

Owner-User Opportunity
FOR SALE & LEASE

800 N PLANO RD,
RICHARDSON, TX 75081



Turnkey Office/Medical

partners

Our Team



William Kane

Associate

214 223 3393

william.kane@partnersrealestate.com



Ryan McCullough, SIOR

Partner & Managing Director

512 580 6225

ryan.mccullough@partnersrealestate.com

DISCLAIMER: This offering memorandum is for general information only. No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or their agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum, or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

Investment Summary

For Sale

Price \$4,700,000

Price Per SF \$368.48

Current Rental Income \$98,880.00

For Lease

Lease Rate \$28/sf + NNN

Total SF Available 9,251 SF

Suite 200 2,942 SF

Suite 300 6,309 SF

Property Details

Occupancy 27%

Building Size 12,755

Lot Size 1.02 AC

Year Built 2023

Parking Ratio 3.3 / 1,000



Property Highlights



2023 Construction

New mechanical systems, ADA-compliant layouts, and flexible suite configurations mean a new owner steps into a fully modern asset with no deferred maintenance and no near-term capital requirements.

In-Place Income with Significant Lease-Up Upside

Titan Title occupies Suite 100 on a 5-year NNN lease at \$28.22 PSF with 3% annual escalations, generating \$98,880 in annual base rent. Suites 200 and 300 remain available at \$28 PSF NNN, providing a clear path to full stabilization.

Best-in-Class Parking

A 3.3/1,000 parking ratio is one of the most generous configurations in the Richardson medical and professional office market — a direct competitive advantage in lease-up and a critical differentiator for medical tenants.

Significant Demand Generators

The I-75 Telecom Corridor accounts for over 130,000 jobs and 25 million SF of office space, with major employers including AT&T, Ericsson, Samsung, and Texas Instruments all within minutes. UT Southwestern's Richardson/Plano Clinical Center and Baylor Scott & White further anchor the area's healthcare and professional services ecosystem.

Strong University & Healthcare Ecosystem

UT Dallas sits less than two miles from the property, generating consistent demand from a campus population of over 30,000 students and faculty. Richardson's established healthcare provider base broadens the tenant demand pool for both available suites.

Flexible Acquisition

Lease both suites for a fully stabilized investment, or occupy one while leasing the other to offset carrying costs. Few assets in this corridor offer new construction quality, in-place income, and owner-user optionality at this basis.

Financial Overview

TENANT	RENTABLE SF	% OF TOTAL	TERM	LEASE TYPE	ORIGINAL START DATE	END DATE	RENT PSF/ YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT	INCREASES	OPTIONS
Titan Title (Ste 100)	3,504	27%	5-years	NNN	7/1/25	6/31/2030	\$28.22	\$8,240.00	\$98,880.00	3% annually	Two 5 Year
Ste 200	2,942	23%	-	-	-	-	-	-	-	-	-
Ste 300	6,309	49%	-	-	-	-	-	-	-	-	-
Total	12,755										

OPERATING EXPENSES	CURRENT
CAM	\$24,000.00
Insurance	\$22,914.96
Property Tax	\$85,200.96
Total	\$132,114.96 (\$10.25 PSF)



Business Description:

Titan Title & Closing is a full-service title and real estate settlement company operating across Oklahoma and Texas, founded and owned by Jason Hadrava and Robbie Butler. The company handles residential and commercial closings — covering home purchases, investment properties, commercial buildings, and vacant land — with a team experienced across thousands of transactions. Titan is a multi-location organization with 15+ offices spanning Jenks, Broken Arrow, Owasso, Tulsa, Oklahoma City, Claremore, Moore, Ponca City, Coweta, Norman, Grove, and beyond, with the Richardson, TX location (800 N Plano Rd) representing their Texas expansion. The company is underwritten by First American Title Insurance Company and Fidelity National Title Group — two of the largest title underwriters in the country.

