



FOR SALE OR LEASE

Preston San Jacinto Office Condominium

Preston Road, Plano TX 75024



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

ROCKHILL
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM

PROPERTY SUMMARY

PRESTON SAN JACINTO OFFICE CONDOMINIUM

Strategically positioned in the heart of Plano at the southeast quadrant of Preston Road (289) and Hedgcoxe Road, this professional two-story office condominium delivers an exceptional work environment complemented by a fully maintained landscape.

The property offers prominent building and monument signage, providing outstanding visibility and branding opportunities for tenants and owners alike.

Its prime location places you within minutes of premier healthcare institutions, including Children’s Medical Center of Plano, the UTSW Ambulatory Clinic, and Pediatric Heart Specialists of Plano—making it an ideal address for medical, professional, and allied health practices.

USE	MEDICAL OR PROFESSIONAL OFFICE
TOTAL SF	18,081 SF
SUITES AVAILABLE (SHELL)	902 SF – 6,036 SF
PURCHASE PRICE	FIRST FLOOR: \$380 / SF SECOND FLOOR MEDICAL: \$370 / SF
LEASE RATE FIRST FLOOR	OFFICE \$34 + NNN MEDICAL \$35 + NNN
LEASE RATE SECOND FLOOR	OFFICE \$32 + NNN MEDICAL \$33 + NNN
LEASE TERM	3 – 10 YEARS
PARKING	4:1,000 / SF (MEDICAL)

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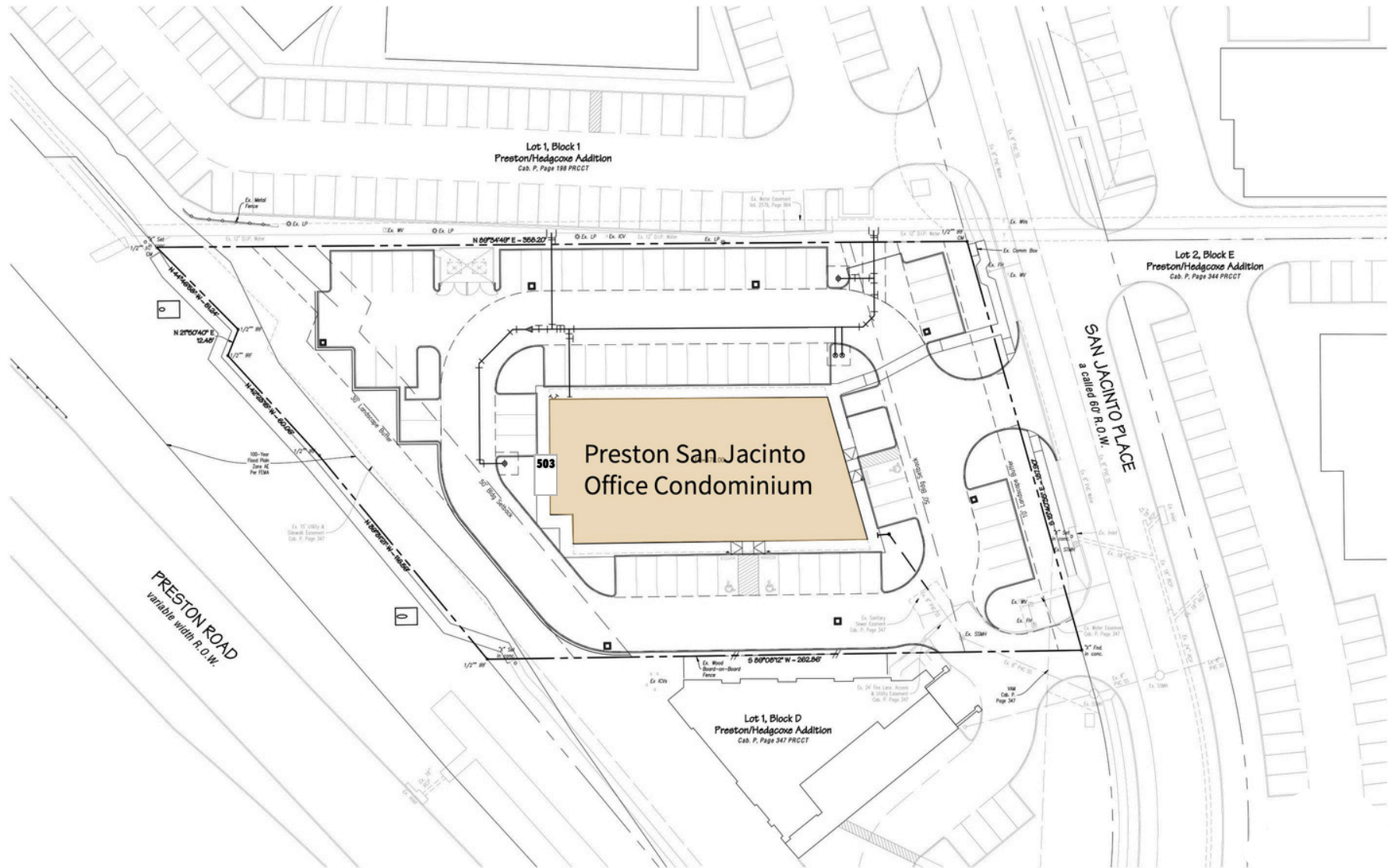


