

FOR SALE

Office Building Investment Opportunity

901 Waterfall Way, Building 5, Richardson, TX 75080





EXCLUSIVELY LISTED BY:

PRIMARY CONTACT



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Associate


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OFFERING DETAILS



SALE PRICE
\$1,950,000



PRICE PER SF
\$169.98



LOT SIZE
0.67 AC



BUILDING SIZE
11,472 SF



YEAR BUILT
1982



PARKING RATIO
3/1000 (38 Spaces)

PROPERTY HIGHLIGHTS

OWNER-USER OR INVESTMENT OPPORTUNITY

This property offers an ideal owner-user or investment opportunity, with an optional sale-leaseback that provides potential Day-1 income at market rent. Sale Leaseback of 2nd floor is OPTIONAL, ownership is willing to lease space from future ownership or vacate the building if necessary.

ESTABLISHED BUSINESS PARK LOCATION

Situated within an established business park, the property has no limiting restrictions or condo association dues, making it flexible and cost-effective.

VERSATILE USE FOR OFFICE OR MEDICAL

The location and proximity support a variety of traditional office and medical uses, offering versatility for different types of tenants.

UNPARALLELED MARKET GROWTH

In Richardson, Texas, the medical office and ambulatory surgery market is driven by advanced facilities like Methodist Richardson Medical Center and UT Southwestern Medical Center at Richardson/Plano. These facilities exemplify the shift towards cost-effective, patient-centered outpatient care, with modern technologies and a focus on patient recovery. This positive trajectory in Richardson's healthcare real estate market reflects its capability to meet growing demands with efficiency and excellence.

FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.