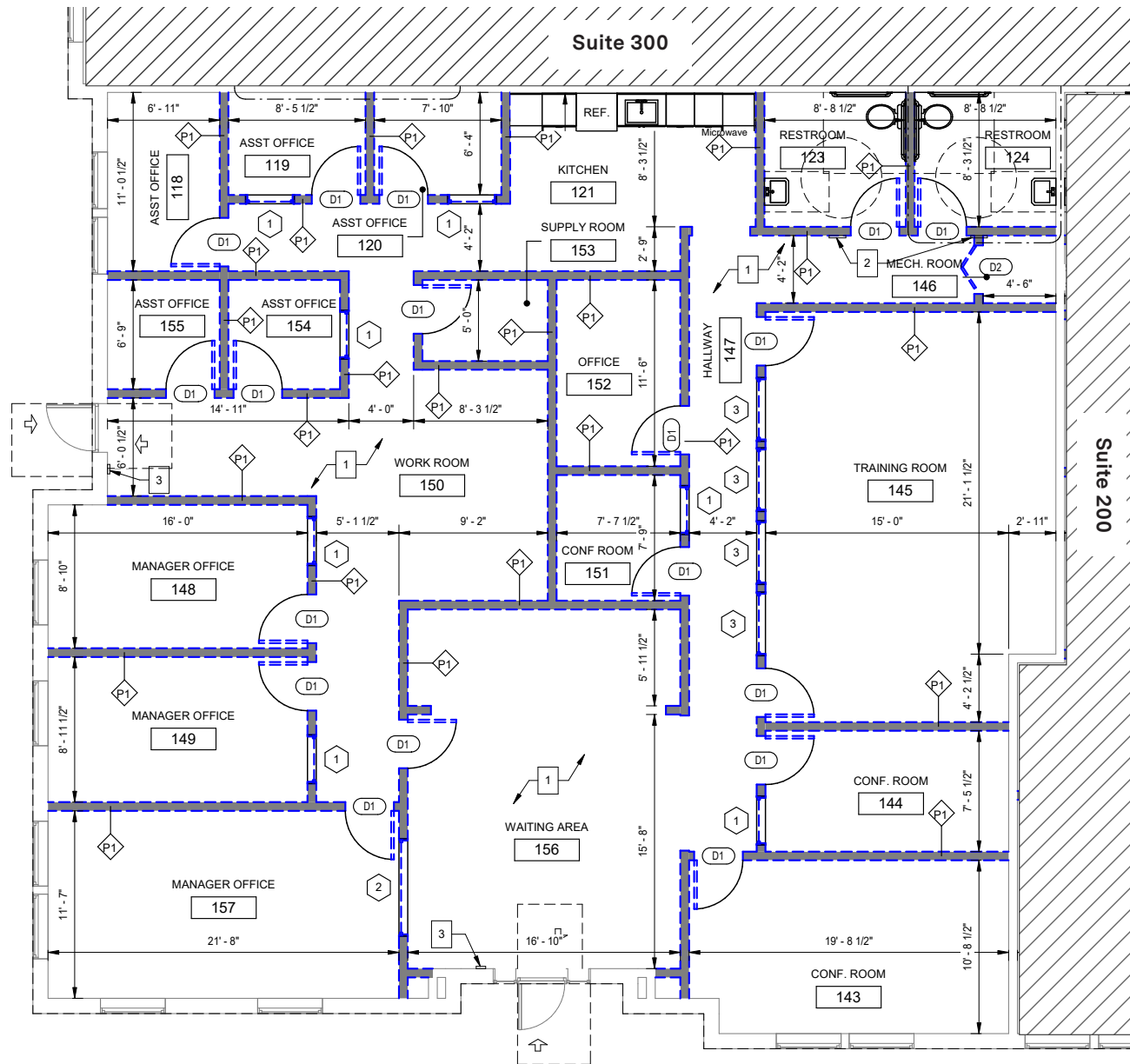
Services / Focus:

Residential closings (purchases, sales, refinances), commercial real estate closings, escrow services, title search and examination, title insurance (buyer and lender policies), real estate settlement services for realtors, consumers, and lenders

Notable Details:

Owned and operated by Jason Hadrava and Robbie Butler with over 15+ office locations across Oklahoma and Texas. They are underwritten by First American Title and Fidelity National Title Group.

