



WYNMARK  
COMMERCIAL



BLUE RIDGE OFFICE PARK

675 N Business Highway 78, Blue Ridge, Blue Ridge Texas

FOR LEASE



### BLUE RIDGE TEXAS

- Blue Ridge, Texas, is an emerging community in Collin County, offering a unique blend of small-town charm and strategic growth potential. Known for its peaceful rural setting and strong sense of community, Blue Ridge is attracting families and businesses looking for a quieter alternative to the fast-paced metroplex while still enjoying convenient access to major highways.
- With its proximity to U.S. Highway 380 and State Highway 121, Blue Ridge is well-positioned for future commercial and residential expansion. As the demand for quality healthcare services grows alongside the area's increasing population, a new medical office condo project in Blue Ridge services healthcare providers looking to establish a presence in a high-growth market.
- This development will provide essential services to residents while benefiting from the area's continued expansion and investment in infrastructure

### Available Buildings

#### **BUILDING 1**

- Suite Size: 1,500 — 9,930SF

#### **BUILDING 2**

- Suite Size: 1,500 — 9,790 SF

#### **BUILDING 3**

- Suite Size: 1,500 — 6,966 SF

*(all buildings can be subdivided)*

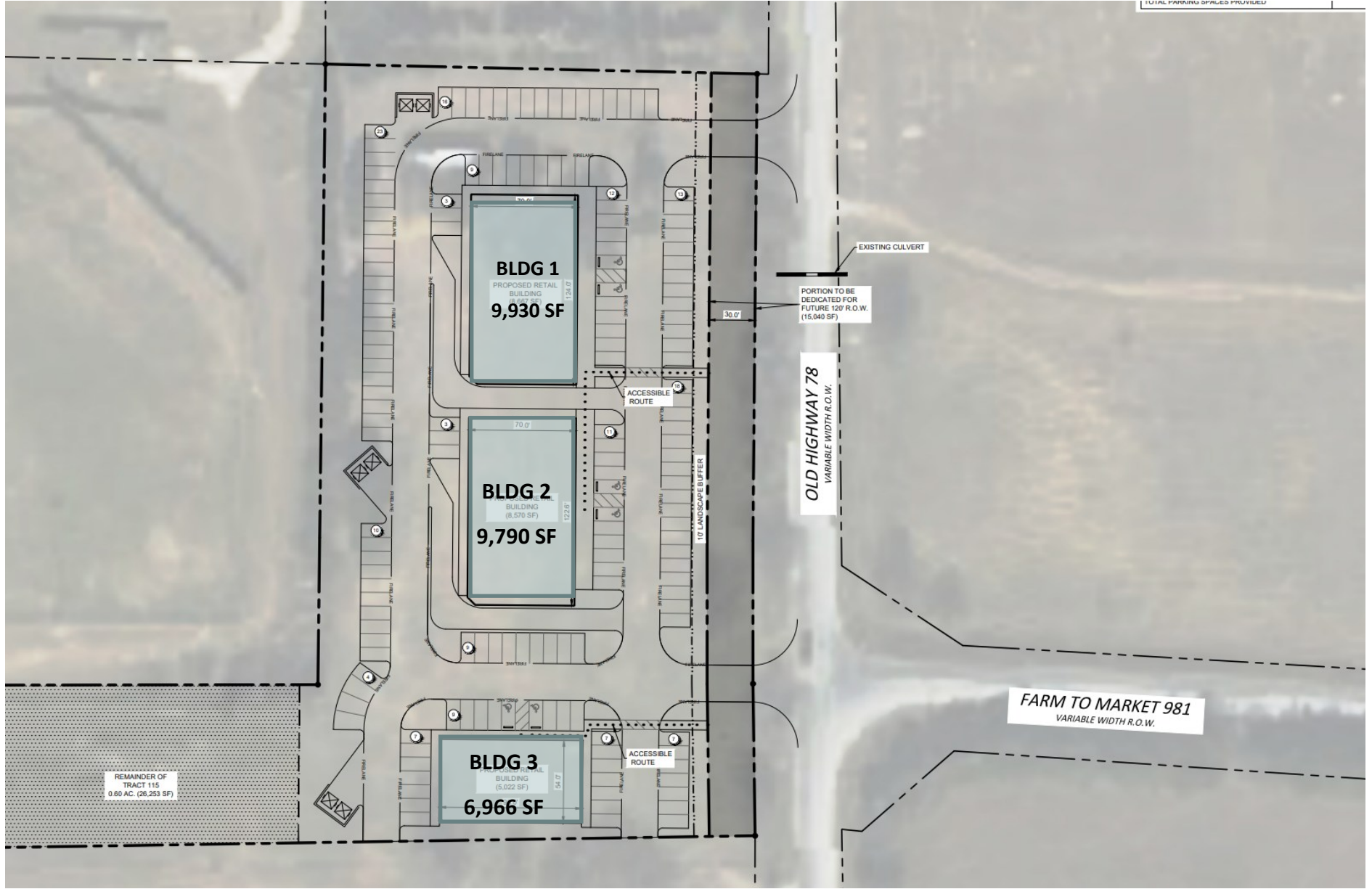
### Project Details:

