

HEALTH CARE OFFERING MEMORANDUM

WELLMED

4682 MCDERMOTT ROAD, PLANO, TX 75024



OFFERING MEMORANDUM

KW COMMERCIAL | ALLEN

1002 Raintree Circle
Allen, TX 75013



Each Office Independently Owned and Operated

PRESENTED BY:

JOSH WALPOLE

O: (214) 455-0744

C: (214) 455-0744

josh@walpolerealtygroup.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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PROPERTY INFORMATION

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EXECUTIVE SUMMARY

4682 MCDERMOTT ROAD



OFFERING SUMMARY

PRICE:	\$3,100,000
BUILDING SF:	8,722
PRICE / SF:	\$355.42
NOI:	\$265,672.12
CAP RATE:	8.6%
OCCUPANCY:	Current Tenant will vacate
BUILDING CLASS:	A
SIGNAGE:	Monument & Fascia
YEAR BUILT:	2005
RENOVATED:	2024

PROPERTY OVERVIEW

KW Commercial is pleased to offer this expansive 8,722-square-foot medical office property, perfectly suited for healthcare professionals seeking a modern and adaptable space in the vibrant city of Plano, Texas. Ideally positioned near major highways and commercial centers, this facility is thoughtfully designed to enhance patient care and streamline operations.

Whether for new or expanding practices, this prime location offers a strategic advantage for serving the growing Plano community. With its contemporary features and convenient access, the property delivers both comfort and efficiency for practitioners and patients alike.



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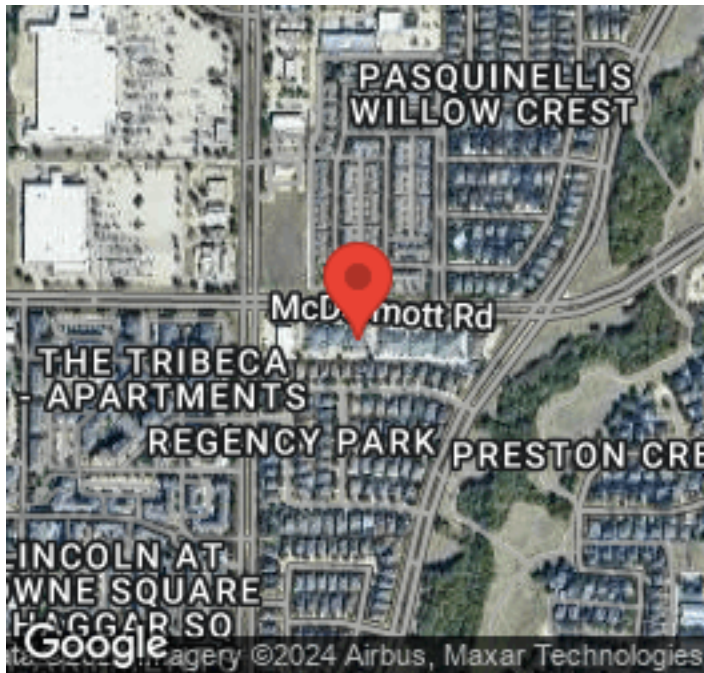


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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name: WellMed
Street Address: 4682 McDermott Rd
City, State, Zip: Plano, TX, 75024
County: Collin
Cross Streets: McDermott Rd & Ohio Dr

PROPERTY HIGHLIGHTS

- Prime Location: Conveniently located in a high-traffic area of Plano, just minutes from major hospitals, including Texas Health Presbyterian Hospital Plano and Medical City Plano.
- Size: Spacious medical office with customizable space.
- X Ray Room and Lab: This facility offers a preprepared "Lead Lined" X Ray room and Blood Lab to help facilitate any number of medical operations and practices.
- Modern Amenities: Pre-wired for advanced medical equipment, high-speed internet, and communication systems.
- Numerous Exam Rooms: Lots of Exam rooms are already built out with both plumbing and electrical outlets in the floor to aid any medical professional with their patient care. Can easily be transformed into an ideal dental practice or primary care facility.
- Flexible Layout: Ideal for various healthcare practices, with multiple exam rooms, offices, and patient waiting areas.
- Parking: Ample on-site parking for both staff and patients, ensuring easy access.
- Close to Commercial Hubs: Located near shopping centers, pharmacies, and other essential services, making it convenient for patients and staff.
- Accessibility: ADA-compliant design, with accessible entrances and restrooms.



