

FOR SALE

6517 Chase Oaks

Medical Office | 13,800 SF | Plano, TX



6517 Chase Oaks Blvd, Plano, TX 75023

EXCLUSIVE LISTING & DISCLAIMER

The property contained herein is exclusively listed for sale by Worldwide Commercial, PLLC, a licensed Texas Real Estate Broker. All questions, property tours, on site visits, and negotiations for the purchase shall be conducted through the listing agents and Worldwide Commercial, PLLC.

The information contained herein has been provided by the owners of the property or obtained from sources deemed reliable or are based on assumptions that are considered reasonable and accurate. Although the Broker has used reasonable care in obtaining data and making estimates of the projects based on this data, Broker makes no representations or warranties of any kind, expressor implied, concerning the property or any other matter pertaining thereto.

Neither the Owner nor any of its offices, employees, or representatives make any representation, warranty or covenant of any nature with respect to the Property, its physical or environmental condition, or any information owner may provide regarding the foregoing. Interested parties are expected to independently review all documents and other matters relating to the property and improvements to verify the accuracy and completeness of the information contained herein at their own expense.



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PROPERTY OVERVIEW



SALE PRICE Contact Broker



YEAR BUILT 2021



BUILDING 13,800 SF



LOT SIZE 1.68 ACRES



ZONING O2



ROOF Metal Roof



HVAC 4 units

6517 CHASE OAKS

6517 Chase Oaks Blvd presents an opportunity to acquire a 13,800 SF medical office property in one of Plano's most established healthcare corridors. The property is being delivered primarily white boxed with 3,000 - 9,000 SF available, allowing an owner user the ability to customize the space to fit their operational needs while significantly reducing upfront buildout timelines and costs. Ownership is prepared to execute a lease for their pharmacy operation, providing in place income and creating an attractive balance between owner occupancy and investment stability.

Positioned within a strong demographic and healthcare driven trade area, the property offers excellent accessibility and long term functionality for a wide range of medical users. The combination of existing income, flexible occupancy, and the ability to control your real estate in today's market makes 6517 Chase Oaks Blvd a compelling opportunity for medical groups looking to establish or expand their presence in the Plano market.

HIGHLIGHTS:

- 13,800 SF Freestanding Building For Sale
- Partially built out in place pharmacy with flexible configurations for a variety of uses
- Ideal owner user opportunity with the ability to occupy 3,000 - 9,000 SF
- Partial whitebox allows for customization



CURRENT TENANT

OCCUPYING APPROXIMATELY 2,500 SF

TexExpress Pharmacy was founded by a team of professionals with several years of experience in the specialty pharmacy industry. We are committed to providing outstanding customer service to our patients, doctors, insurers, and manufacturers.

We're not just any pharmacy. We're your partner in ensuring that our patients receive the education and information they need and the care they deserve. We believe in providing a positive experience for our patients and ensuring that they get the medication they need in a timely fashion without hassle.



[WEBSITE](#)



Professional Office Park, Building 2
 LOT 1 BLOCK 1
 BAR P ADDITION
 Chase Oaks Boulevard
 Plano, Texas 75023

LEUNG ARCHITECTS
 10755 SHILOH DRIVE
 RICHARDSON, TEXAS 75081
 TEL: 409.754.8777
 www.leungarchitects.com

OWNER / DEVELOPER
 Oakleaf Holding Company, LLC
 3944 W. PARKWAY
 PLANO, TX 75023
 TEL: 314.262.9999
 oakleafcorp.com

ARCHITECTURAL SITE PLAN
 BUILDING 2

DATE: 3-31-2018 SHEET NO:
 PROJECT NO: SP-1
 DRAWN BY: BL
 CHECKED BY:

