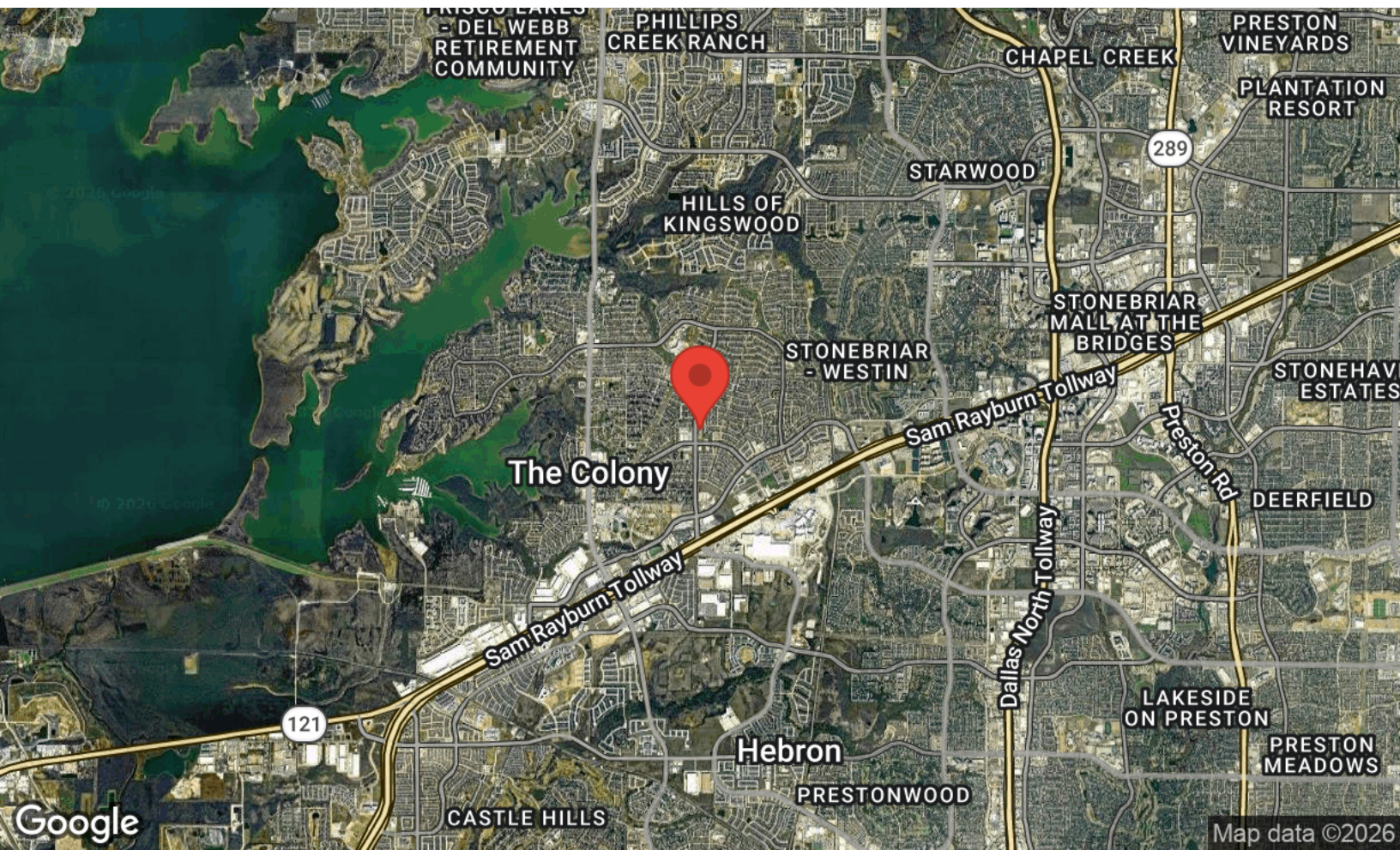
