

Motivated Owner ready to sell this 4,400 SF 2nd Generation Office Condo space. Previous owner was a Medical Group so the Plumbing for Medical is already installed. Current owner is an Insurance company. Space works perfectly for Office or easily converted back to Medical space.

LET'S MAKE A DEAL!

OFFICE OR MEDICAL SPACE FOR SALE – 4,400 SF

Close to Plano Medical Hospital

1220 Coit Road, Suite 106, Plano, TX 75075



Total Condo Building Size – 19,150 SF
FOR SALE
SUITE 106– 4,400 SF

- Exceptional Ingress/Egress via Coit Road
- Minutes from Plano Medical Hospital
- Ample Parking – 4:1000
- Visitors park directly at front door
- Plumbing for Medical is already installed
- Private **SHOWER** within the space

Sale Price: \$1,250,000



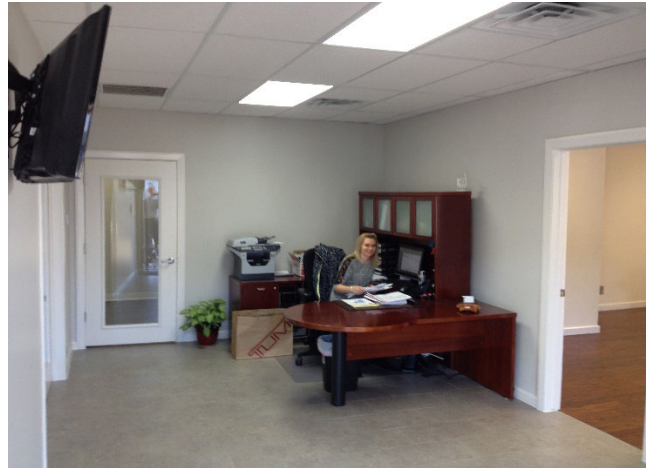
Bob Lazenby | Owner | Broker
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1220 Coit Road, Plano, TX 75075