- **Lease Rate:** \$32.00 + NNN
- **NNN:** \$9.00 psf (estimate)
- **Condo Fee/CAM:** \$3.50 PSF  
*(condo fee included in NNN)*

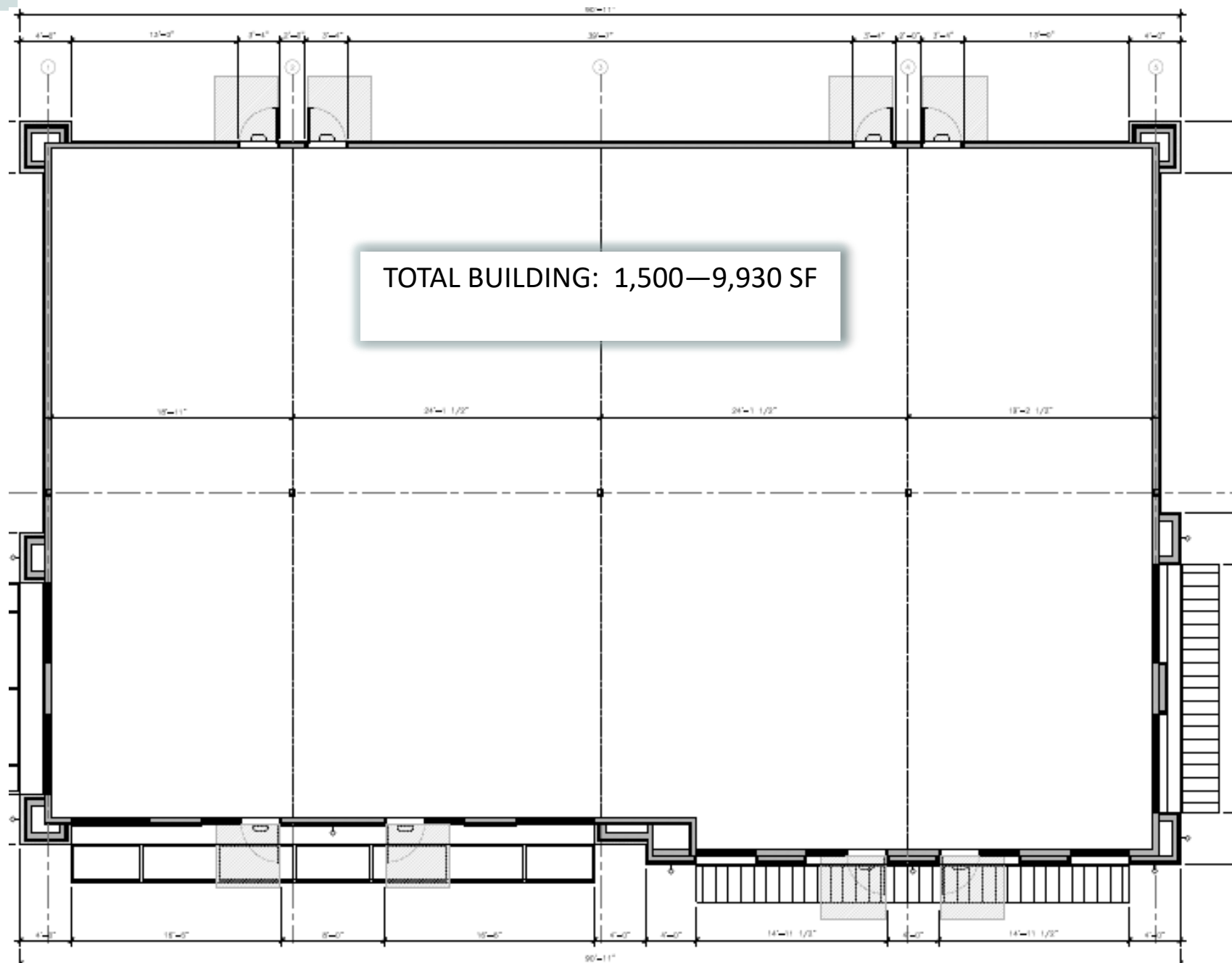
### Economics:

- **Allowed Uses:** Medical, Office, and Retail
- **Parking Ratio:** 4.0/1000
- **Construction Start:** November 2025
- **Delivery Date:** November 2026
- **Zoning:** B-2 General Commercial
- **Condition:** Cold Dark Shell
- **Structure:** Condo
- **Uses:** Medical, Office, Retail

