



RENNER PROFESSIONAL PLAZA

# 5,003 SF For Sale

3205 TALLON DRIVE | RICHARDSON, TX 75028

Fahri Olgun

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RHACommercial.com

**ROGERS HEALY**  
AND ASSOCIATES COMMERCIAL

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**PROPERTY DESCRIPTION**

Prime Investment Opportunity in Richardson: This well-maintained 5,003 sqft office space offers a potential 7.24% cap rate, making it an excellent choice for investors or owner-users. Located near the George Bush Turnpike and Highway 75 intersection, this property provides easy access and excellent visibility.

With four exterior doors, the space offers creative, dividable options, allowing for multiple configurations to accommodate various tenants or business needs. Situated directly across from the renowned Richardson Methodist Hospital, the location benefits from high traffic and a strong professional presence.

Ideal for a 1031 exchange or direct investment, this office space is a rare opportunity in a thriving commercial district.



**SALE HIGHLIGHTS**

- Approximately 5,003 SF with collaborative work spaces, kitchen, private offices, fire sprinklers, on-site surface parking, and monument signage available.
- Convenient, accessible location east of PGBT and US-75, on the north side of Renner Road, across from Richardson Methodist Hospital.
- Zoning IM-2, City of Richardson.
- Ideal for office, lab center, R&D, and many other business uses.
- Available for sale \$1,590,000.
- Property Website – Buildout.com/Website/3205TalonDr

**SALE**

<b>For Sale</b>	Condo - \$1,595,000
<b>Sale Type</b>	Investment
<b>Sold Price</b>	Not Disclosed
<b>Date</b>	August 2020
<b>Sale Type</b>	Owner User
<b>Status</b>	Active

**BUILDING AMENITIES**

24-Hour Access
Air Conditioning
Central Heating
Drop Ceiling
Kitchen
Natural Light
Open-Plan
Signage

**BUILDING**

<b>Type</b>	3 Star Office Condo	<b>Tenacy</b>	Single	<b>Parking Ratio</b>	5.00 / 1,000 SF
<b>Center</b>	Renner Professional Plaza	<b>Owner Occup</b>	No	<b>Parking Type</b>	Surface
<b>Location</b>	Urban	<b>Elevators</b>	Yes	<b>Parking Spaces</b>	25
<b>RBA</b>	5,003 SF	<b>Sprinklers</b>	Wet	<b>Parcels</b>	R2610557
<b>Stories</b>	1	<b>Construction Start</b>	Feb 2005		
<b>Typical Floor</b>	5,003 SF	<b>Year Built</b>	2005		
<b>Class</b>	B	<b>Walk Score</b>	Car-Dependent (24)		
<b>Construction</b>	Masonry	<b>Transit Score</b>	Some Transit (26)		

**SPACE**

Floor	Available	Use	Sale Price	Services
<b>E 1st</b>	5,003 SF	Office	\$1,590,000	NNN

**LAND**

Land Acres	Building FAR	Zoning	Land SF
0.49 AC	0.23	IM-2	21,344 SF

PROPERTY CONTACTS		BUILDING NOTES	TENANTS	
<b>Brokerage</b>	Rogers Healy and Associates Commercial	Renner Professional Plaza consists of 11 buildings totaling approximately 65,000 square feet.  The community center features conference rooms equipped for video and audio conferencing and a workout facility with showers/lockers. On-site marketing and management.	<b>Tenant</b>	<b>SF Occupied</b>
<b>Brokerage Address</b>	3001 Knox Street #285   Dallas, TX 75206			
<b>Agent</b>	Fahri Olgun			
<b>Agent Phone</b>	469.805.7067			
<b>Agent Email</b>	FahriOlgun@RogersHealy.com			
<b>Website</b>	RHACommercial.com		<b>Advantage Tickets</b>	5,003 SF