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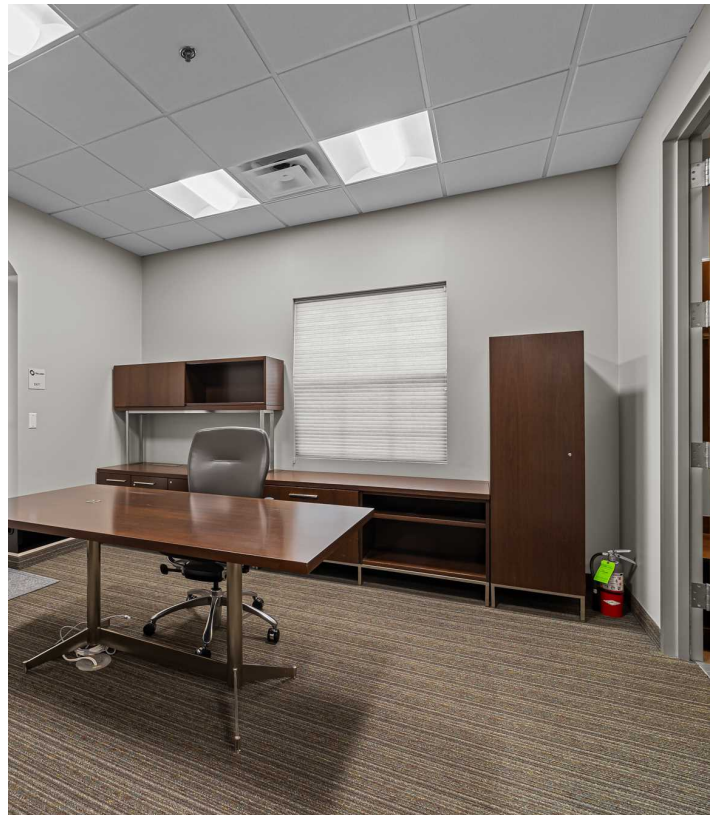
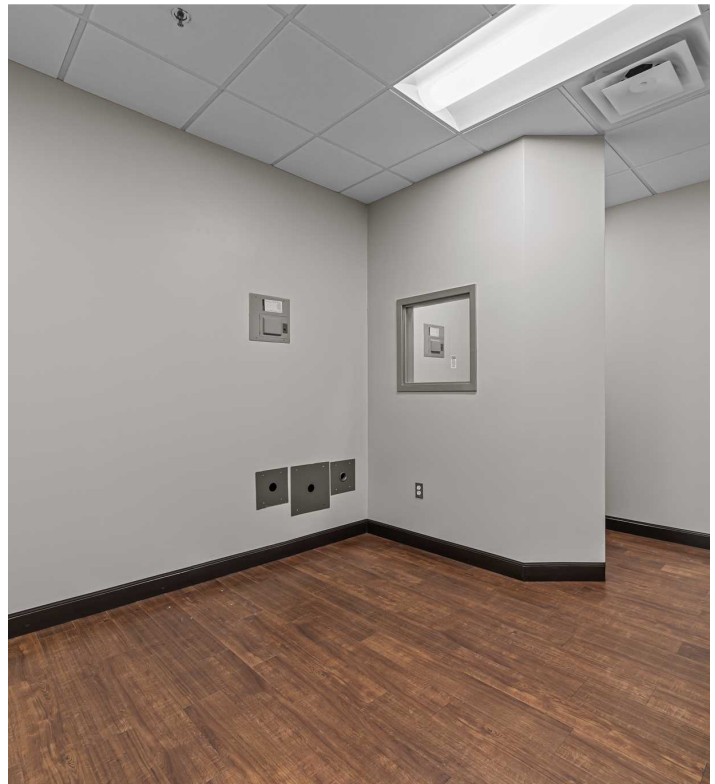