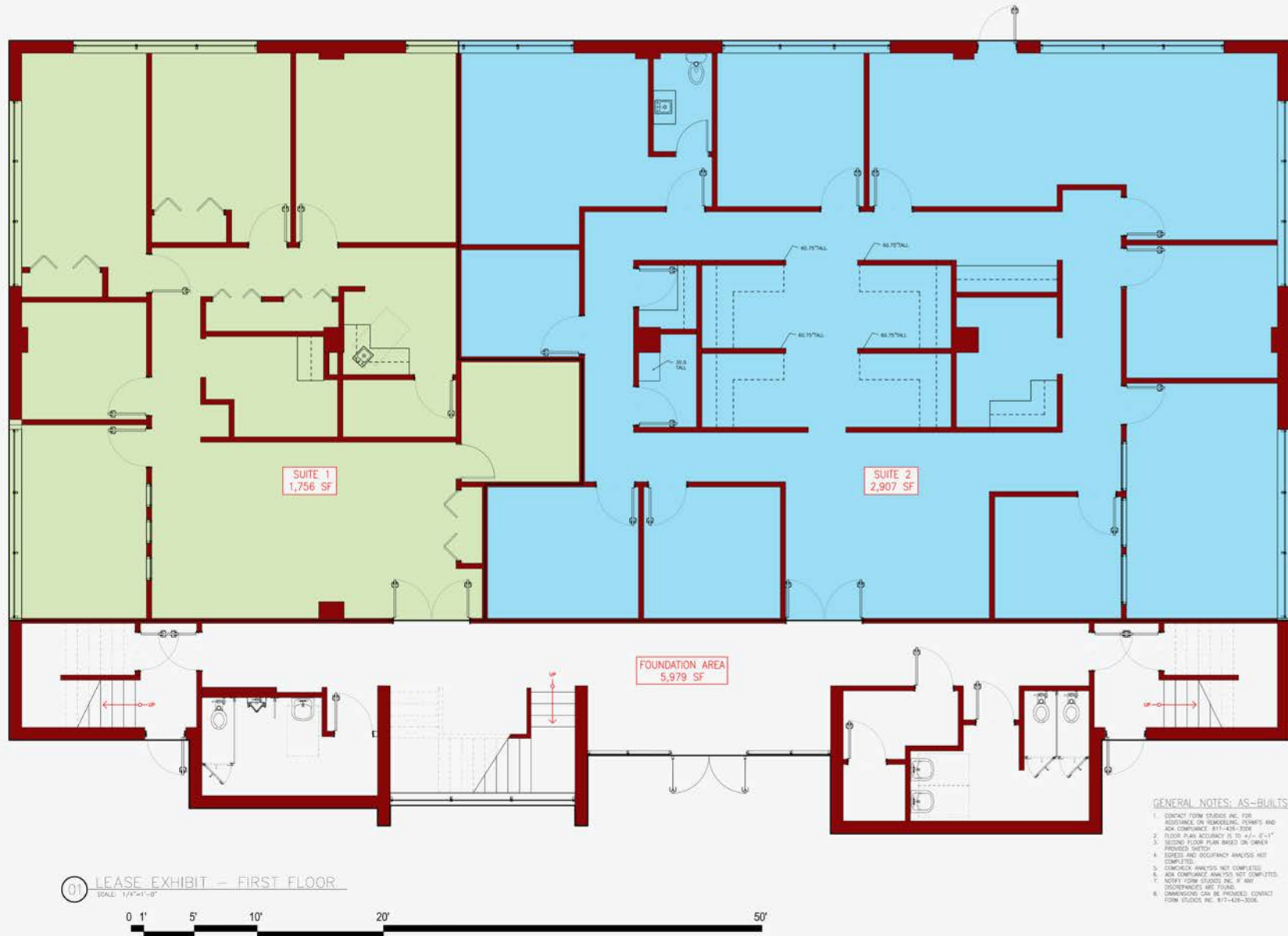
OPTIONAL SALE LEASEBACK

TENANT	RENTABLE SF	TERM	LEASE TYPE	RENT PSF/YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT	INCREASES	OPTIONS
LYMBA Corporation	4,700	TBD	NNN	\$20.00	\$7,178.00	\$86,136.00	TBD	TBD