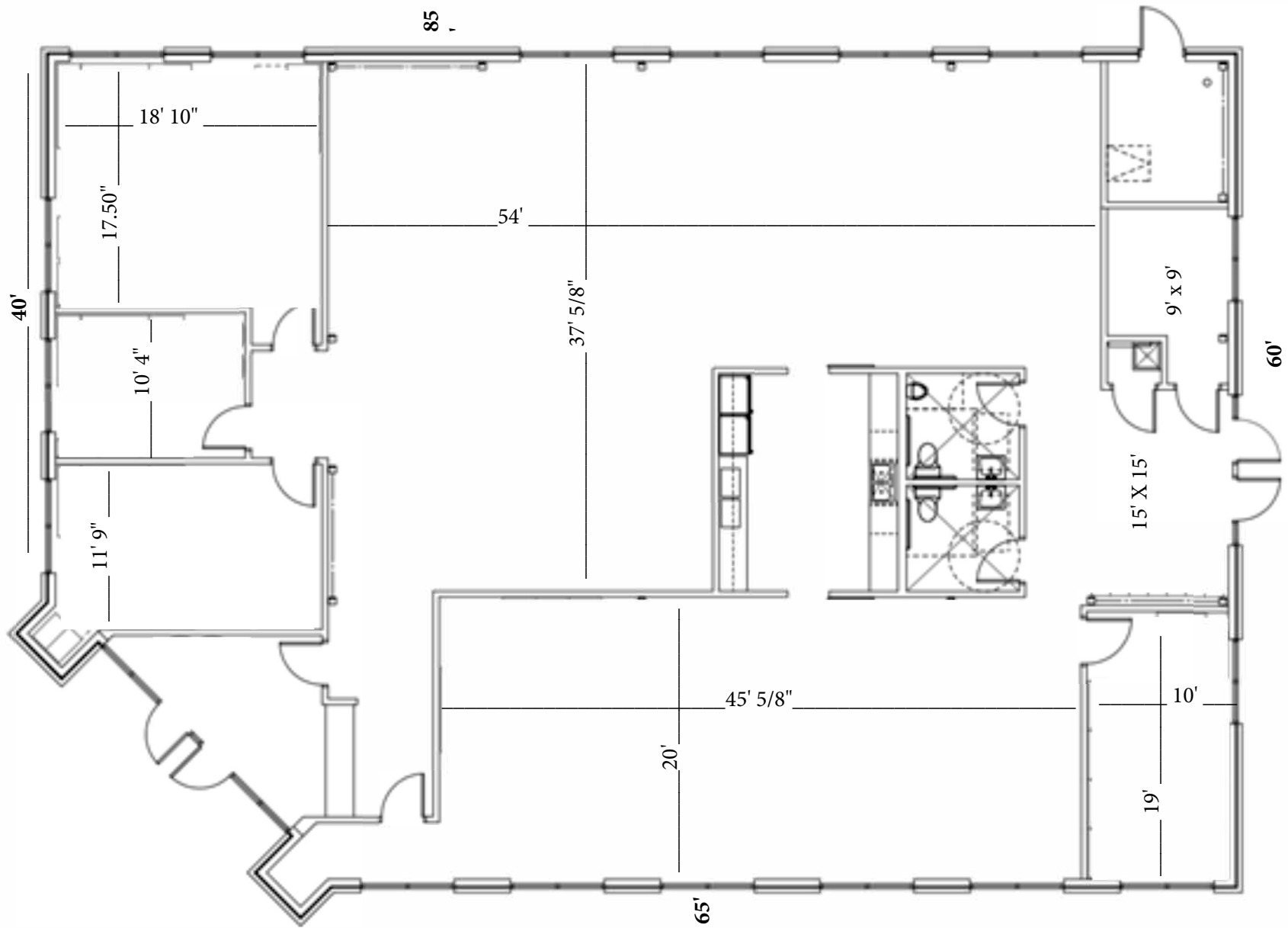
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<b>Construction</b>	Masonry	<b>Parking Type</b>	Surface
<b>Tenacy</b>	Single	<b>Parking Spaces</b>	25
<b>Owner Occup</b>	No	<b>Parcels</b>	R2610557