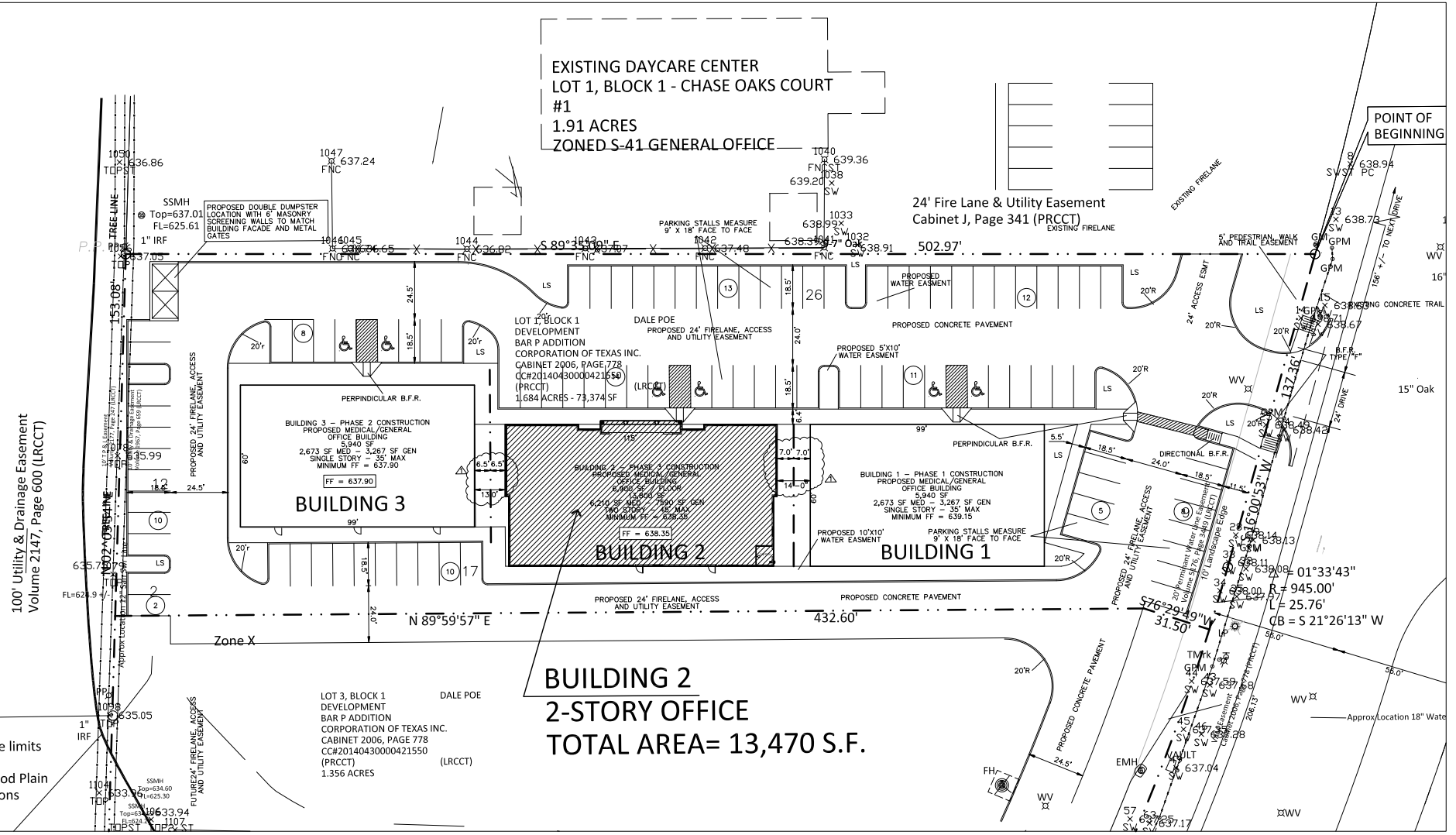
100' Utility & Drainage Easement
 Volume 2147, Page 600 (LRCTT)

Future limits
 Flood Plains

EXISTING DAYCARE CENTER
 LOT 1, BLOCK 1 - CHASE OAKS COURT
 #1
 1.91 ACRES
 ZONED S-41 GENERAL OFFICE

24' Fire Lane & Utility Easement
 Cabinet J, Page 341 (PRCCT)

BUILDING 2
 2-STORY OFFICE
 TOTAL AREA= 13,470 S.F.