Suite 100 Floorplan

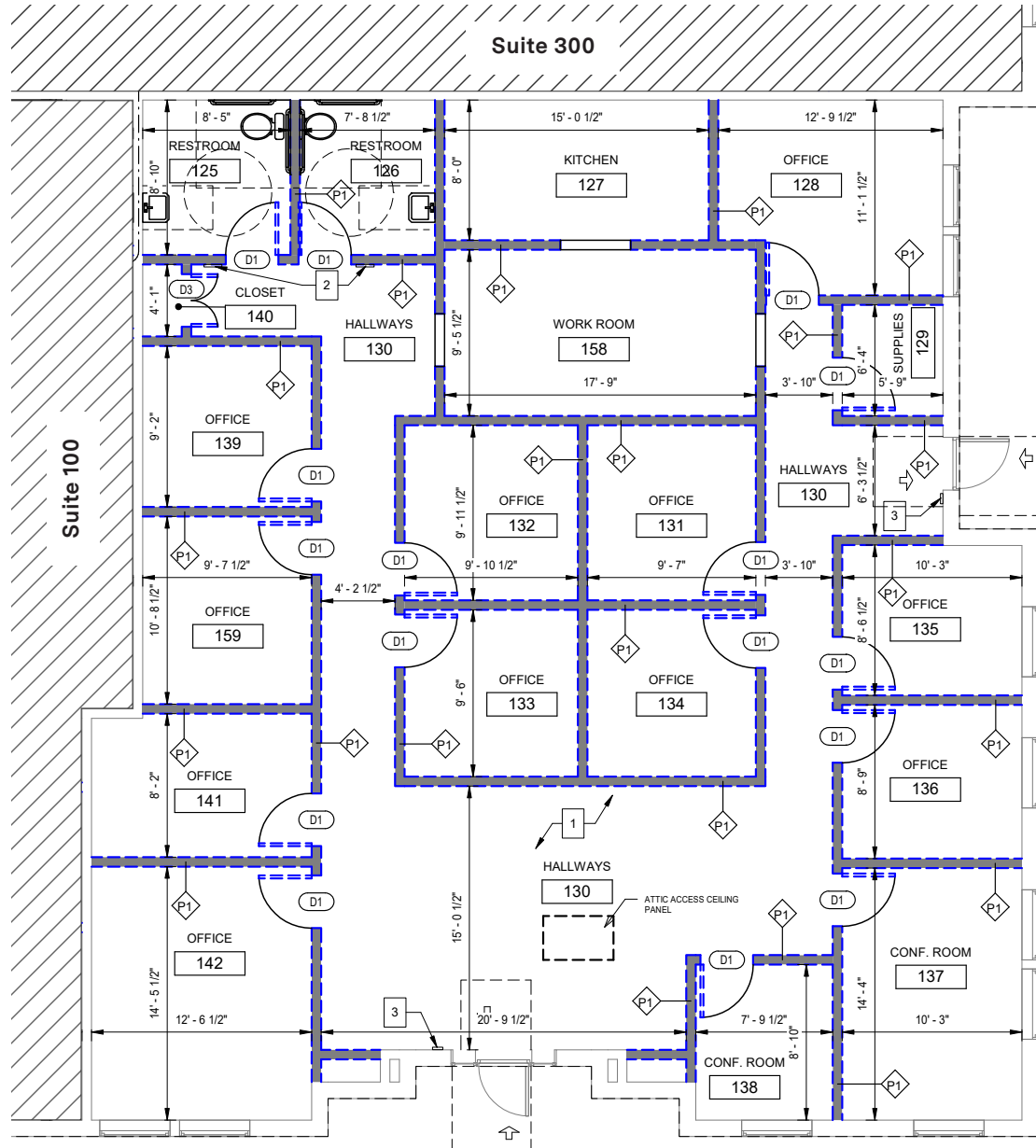


↓ N PLANO RD ↓

Suite 100 Interior Photos



Suite 200 Floorplan

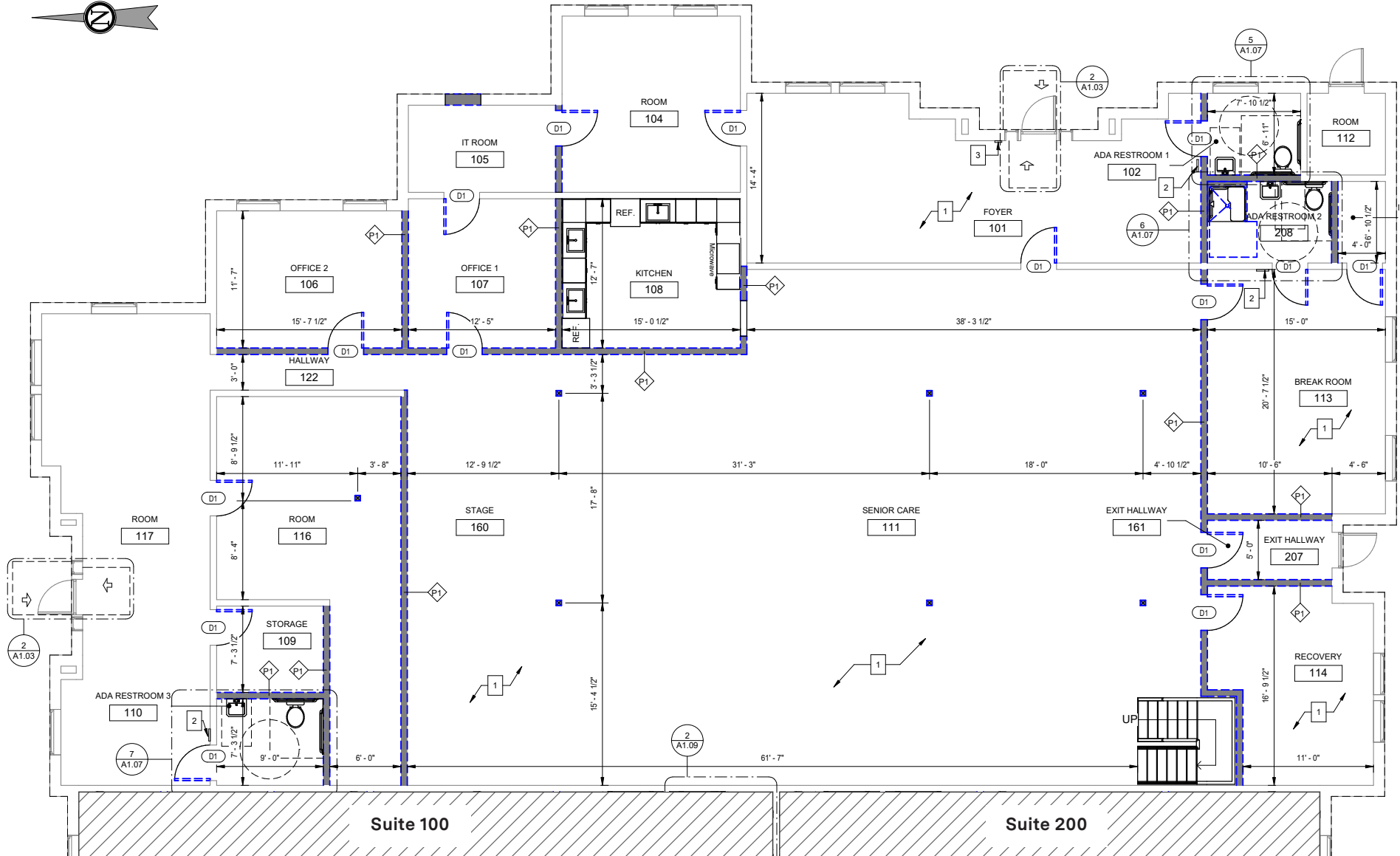


↓ N PLANO RD ↓

