

Professional/Medical Office Opportunity

3201 E President George Bush Hwy, Richardson, Texas 75082

OFFERING MEMORANDUM



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PROPERTY DETAILS



3201 E President George Bush Hwy
Richardson, Texas 75082

Richardson
Submarket

Collin
County

\$25/SF/YR
Lease Rate

NNN
CAMs

1-5 Years
Term

7780303
Tax Parcel Number

28,000 SF
Total SF

1,570 SF
Total Rentable SF

2.99 AC
Land Size (AC)

130,244 SF
Land Size (SF)

2004
Year Built/Renovated

1
Number of Floors

4.36/1,000 SF
Parking Ratio

Commercial
Zoning

Wood Frame
Construction Material

PROPERTY HIGHLIGHTS



- Prime medical office location in the highly trafficked Richardson medical district, just off President George Bush Hwy
- Up to 28,000 sq ft of pristine medical office space available
- Suite 103 offers 1,570 sq ft with two exam rooms, one executive office, private restroom, breakroom, and large waiting room
- On-site management and storage area provided
- Convenient access and high traffic counts on President George Bush Hwy
- Excellent demographics with high household incomes in the surrounding area
- Zoned for commercial use and offering 4.36 parking spaces per 1,000 sq ft
- Sublease through: 5/31/2027. Landlord will do a direct deal