ARCHITECTURAL SITE PLAN

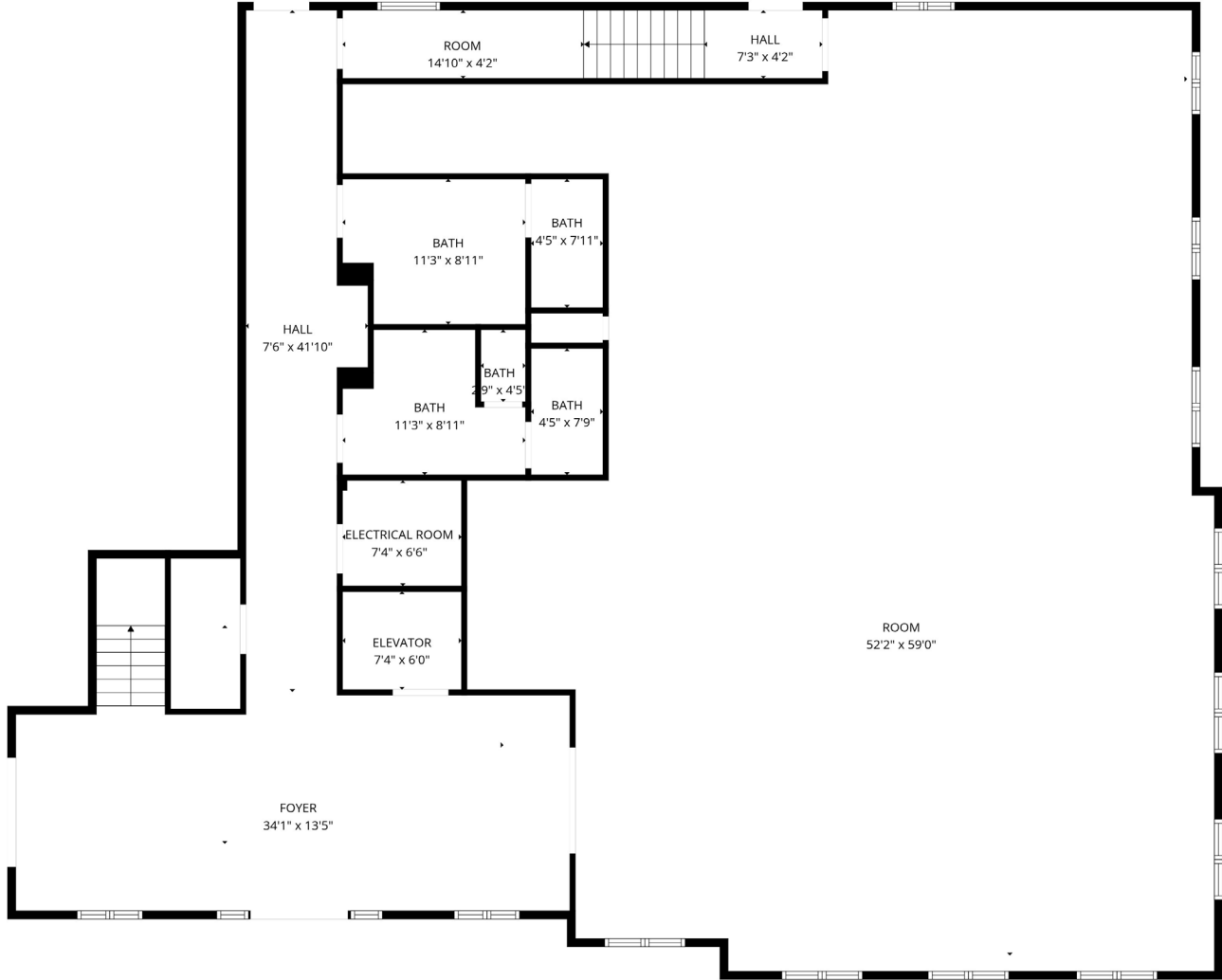


SCALE: 1" = 20'-0"



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1st FLOOR - APPROXIMATELY 3,000 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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2nd FLOOR

- APPROXIMATELY 6,532 SF





**CHILDREN'S
MEDICAL CENTER
PLANO**
8 MILES



**BAYLOR SCOTT
& WHITE
PLANO**
8.4 MILES



**MEDICAL CITY
PLANO**
7 MILES



**TEXAS HEALTH
PRESBYTERIAN
HOSPITAL ALLEN**
4.6 MILES

Children's
Medical Center
Plano
8 MILES



Russell
Creek Park

Texas Health
Presbyterian Hospital
Allen
4.6 MILES



6517 CHASE OAKS



Medical City Plano
7 MILES

Baylor Scott & White
Medical Center - Plano
8.4 MILES



President George Bush Tpk



Plano



PLANO, TX

Plano, Texas, is a thriving business hub within the Dallas-Fort Worth metroplex, offering a strong economic foundation and a favorable environment for commercial real estate investment. Known for its pro-business climate, Plano attracts a diverse range of industries, including corporate headquarters, healthcare, technology, and finance. Major employers such as Toyota, JPMorgan Chase, and Liberty Mutual contribute to the city's robust job market and economic stability.

With a population exceeding 290,000, Plano boasts a highly educated workforce, top-rated schools, and a high quality of life, making it an attractive location for businesses and residents alike.