LOCATION			
<b>Zip</b>	75082	<b>County</b>	Collin
<b>Submarket</b>	Richardson	<b>State</b>	Texas
<b>Submarket Cluster</b>	Richardson / Plano	<b>CBSA</b>	Dallas-Fort Worth-Arlington, Texas
<b>Location Type</b>	Urban	<b>DMA</b>	Dallas-Fort Worth, Texas
<b>Market</b>	Dallas/Fort Worth	<b>Country</b>	United States

MARKET CONDITIONS			
<b>Vacancy Rates</b>		<b>Current</b>	<b>YOY Change</b>
Subject Property		0.0%	↓ -100.0%
Submarket 2 - 4 Star		17.5%	↑ 0.1%
Market Overall		17.8%	↑ 0.2%
<b>Market Asking Rent Per Area</b>		<b>Current</b>	<b>YOY Change</b>
Subject Property		\$38.25/SF	↑ 1.4%
Submarket 2 - 4 Star		\$28.11/SF	↑ 1.6%
Market Overall		\$31.14/SF	↑ 1.4%
<b>Submarket Leasing Activity</b>		<b>Current</b>	<b>YOY Change</b>
12 Months Leased		835,570 SF	↑ 19.0%
Months on Market		16.6	↓ -2.5%
<b>Submarket Sales Activity</b>		<b>Current</b>	<b>Previous Year</b>
12 Month Sales Volume		\$8.74 Million	\$3.29 Million
Market Sale Price per Area		\$176/SF	\$185/SF







**RICHARDSON, TEXAS**

Richardson, Texas, is well-known as the home of the Telecom Corridor, a major hub for some of the world's largest telecommunications companies. Industry giants such as Texas Instruments, Cisco, and Fujitsu Network Communications have established a strong presence here, contributing to the city's reputation as a leader in tech innovation. However, the city's economic landscape extends far beyond telecommunications, with a diverse range of industries calling Richardson home. Notably, healthcare and insurance firms occupy a significant portion of the office space in the area, creating a balanced and resilient local economy. This diversity in industries makes Richardson an attractive destination for businesses of all types.

One of Richardson's key strengths lies in its highly educated workforce. Approximately 58% of the population holds a bachelor's degree or higher, providing companies with a talented and skilled labor pool to draw from. Additionally, the city benefits from exceptional public transportation access, with four Dallas Area Rapid Transit (DART) rail stations located within its borders—more than any other suburban office submarket in the Dallas-Fort Worth metroplex. This makes commuting easy for employees and contributes to Richardson's appeal as a prime location for businesses seeking both convenience and connectivity.