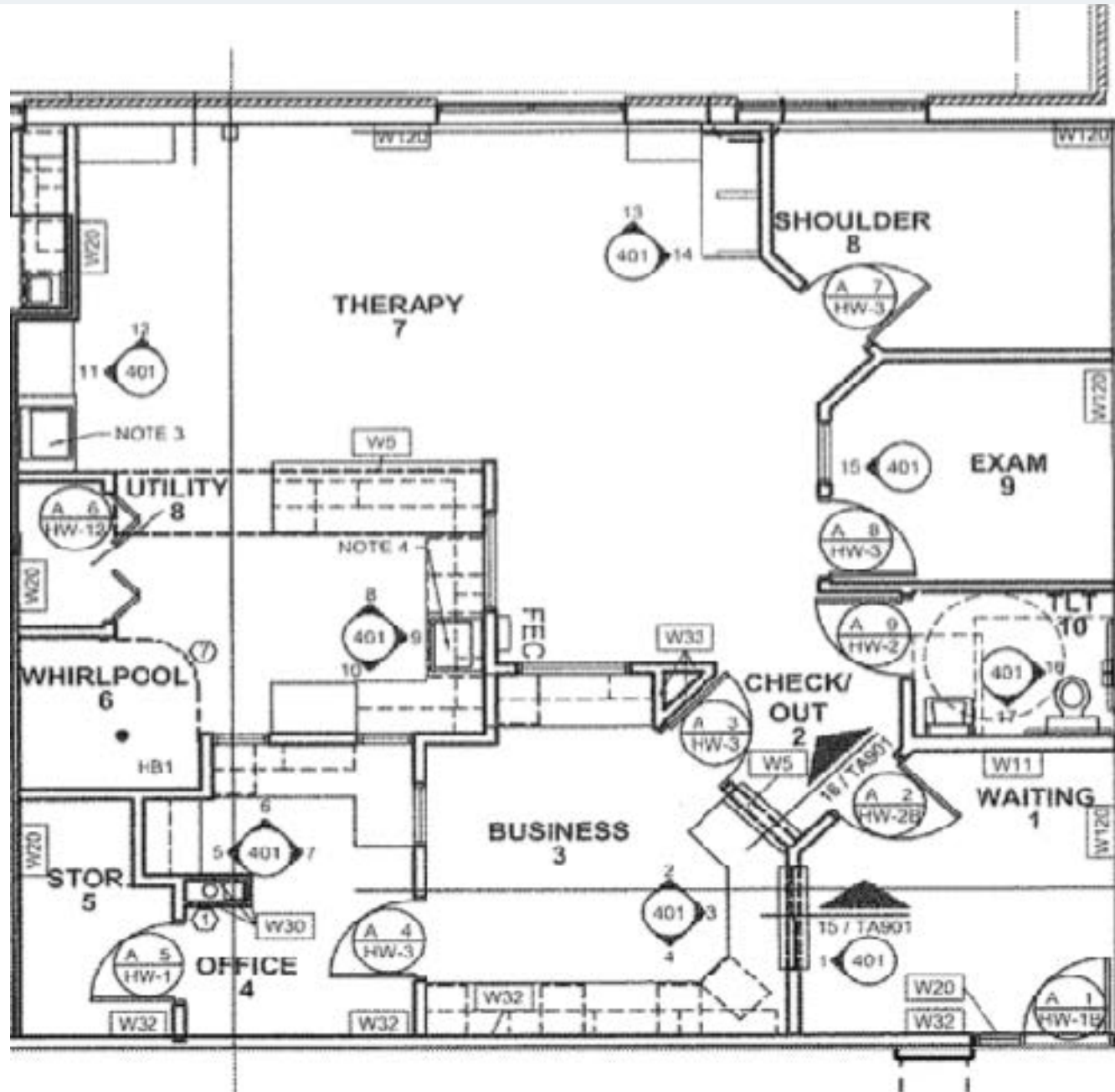
INTERIOR PHOTOS



INTERIOR PHOTOS



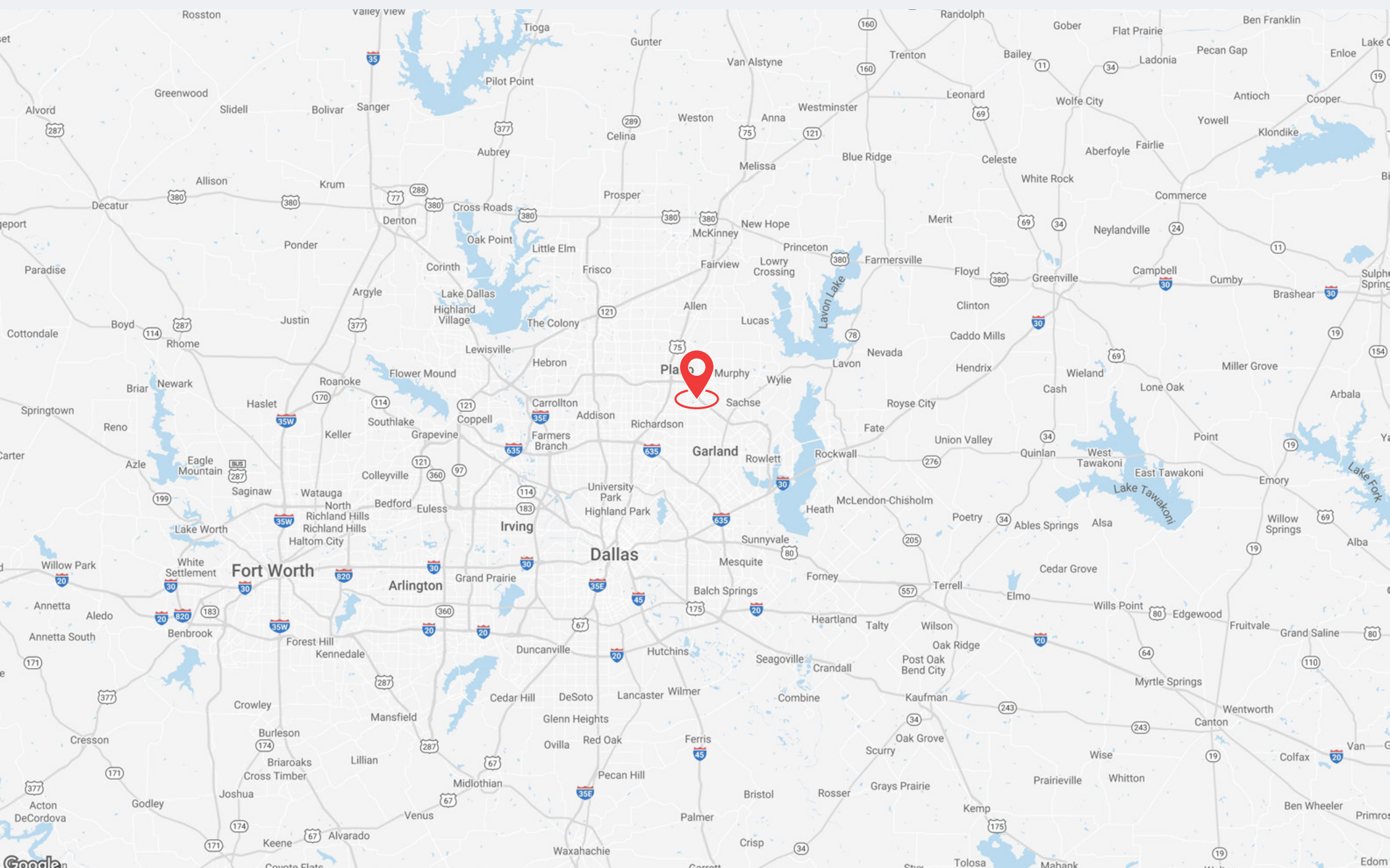
FLOOR PLAN - SUITE 103



SUITE 103:

