



Investment Sale



FOR SALE Medical Office / General Office

1600 CREEKSTONE CT & N US HWY 175 Access Rd., SEAGOVILLE, TX 75159

Seagoville is located in Kaufman County one of the fastest growing counties in the U.S. This Building is very well-located, offering highway visibility and great accessibility, are directly in the midst of residential and commercial growth. With the growth of Kaufman County this site offers an excellent investment opportunity for decades to come.

FOR SALE: 1,242,500.00

Square Footage: 3,147

**TOTAL ACRES: +1.29
CONTACT FOR MORE INFORMATION**

Traffic Counts	YEAR: 2019	Demographics	1 MILE	3 MILE	5 MILE
HWY 175	49,025 VPD	Total Population	6,643	29,745	52,753
		Total Households	1,441	8,070	14,710
		Avg. Household Income	\$60,387	\$60,451	\$63,543
		5 Year Population Growth	4.26%	8.15%	7.60%

Contact: Phillip B. Gunn

PB Gunn Interests, LLC

Phone: 214-334-4347

eMail: pgunn@pbgunninterests.com



1600 CREEKSTONE CT & N US HWY 175, – SEAGOVILLE, TX 75159

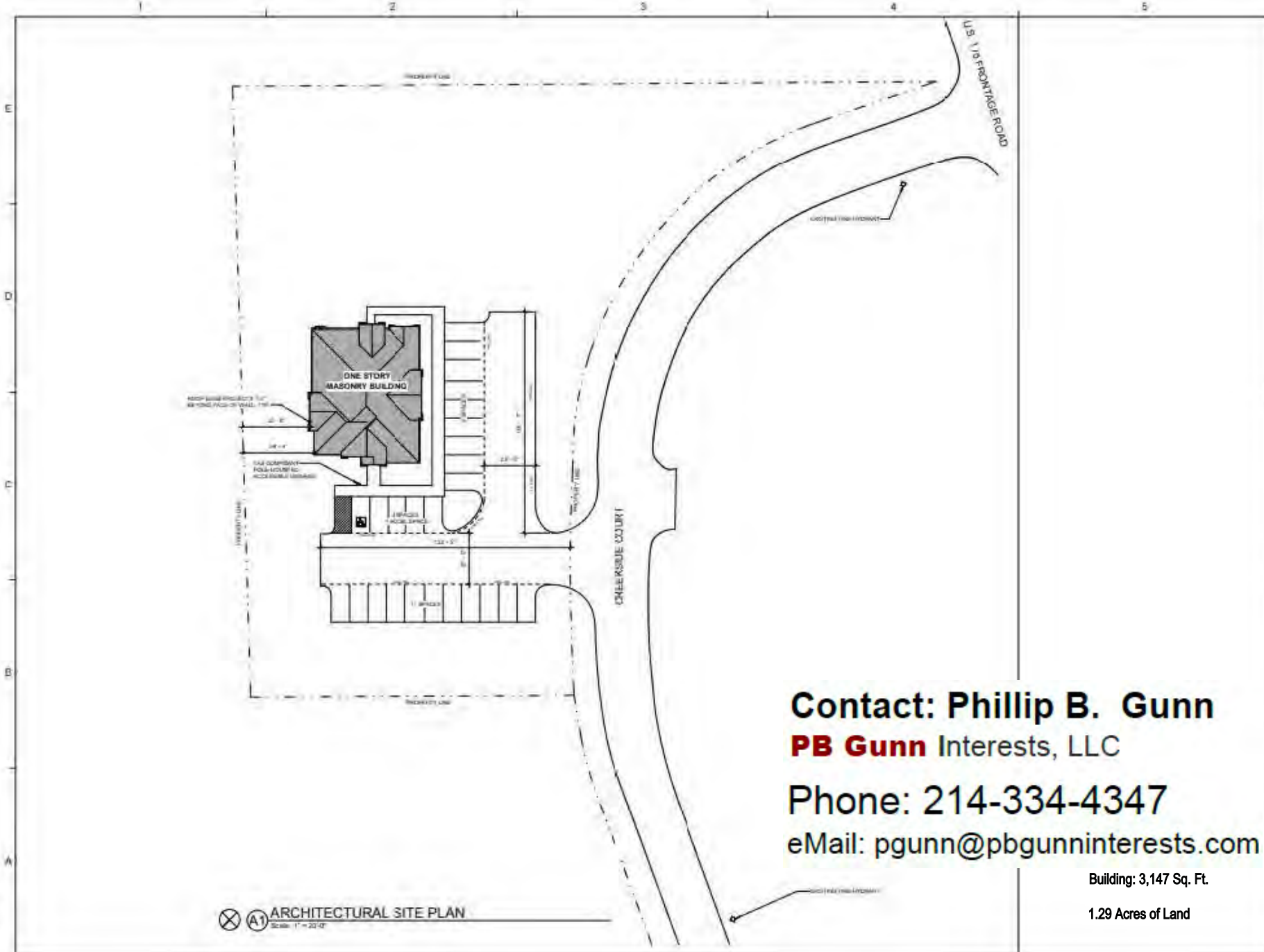


INTERIOR PHOTOS - 1600 Creekstone Ct., Seagoville, TX



1600 CREEKSTONE CT & N US HWY 175, –

SEAGOVILLE, TX 75159



ARCHITECTURAL SITE PLAN
Scale: 1" = 20'-0"

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Building: 3,147 Sq. Ft.

1.29 Acres of Land



McGregor Murphy Architects
1111 Commerce Street
Seagoville, Texas 75159

Phillip B. Gunn and Associates
1111 Commerce Street
Seagoville, Texas 75159

P-Cube ENGINEERING
1111 Commerce Street
Seagoville, Texas 75159

SEAGOVILLE
DENTAL OFFICE
1600 CREEKSTONE CT
SEAGOVILLE, TX
ISSUE FOR PERMIT AND
CONSTRUCTION



TITLE PLAN

NO.	DESCRIPTION	DATE

DRAWN BY: _____
APPROVED BY: _____
CHECKED BY: _____
DATE: _____

TITLE
ARCHITECTURAL
SITE PLAN

PROJECT NO. _____

DATE: _____

SCALE: _____

A1.00

*The information contained herein was obtained from sources deemed reliable; however, PB Gunn Interests, LLC and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. This presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

