

# FOR SALE - FURNISHED TURNKEY EXECUTIVE OFFICE CONDO

## SHOAL CREEK OFFICE PLAZA CONDO

6570 Naaman Forest Blvd # 4-200 Garland, TX 75044



SALE PRICE

\$995,000

**Cristie Coles**  
(214) 460-2849  
TX #0628110

**Darrin Coles CCIM**  
(469) 794-6080  
TX #755167

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**PEGASUS**  
PROPERTY GROUP

Extraordinary Reach | Extraordinary Results



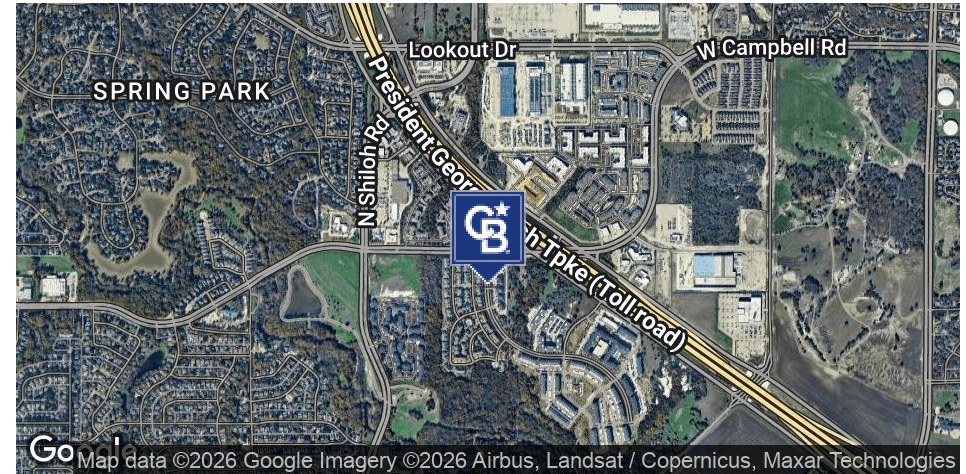
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**COMMERCIAL**  
**REALTY**



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### PROPERTY DESCRIPTION

Move-in ready executive office condominium located in the prestigious Shoal Creek Office Plaza. This  $\pm 3,022$  SF, one-story office is fully furnished with custom wood furniture and quality finishes, offering a professional setting just minutes from President George Bush Turnpike (PGBT), US Highway 75, and Richardson's Telecom Corridor.

Ideal for law firms, financial services, insurance agencies, medical practices, engineering firms, consulting companies, and other professional office users. A rare opportunity to own a furnished, turnkey office in one of North Garland's premier office developments. This property is also available for lease. Reach out for more details.

### OFFERING SUMMARY

|                  |            |
|------------------|------------|
| Sale Price:      | \$995,000  |
| Number of Units: | 1          |
| Lot Size:        | 155,625 SF |
| Building Size:   | 3,022 SF   |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE    |
|-------------------|------------|-----------|-----------|
| Total Households  | 582        | 1,708     | 4,768     |
| Total Population  | 1,103      | 3,595     | 11,437    |
| Average HH Income | \$75,559   | \$89,591  | \$108,057 |

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### PROPERTY DESCRIPTION

Presenting a prime opportunity for Office/Office Building investors, this property at 6570 Naaman Forest Blvd # 4-200, Garland, TX, 75044 boasts a well-appointed 3,022 SF building with approximately 10+ office spaces, kitchen, reception area, bathrooms & more, ideally suited for office use. Built in 2007, this property offers modern features and a versatile layout to accommodate a range of business needs. Zoned PD/CO, it provides flexibility for various commercial endeavors. Situated in the vibrant Garland area, this property benefits from a strategic location within a dynamic business community. With its desirable attributes and potential for customization, this property represents a compelling investment opportunity for office space seekers.

### PROPERTY FEATURES

Property Features

±3,022 SF executive office condo

Several private offices

Large conference/training room

Reception and waiting area

Spacious workroom

Kitchen/breakroom with custom cabinetry

Two private restrooms

Dedicated storage rooms

Three reserved covered parking spaces plus ample visitor parking

Rear greenbelt providing a quiet, private setting

Ideal for law firms, financial services, insurance agencies, medical practices, engineering firms, consulting companies, and other professional office users.

