

OFFICE/MEDICAL FOR LEASE \$2,900 + HOA + E 1,084 SF

4425 Plano Pkwy, Unit 402


Carrollton, Texas 75010



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COMMERCIAL REALTY

Ray Eckenrode, CCIM, SIOR
(972)562-9988 Opt. 2
www.AppianCommercial.com

Preston Taylor
(972)562-9988 Opt. 3
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 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

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Site Plan



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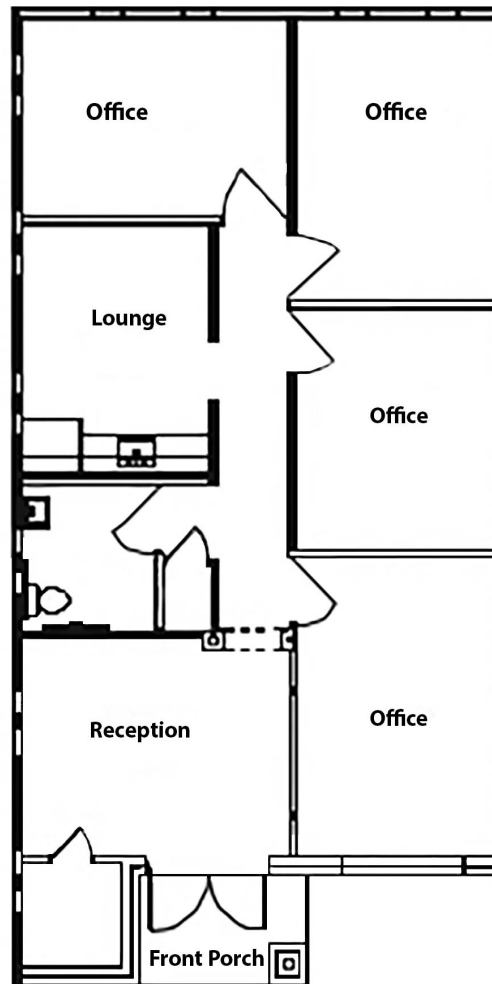
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Floor Plan





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PROPERTY DETAILS

- **Price:** \$2,900 + HOA + E
- **Property Type:** Office/Medical
- **Available SF:** 1,084 SF
- **Address:** 4425 Plano Pkwy, #402
- **City:** Carrollton

- **County:** Collin
- **Cross Street:** Plano Pkwy & Parker Rd
- **Built:** 2019
- **Property Status:** Existing
- **Building Size:** ????????

PROPERTY INFORMATION


Discover the perfect professional office/medical space in Carrollton, Texas. This space located at 4425 Plano Parkway offers a prime location and versatile layout for businesses of all kinds. The space has 4 private offices, a reception area, a private restroom and a kitchen/lounge. This property is located in Mustang Ridge Office Condominiums just 2.5 miles west of the Dallas North Tollway and 2 miles from Hwy 121 ensuring easy access for commuters and visitors. The area boasts a diverse range of businesses and retail establishments, catering to the needs of employees and clients. Don't miss this opportunity to establish your business in a thriving community. Contact us today to schedule a viewing and unlock the potential of Carrollton's dynamic business landscape.

*The information contained herein was obtained from sources deemed reliable; however, Appian Commercial Realty makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice



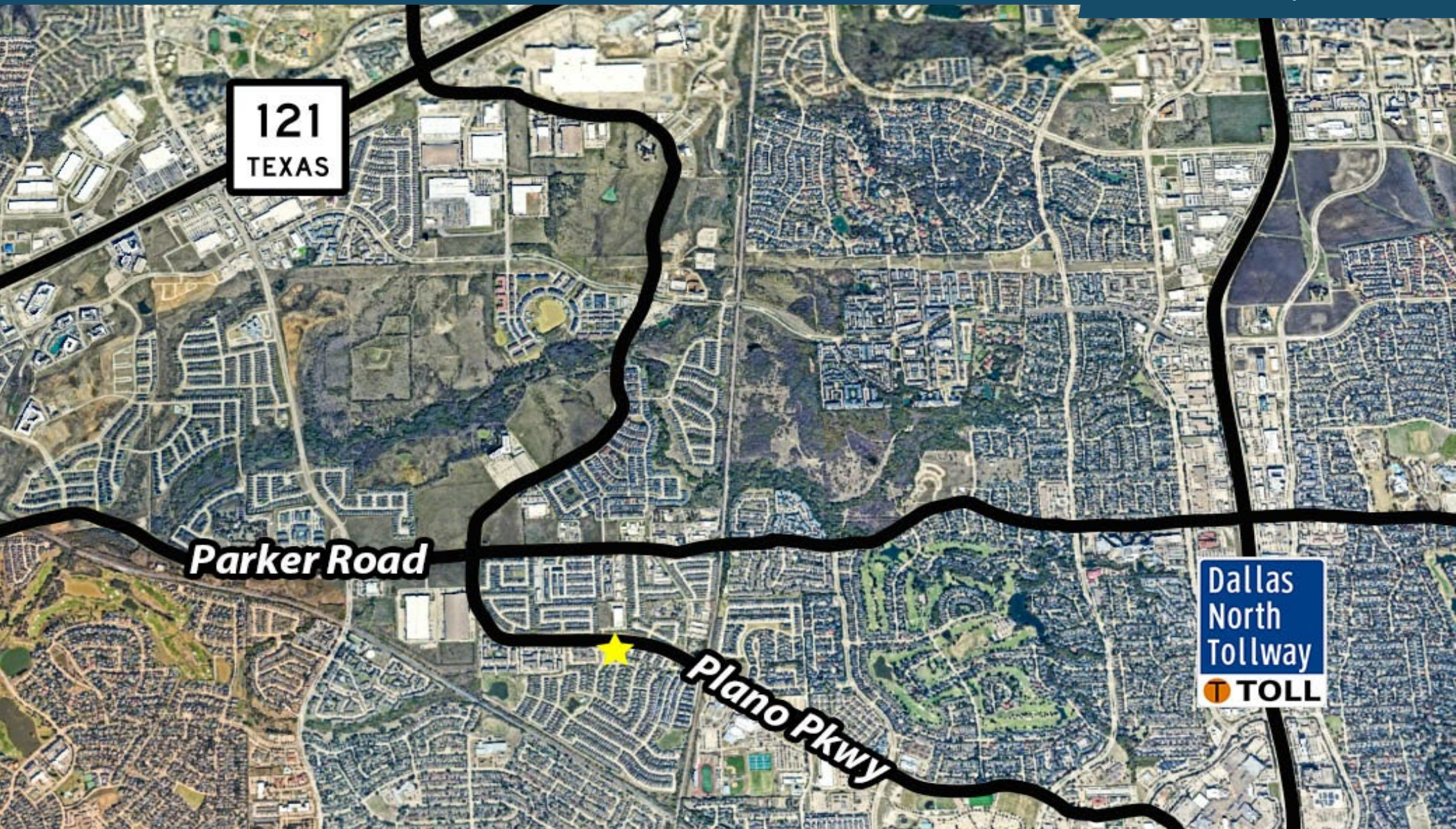
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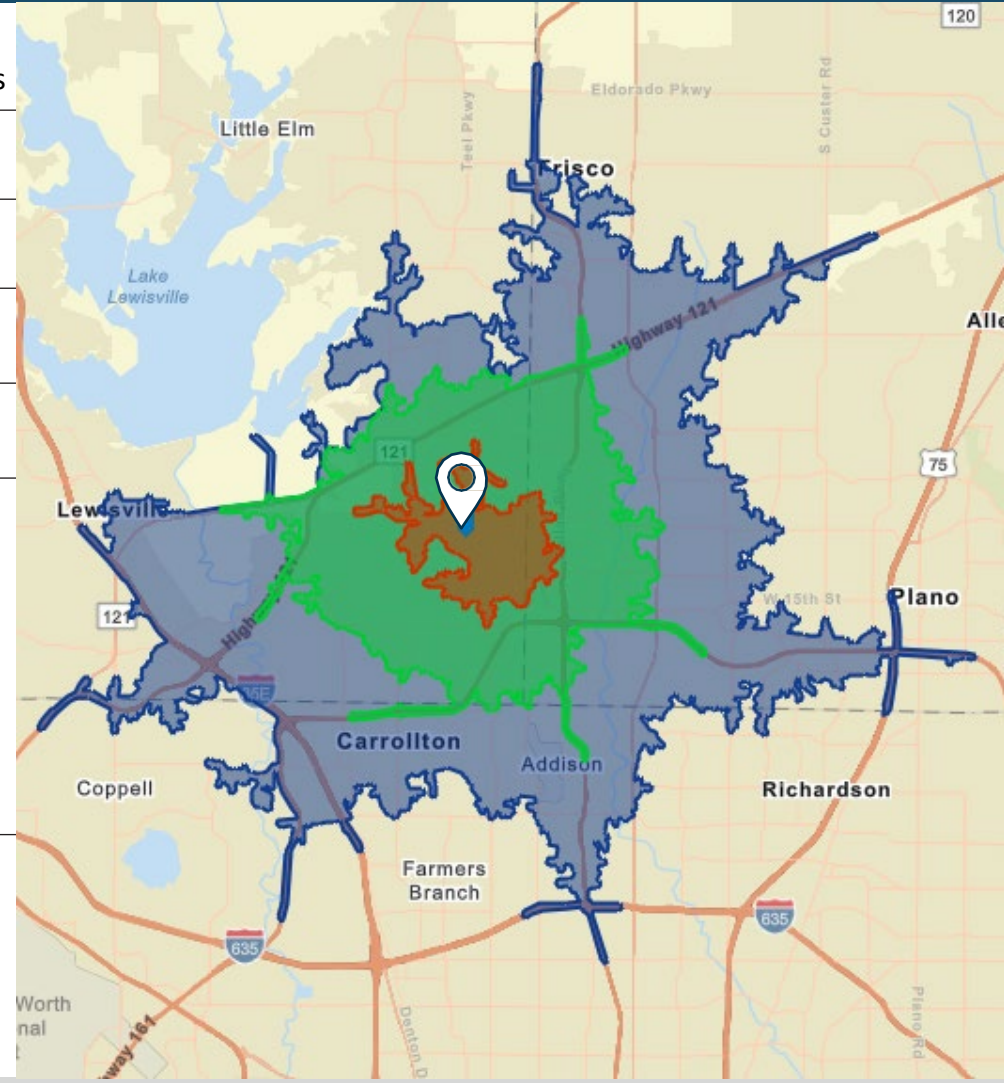
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DEMOGRAPHICS

2024 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	21,515	175,112	484,672
Households	9,469	77,582	210,241
Families	5,459	42,481	115,776
Average Household Size	2.26	2.25	2.28
Owner Occupied Housing Units	5,196	32,874	87,030
Renter Occupied Housing Units	4,273	44,708	123,211
Median Age	39.8	36.7	36.5
Median Household Income	\$120,762	\$98,051	\$95,154
Average Household Income	\$165,375	\$140,709	\$134,252



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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.

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.

Appian Commercial Realty LLC	579746	appiancommercial@gmail.com	972-562-9988
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ray Eckenrode	506389	ray@appiancommercial.com	972-562-9988
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Preston Taylor	734185	preston@appiancommercial.com	972-832-7099
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date