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PROPERTY PHOTOS

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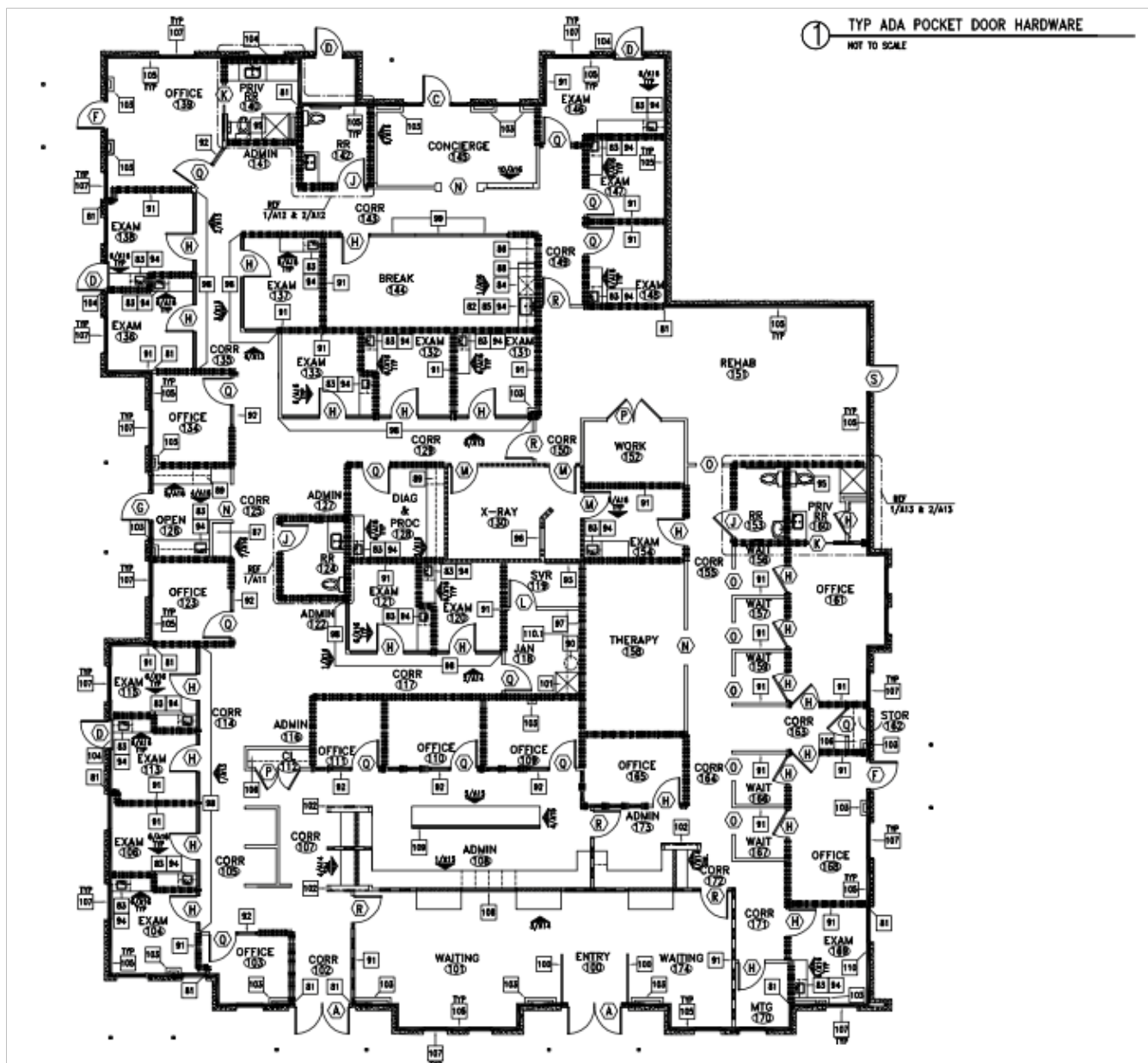