A rare opportunity to own a furnished, turnkey office in one of North Garland's premier office developments. This property is also available for lease. Reach out for more details.

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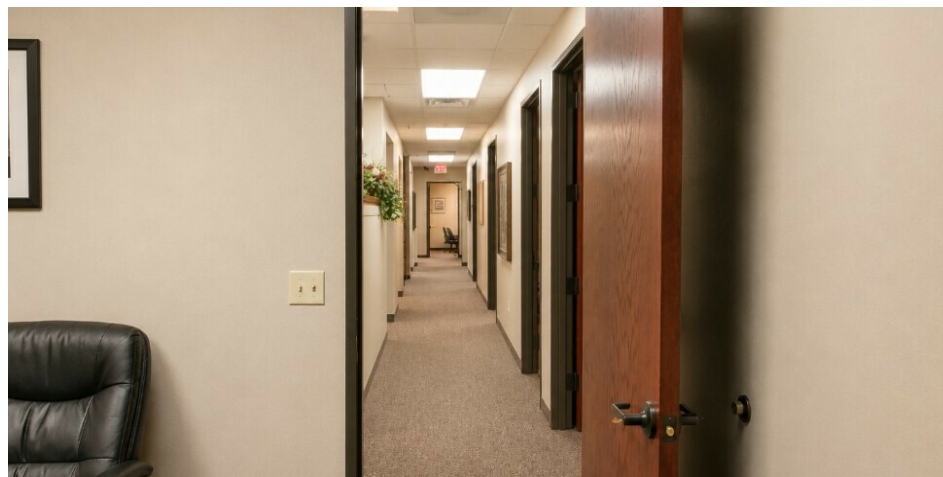
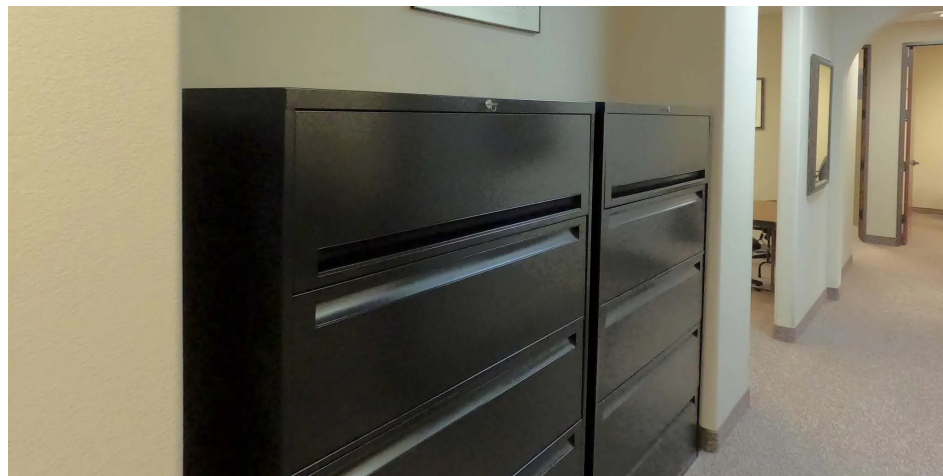
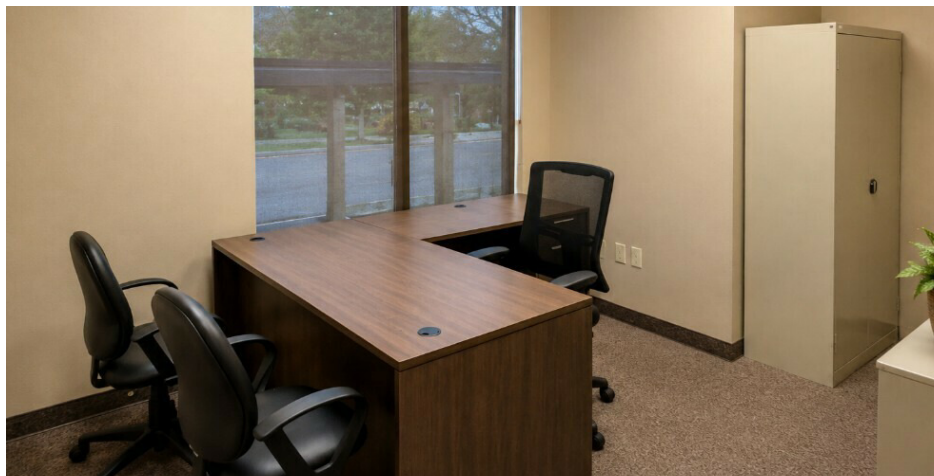