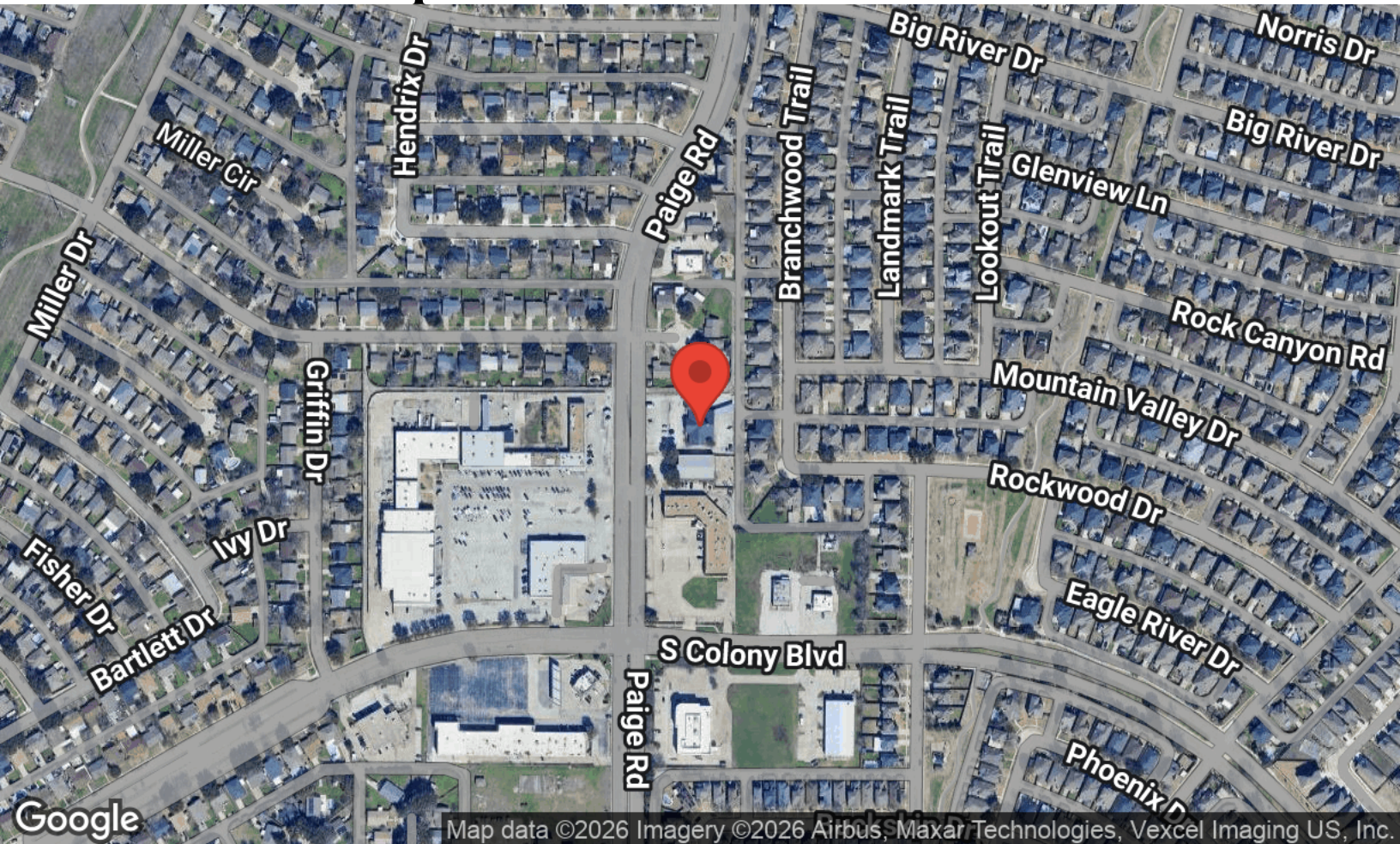
Property Photos



