

OFFERING MEMORANDUM

# White Rock Creek Professional Condominiums

7709 San Jacinto Place, Suite 203, Plano, TX 75024



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**ROCKHILL**  
COMMERCIAL REAL ESTATE

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Suite 203



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# INVESTMENT SUMMARY

## WHITE ROCK CREEK, BUILDING 2, SUITE 203

- Perfectly placed in Plano on the SE quadrant of 289/Preston Road and Hedgcoxe Road
- Professional two-story building, office environment with fully maintained landscape
- Near Children’s Medical Center of Plano, UTSW Ambulatory Clinic, and Pediatric Heart Specialists of Plano
- Proximity to numerous Restaurants & Retail Amenities, including Stonebriar Centre, The Shops at Legacy, Legacy West, and The Star
- Building and monument signage
- Nearby multiple Elementary Schools, Middle Schools, and High Schools



LISTED PRICE  
**\$1,088,880**



SQUARE FOOTAGE  
**2,792**



USE  
**OFFICE**

TENANT

**1 CP Place, PLLC**



PRICE PSF  
**\$390**



OCCUPANCY  
**100 %**



PARKING  
**3:1,000 /SF**

SIGNAGE

**Building & Monument**



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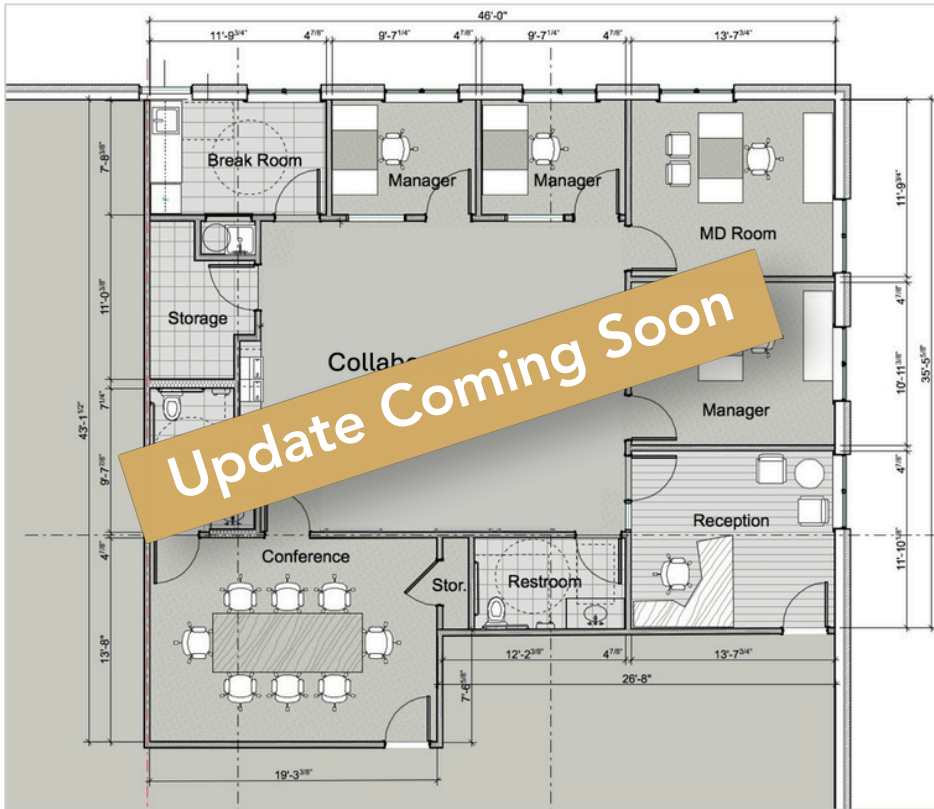
WHITE ROCK CREEK PROFESSIONAL CONDOMINIUMS  
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# FLOOR PLAN

## White Rock Creek | Building 2, Suite 203

Perfectly placed in Plano on the SE quadrant of 289/Preston Road and Hedgcoxe Road. Professional two-story building, office environment with fully maintained landscape. Located near Children's Medical Center of Plano, UTSW Ambulatory Clinic, and Pediatric Heart Specialists of Plano.

Proximity to numerous Restaurants & Retail Amenities, including Stonebriar Centre, The Shops at Legacy, Legacy West, and The Star. Also, located nearby are multiple Elementary Schools, Middle Schools, and High Schools.



AVAILABLE FOR SALE

**SUITE 203 | 2,792 SF SF**

Use: Professional Office

LISTED PRICE	\$1,088,880
CAP RATE:	6.4%
SF:	2,792 SF
FINISH OUT:	2013
PRICE PSF:	\$390
LEASE TYPE:	NNN
LEASE START:	August 1, 2024
LEASE EXPIRATION:	July 31, 2027
INITIAL TERM:	3 Years
RENEWAL OPTIONS:	3 Years
USE:	Professional Office

The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change of price subject to prior sale or lease, or withdrawal without notice.



