



WYNMARK
COMMERCIAL



PLATINUM DERMATOLOGY PARTNERS INVESTMENT SALE

5060 Tennyson Parkway, Plano, Texas 75024



EXECUTIVE SUMMARY AND DISCLAIMER

Wynmark Commercial Real Estate Group, PLLC, is pleased to offer 5060 Tennyson Parkway, Suites 100 & 200 in Plano, Texas, for sale.

All materials and information received or derived from Wynmark Commercial Real Estate Group, PLLC is directors, officers, agents, advisors, affiliates, and/or any third-party sources are provided without representation or warranty as to the completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use, or any other matters.

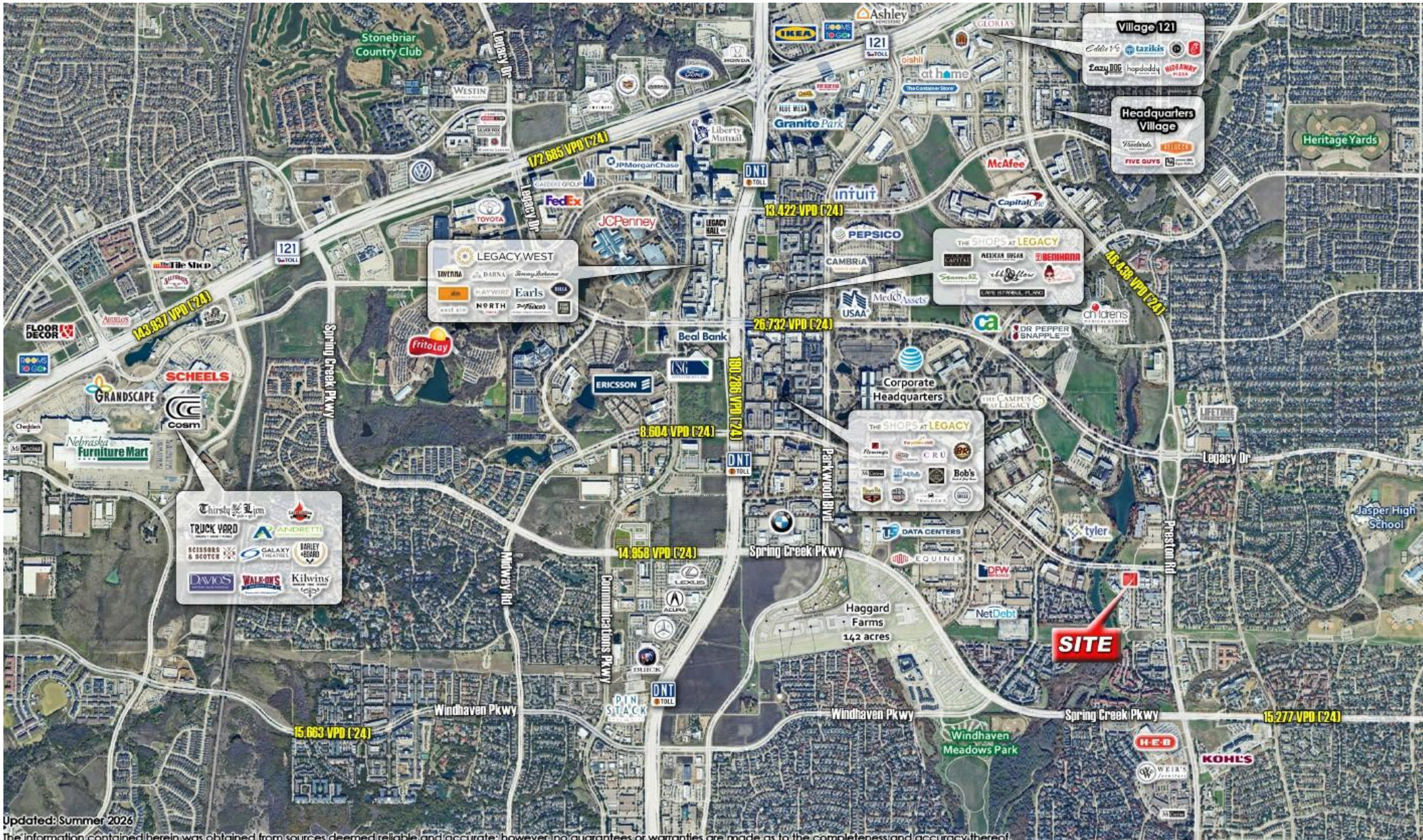


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LOCATION



PLANO, TEXAS

Plano is one of the most desirable cities in the Dallas-Fort Worth Metroplex, located about 20 miles north of Downtown Dallas. It has developed into the business center for North Texas over the past few decades, with a workforce profile that is based on major global headquarters.