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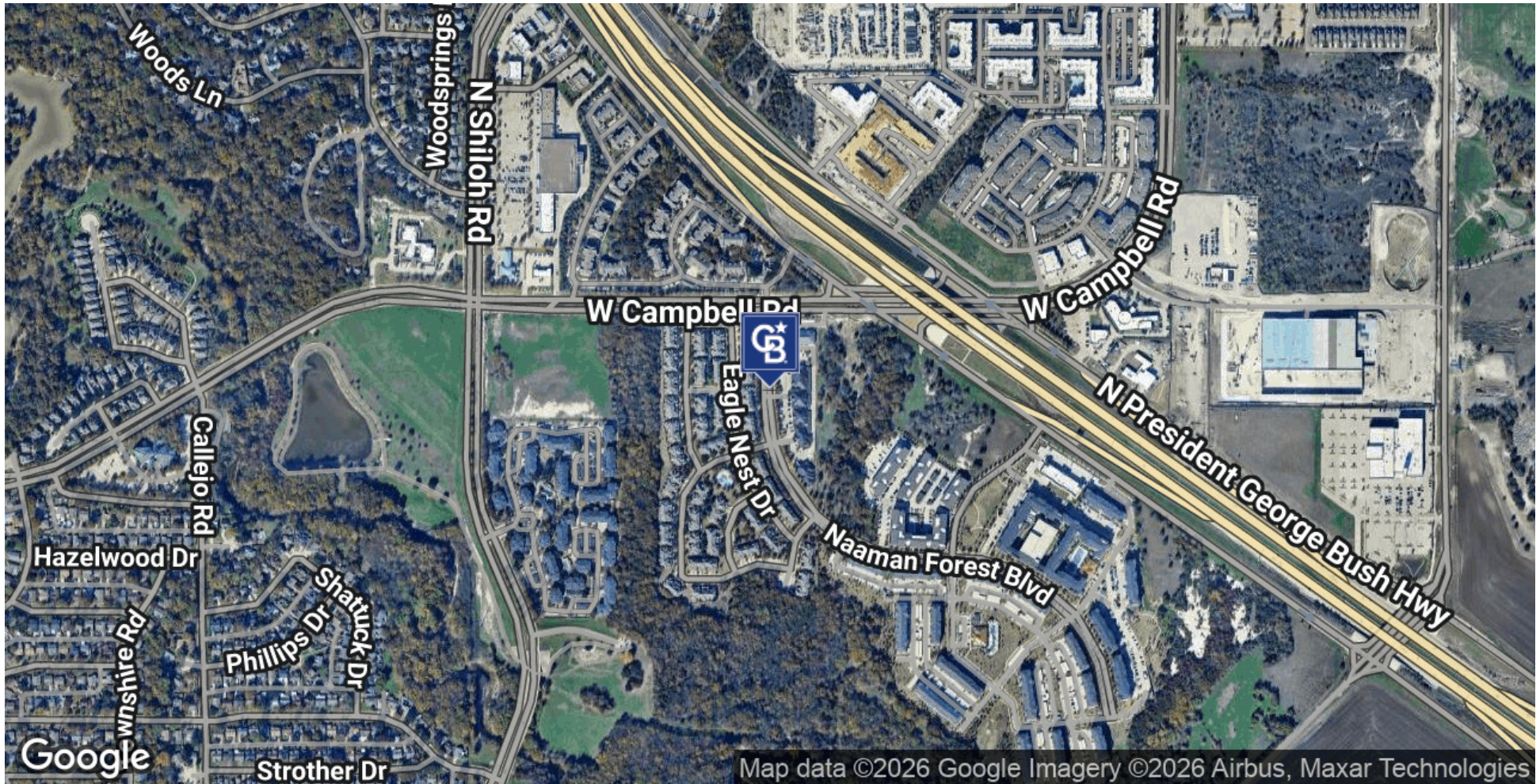