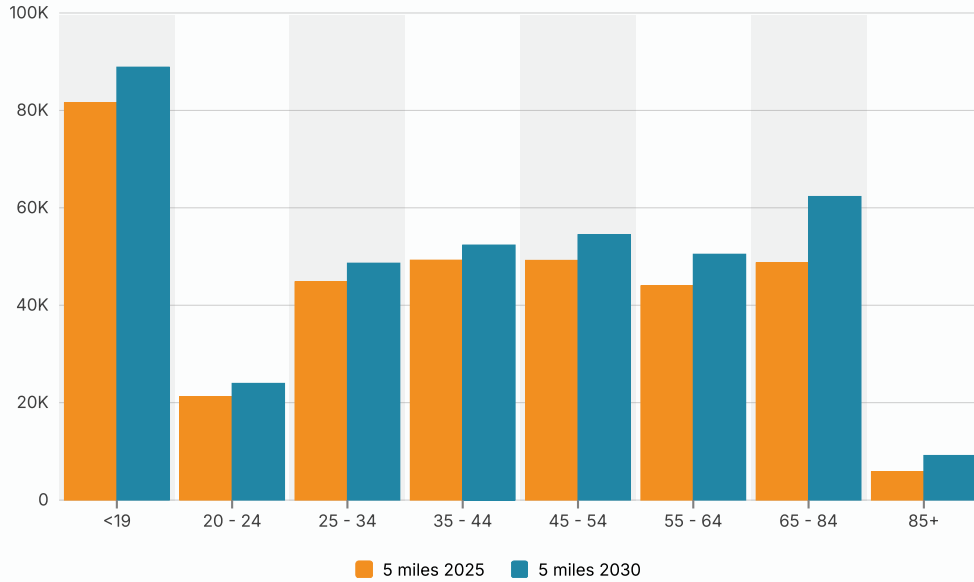


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DEMOGRAPHICS

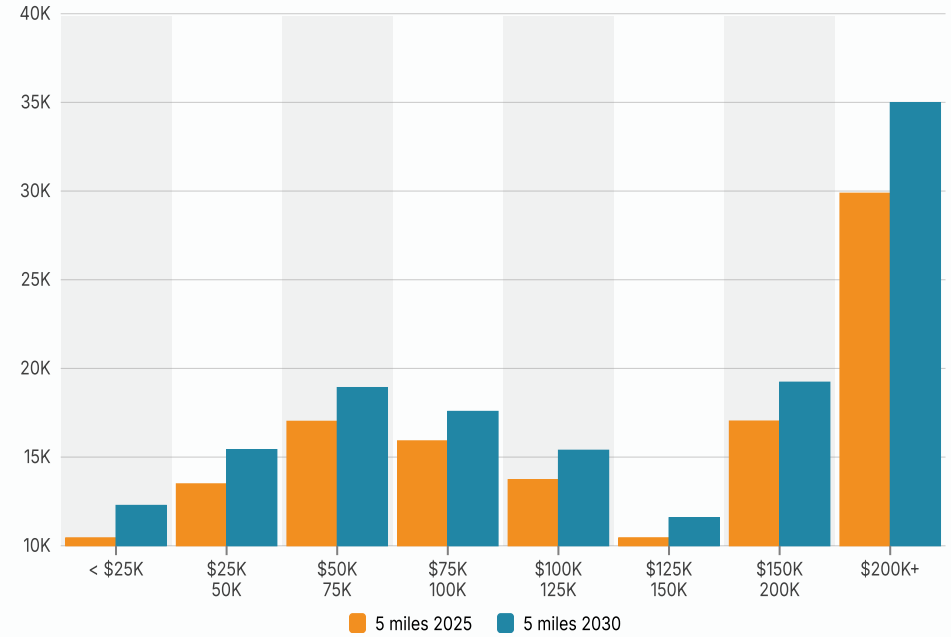


Population By Age



Households By Income

Currency: USD (\$)



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
Chase Oaks Blvd	Wagner Way NE	7,220	2025
Chase Oaks Blvd	Bathurst Ave N	7,711	2018
W Spring Creek Pkwy	Wagner Way W	39,443	2025
Chase Oaks Blvd	Heritage Dr S	7,685	2025
Lincoln Dr	Eagle Pass W	156	2025
W Spring Creek Pkwy	Eagle Pass E	40,125	2018
E Spring Creek Pkwy	Central Expy NW	45,953	2025
Stadium Dr	Legacy Dr N	1,358	2025
Split Trail Rd	E Spring Creek Pkwy N	1,121	2023
Split Trail Road	E Spring Creek Pkwy N	1,147	2025



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WORLDWIDE
COMMERCIAL

ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



WORLDWIDE
COMMERCIAL

6517 Chase Oaks Blvd, Plano, TX 75023



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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.

11-2-2015



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:
 - 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bryce Gehlbach	827650	bgehlbach@wwcpartners.com	832-574-6373
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date