

FOR LEASE / SALE

3108 Midway Road Suite 106 Plano, TX 75093

EXECUTIVE SUMMARY & DISCLAIMER

Wynmark Commercial Real Estate Group, PLLC is pleased to offer 3108 Midway Road Suite 106, Plano TX for lease.

PLANO, TEXAS

- **Turn-key, 2nd-Generation Medical Suite** Recently built-out and fully equipped, allowing a new provider to open doors immediately and avoid the time and cost of a complete build-out.
- **True Hospital-Adjacent Location** The project sits directly next to **Texas Health Presbyterian Hospital**, giving physicians seamless access to hospital services, staff, and a constant stream of referral traffic.
- **Established Healthcare Ecosystem** The park hosts a complementary roster of specialties—family practice, gynecology, imaging, physical therapy, and more—creating built-in referral synergy and steady patient flow.
- **High-Impact Monument Signage on Midway Road** Prominent signage along this major thoroughfare ensures excellent brand visibility and easy way-finding for hospital patients and visitors.
- **Strong, Affluent 3-Mile Demographics** A dense population base with above-average household incomes supports robust practice growth and long-term tenant stability.

All materials and information received or derived from Wynmark Commercial Real Estate Group, PLLC is directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to the completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

PROPERTY SUMMARY



SUMMARY

Suite Size: 2,196 SF

Year Built: 2004

Year Renovated: 2020

HVAC Replaced: 2024

SUITE 106

Suite Size: 2,196 SF

2nd generation medical office space (Previously Eye Plastics)

ECONOMICS

Base Rent: \$26.00 PSF

NNN: \$12.87

Purchase Price: \$988,200.00 (\$450.00 PSF)

