

Pelley Building

Executive Office Suites

FOR SALE

1312 14th St
Plano, TX 75074



John Torres
Preeminent CRE Group
Broker
(469) 520-1198
john.torres@precgroup.com

Myndee Allen
Preeminent CRE Group
Sales Associate
(903) 647-3766
myndee.allen@precgroup.com



OFFERING SUMMARY

ADDRESS	1312 14th St Plano TX 75074
COUNTY	Collin
BUILDING SF	13,104 SF
LAND ACRES	.5452
LAND SF	23,749 SF
YEAR BUILT	1982
YEAR RENOVATED	2014

FINANCIAL SUMMARY

PRICE	Contact Broker
OCCUPANCY	45%
NOI (CURRENT)	\$11,961
NOI (Pro Forma)	\$259,197

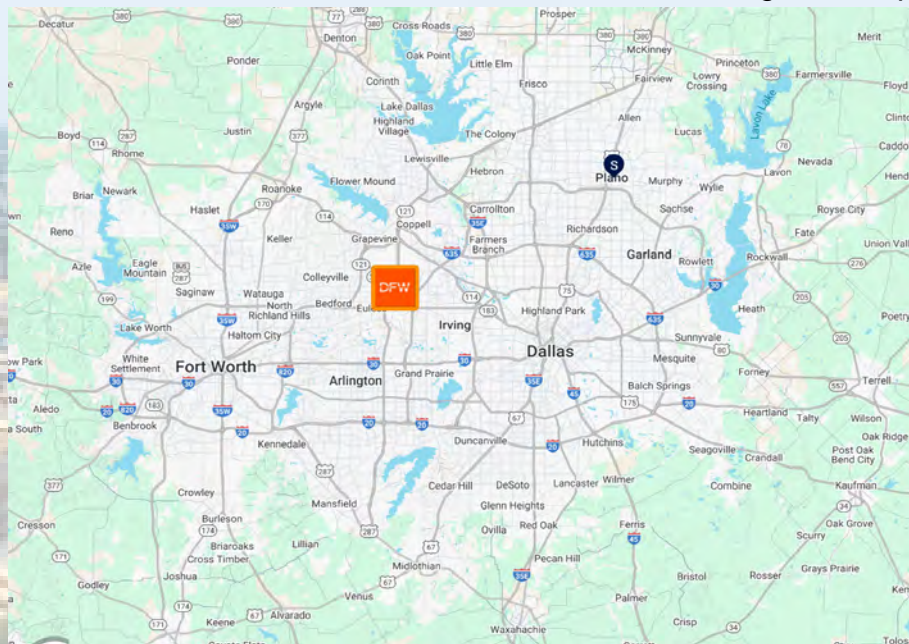
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	11,579	104,967	304,441
2024 Median HH Income	\$62,706	\$88,439	\$97,250
2024 Average HH Income	\$87,886	\$122,376	\$132,065



Property Description

The Pelley Building is a 2-story, 13,104 sq. ft. professional office building located just two blocks from Downtown Plano and the 12th Street DART station and less than 7 min to Central Expressway and PGB Turnpike. The property offers executive office suites ranging from 198 SF to 1,500 SF with fully furnished common areas, including a large, charmingly decorated waiting area, two full kitchens and dining areas on both floors. The building has two staircases and an elevator with multiple restrooms on each floor. There are 31 parking spaces behind the building and controlled access to provide a secure working environment.

The current owner occupies over 50% of the building, making this an excellent option for a business looking for an opportunity to own their own property with investment income. Alternatively, the current floor plan presents a value-add opportunity for an investor looking for an executive office suite investment.



Building Features

- Shared Conference Rooms
- Elevator
- Common Kitchen and Dining Areas
- Monument Signage
- Just a few blocks from the 12th Street DART Station and Downtown Plano
- Minutes from North Central Expressway and PGB Turnpike

Locator Map



PROPERTY FEATURES

BUILDING SF	13,104
LAND SF	23,749
LAND ACRES	.5452
YEAR BUILT	1982
YEAR RENOVATED	2014
ZONING TYPE	R - Retail
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	31
ELEVATOR	Yes

MECHANICAL


FIRE SPRINKLERS	yes
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PLANO AT A GLANCE

A global business center

Plano, Texas, located 19 miles north of downtown Dallas, is the 9th largest city in Texas and the fourth largest city in the Dallas-Fort Worth (DFW) region with over 290,000 residents. Plano is home to over 14,000 businesses and 72 *Forbes* Global 2000 companies, which includes many globally recognized brands.

POPULATION	LABOR FORCE DFW 4.5 M	LAND AREA 72 SQ. MILES	MEDIAN HOUSEHOLD INCOME \$103,916
	PLANO 290,108	MEDIAN AGE 39.1	PER CAPITA INCOME \$54,974
COLLIN COUNTY 1,158,696		MEDIAN HOME VALUE \$466,100	
DFW 8,060,528	BACHELOR'S DEGREE + 59%		
TEXAS 30,029,572	BUSINESS	FORBES GLOBAL 2000 COMPANIES 72	
		INC. 5000 COMPANIES 24	
		FORTUNE 1000 HQS 3	

ACCOLADES

- #1**
BEST CITY IN TEXAS TO RAISE A FAMILY (#4 in U.S.)
- WalletHub
- #1**
BEST CITY IN TEXAS TO FIND A JOB (#9 in U.S.)
- WalletHub
- #1**
HAPPIEST CITY IN TEXAS (#29 in U.S.)
- WalletHub
- #1**
BEST PARK SYSTEM IN TEXAS (#16 in U.S.)
- Trust for Public Land







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Preminent CRE Group
312 Northwest Highway #125, Grapevine, TX 76051

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DISCLAIMER

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Exclusively Marketed by:

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<https://www.precregroup.com>

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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:
 - 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.

Preeminent CRE Group LLC	9013075	john.torres@precregroup.com	(469)520-1198
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Torres	0686924	john.torres@precregroup.com	(469)520-1198
Designated Broker of Firm	License No.	Email	Phone
John Torres	0686924	john.torres@precregroup.com	(469)520-1198
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Myndee Allen	0758513	myndee.allen@precregroup.com	(903)647-3766
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 1-0 Date