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FLOOR PLAN

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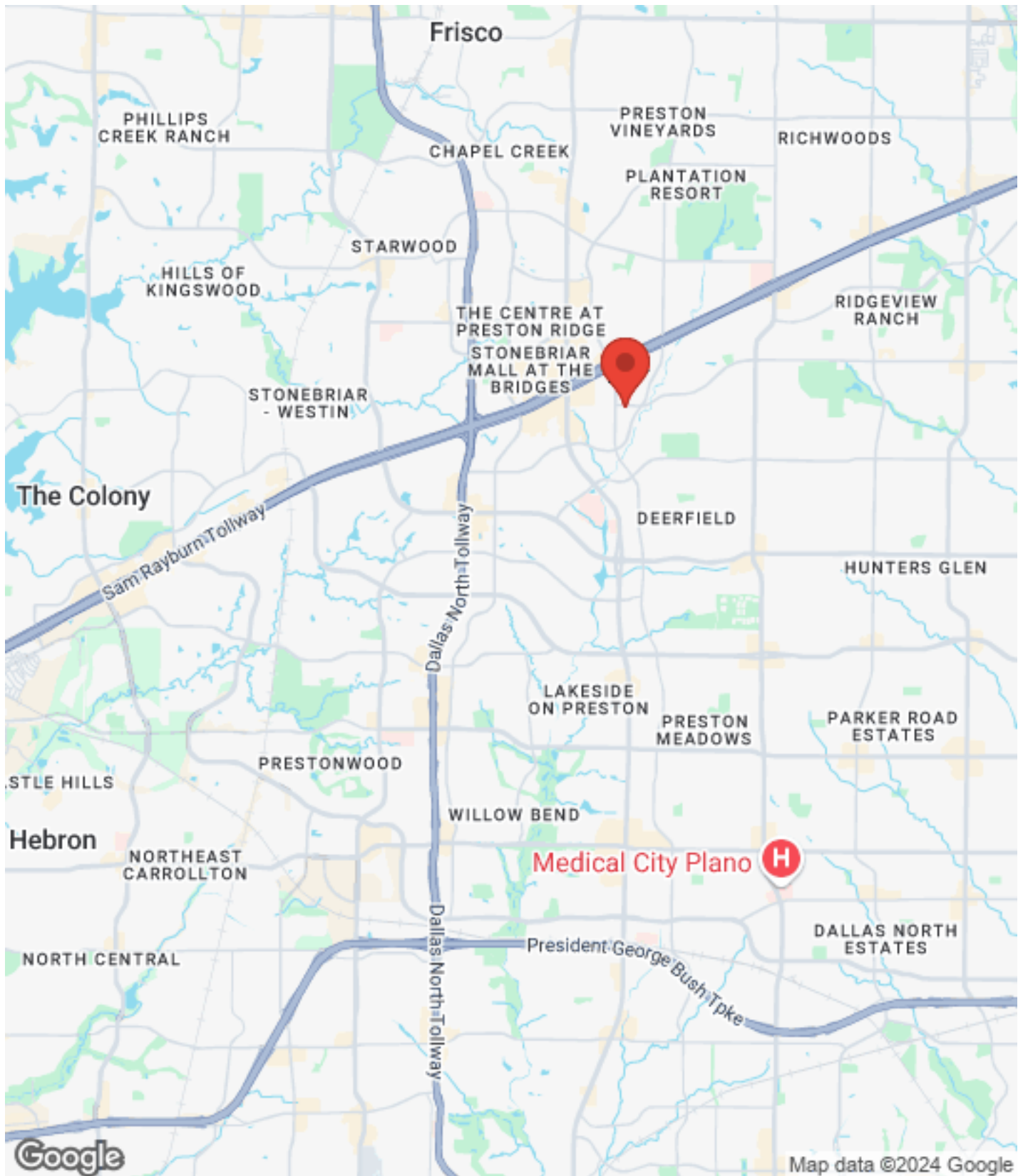
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REGIONAL MAP