**DEMOGRAPHICS**

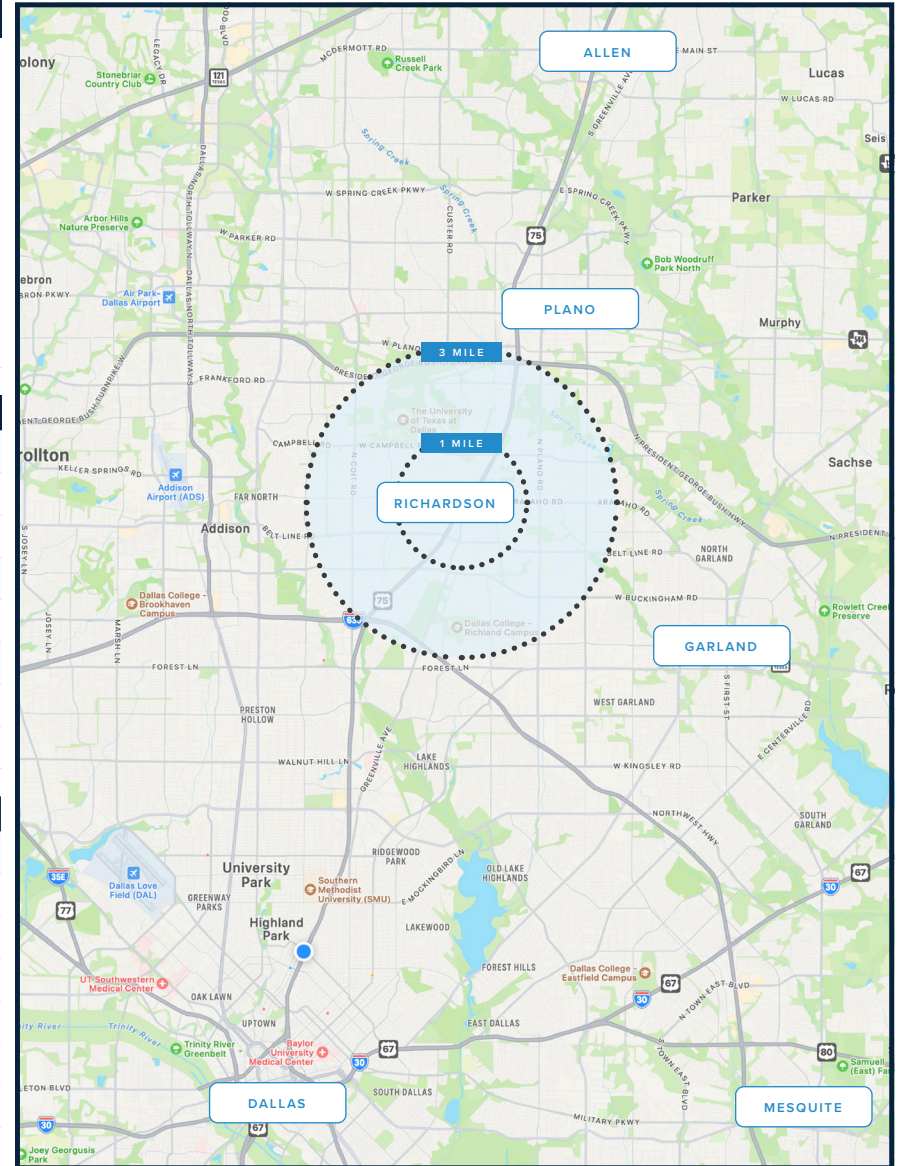
	1-Mile	3-Mile
Population	8,606	103,786
Households	3,531	40,190
Median Age	39.60	37.50
Median Household Income	\$83,314	\$84,169
Daytime Employees	11,986	53,017
Population Growth '24 - '29	▲ 19.85%	▲ 15.67%
Household Growth '24 - '29	▲ 20.08%	▲ 15.73%