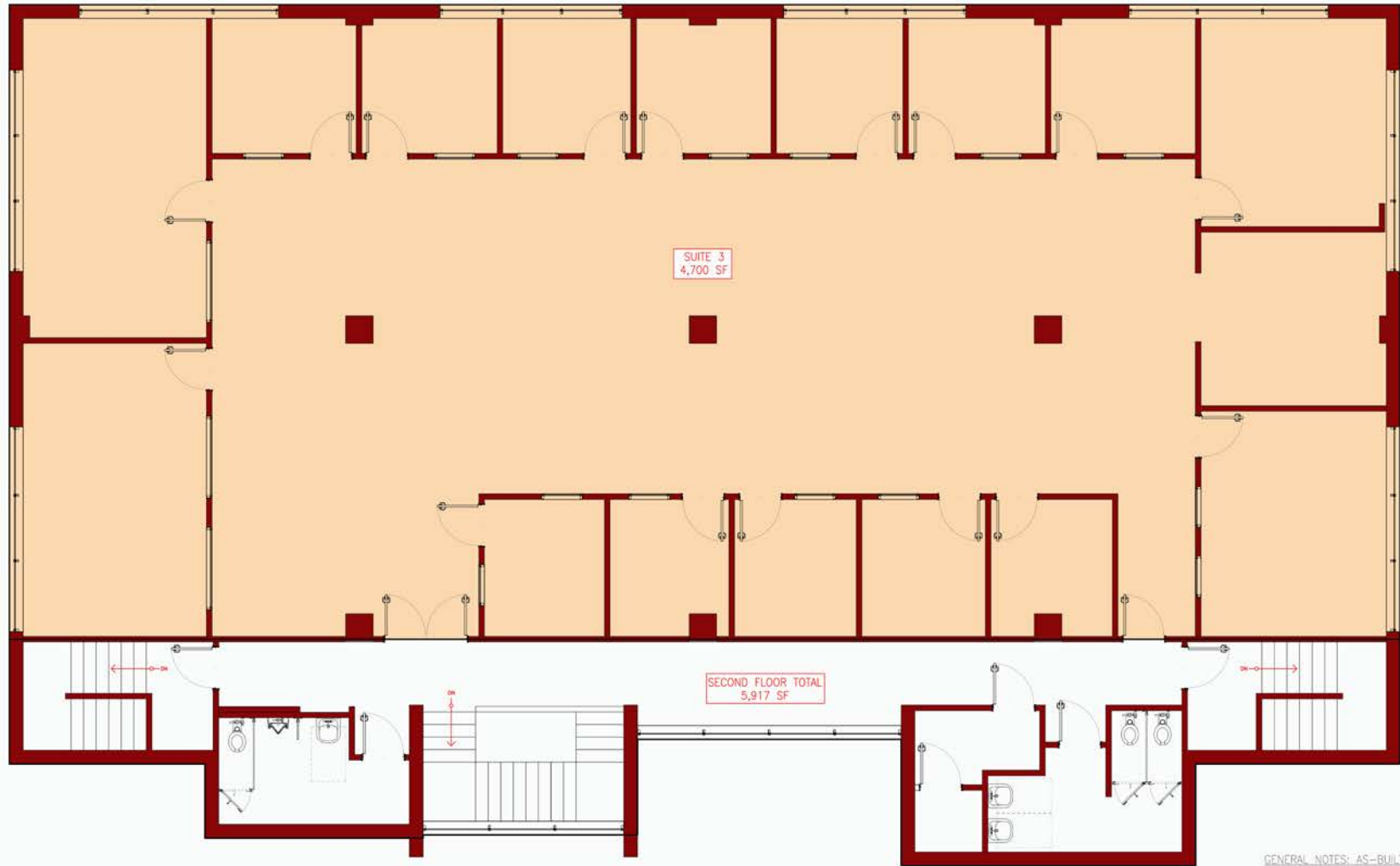
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1ST FLOOR LAYOUT



2ND FLOOR LAYOUT | LEASED



01 LEASE EXHIBIT - SECOND FLOOR

SCALE: 1/4"=1'-0"