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# SITE PLAN



AVAILABLE FOR SALE

SUITE 203 | 2,792 SF SF

Use: Professional Office



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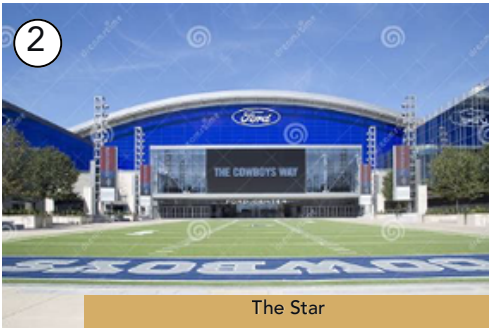
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# NOTABLE ATTRACTIONS



Frisco, TX



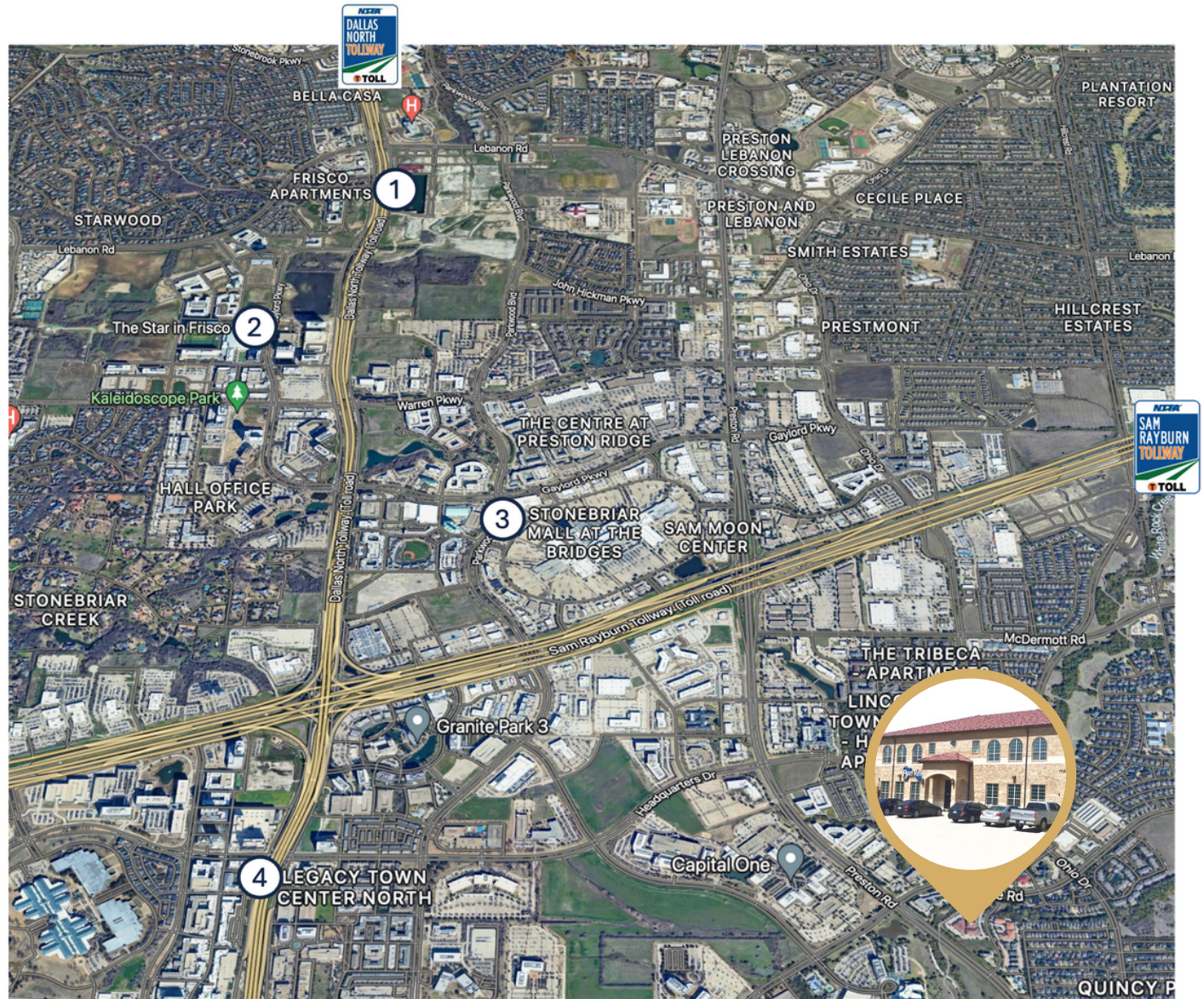
The Star



Stonebriar Center



The Shops at Legacy



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Plano, Texas

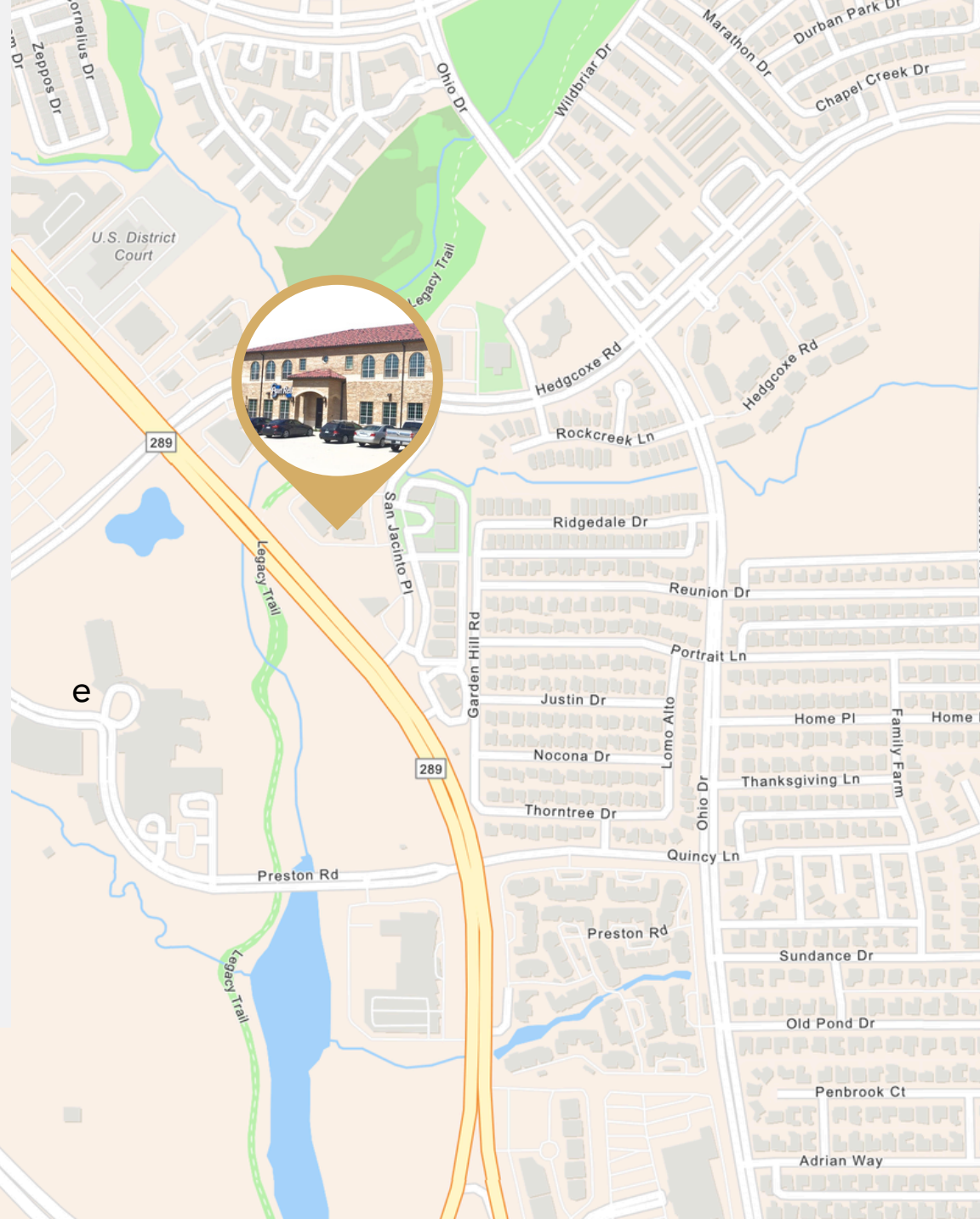
# DEMOGRAPHICS

2025 Summary	1 MILE	3 MILE	5 MILE
Population	13,776	119,173	344,490
Households	5,209	48,679	135,058
Average 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 DI.	35,705	.12

Source: © 2024 CoStar Group



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# CITY OVERVIEW



Medical City - Plano



Willow Bend



Preston Park Village

## 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.



### 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.



### 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.

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



Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1



BUYER/TENANT/SELLER/LANDLORD INITIALS: \_\_\_\_\_ DATE: \_\_\_\_\_