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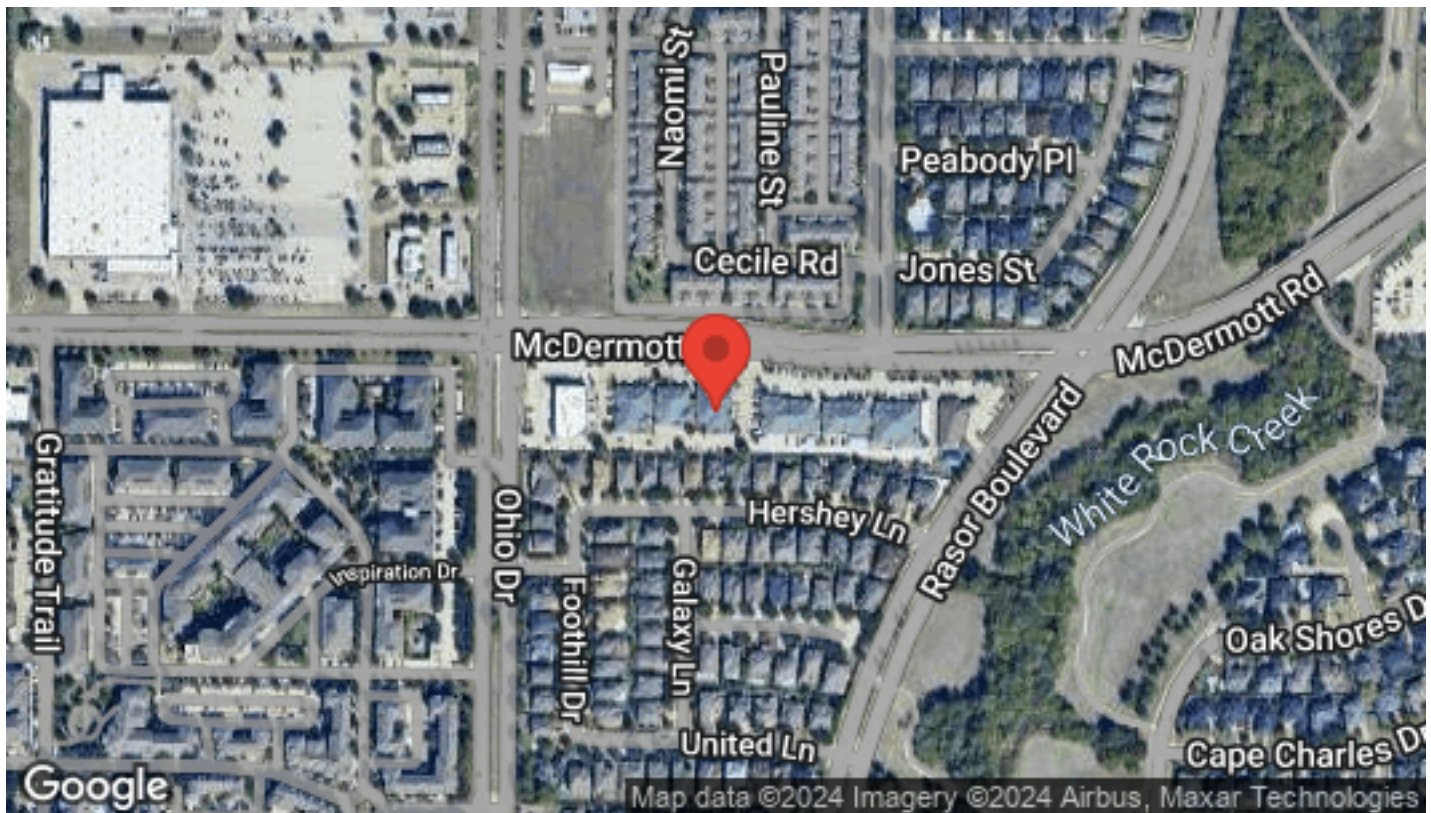
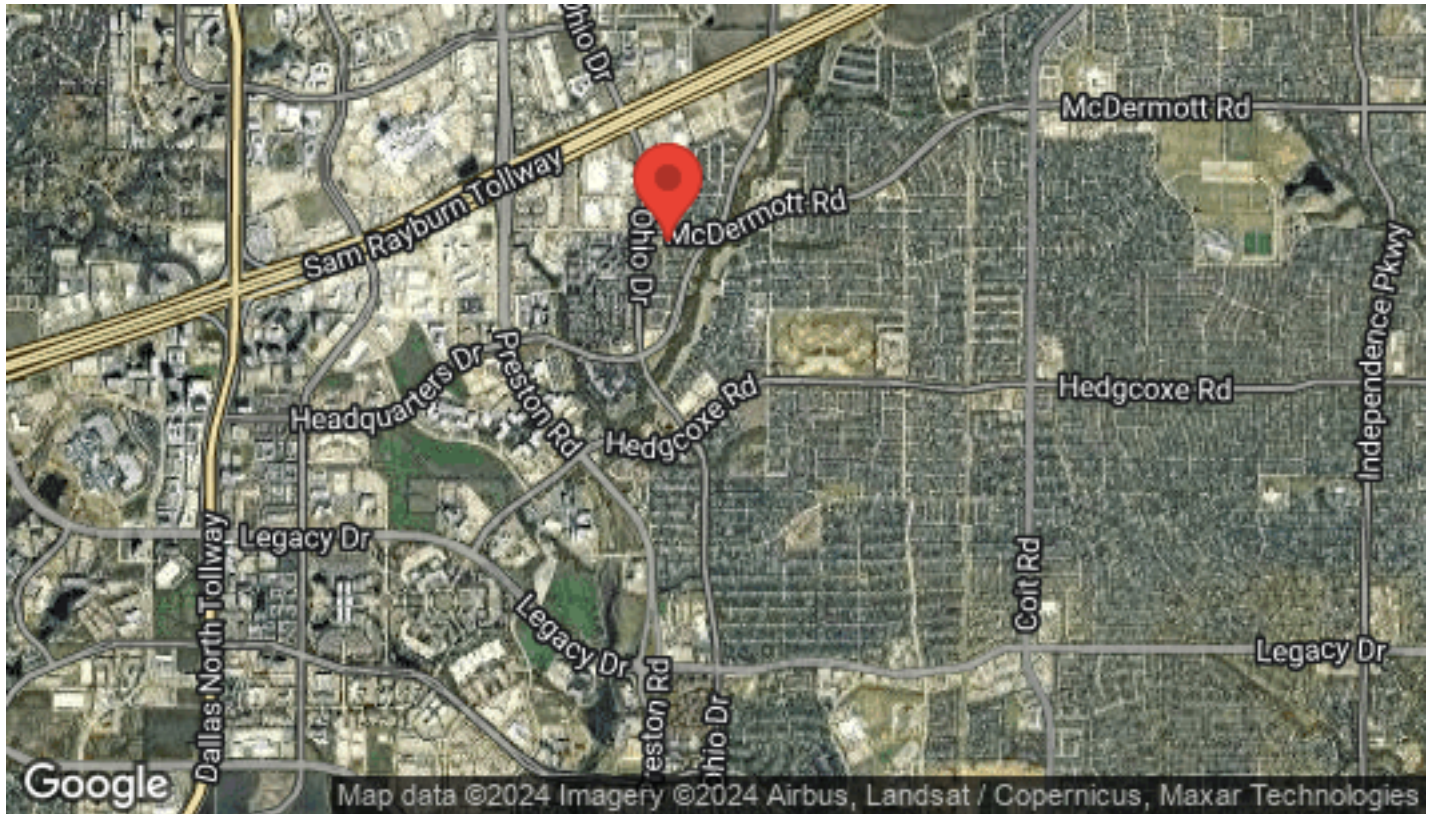