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SITE PLAN



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FIRST FLOOR



01 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

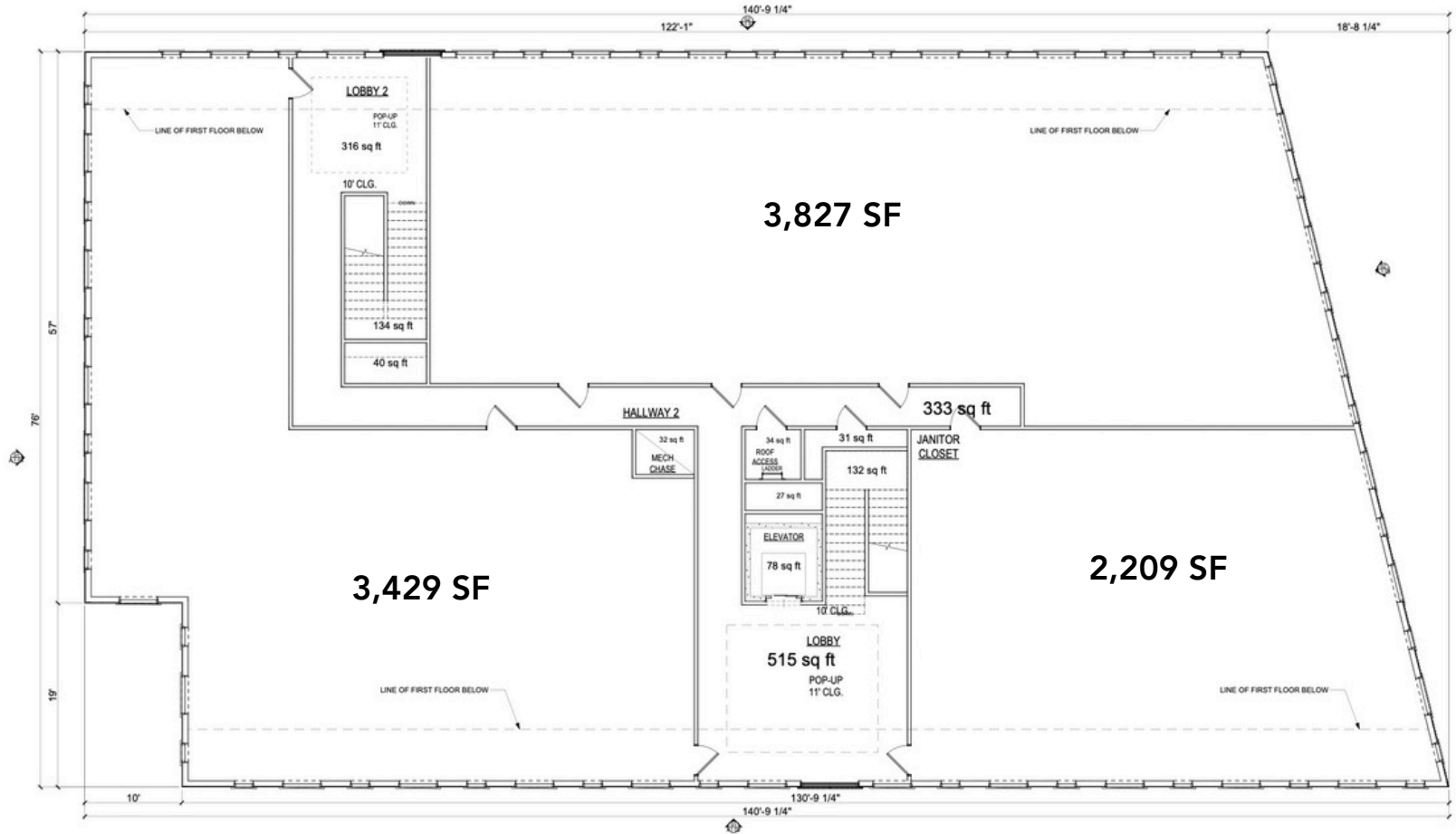


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SECOND FLOOR



01 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



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AERIAL MAP



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NOTABLE ATTRACTIONS



Developing \$3B "The Mix" in Frisco, TX



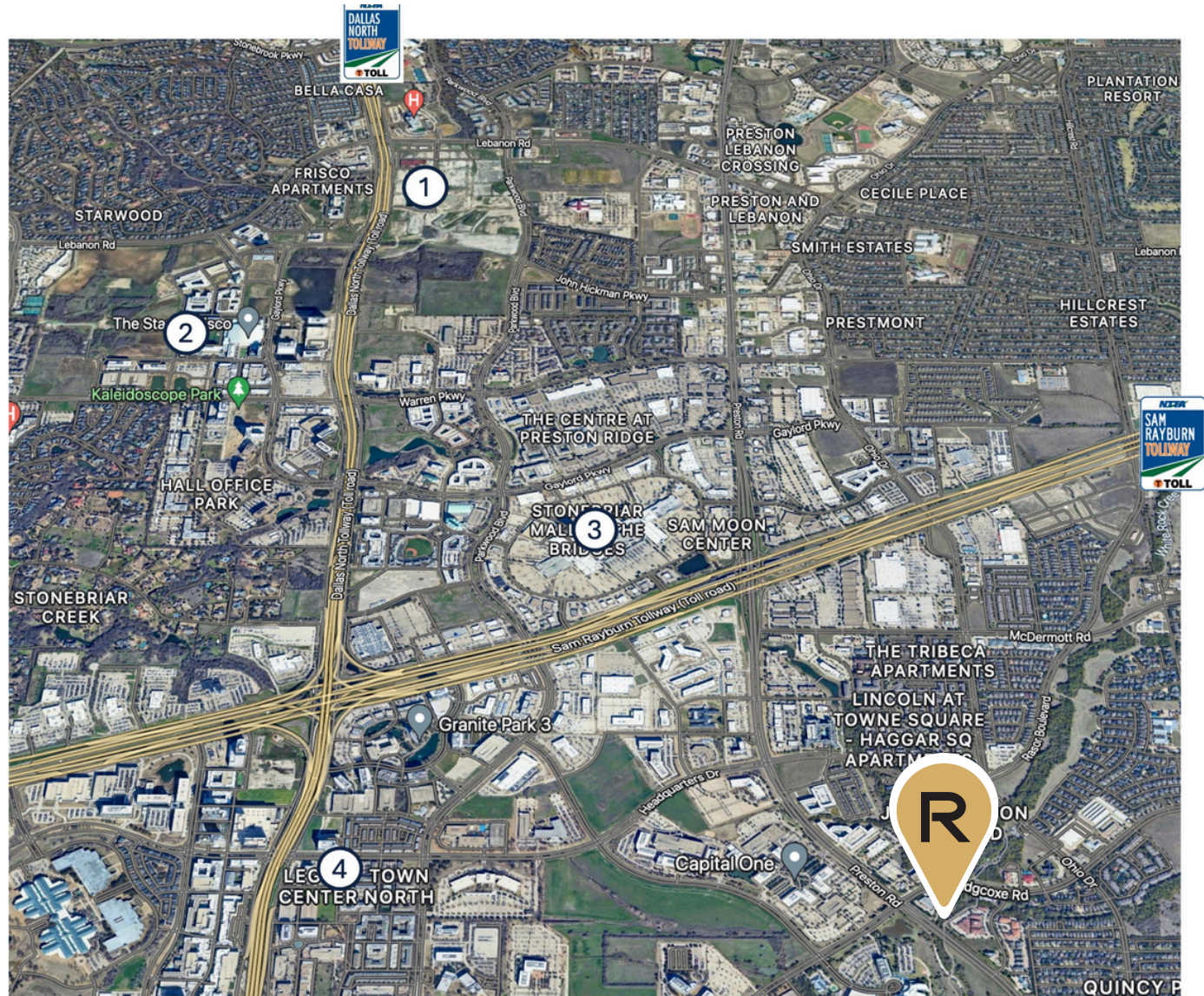
The Star



Stonebriar Centre



The Shops at Legacy



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Plano, Texas

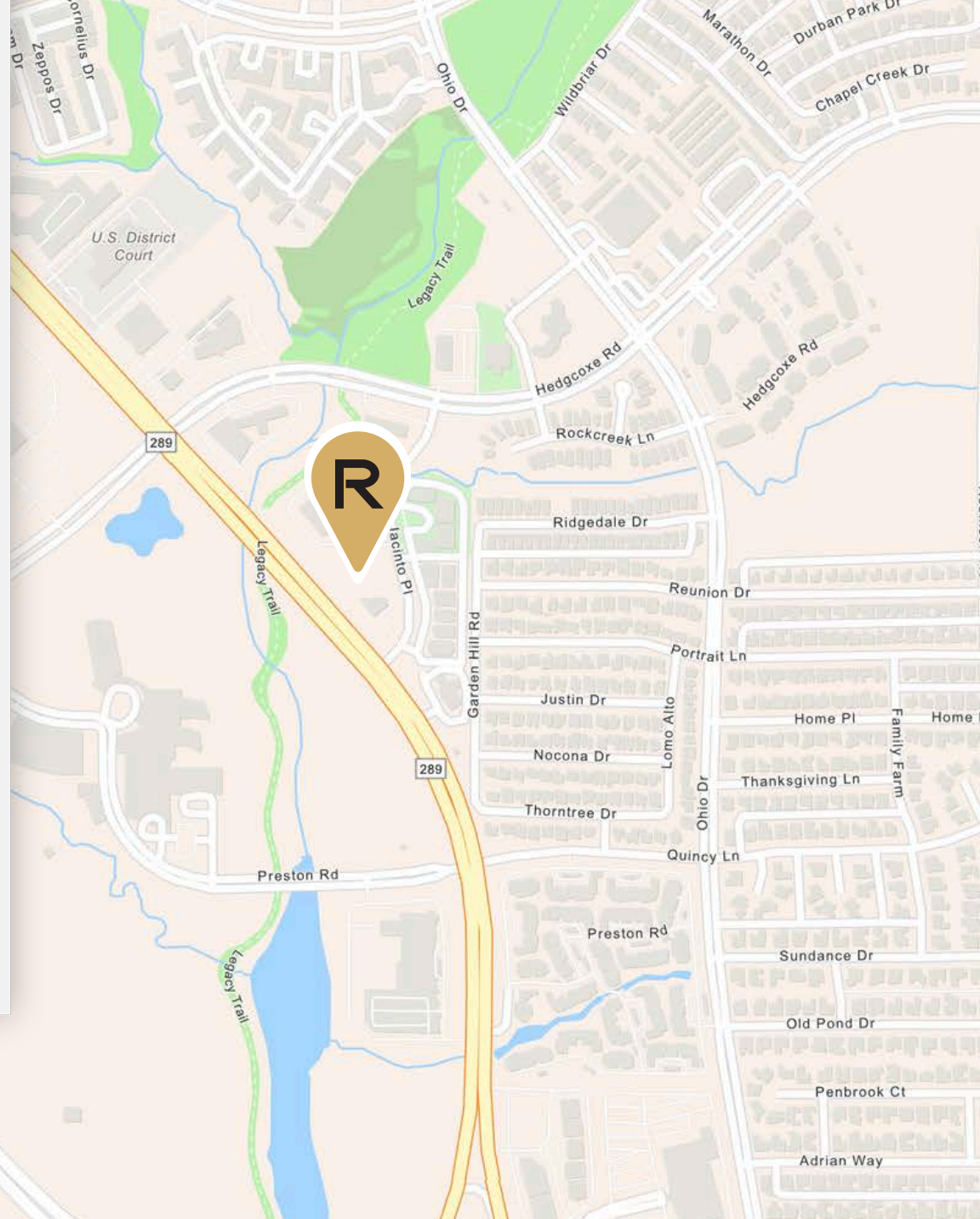
DEMOGRAPHICS

2024 Summary	1 MILE	3 MILE	5 MILE
Population	13,776	119,173	344,490
Households	5,209	48,679	135,058