**PUBLIC TRANSPORTATION**

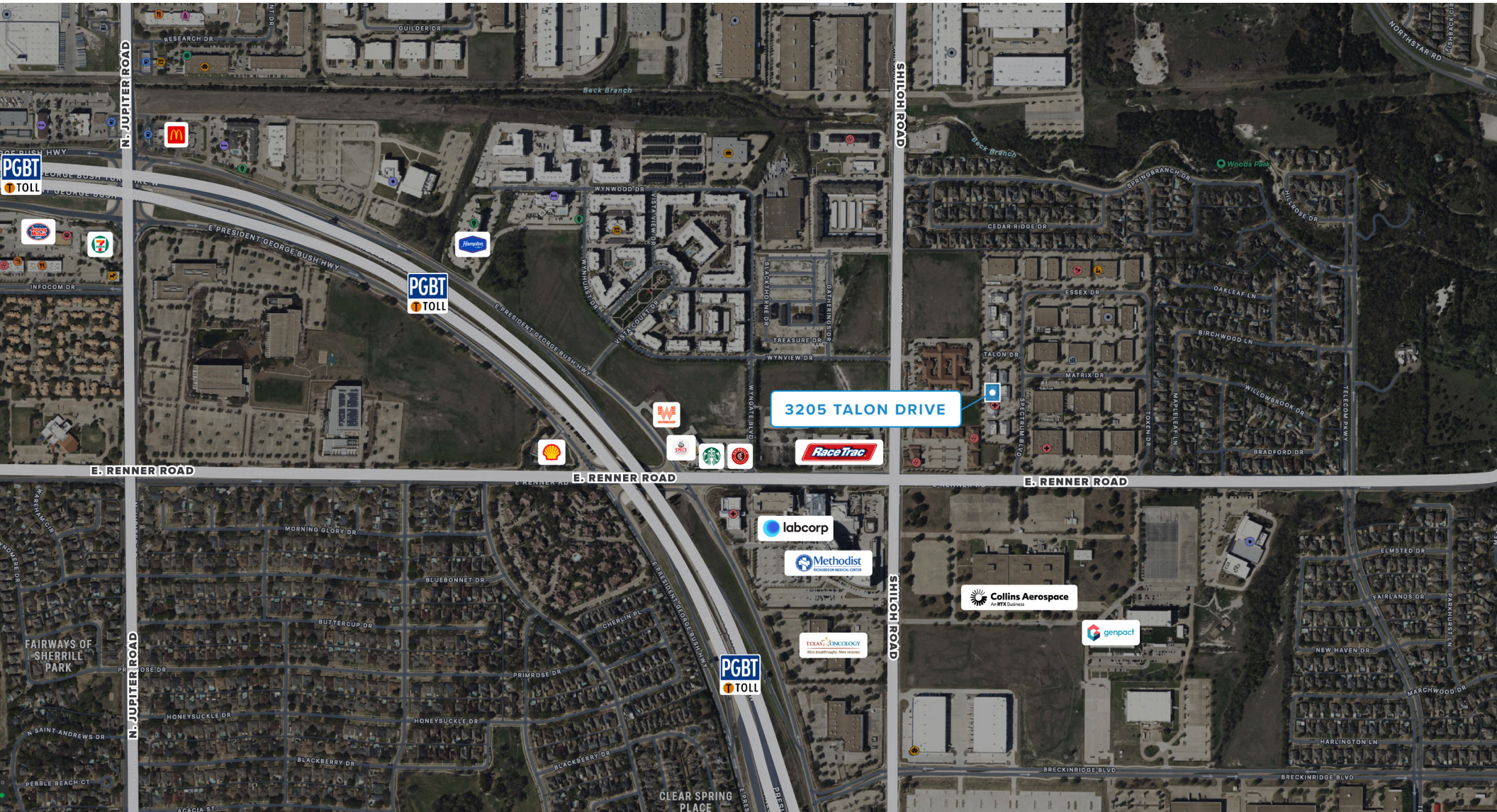
Airports	Drive	Distance
Dallas Love Field	31 Minutes	22.0 Miles
Dallas-Fort Worth International	36 Minutes	30.1 Miles
Transit / Subway	Drive	Distance
Galatyn Park DART	8 Minutes	4.3 Miles
Commuter Rail	Drive	Distance
Trinity Mills Station	22 Minutes	18.2 Miles
Medical / Market Center	30 Minutes	22.9 Miles