GENERAL NOTES: AS-BUILTS FOR LEASE

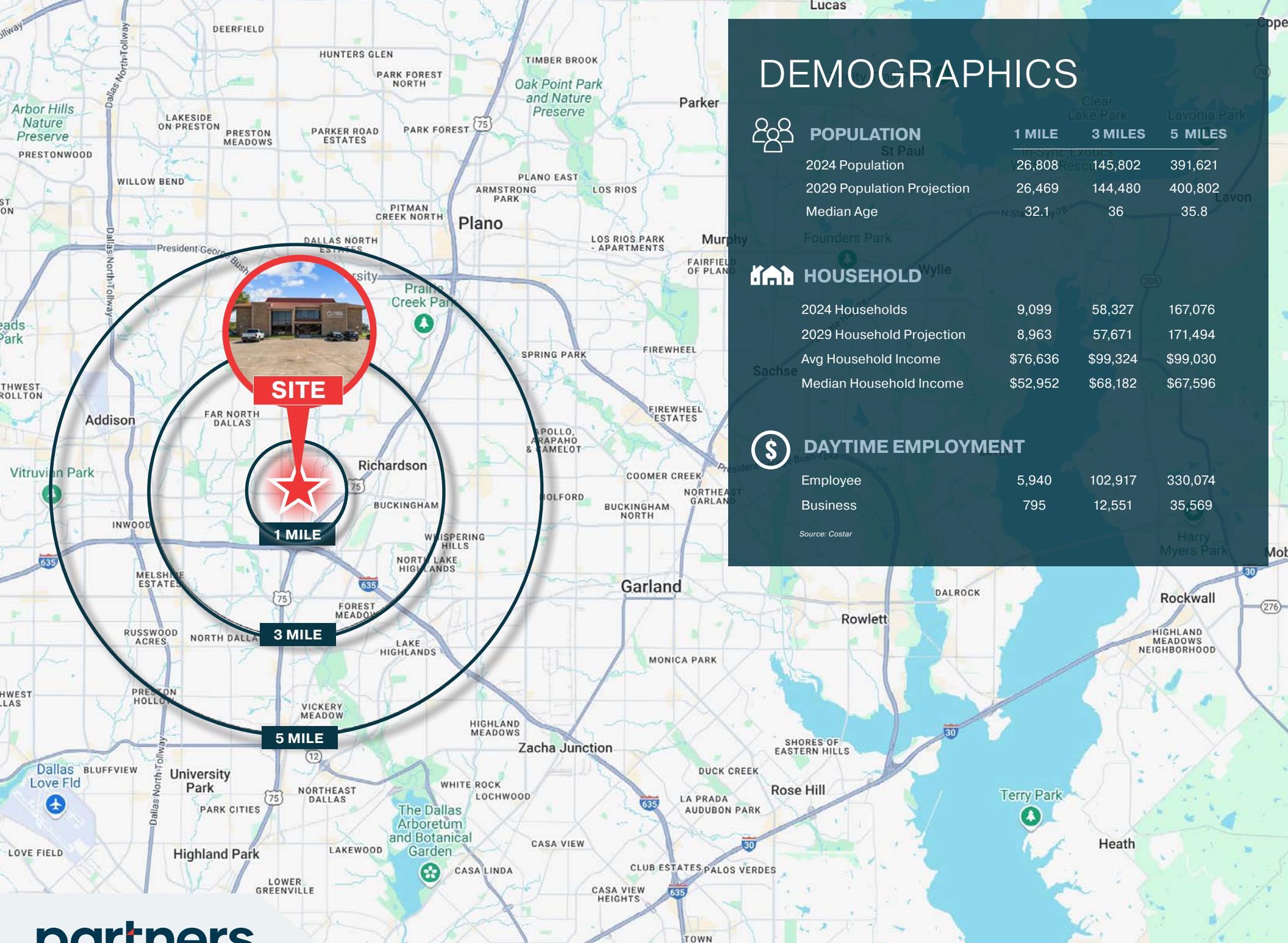
1. CONTACT FORM STUDIOS INC. FOR ASSIGNED OR REMODELING PERMITS AND AIR COMPLIANCE: 817-426-3006
2. FLOOR PLAN ACCURACY IS TO +/- 2'-1"
3. SECOND FLOOR PLAN BASED ON OWNER PROVIDED SKETCH
4. EGRESS AND OCCUPANCY ANALYSIS NOT COMPLETED
5. CONCRETE ANALYSIS NOT COMPLETED
6. ADA COMPLIANCE ANALYSIS NOT COMPLETED
7. NOSEY FORM STUDIOS INC. IF ANY DISCREPANCIES ARE FOUND
8. DIMENSIONS CAN BE PROVIDED CONTACT FORM STUDIOS INC. 817-426-3006

INTERIOR PHOTOS



INTERIOR PHOTOS





DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	26,808	145,802	391,621
2029 Population Projection	26,469	144,480	400,802
Median Age	32.1	36	35.8