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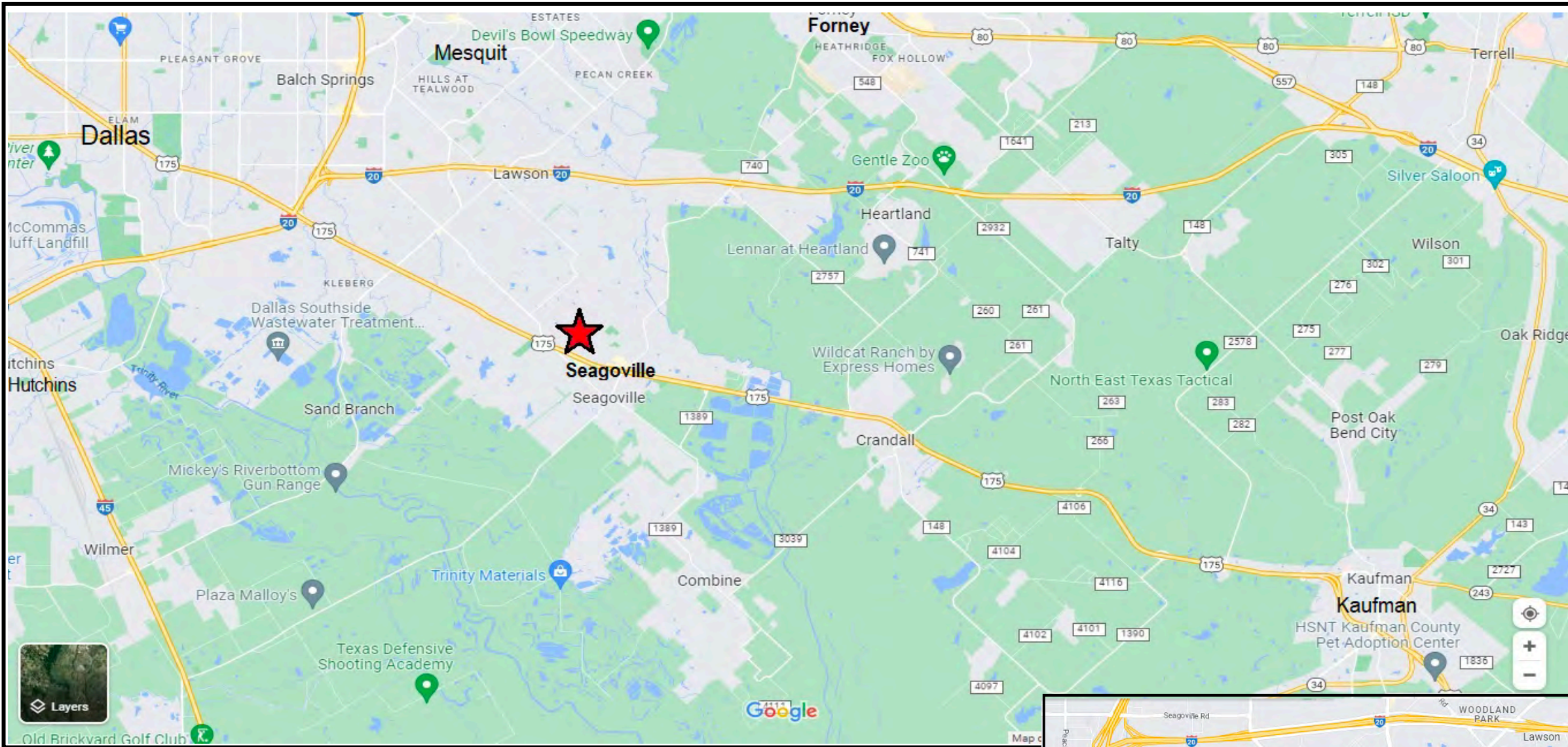