# SITE PLAN



## FLOOR PLAN: BUILDING 1—3

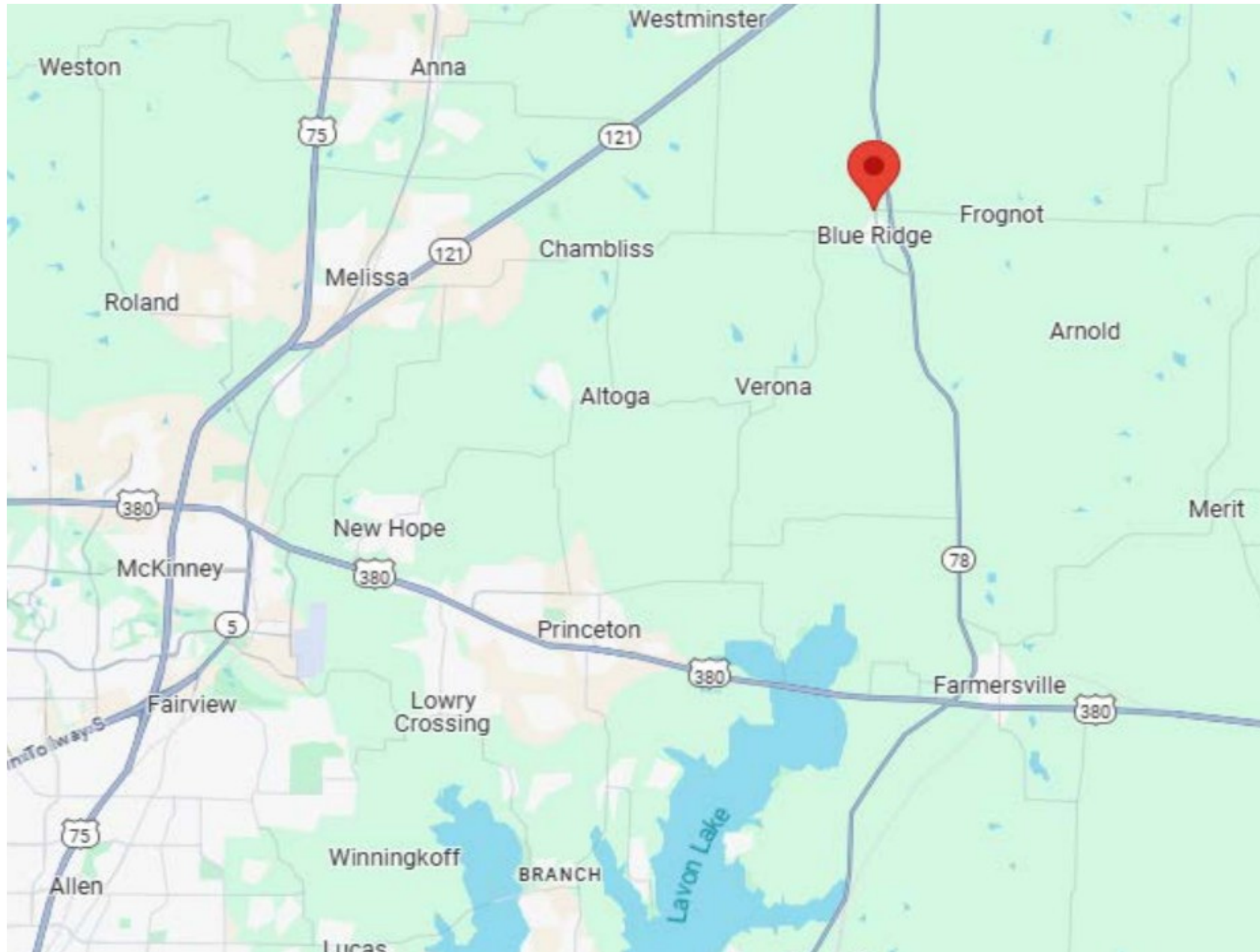




## BUILDING RENDERINGS (*subject to change*)



## LOCATION



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*Please  
Contact*

AUSTIN EASTMAN

972.360.8787

[Austin@wynmarkcommercial.com](mailto:Austin@wynmarkcommercial.com)

