

OFFERING MEMORANDUM

The Castle at Willow Bend

3001 Dallas Parkway, Plano, Texas 75093



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ROCKHILL
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Willow Bend Dental



Doctors of Internal
Medicine

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PROPERTY SUMMARY

THE CASTLE AT WILLOW BEND

The Castle at Willow Bend presents a rare acquisition opportunity — a distinguished 25,000-square-foot, two-story medical/office building situated on 1.36 acres along the Dallas North Tollway in Plano, Texas. Known locally as “The Castle on the Tollway,” this landmark property commands unrivaled visibility with exposure to over 225,000 vehicles per day and features timeless architecture complemented by elaborate custom interior finishes. Building and monument signage further amplify tenant branding on one of North Texas’s most heavily trafficked corridors.

Strategically positioned at the crossroads of the region’s most vital transportation corridors, the property offers immediate access to the Sam Rayburn Tollway, President George Bush Turnpike, and Frisco’s booming Platinum Corridor. The building sits minutes from Texas Health Presbyterian Hospital of Plano — currently undergoing a \$343 million campus expansion — and Medical City Plano, Collin County’s only Level I Trauma Center, making it an ideal platform for medical tenants and professional practices seeking proximity to major healthcare systems.

Collin County’s projected 26% population growth, combined with DFW’s ranking as the nation’s #1 real estate market to watch, positions this asset for exceptional long-term value. With generous 6:1 parking, 12-foot ceiling heights, and proximity to premier retail destinations including Legacy West and the upcoming Willow Bend mixed-use redevelopment, The Castle at Willow Bend delivers the rare combination of institutional-quality architecture, high-traffic visibility, and a thriving North Texas growth corridor that discerning investors and owner-occupants seek.



LISTED PRICE
\$14,500,000



SQUARE FOOTAGE
25,000



USE
MEDICAL

CONDITION

Fully Finished-Out



PRICE PSF
\$580



OCCUPANCY
100 %



PARKING
5:1,000 SF

SIGNAGE

Building & Monument



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INVESTMENT HIGHLIGHTS

THE CASTLE AT WILLOW BEND



PRICE

\$14,500,000



CAP RATE

6.02%



SQUARE FOOTAGE

25,000 SF



OCCUPANCY

100%



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INVESTMENT SUMMARY

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LISTED PRICE	\$14,500,000
CAP RATE:	6.02%
SF:	25,000
PRICE PSF:	\$580
CONDITION:	Fully Finished-Out
OCUPANCY:	100%
SIGNAGE	Building and Monument
PARKING:	5:1,000 SF
USE:	Medical