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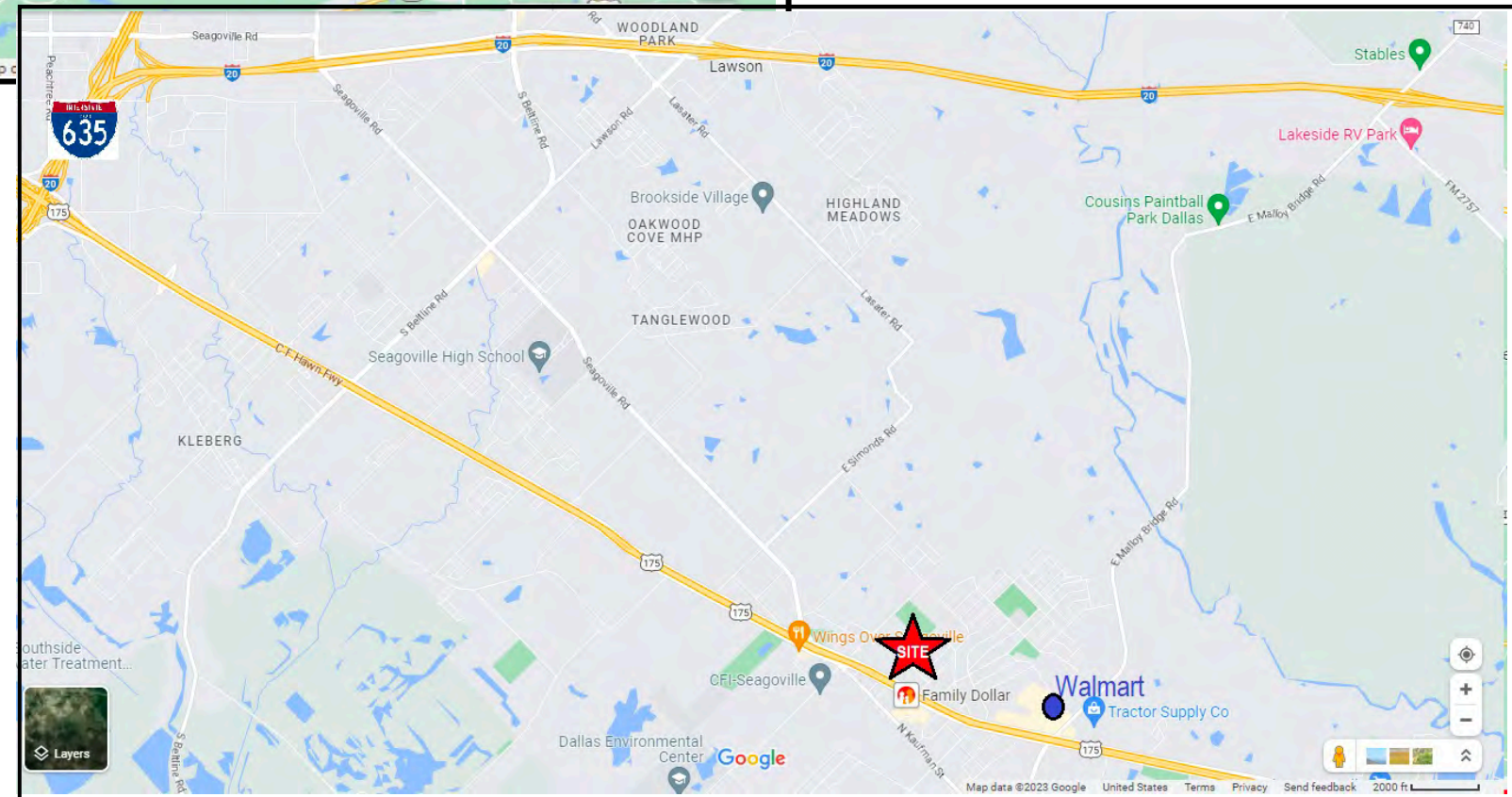
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Ideally located in Seagoville, TX just off Hwy US-175 & east of I-635. Near Dallas and Kaufman and central to both!

Great Traffic & Visibility.



Contact: Phillip B. Gunn
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eMail: pgunn@pbgunninterests.com

PROPERTY SUMMARY

PROPERTY:	US-175 - Seagoville Dental/Medical Office or Retail
TYPE/ZONING:	City of Seagoville [Commercial] LR (Local Retail)
POTENTIAL USES:	Commercial / Retail / Dental or Medical Office / Office
LOCATION:	North side of US-175 C.F. Hawn Frwy west bound Access Road
BUILDING SIZE:	+/- 3.147 SF Total
CONTIGUOUS SQ FT:	Total Available +/- 3,147 Sq. Ft.
LAND:	+/- 1.29 Acres
SIGNAGE:	Pole Signage and Building Façade Signage Visibility from US-175
FRONTAGE:	US-175 Service Road (C.F. Hawn Freeway)
ACCESS:	Easy Access just off the US-175 Service Road (C. F. Hawn Freeway)
PRICE:	Purchase \$1,243,000.00
COMMENTS:	Located on US-175 Frontage Road +/- 3,147 SF General Medical Dental Office Center ideally located in Seagoville just off US-175 and central to both primary East and West exits of US-175 and Hall Street and the Seagoville Road/ Kaufman Street Exits. Property configured as one Suite but could be made into two separate Suites for smaller offices. Great Parking with easy access from Us-175 and great visibility and traffic.

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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:
 - 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.

Phillip Brian Gunn	0457421	pgunn@pbgunninterests.com	214-334-4347
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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