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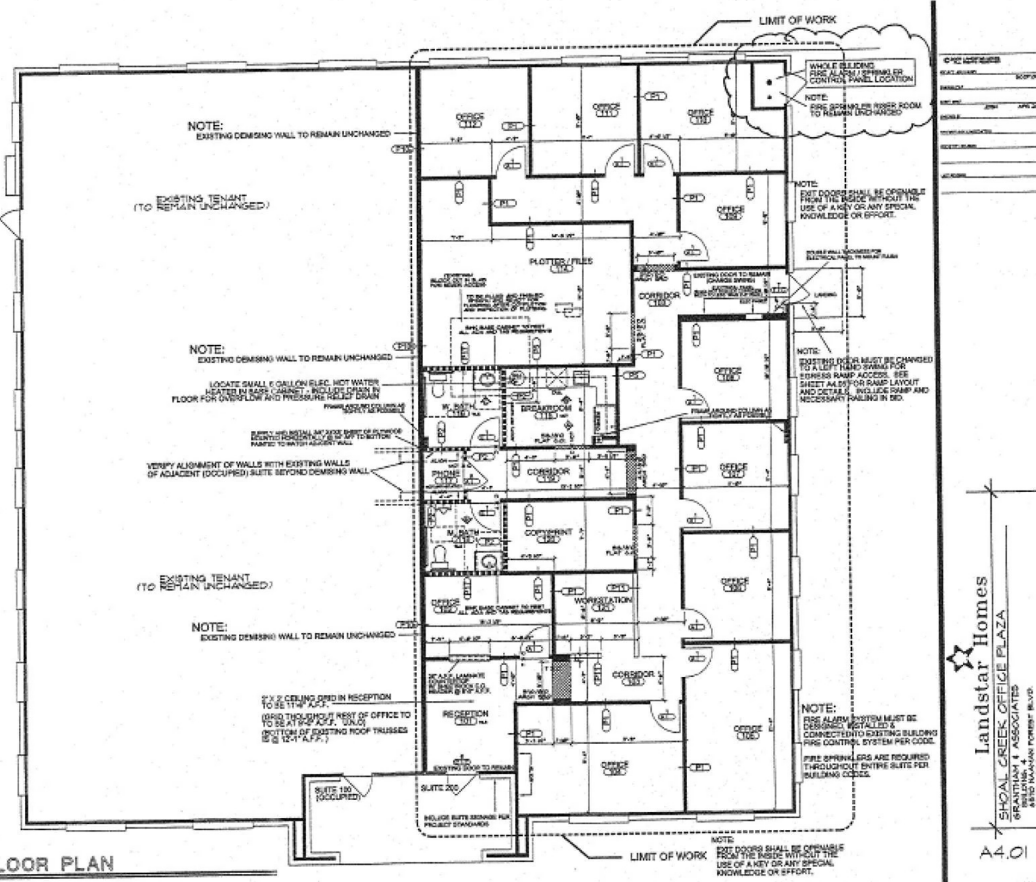
- EXCLUSIONS:**
- NO PHONE / NETWORK CABLEING
  - NO SOUND INSULATION AT ANY OFFICES OR WORKROOMS
  - NO BLOCKING FOR ANY FUTURE GARMENTS OR BUILDING
  - NO EXTERIOR CABLE SIGNAGE OR SIGNAGE ELECTRICAL

- OTHER NOTES:**
- EXTERIOR SHELL WALLS MUST BE INSULATED AND DISCONNECTED
  - MUST BE FULLY SPRINKLED
  - FIRE ALARM SYSTEM MUST BE INSTALLED AND CONNECTED TO EXISTING BUILDING FIRE ALARM CONTROL SYSTEM
  - HVAC FURNACES SHALL BE INSTALLED BELOW BOTTOM CHORD OF ROOF TRUSSES
  - CEILING INSULATION SHALL BE BATT TYPE, PLACED ON TOP OF CEILING TILES
  - SUITE SIGNAGE FOR TENANT MUST BE PROVIDED BY T.I. CONTRACTOR PER WRITTEN PROJECT STANDARDS