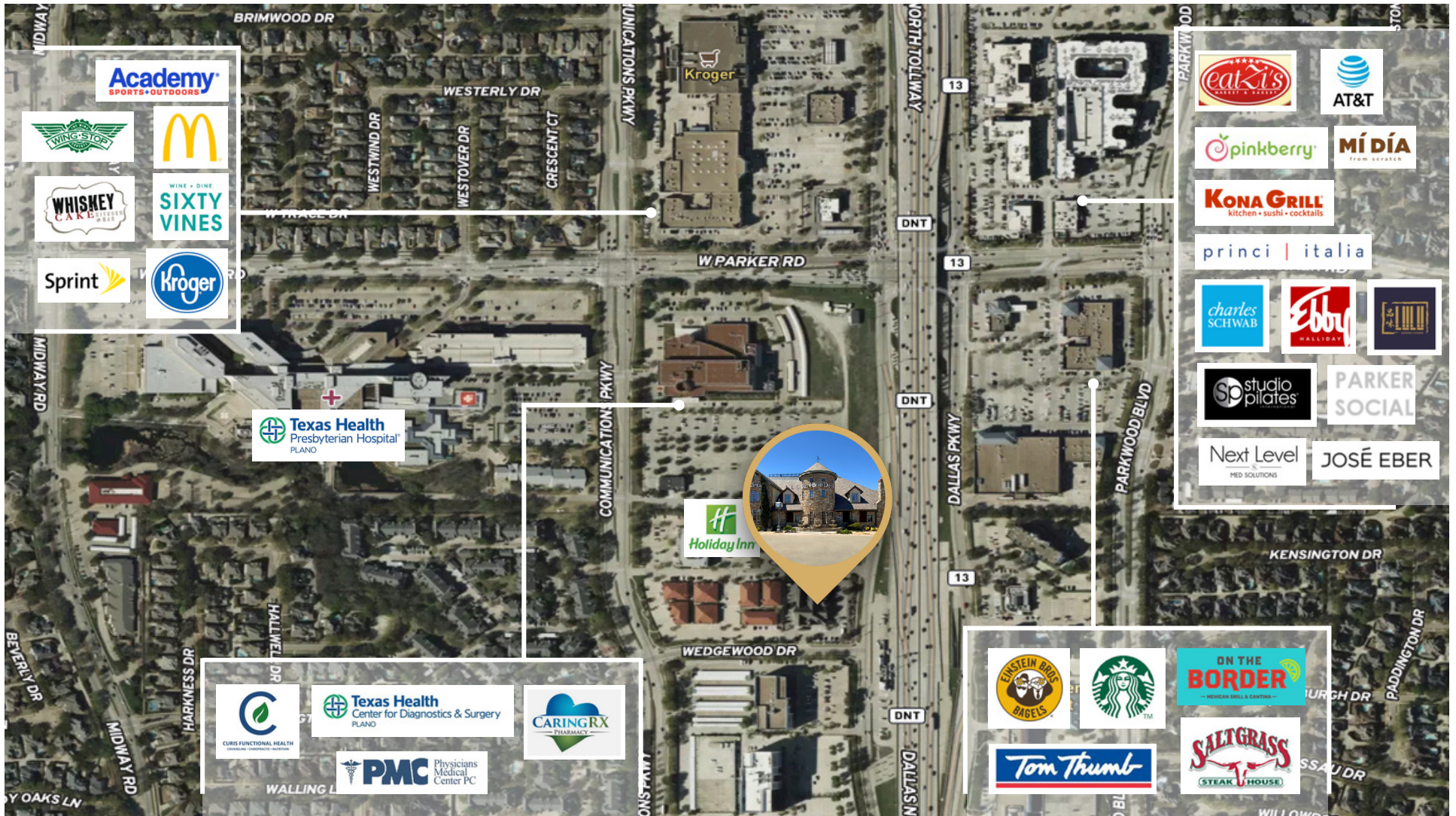


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AERIAL MAP



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Plano, Texas

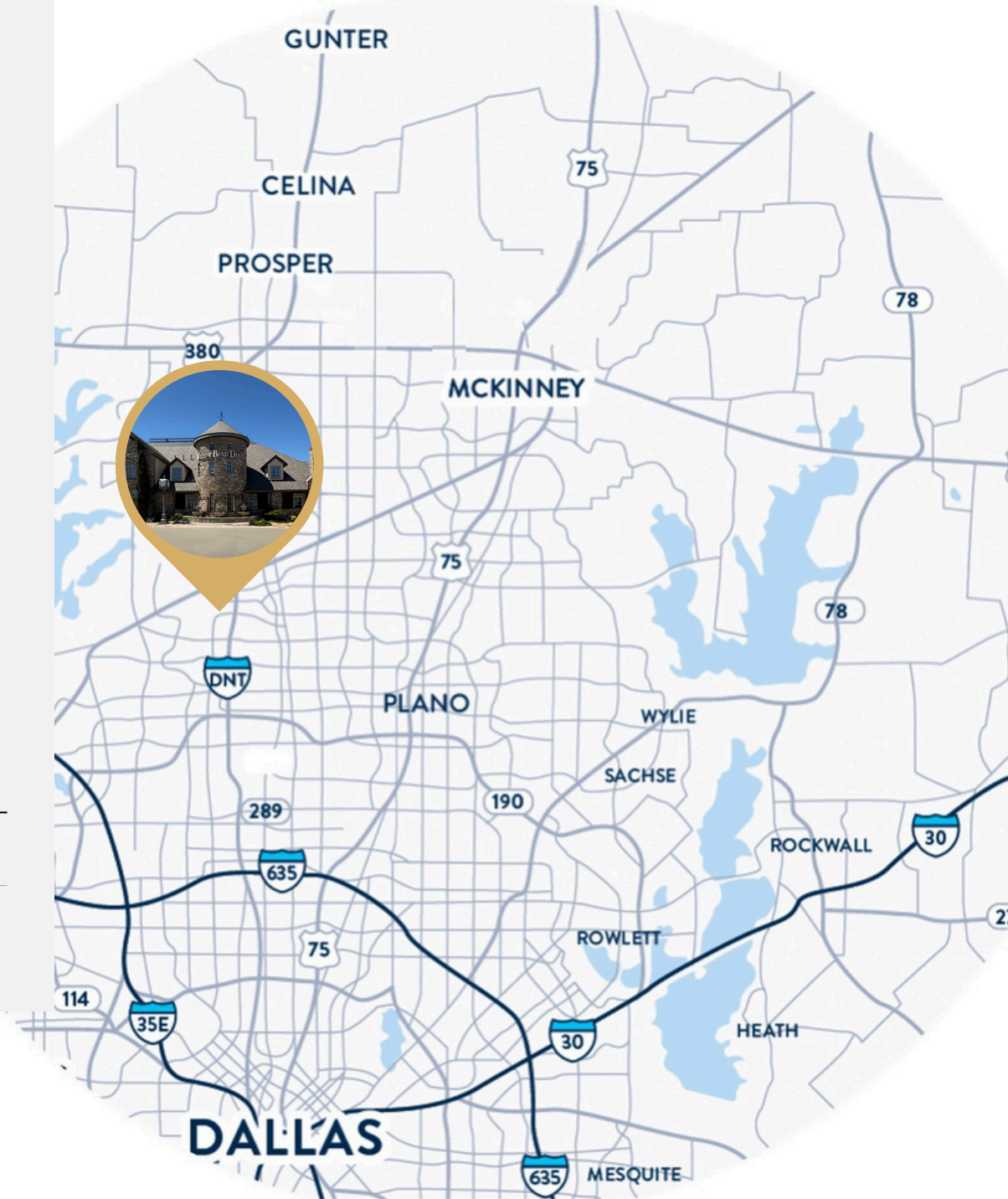
DEMOGRAPHICS

2025 Summary	1 MILE	3 MILE	5 MILE
Population	12,225	128,572	376,390
Households	4,696	60,793	162,417
Medium Age	43.2	38.5	39.0
Median HH Income	\$180,072	\$93,947	\$102,267
Population Growth (2025-2030)	12.80%	12.91%	12.16%
Household Growth (2025-2030)	13.07%	13.11%	12.46%

TRAFFIC

2024 Roadway	Traffic Count	Miles from Subject
Dallas Pkwy/Wedgewood Dr.	10,797	.12

Source: © 2025 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:** _____