The local economy spans technology, financial services, healthcare, telecommunications, and professional services. A number of large companies have headquarters in the area, including Toyota Motor North America, JPMorgan Chase, Liberty Mutual, Capital One, AT&T and FedEx Office, many of them concentrated in the Legacy area.

5060 Tennyson Parkway is located within the Legacy submarket, which has been one of the strongest corridors in the region. The area has direct access to the Dallas North Tollway and State Highway 121. Nearby amenities include Legacy West, The Shops at Legacy, Stonebriar Mall and now the Dallas Stars are moving to Plano as well.

The property is also situated within close proximity to a significant concentration of healthcare facilities. Children's Medical Center Plano and Texas Health Presbyterian Hospital Plano are both nearby anchors, along with Baylor Scott & White Medical Center – Plano at 4700 Alliance Boulevard, which offers a broad range of specialties. Medical City Plano is a full-service hospital with more than 1,800 physicians across over 70 specialties, including trauma care. The density of hospital systems and medical office users in the area makes it a natural fit for healthcare-related tenants and providers.

Plano has maintained stable demand for office space, supported by its demographic profile, continued population growth, and concentration of corporate employers. The city has continued to be in high demand for commercial real estate due to its infrastructure, proximity to major transportation routes, and long-standing appeal to businesses operating in the region.

ECONOMICS

Cap Rate: 6.00%

NOI: \$675,595 on 9/1/2026

Total Purchase Price: \$11,259,920

SUITE 100

Suite Size: 9,619 SF

Tenant: Platinum Dermatology of Texas

Use: General Dermatology

Lease Term: 9 Years Remaining

Annual Base Rent: \$365,025

SUITE 200

Suite Size: 8,184 SF

Tenant: Platinum Dermatology of Texas

Use: Skin Cancer Surgery

Lease Term: 9 Years Remaining

Annual Base Rent: \$310,570

BUILDING SUMMARY

Total Condo Unit Size: 17,803 SF

Year Built: 2020



Platinum Dermatology Partners *dba Signature Dermatology & Aesthetics*

5060 Tennyson Pkwy, Suite 100, Plano, TX 75024

ABOUT THE TENANT

Platinum Dermatology Partners (dba Signature Dermatology & Aesthetics) is a state-of-the-art dermatology practice headquartered in Dallas, Texas, with nearly 400 providers across more than 120 locations in Texas, Arizona, California, Florida, and Nevada. This location serves as the premiere flagship practice within the Platinum Dermatology Partners network in Texas.

The practice is staffed by a highly credentialed team of 5 board-certified physicians and 3 physician assistants, delivering comprehensive dermatological and aesthetic care to the North Texas community.

SERVICES

The practice specializes in medical dermatology, offering diagnosis and treatment for a full spectrum of common and complex skin conditions. Advanced light-based therapies are available for psoriasis, vitiligo, eczema, and other dermatological conditions. The location is fully equipped to perform Mohs micrographic surgery for skin cancer as well as a broad range of skin surgery procedures. The practice also provides clinically indicated aesthetic services — including laser resurfacing, microneedling, and dermal fillers — for the treatment of scarring, sun damage, and other medically relevant skin concerns, as well as for patients seeking cosmetic enhancement.

LOCATION HIGHLIGHTS

The Plano office is nestled at the intersection of Whitestone Lane and Tennyson Parkway, occupying the ground floor of a unique three-story building within the medical complex.

AWARDS & RECOGNITION

Signature Dermatology physicians have been named D Magazine's Best Dermatologist in Collin and Dallas Counties, recognized by the U.S. House of Representatives as Best Dermatologist in Plano/Frisco, named Texas Super Doctor, recognized as Best Dermatologist nationally in Newsweek, and voted Best Dermatologist in Plano/Frisco and Flower Mound by Living Magazine readers.