Suite 106 – 4,400 RSF



FRONT ENTRANCE



RECEPTION



CONFERENCE ROOM



EXECUTIVE OFFICE



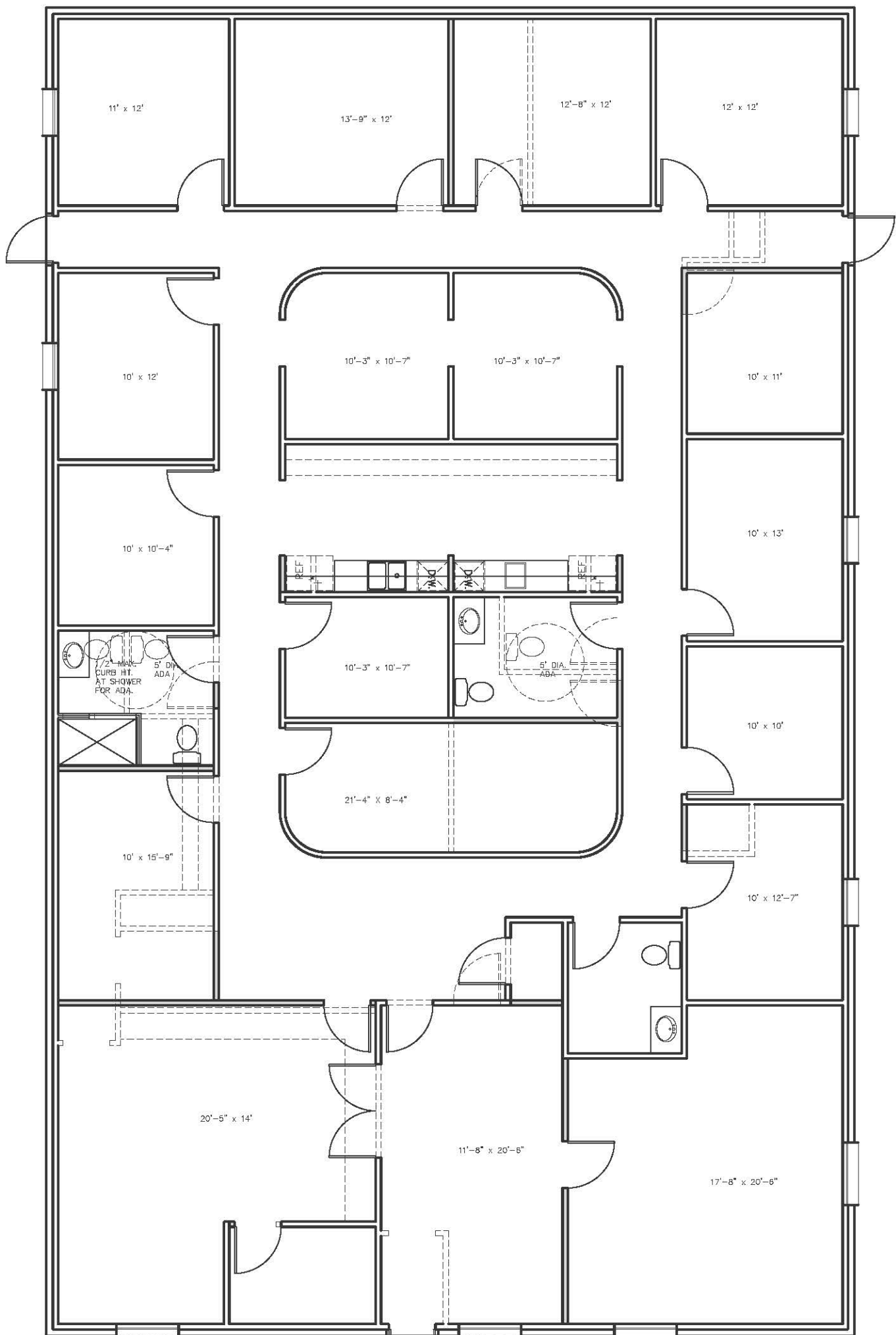
BATHROOM & PRIVATE SHOWER



KITCHEN/BREAK AREA



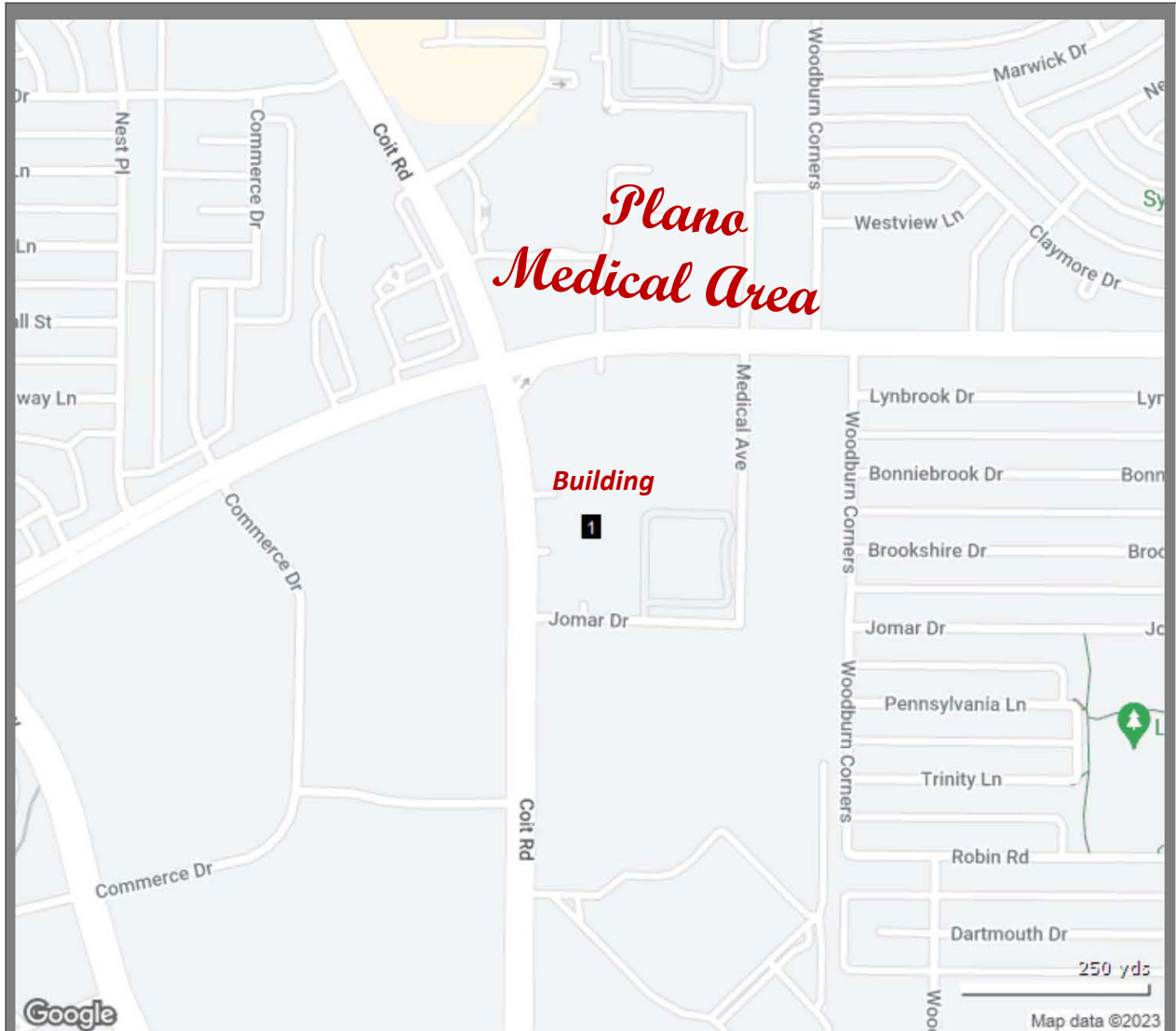
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PROPOSED FLOOR PLAN