Medium Age	36.6	39.4	39.9
Median HH Income	\$109,720	\$111,187	\$110,727
Population Growth (2024-2029)	21.33%	21.56%	21.42%
Household Growth (2024-2029)	21.65%	22.06%	21.82%

TRAFFIC

Roadway (2024)	Traffic Count	Miles from Subject
Preston Road/San Jacinto Dl.	35,705	.12

Source: © 2024 CoStar Group



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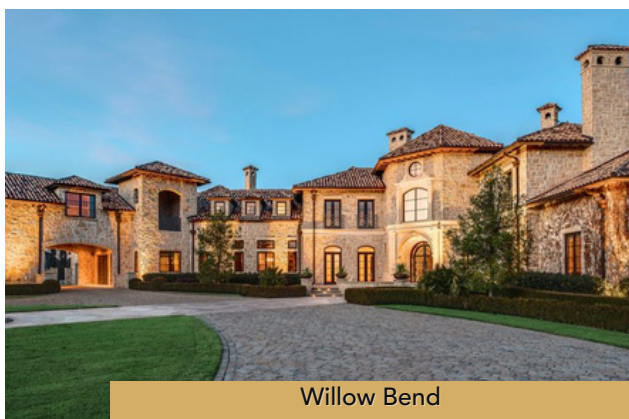
CITY OVERVIEW



Medical City - Plano

Plano, Texas

Plano is a major hub in North Texas, supported by strong residential demand and a diverse business base. With more than 18,000 businesses and over 70 globally recognized firms headquartered there, Plano attracts both families and major employers. The city benefits from a skilled workforce which draws from the region's well-developed infrastructure and busy roadways. Additionally, established