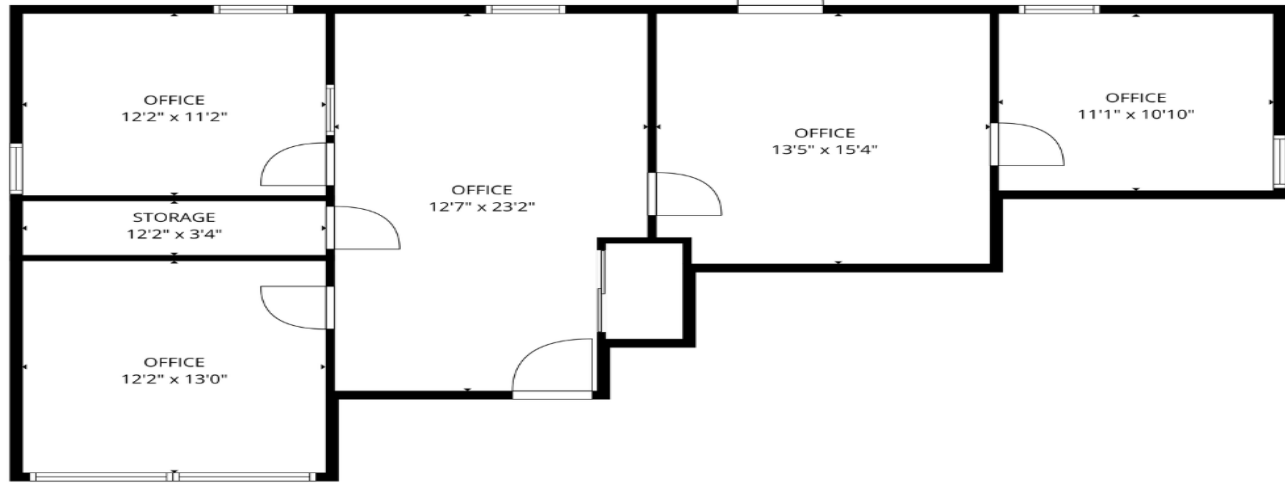
Additional Photos



Location Maps



FLOORPLAN 5200 PAIGE RD, SUITE 200 THE COLONY, TX 75056



MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

KW COMMERCIAL
18333 Preston Road, Suite 100
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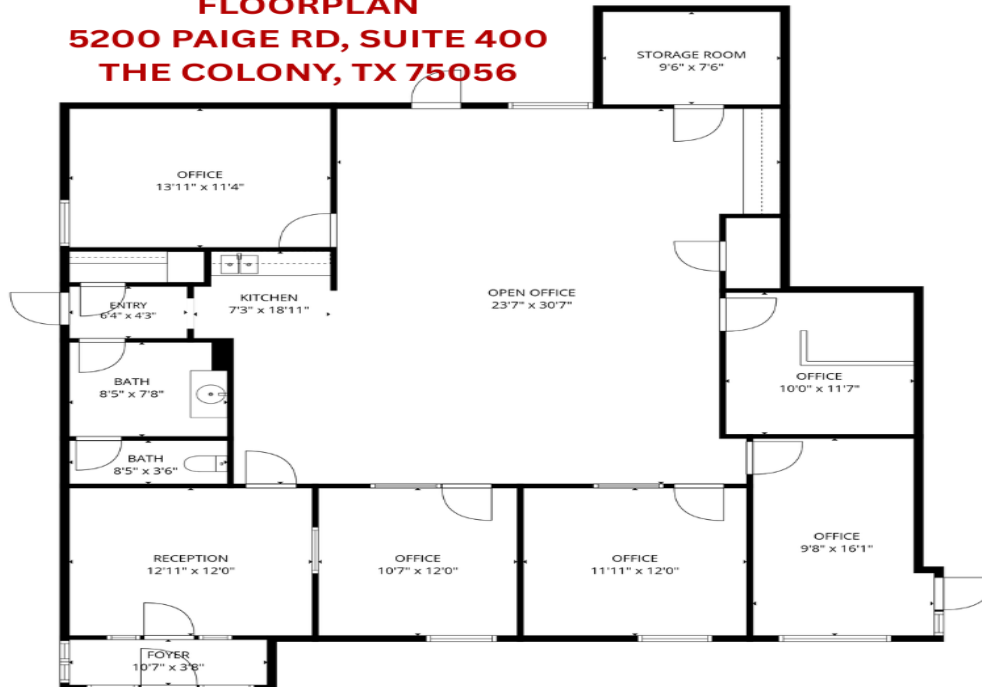
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FLOORPLAN 5200 PAIGE RD, SUITE 400 THE COLONY, TX 75056