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LOCATION MAPS

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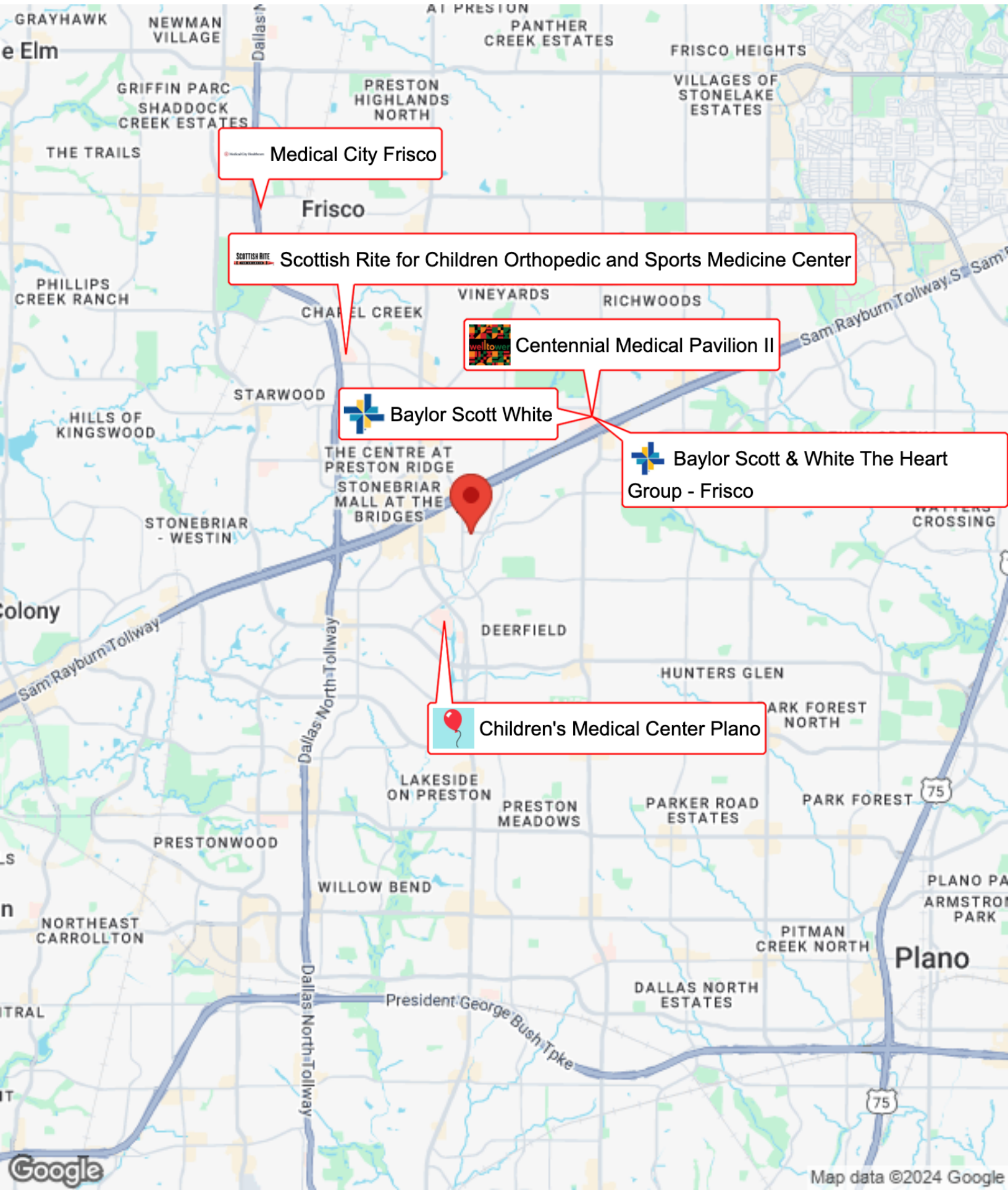