neighborhoods, corporate campuses (especially along Legacy Drive business parks), and ongoing development make Plano a stable and attractive market for residents and businesses alike.



Willow Bend



NEARBY MEDICAL

Situated in Plano's established medical corridor, the property is minutes from Medical City Plano, a major regional hospital offering specialty care, surgical services, and outpatient facilities.



ESTABLISHED NEIGHBORHOODS

Surrounded by established, high-income neighborhoods like Willow Bend, the Preston Road corridor offers medical practices access to a strong patient population in a desirable residential market.



Preston Park Village



CONVENIENT ACCESS

Preston Park Village, a shopping center with dining, retail, and services. Its location along Preston Road provides quick connection to nearby neighborhoods and major routes.



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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. **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 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.

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.

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.

LICENSED BROKER/BROKER FIRM NAME Rockhill Commercial Real Estate	LICENSE NO. 9015723	EMAIL	PHONE
DESIGNATED BROKER OF FIRM Ryan W. Griffin	LICENSE NO. 582592	EMAIL rgriffin@rockhillinvestments.com	PHONE 214.975.0842
LICENSED BROKER AGENT Tonya LaBarbera	LICENSE NO. 678307	EMAIL tonya@rockhillcre.com	PHONE 469.323.2615
LICENSED BROKER AGENT Denton H. Beams	LICENSE NO. 824937	EMAIL denton@rockhillcre.com	PHONE 469.744.6634



Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1



BUYER/TENANT/SELLER/LANDLORD INITIALS: _____ DATE: _____