PROJECT TENANTS

Law Firm

Gynecology

Family Medicine

Urogynecology

Health and Wellness

General Surgery

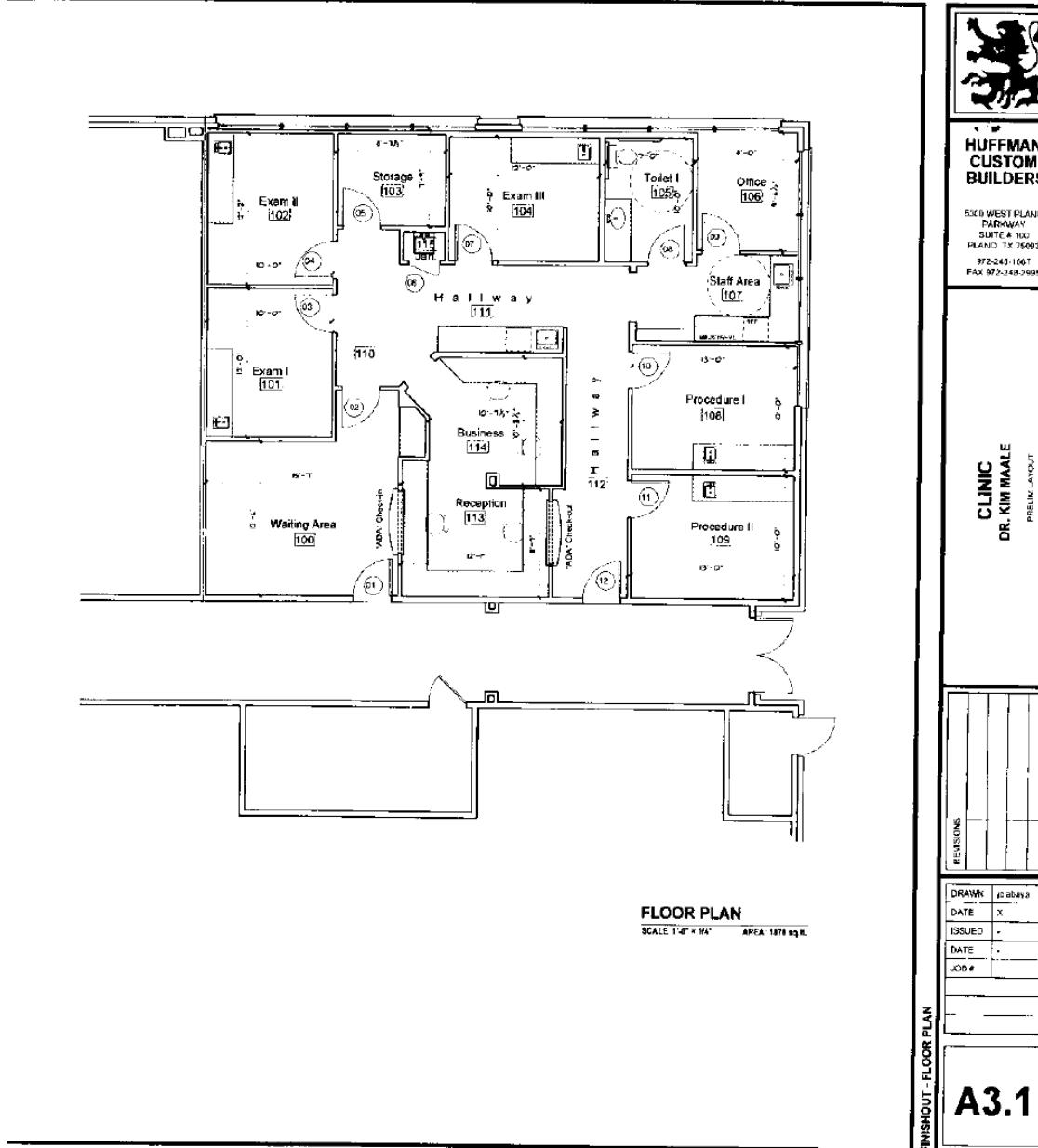
Micro Surgery

Plastic Surgery

Digestive Health

Osteoporosis

FLOORPLAN



EXAM ROOMS



LOBBY



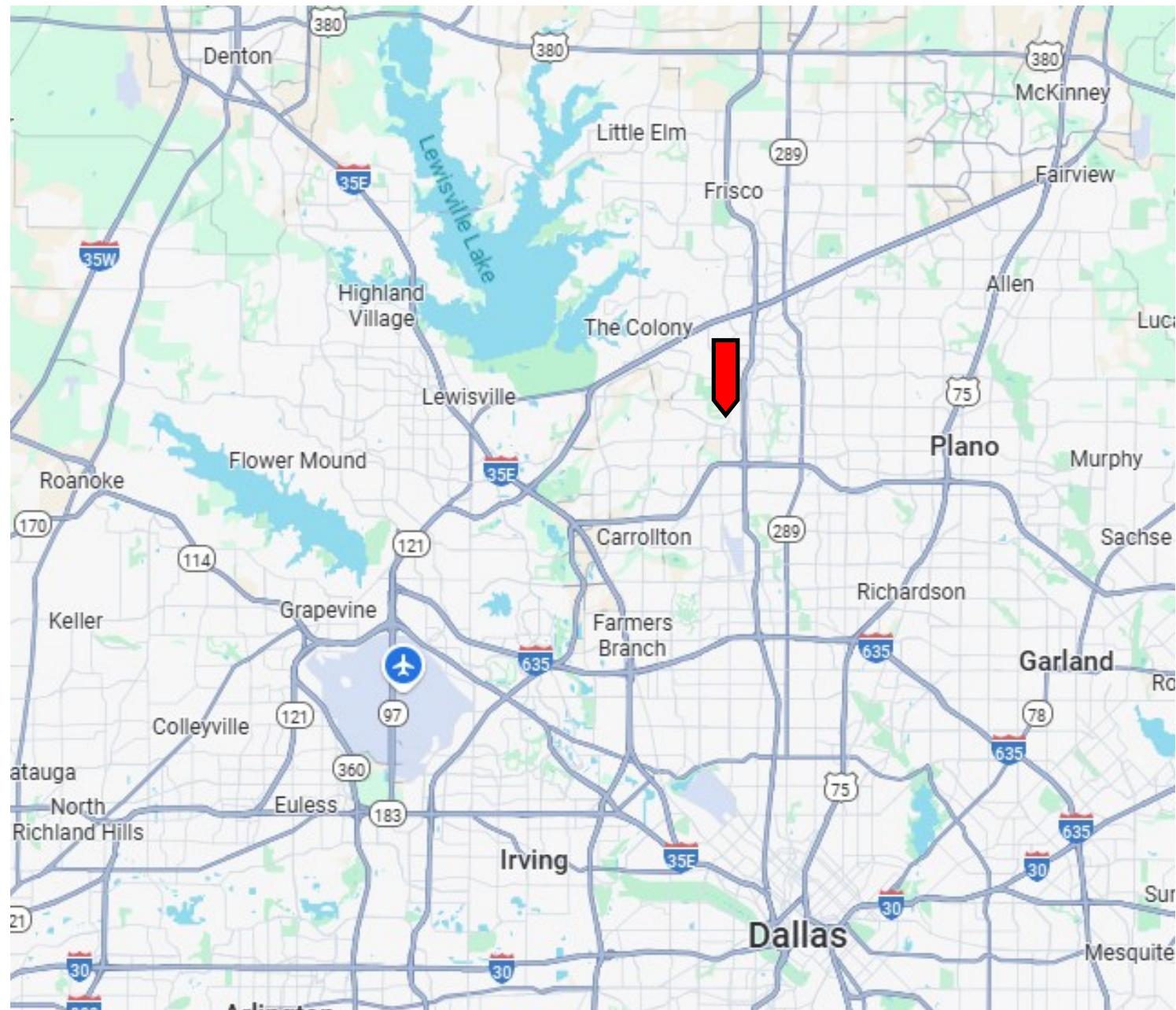
NURSE STATION AND HALLWAYS



LOCATION



LOCATION



DEMOGRAPHICS

Radius	1 Mile	3 Mile	10 Mile
Population			
2029 Projection	16,617	148,156	1,414,476
2024 Estimate	13,673	122,239	1,224,350
2020 Census	12,063	110,012	1,129,382
Growth 2024 - 2029	21.53%	21.20%	15.53%
Growth 2020 - 2024	13.35%	11.11%	8.41%
Radius	1 Mile	3 Mile	10 Mile
2024 Households by HH Income			
<\$25,000	407 6.60%	5,506 9.51%	49,083 10.06%
\$25,000 - \$50,000	506 8.21%	9,269 16.02%	71,388 14.64%
\$50,000 - \$75,000	1,069 17.35%	10,757 18.59%	80,578 16.52%
\$75,000 - \$100,000	694 11.26%	7,610 13.15%	62,233 12.76%
\$100,000 - \$125,000	621 10.08%	6,186 10.69%	50,610 10.38%
\$125,000 - \$150,000	785 12.74%	4,085 7.06%	40,855 8.38%
\$150,000 - \$200,000	613 9.95%	5,334 9.22%	52,823 10.83%
\$200,000+	1,468 23.82%	9,129 15.77%	80,095 16.42%



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:
 - 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.

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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

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