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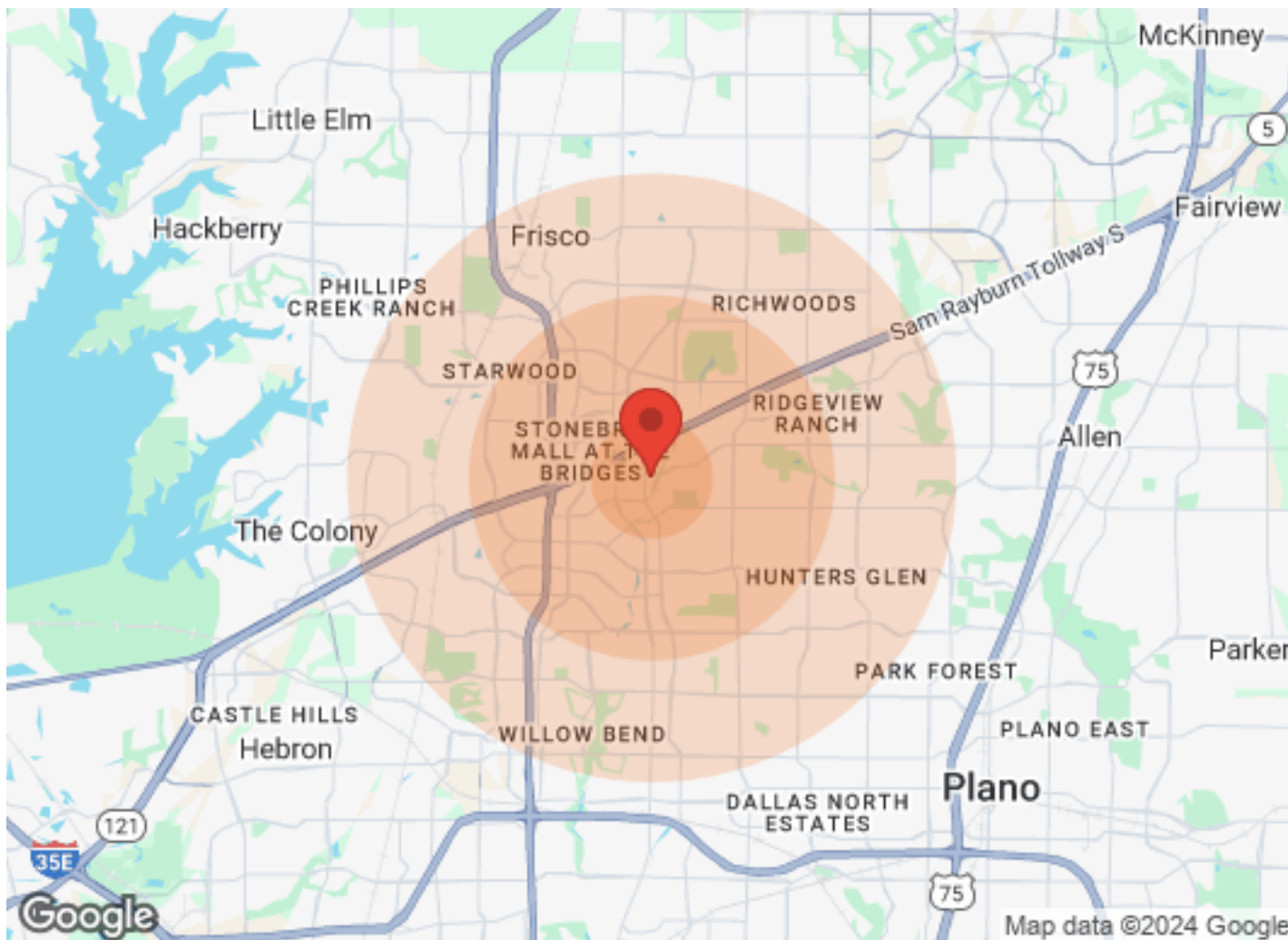
BUSINESS MAP