Suite 200 Interior Photos



Suite 300 Floorplan



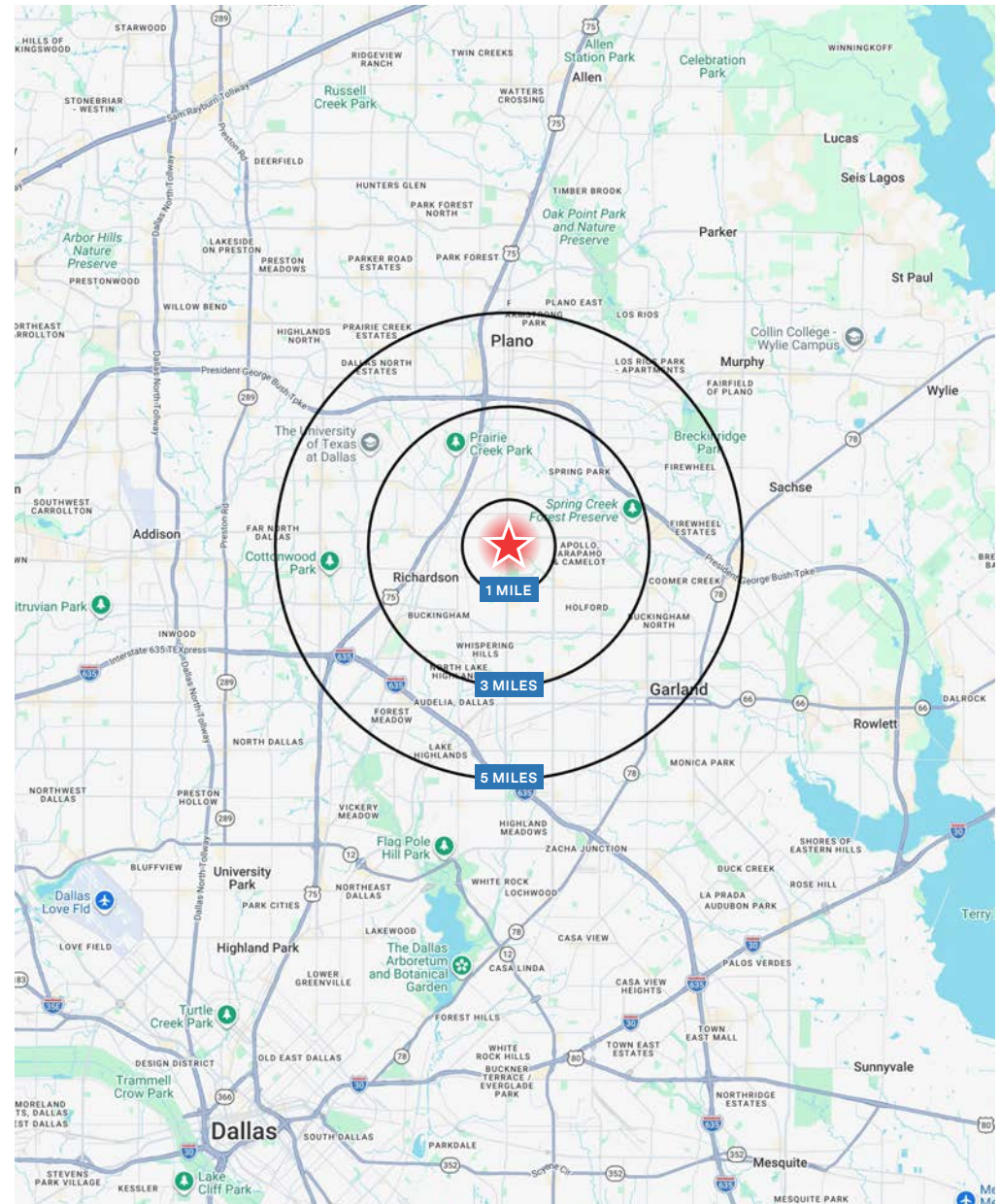
↓ N PLANO RD ↓

Suite 300 Interior Photos

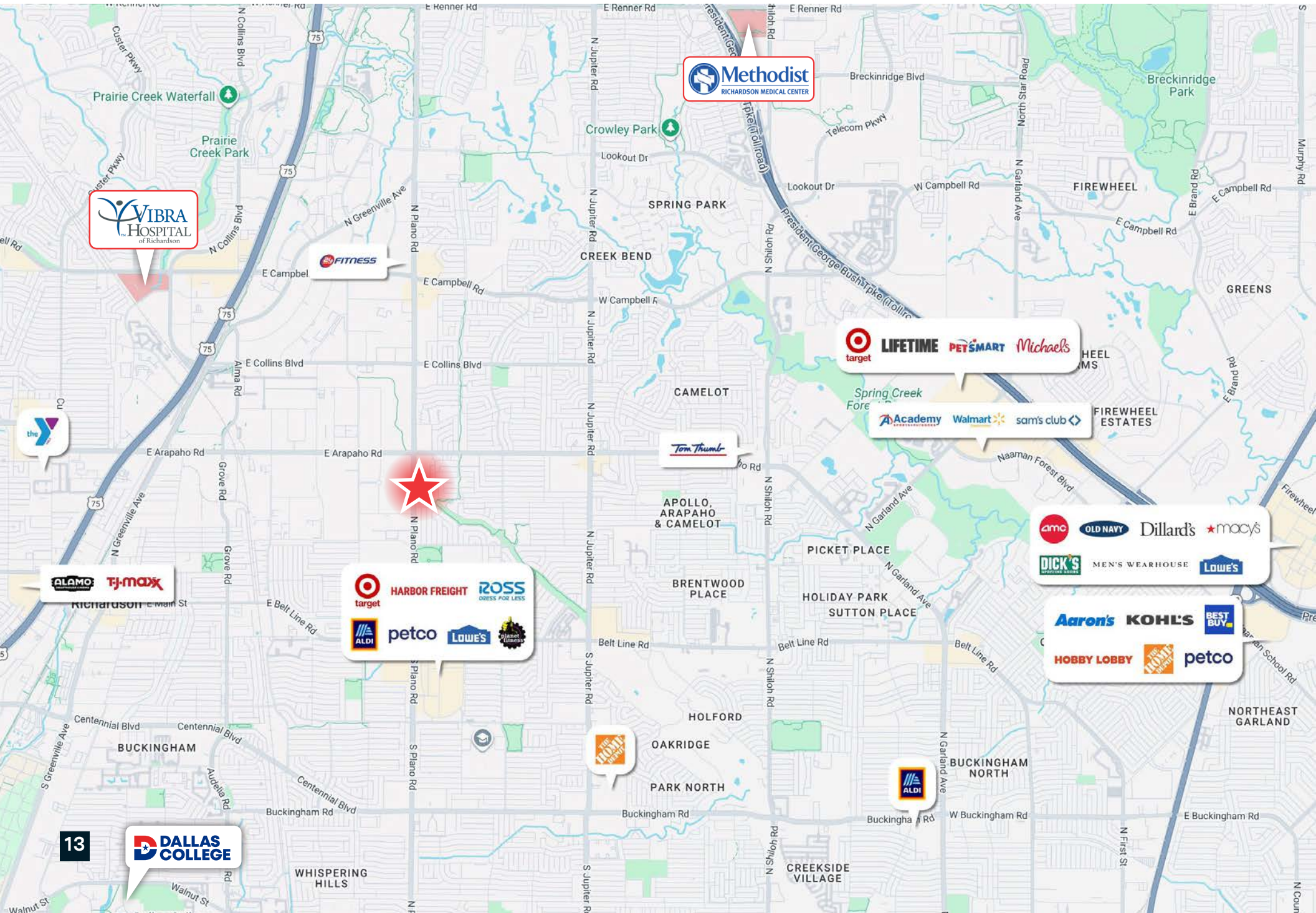


Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	10,217	136,219	379,504
2030 Population Projection	10,405	141,287	399,711
Median Age	40	37.9	35.9
HOUSEHOLDS			
2025 Households	3,786	52,752	145,312
2030 Household Projection	3,853	54,949	153,700
Avg Household Income	\$127,179	\$111,704	\$103,958
Median Household Income	\$98,654	\$87,423	\$75,391
EMPLOYMENT			
Employees	12,678	74,843	212,419
Businesses	1,241	7,946	21,358