- 1,570 SF Available
- Two Exam rooms
- One Executive office
- Private restroom
- One breakroom
- Private receptionist office
- Large waiting room
- Storage area
- On-site management
- Sublease through:
5/31/2027
- Landlord will do a direct deal

LOCATION MAP



SURROUNDING AREA



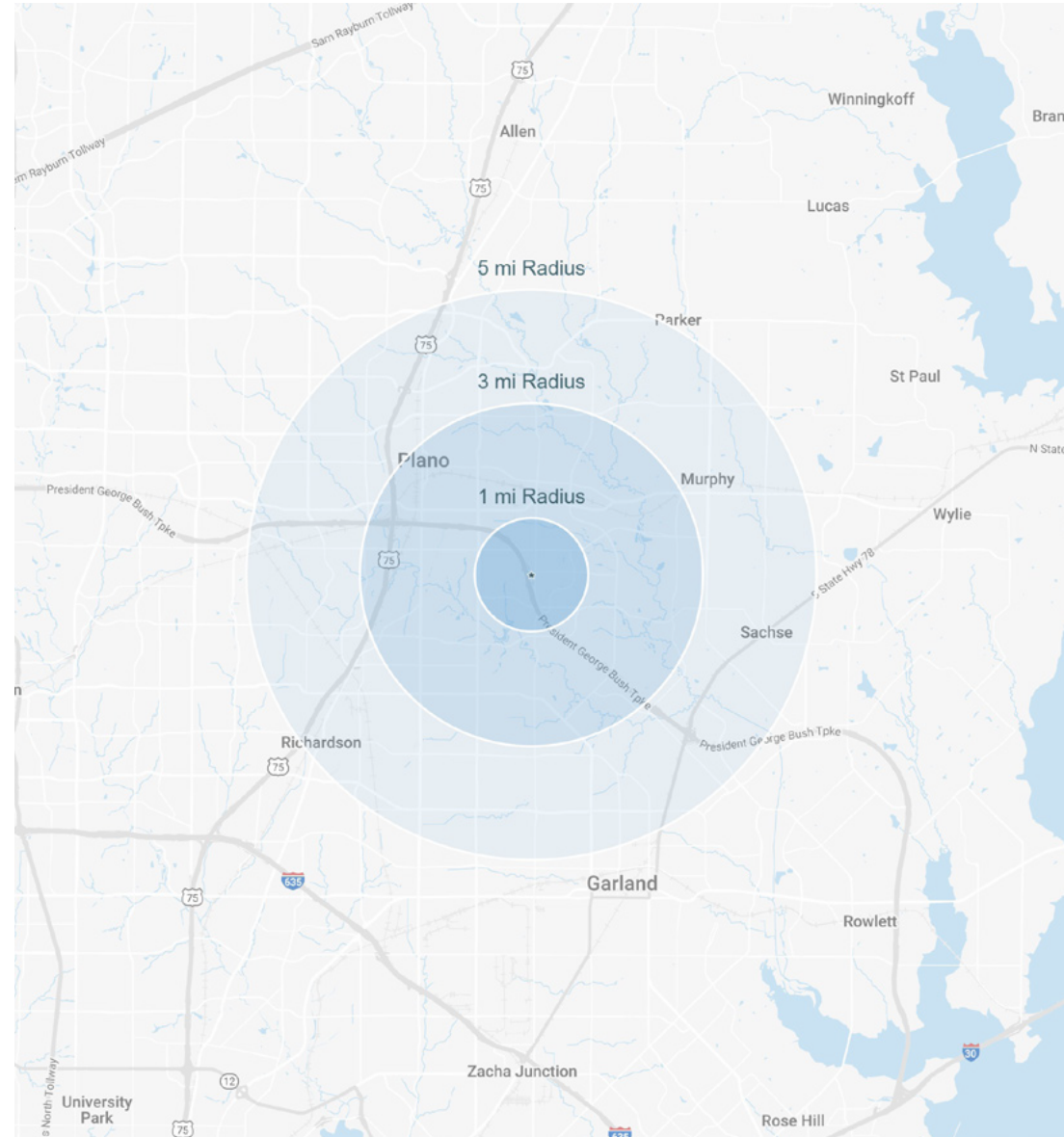
- Located near several medical facilities, including clinics, dental offices, and a range of specialized healthcare providers.
- Close to Methodist Richardson Medical Center, which offers a comprehensive selection of healthcare services.
- Surrounded by retail options such as grocery stores, pharmacies, and shopping centers, providing easy access to essentials.
- Multiple dining options ranging from fast-food to sit-down restaurants are nearby.
- Strategically positioned along President George Bush Highway, with quick access to nearby Plano and Dallas routes.