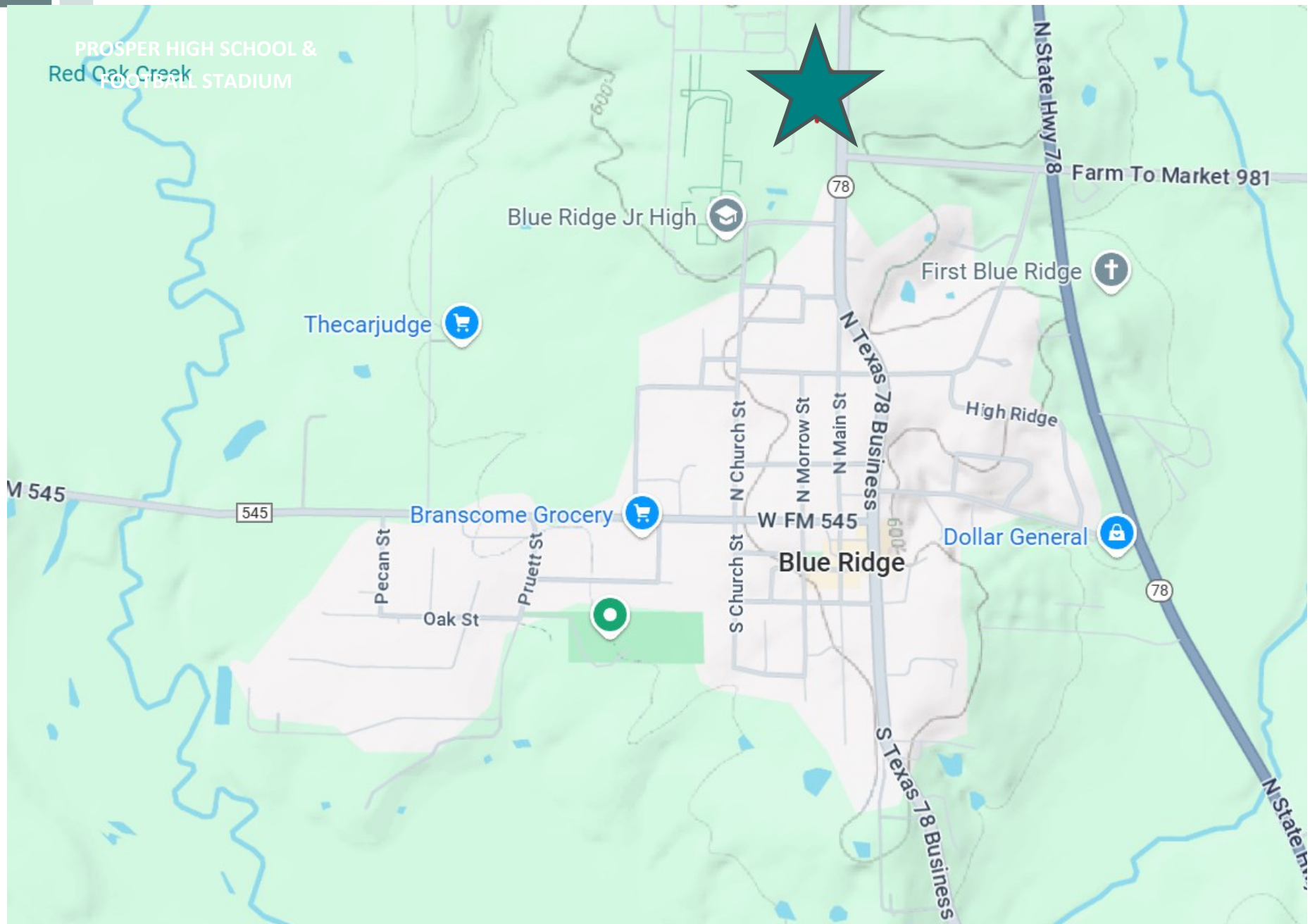
KRISTIN HOLLEK

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## LOCATION DETAIL



## DEMOGRAPHICS

Radius	1 Mile	3 Mile	10 Mile
<b>Population</b>			
2029 Projection	1,838	3,525	78,479
2024 Estimate	1,528	2,961	63,659
2020 Census	1,289	2,635	43,975
Growth 2024 - 2029	20.29%	19.05%	23.28%
Growth 2020 - 2024	18.54%	12.37%	44.76%

Radius	1 Mile	3 Mile	10 Mile
<b>2024 Households by HH Income</b>	<b>472</b>	<b>966</b>	<b>20,765</b>
<\$25,000	73 15.47%	128 13.25%	2,516 12.12%
\$25,000 - \$50,000	92 19.49%	222 22.98%	3,308 15.93%
\$50,000 - \$75,000	106 22.46%	175 18.12%	4,135 19.91%
\$75,000 - \$100,000	50 10.59%	99 10.25%	2,018 9.72%
\$100,000 - \$125,000	42 8.90%	99 10.25%	2,514 12.11%
\$125,000 - \$150,000	61 12.92%	99 10.25%	1,986 9.56%
\$150,000 - \$200,000	38 8.05%	107 11.08%	1,945 9.37%
\$200,000+	10 2.12%	37 3.83%	2,343 11.28%



11-2-2015



## 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.

**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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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)

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