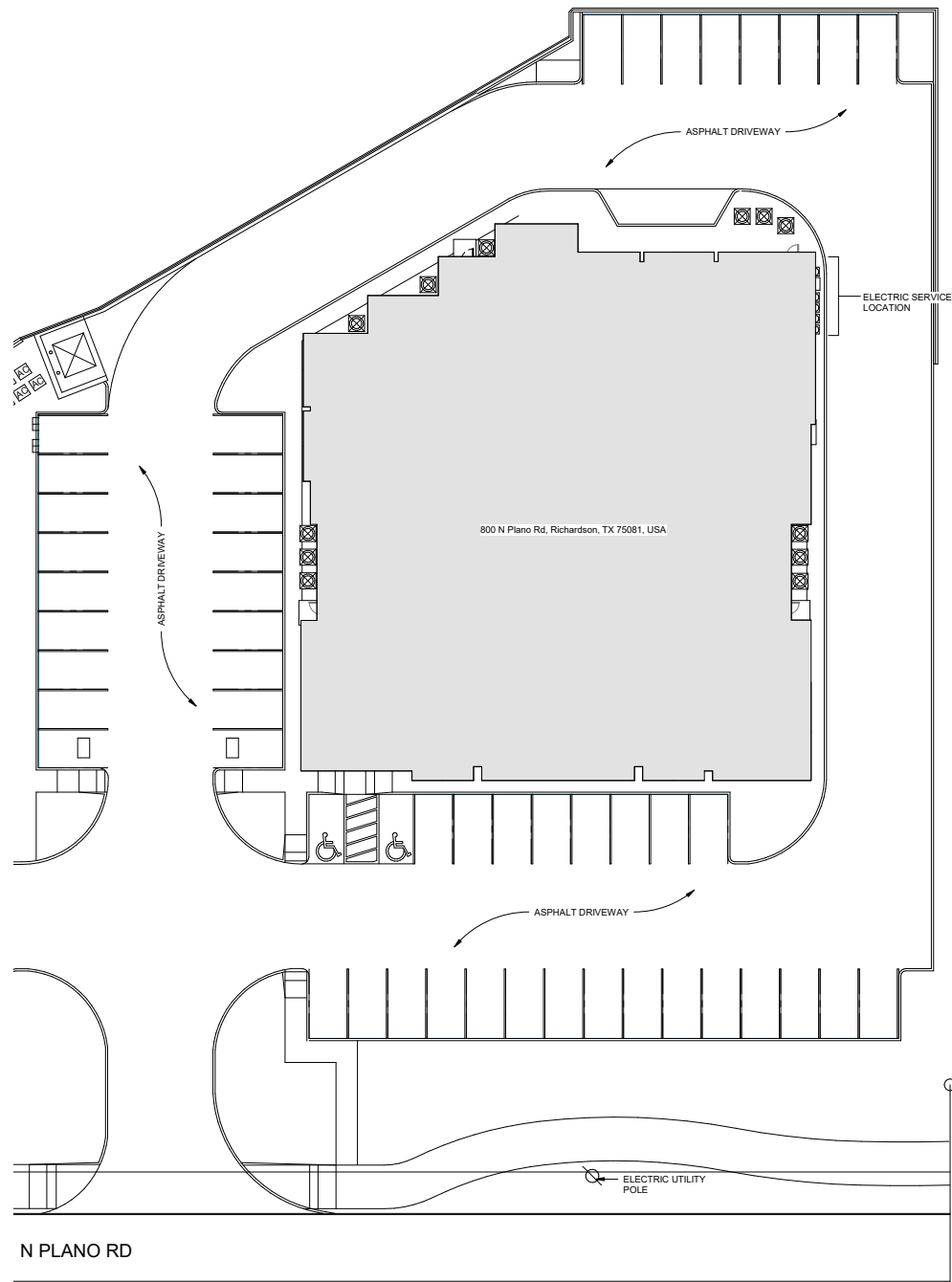
Aerial Overview



Aerial Overview



Site Plan





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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PCR Brokerage Austin, LLC	9003950	licensing@partnersrealestate.com	713-620-0500
Name of Sponsoring Broker (Licensed Individual Or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4620
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Travis Rodgers	739840	travis.rodgers@partnersrealestate.com	713-275-9608
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Ryan McCullough	742422	ryan.mccullough@partnersrealestate.com	512-580-6224
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____