

6853 Coit Road



Plano, Texas 75024

FOR SALE



6853 Coit Road is a single-story multi-tenant building located in Plano, Texas, Collin County, Texas totaling approximately 6,710 sf. The property is located near the intersection of Coit Road and Legacy Drive minutes from the North Dallas Tollway, HWY 121, US 75 and the President George Bush Turnpike HWY 190. The property provides investors and/or users the opportunity to acquire an office asset at an attractive basis in the thriving Plano sub-market. The building's single story design provides tenants efficient space plans and access to surrounding restaurants and retail options. Currently 100% leased the property is home to a diverse rent roll and primarily designed for small and mid-size office/medical suites. **Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interested in receiving a full Offering Memorandum, please sign and return the Confidentiality Agreement to the exclusive agent listed below.**

BILL RUDD
VICE PRESIDENT
972-422-4515
bill@haggardgroup.com

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PROPERTY GROUP, LTD.
www.haggardpropertygroup.com

Haggard Property Group, LTD. makes no warranty or representation, express or implied, as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals or members.

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Building Photos



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Property & Area Highlights

- Located in the Plano Submarket
- Single story Garden Office Building
- Quick access to
 - 190 PGBT
 - North Dallas Tollway
 - Central Expressway 75
 - HWY 121
- Building Size approximately 6,710 SF
- Current Occupancy 100% leased to 4 tenants
- Year Built 1994
- Parking 25 spaces
- Zoning O-1 Neighborhood Office
- Benefited by Dallas/Fort Worth's status as a top U.S. marketplace with a diversified economy, nation leading population and job growth
- Opportunity for an investor or owner/occupant
- Amenity rich suburban environment
- Average household income \$146,750
- 154,000 new jobs created in 2023
- One of the top real estate markets in the country

Investment Highlights

- Asking Price ~~\$1,625,000.00~~ \$1,595,000.00
- Current annual in place income \$100,474.92
- Approximately 6.30% Cap Rate
- Tenants pay their pro-rata share of operating costs for the building

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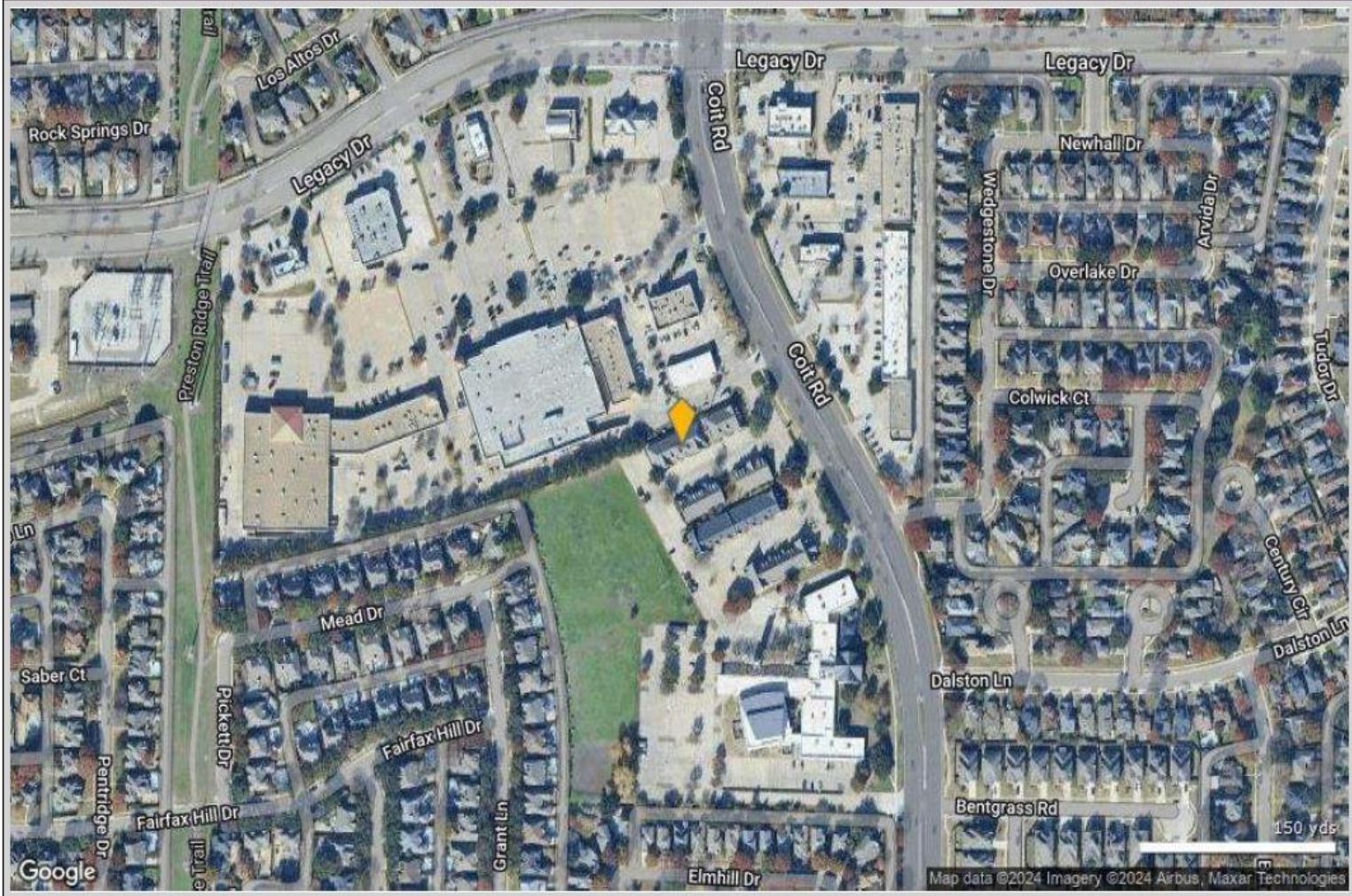
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Aerial View of the Property

6853 Coit Rd - Plano, TX 75024



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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:
 - 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.

Haggard Property Group, LTD	9004745	toby@haggardgroup.com	972-422-4515
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Toby Haggard	0418818	toby@haggardgroup.com	972-422-4515
Designated Broker of Firm	License No.	Email	Phone
Toby Haggard	0418818	toby@haggardgroup.com	972-422-4515
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Rudd	365642	bill@haggardgroup.com	972/422-4515
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date