DEMOGRAPHICS

POPULATION	1 mile	3 miles	5 miles
Estimated Population (2024)	11,283	106,087	302,645
Projected Population (2029)	12,972	117,107	323,699
Projected Annual Growth (2024-2029)	15%	10.40%	7%

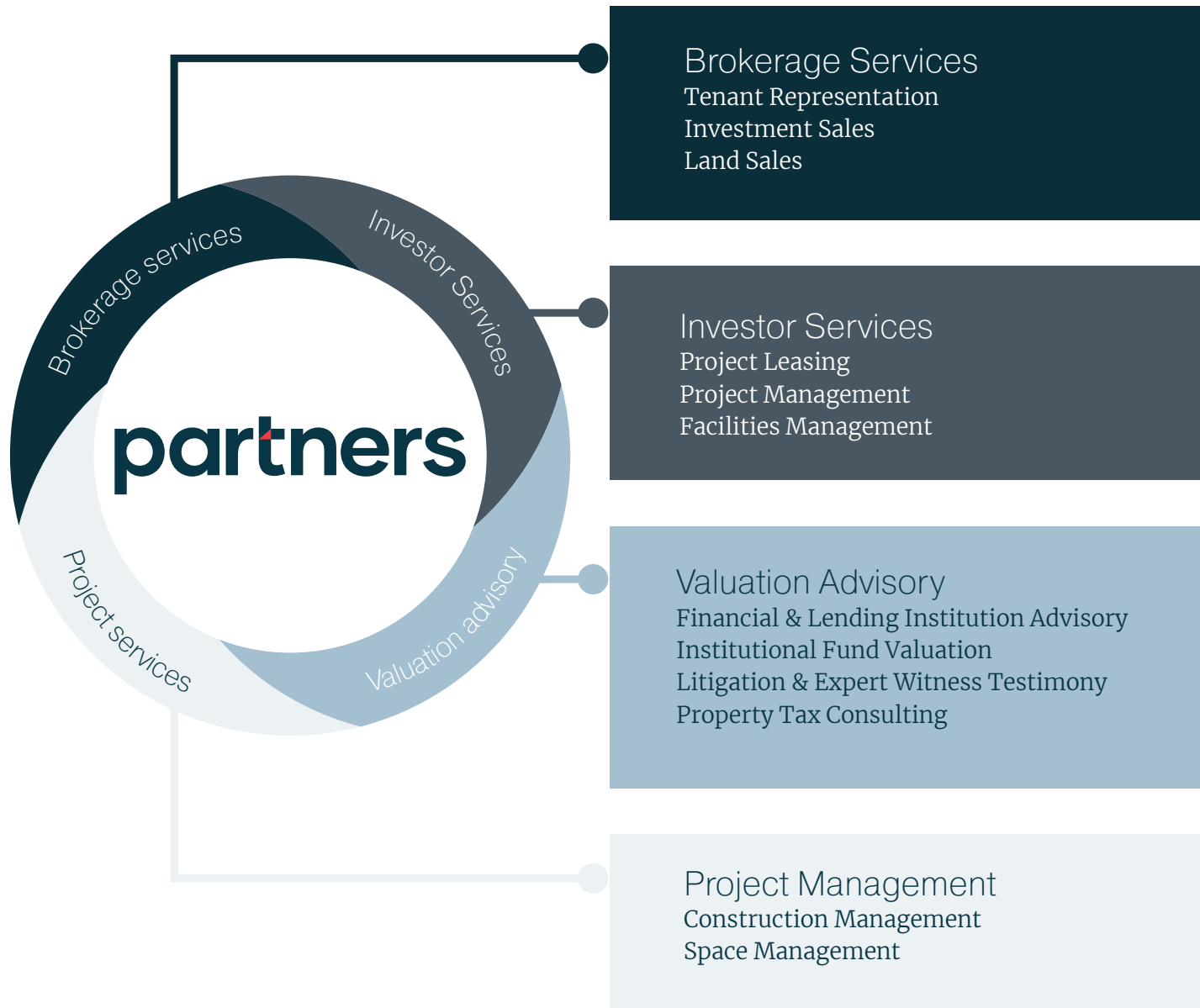
HOUSEHOLD INCOME	#	#	#
\$35K - \$49.9K	345	3,924	9,998
\$50K - \$74.9K	959	7,220	18,139
\$75K - \$99.9K	508	6,125	15,333
\$100K - \$124.9K	531	4,651	11,984
\$125K - \$149.9K	748	4,824	12,615
\$150K - \$199.9K	1,107	6,786	17,987
\$200K or More	496	3,948	9,232

HOUSEHOLD SIZE	1 mile	3 miles	5 miles
Estimated Household (2023)	5,341	43,504	112,314
Projected Households (2028)	6,181	49,036	122,229



Source: SitesUSA

OUR SERVICES





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