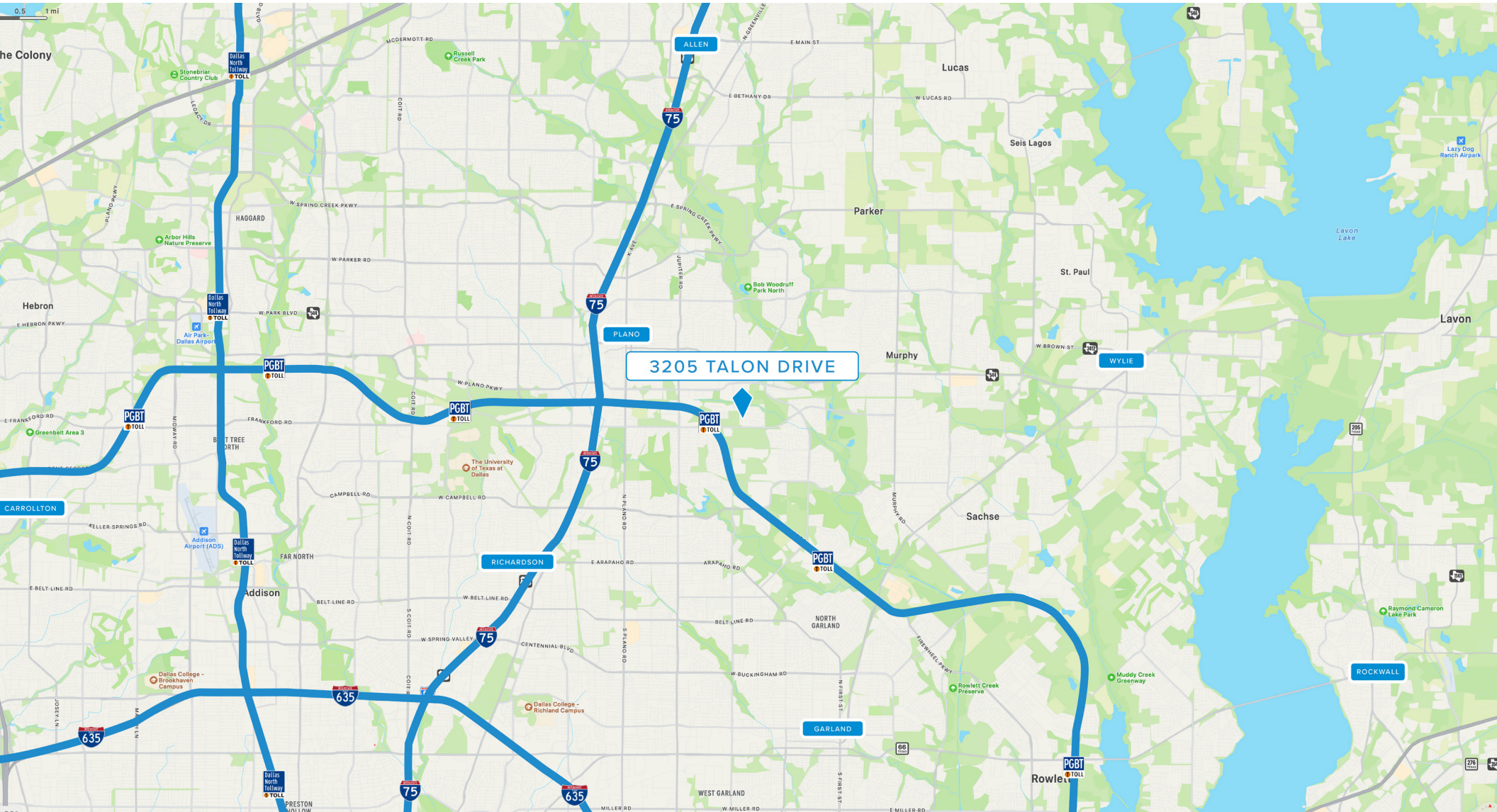
**TRAFFIC**

Collection Street	Cross Street	Traffic Volume	Last Measured	Distance
E Renner Road	Shiloh Road W	27,801	2022	0.14 Miles
Shiloh Road	E Renner Road S	12,583	2022	0.16 Miles
Wynview Drive	Shiloh Road E	485	2022	0.18 Miles
Shiloh Road	E Renner Road N	8,705	2022	0.23 Miles
Shiloh Road	Springbranch Drive	11,176	2022	0.31 Miles
E Renner Road	Wyngate Boulevard W	34,415	2022	0.31 Miles
N Highway 190	Breckenridge Boulevard	48,866	2018	0.46 Miles











**Information About Brokerage Services**  
*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11/2/2015

**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.

<u>Rogers Healy and Associates</u>	<u>0570083</u>	<u>info@RogersHealy.com</u>	<u>(214)368-4663</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Rogers Healy</u>	<u>0521610</u>	<u>info@RogersHealy.com</u>	<u>(214)368-4663</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Fran Fischer</u>	<u>0537070</u>	<u>info@RogerHealy.com</u>	<u>(214)368-4663</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Fahri E Olgundeney</u>	<u>0687864</u>	<u>Fahri@RogersHealy.com</u>	<u>(469)805-7067</u>
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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IABS 1-0 Date  
 IABS / BTR

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