- SYMBOL KEY**
- ROOM DIMENSION  
(12) 12' 0" x 12' 0"
- CONFERENCE (12) 12' 0" x 12' 0"
- SMALL CLOSET  
SEE SHEET 4A.01
- DOOR TYPE  
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- BUILDING '4'**
- SUITE 100 (EXISTING TENANT) 3,207 sq. ft.
- SUITE 200 (EXISTING TENANT) 3,207 sq. ft.
- AVG. SQ. FT. 6,414 sq. ft.
- POUNDED + FIRE CLINET 31 sq. ft.
- TOTAL BLDG. SQ. FT. 6,445 sq. ft.

### CONSTRUCTION FLOOR PLAN



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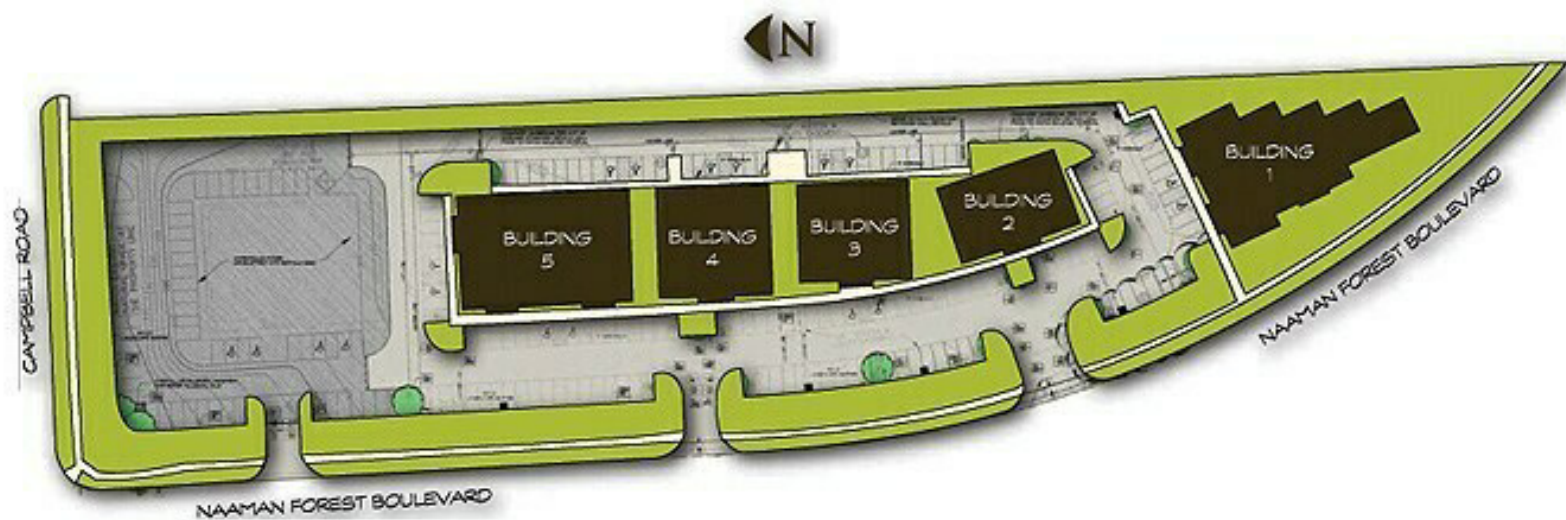
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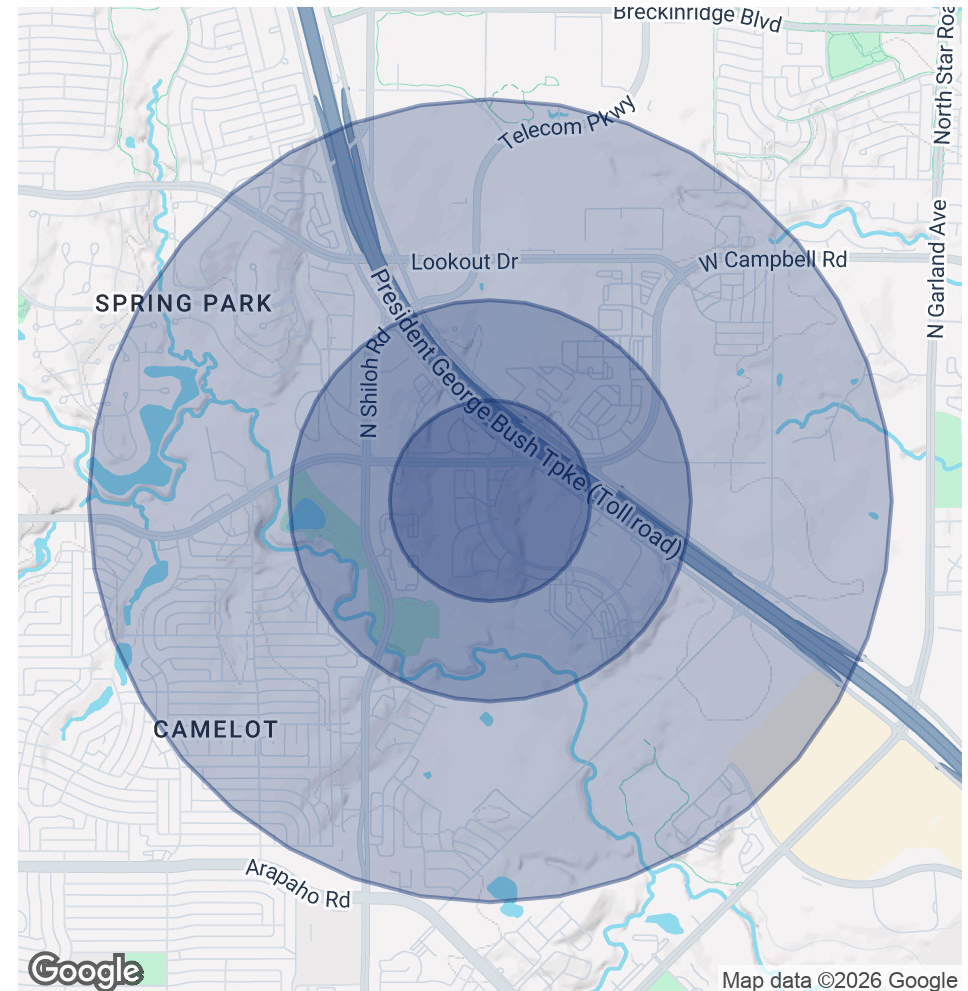
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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 1,103      | 3,595     | 11,437 |
| Average Age          | 28.5       | 30.9      | 35.1   |
| Average Age (Male)   | 31.3       | 33        | 34.9   |
| Average Age (Female) | 27.2       | 29.9      | 36.4   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 582        | 1,708     | 4,768     |
| # of Persons per HH | 1.9        | 2.1       | 2.4       |
| Average HH Income   | \$75,559   | \$89,591  | \$108,057 |
| Average House Value | \$213,560  | \$291,757 | \$348,972 |

2023 American Community Survey (ACS)



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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.

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

|                                                                      |             |                             |                |
|----------------------------------------------------------------------|-------------|-----------------------------|----------------|
| Coldwell Banker Realty                                               | 420132      | joanne.justice@cbrealty.com | (972) 906-7700 |
| Name of Sponsoring Broker (Licensed Individual or Business Entity)   | License No. | Email                       | Phone          |
| Joanne Justice                                                       | 159793-B    | joanne.justice@cbrealty.com | (972) 906-7786 |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email                       | Phone          |
| Frank Obringer                                                       | 738874-SA   | frank.obringer@cbrealty.com | (972) 249-8800 |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable  | License No. | Email                       | Phone          |
| Darrin Coles                                                         | 755167-SA   | darrin.coles@cbrealty.com   | 469-794-6080   |
| Name of Sales Agent/Associate                                        | 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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| Frank Obringer                                                       | 738874-SA   | frank.obringer@cbrealty.com | (972) 249-8800 |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable  | License No. | Email                       | Phone          |
| Cristie Coles                                                        | 628110-SA   | cristie.coles@cbdfw.com     | 214-460-2849   |
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