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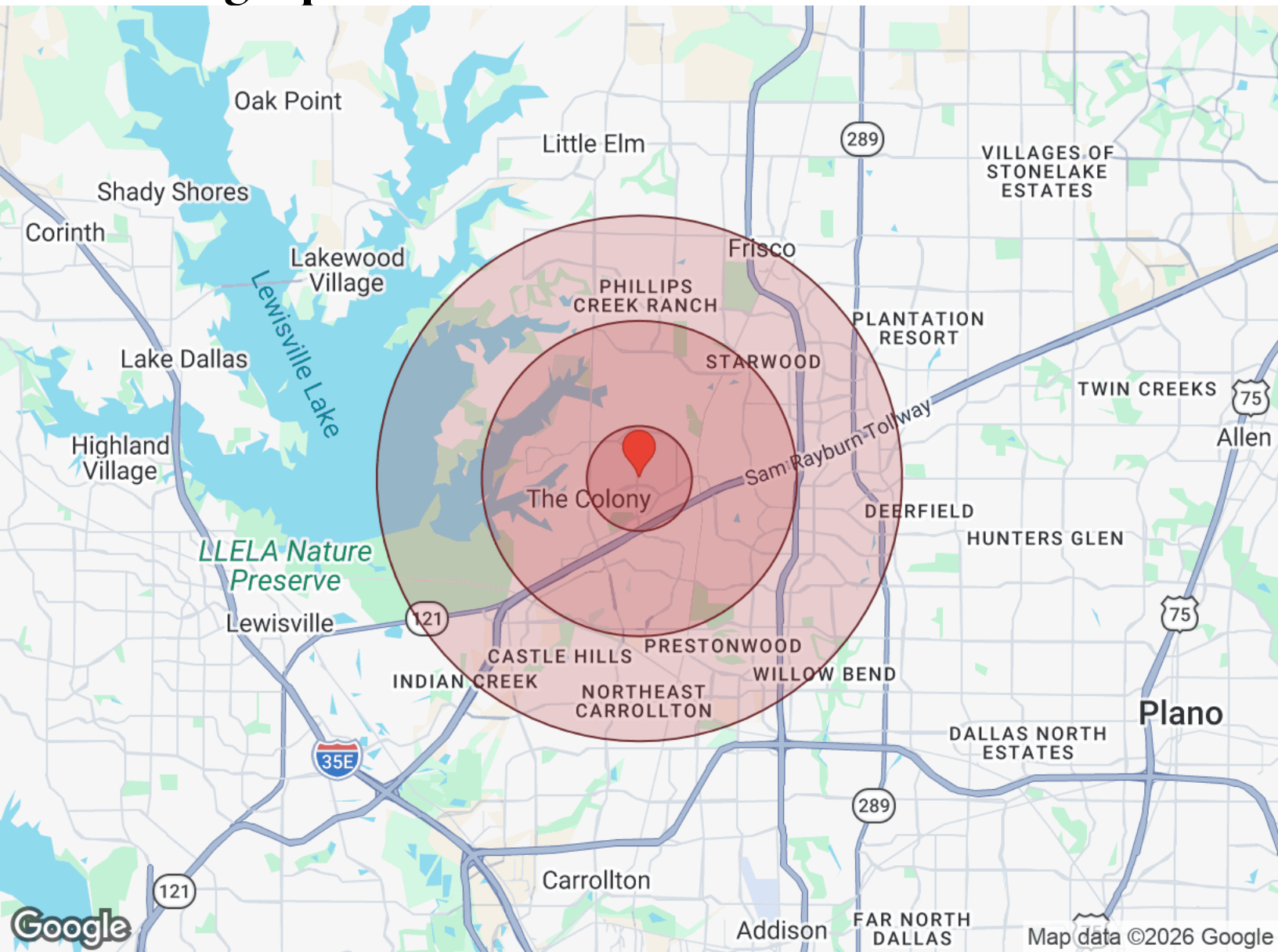


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Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	7,456	43,289	117,295
Female	7,804	44,475	120,997
Total Population	15,260	87,763	238,292

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,258	40,441	108,709
Black	1,932	10,874	26,474
Am In/AK Nat	41	158	405
Hawaiian	8	35	71
Hispanic	3,572	15,350	36,459
Asian	2,089	18,755	60,407
Multiracial	354	2,098	5,528
Other	6	44	238

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,995	40,757	108,964
Occupied	5,763	38,898	103,913
Owner Occupied	3,534	19,069	51,460
Renter Occupied	2,229	19,829	52,453
Vacant	232	1,859	5,052

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,590	15,183	41,811
Ages 15 - 24	1,921	9,767	26,380
Ages 25 - 54	7,083	44,079	115,528
Ages 55 - 64	1,847	9,826	26,335
Ages 65+	1,820	8,908	28,237

Income	1 Mile	3 Miles	5 Miles
Median	\$118,660	\$127,084	\$130,086
Under \$15k	217	1,640	4,350
\$15k - \$25k	174	620	1,910
\$25k - \$35k	253	1,201	2,954
\$35k - \$50k	235	1,699	4,633
\$50k - \$75k	629	5,122	12,608
\$75k - \$100k	865	4,389	12,072
\$100k - \$150k	1,473	8,297	21,617
\$150k - \$200k	936	4,836	12,608
Over \$200k	981	11,094	31,160

Disclaimer



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Information About Brokerage Services



2-10-2025



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.

Keller Williams Realty DPR, KW Commercial	499181-BB	klrw48@kw.com	(972)732-6000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Janice Moore	369873-B	klrw48@kw.com	(972)732-6000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Raymond Edler	581538-B	raymond.edler@kw.com	(214)552-2091
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 1-1
TXR 2501

Owner User or Investment

Build Your HQ While Tenants Pay Rent as You

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