HOUSEHOLD

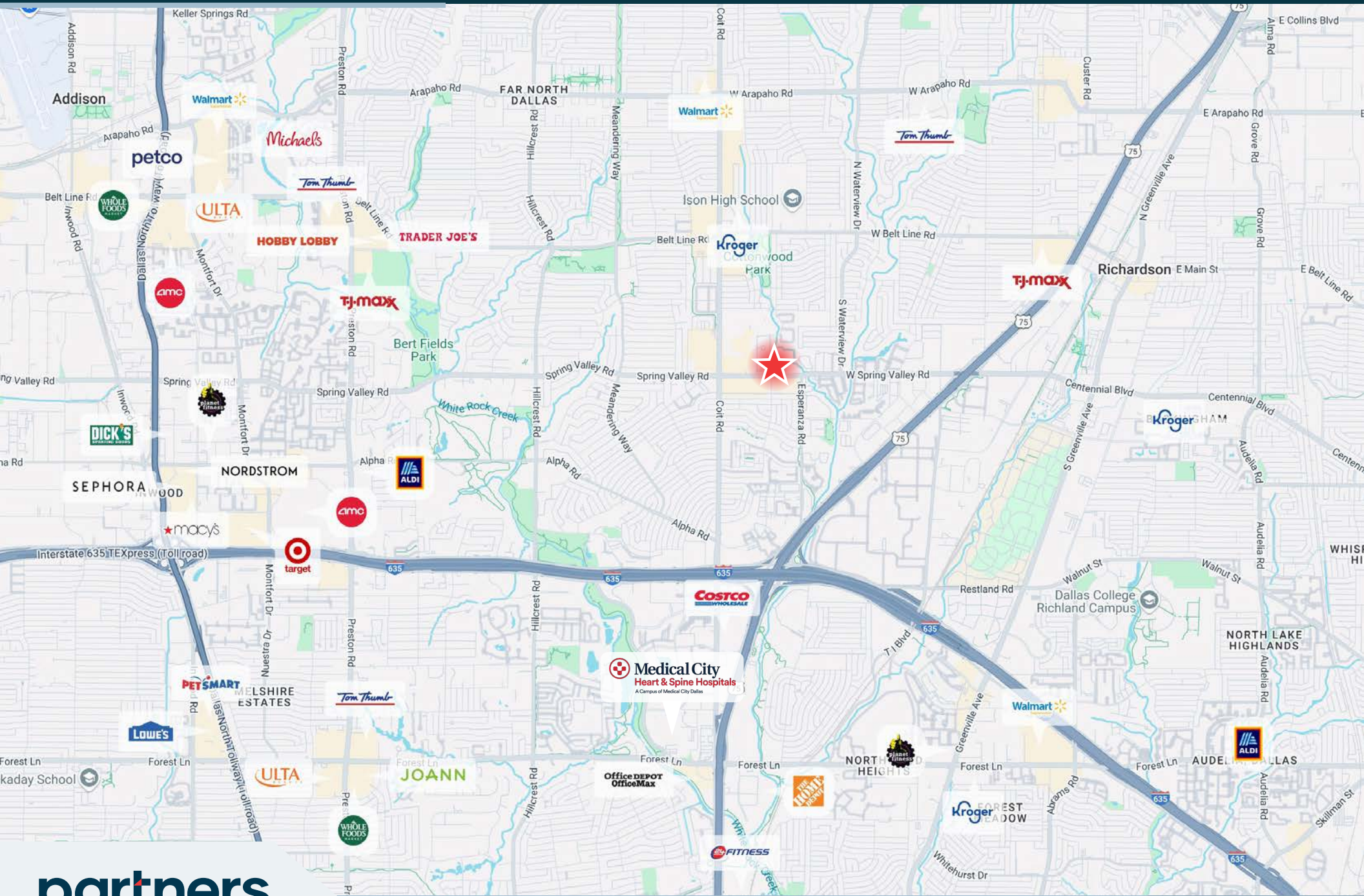
2024 Households	9,099	58,327	167,076
2029 Household Projection	8,963	57,671	171,494
Avg Household Income	\$76,636	\$99,324	\$99,030
Median Household Income	\$52,952	\$68,182	\$67,596

DAYTIME EMPLOYMENT

Employee	5,940	102,917	330,074
Business	795	12,551	35,569

Source: Costar

AERIAL OVERVIEW



partners

901 WATERFALL WAY, BUILDING 5, RICHARDSON, TX 75080



DISCLAIMER

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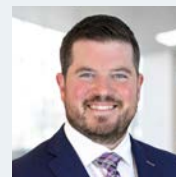


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