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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	7,023	54,360	139,666	Median	\$102,900	\$104,593	\$99,758
Female	6,764	55,088	143,535	< \$15,000	623	1,956	4,767
Total Population	13,787	109,448	283,201	\$15,000-\$24,999	70	1,438	4,493
				\$25,000-\$34,999	277	2,815	5,898
Age				\$35,000-\$49,999	354	3,836	10,930
Ages 0-14	3,063	23,623	60,928	\$50,000-\$74,999	1,035	7,547	18,345
Ages 15-24	1,706	15,565	41,266	\$75,000-\$99,999	1,080	6,270	15,234
Ages 25-54	6,169	46,264	113,698	\$100,000-\$149,999	1,278	8,715	22,787
Ages 55-64	1,433	13,150	35,392	\$150,000-\$199,999	718	5,448	11,854
Ages 65+	1,416	10,846	31,917	> \$200,000	481	5,188	13,745
				Housing			
Race				Total Units	5,976	45,278	114,134
White	7,698	72,223	203,832	Occupied	5,647	43,362	108,970
Black	1,014	6,295	16,725	Owner Occupied	2,700	26,020	71,794
Am In/AK Nat	6	85	278	Renter Occupied	2,947	17,342	37,176
Hawaiian	N/A	N/A	6	Vacant	329	1,916	5,164
Hispanic	1,047	8,265	27,948				
Multi-Racial	1,198	8,372	29,368				

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FINANCIAL REPORTS

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ANNUAL PROPERTY OPERATING DATA PER SF

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Description Year Ending	Year 1 08/2025	Year 2 08/2026	Year 3 08/2027	Year 4 08/2028	Year 5 08/2029
Income					
Rental Income	\$265,672	\$270,986	\$276,405	\$281,933	\$287,572
Expense Reimbursements	\$73,832.61	\$75,265.40	\$76,726.85	\$78,217.52	\$79,738.01
Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross Scheduled Income	\$339,505	\$346,251	\$353,132	\$360,151	\$367,310
Gross Operating Income	\$339,505	\$346,251	\$353,132	\$360,151	\$367,310
Expenses					
Property Management Fee	(\$13,283.61)	(\$13,549.28)	(\$13,820.26)	(\$14,096.67)	(\$14,378.60)
Condo Owners Association (Insurance included)	(\$2,193.00)	(\$2,193.00)	(\$2,193.00)	(\$2,193.00)	(\$2,193.00)
Taxes - Real Estate	(\$58,356.00)	(\$59,523.12)	(\$60,713.58)	(\$61,927.85)	(\$63,166.41)
Total Operating Expenses	(\$73,832.61)	(\$75,265.40)	(\$76,726.85)	(\$78,217.52)	(\$79,738.01)
Net Operating Income	\$265,672	\$270,986	\$276,405	\$281,933	\$287,572

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CASH FLOW ANALYSIS

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Before-Tax Cash Flow Year Ending	Year 1 08/2025	Year 2 08/2026	Year 3 08/2027	Year 4 08/2028	Year 5 08/2029
Before-Tax Cash Flow					
Gross Scheduled Income	\$339,505	\$346,251	\$353,132	\$360,151	\$367,310
Total Operating Expenses	(\$73,833)	(\$75,265)	(\$76,727)	(\$78,218)	(\$79,738)
Net Operating Income	\$265,672	\$270,986	\$276,405	\$281,933	\$287,572
Loan Payment	\$0	\$0	\$0	\$0	\$0
Before-Tax Cash Flow	\$265,672	\$270,986	\$276,405	\$281,933	\$287,572
Cash-On-Cash Return	8.57%	8.74%	8.92%	9.09%	9.28%

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BASE RENT REPORT

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Description Year Ending	Year 1 08/2025	Year 2 08/2026	Year 3 08/2027	Year 4 08/2028	Year 5 08/2029
Tenant Prospect	\$265,672	\$270,986	\$276,405	\$281,933	\$287,572
Total Income	\$265,672	\$270,986	\$276,405	\$281,933	\$287,572

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AGENT PROFILE

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PROFESSIONAL BIO

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Josh Walpole is a dedicated commercial real estate broker with KW Commercial, specializing in connecting businesses with prime commercial properties. With a deep understanding of market trends and a client-focused approach, Josh excels at identifying opportunities that align with his clients' strategic goals. He brings extensive experience in property acquisition, leasing, and investment analysis, helping businesses grow and succeed through tailored real estate solutions.

Known for his professionalism and market expertise, Josh is committed to delivering exceptional service and building lasting relationships with his clients. His thorough knowledge of local markets, particularly in Medical and Investment Sales sectors, makes him a trusted advisor for clients looking to navigate complex commercial transactions.

DISCLAIMER

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