1220 Coit Road, Suite 106

Plano, TX 75075



	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	1220 Coit Rd	Plano	Class B Office/Medical	19,150 SF	0 SF	-



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Demographic Summary Report

North Coit Medical Plaza

1220 Coit Rd, Plano, TX 75075

Building Type: **Class B Office**
 Class: **B**
 RBA: **19,150 SF**
 Typical Floor: **19,150 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	16,054		190,744		507,004	
2022 Estimate	13,286		158,235		429,217	
2010 Census	10,190		110,147		309,166	
Growth 2022 - 2027	20.83%		20.54%		18.12%	
Growth 2010 - 2022	30.38%		43.66%		38.83%	
2022 Population by Hispanic Origin	1,875		19,927		71,336	
2022 Population	13,286		158,235		429,217	
White	10,108	76.08%	107,901	68.19%	287,816	67.06%
Black	834	6.28%	13,453	8.50%	50,924	11.86%
Am. Indian & Alaskan	75	0.56%	765	0.48%	2,404	0.56%
Asian	1,953	14.70%	31,820	20.11%	76,330	17.78%
Hawaiian & Pacific Island	18	0.14%	221	0.14%	461	0.11%
Other	298	2.24%	4,075	2.58%	11,281	2.63%
U.S. Armed Forces	6		66		313	
Households						
2027 Projection	6,798		76,238		203,230	
2022 Estimate	5,637		63,643		173,430	
2010 Census	4,323		46,826		130,938	
Growth 2022 - 2027	20.60%		19.79%		17.18%	
Growth 2010 - 2022	30.40%		35.91%		32.45%	
Owner Occupied	2,739	48.59%	33,670	52.90%	86,279	49.75%
Renter Occupied	2,899	51.43%	29,973	47.10%	87,152	50.25%
2022 Households by HH Income	5,636		63,643		173,431	
Income: <\$25,000	1,033	18.33%	9,002	14.14%	20,585	11.87%
Income: \$25,000 - \$50,000	981	17.41%	11,569	18.18%	31,473	18.15%
Income: \$50,000 - \$75,000	777	13.79%	8,650	13.59%	29,187	16.83%
Income: \$75,000 - \$100,000	908	16.11%	7,760	12.19%	21,676	12.50%
Income: \$100,000 - \$125,000	563	9.99%	5,966	9.37%	17,583	10.14%
Income: \$125,000 - \$150,000	394	6.99%	4,805	7.55%	12,438	7.17%
Income: \$150,000 - \$200,000	490	8.69%	7,125	11.20%	16,281	9.39%
Income: \$200,000+	490	8.69%	8,766	13.77%	24,208	13.96%
2022 Avg Household Income	\$94,862		\$111,173		\$110,956	
2022 Med Household Income	\$75,743		\$83,378		\$81,309	



TRAFFIC COUNTS

Traffic Count Report

North Coit Medical Plaza

1220 Coit Rd, Plano, TX 75075

Building Type: **Class B Office**

Class: **B**

RBA: **19,150 SF**

Typical Floor: **19,150 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Coit Rd	W 15th St	0.06 N	2022	45,047	MPSI	.08
2	W 15th St	Coit Rd	0.09 W	2022	22,410	MPSI	.14
3	Woodburn Cors	Brookshire Dr	0.02 N	2022	903	MPSI	.20
4	Coit Rd	W 15th St	0.06 S	2022	44,547	MPSI	.21
5	W 15th St	Commerce Dr	0.09 SW	2022	15,886	MPSI	.22
6	Woodburn Cors	W 15th St	0.03 S	2022	2,192	MPSI	.25
7	Coit Rd	Jomar Dr	0.19 N	2022	42,853	MPSI	.27
8	Commerce Dr	W 15th St	0.04 SE	2022	276	MPSI	.31
9	W 15th St	Nest Pl	0.02 NE	2022	12,600	MPSI	.36
10	Eldorado Dr	Coit Rd	0.03 NE	2022	1,689	MPSI	.40



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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:
 - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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