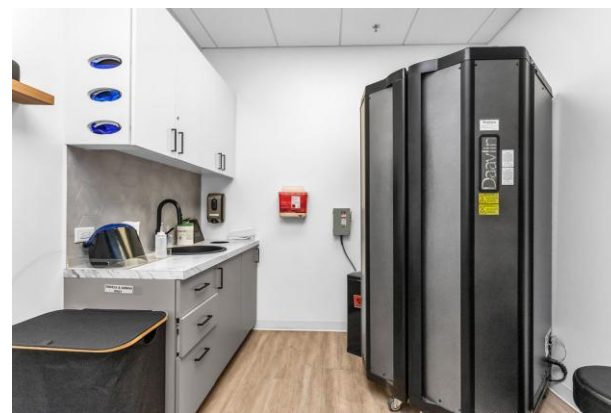
PATIENT EXPERIENCE

The team is committed to providing comprehensive dermatology services and is always accepting new patients, accepting most insurance plans. The flagship Plano location offers early morning and afternoon hours, and free and convenient parking.

SUITE 100 - GENERAL DERMATOLOGY FLOOR PLAN (9,619 SF)



SUITE 100 - PHOTOS



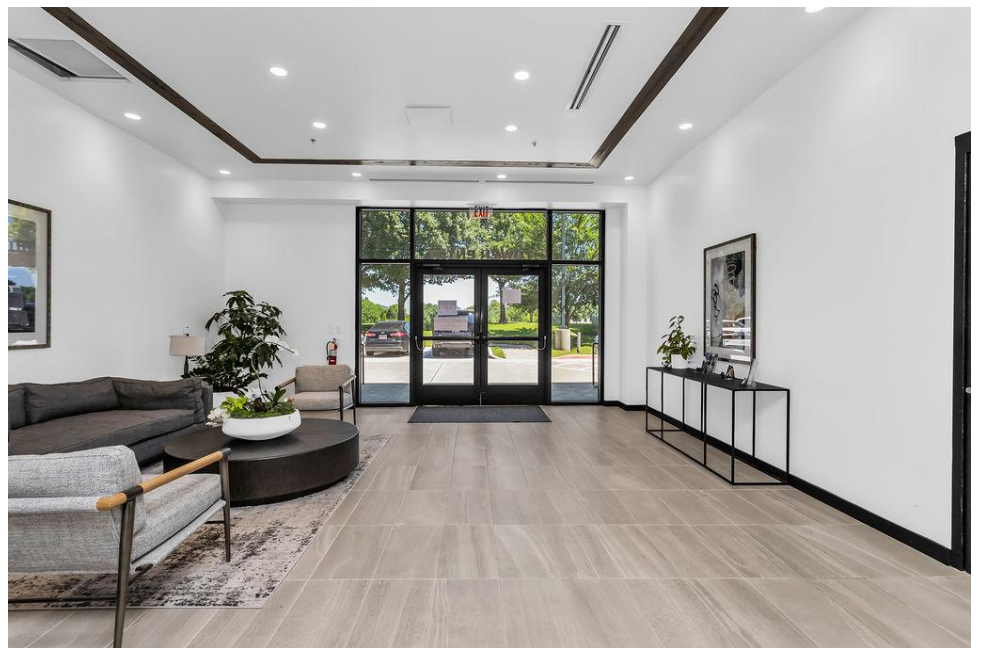
SUITE 200 - SURGERY CENTER FLOOR PLAN (8,184 SF)



SUITE 200 - PHOTOS



BUILDING MAIN LOBBY



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Population

	2 miles	5 miles	10 miles
2020 Population	49,994	194,811	730,969
2025 Population	56,093	237,067	895,256
2030 Population Projection	63,616	271,951	1,024,474
Annual Growth 2020-2025	2.40%	4.30%	4.50%
Annual Growth 2025-2030	2.70%	2.90%	2.90%

Households by Household

Income

	2 miles	5 miles	10 miles
< \$25,000	828	3,201	18,000
\$25,000 - 50,000	820	4,902	25,850
\$50,000 - 75,000	1,320	6,627	34,043
\$75,000 - 100,000	1,404	6,259	32,972
\$100,000 - 125,000	1,939	7,120	32,336
\$125,000 - 150,000	1,833	6,952	27,375
\$150,000 - 200,000	3,406	13,313	46,537
\$200,000+	5,734	28,301	93,771



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.



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 coincidental 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

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
IABS 1-0



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