

7508 San Jacinto Place

Medical Office Building For Sale



PRACTICE
REAL ESTATE



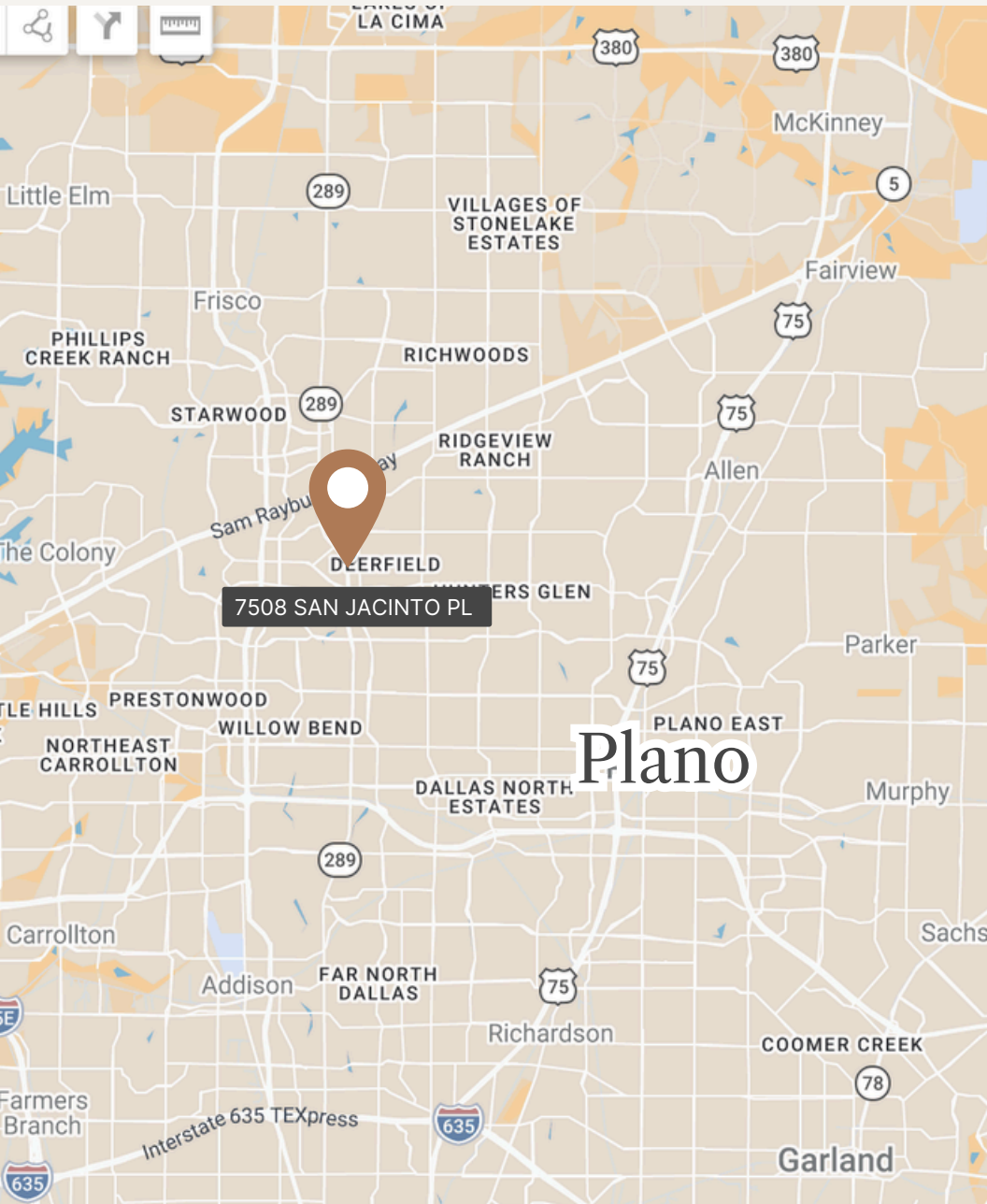
SALE	2530 LEBANON RD, STE 205 // PLANO, TX // 75024	
	MEDICAL OFFICE BUILDING	JASON GUAY JGUAY@PRACTICEREALESTATEGROUP.COM 469/877.5387

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PROPERTY HIGHLIGHTS

- Rare freestanding 4,177 SF medical office building for sale in West Plano
- Directly across from Children's Medical Center at Legacy
- High-visibility location with Preston Road frontage - nearly 38,000 VPD
- Flexible floor plan suitable for a single-owner practice or a two-tenant configuration
- 25 surface parking spaces on-site
- Median household income of \$123,811 within 1 mile; \$126,019 within 3 miles
- Projected population growth of 13.91% within 1 mile (2025–2030)
- Built 2006 - masonry construction with quality finishes
- CoStar estimated rent of \$30–\$37/SF reflects strong submarket demand
- Easy access to Dallas Love Field (30 min) and DFW International (30 min)

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PROPERTY OVERVIEW

7508 San Jacinto Place is a freestanding medical office building situated in one of Plano's most affluent and accessible submarkets, just steps from Preston Road in the heart of West Plano. The building sits directly across from Children's Medical Center at Legacy and carries the kind of address that lends instant credibility to a medical practice. With nearly 38,000 vehicles passing the Preston Road corridor daily and a median household income exceeding \$123,000 within one mile, the patient base here is strong, established, and growing. Projected population growth of nearly 14% within three miles through 2030 ensures the demand for quality healthcare services will only continue to rise.



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ALL AVAILABLE SPACE

SPACE	SIZE	SALE PRICE	SPACE USE	AVAILABLE
Freestanding Building	4,177 SF	\$1.65 MM	Medical Office	Now

This opportunity permits a physician-owner the rare ability to control their real estate - eliminating landlord risk, building equity, and creating a lasting asset alongside their practice. The property layout lends itself to a two-tenant setup, opening the door to offset occupancy costs with rental income from day one. Children's Medical Center at Legacy anchors a well-established healthcare destination that drives consistent patient traffic to the surrounding corridor. Whether you're planting a flag in one of the DFW area's strongest demographic markets or expanding an existing footprint, this building delivers both the location and the flexibility to grow on your own terms.

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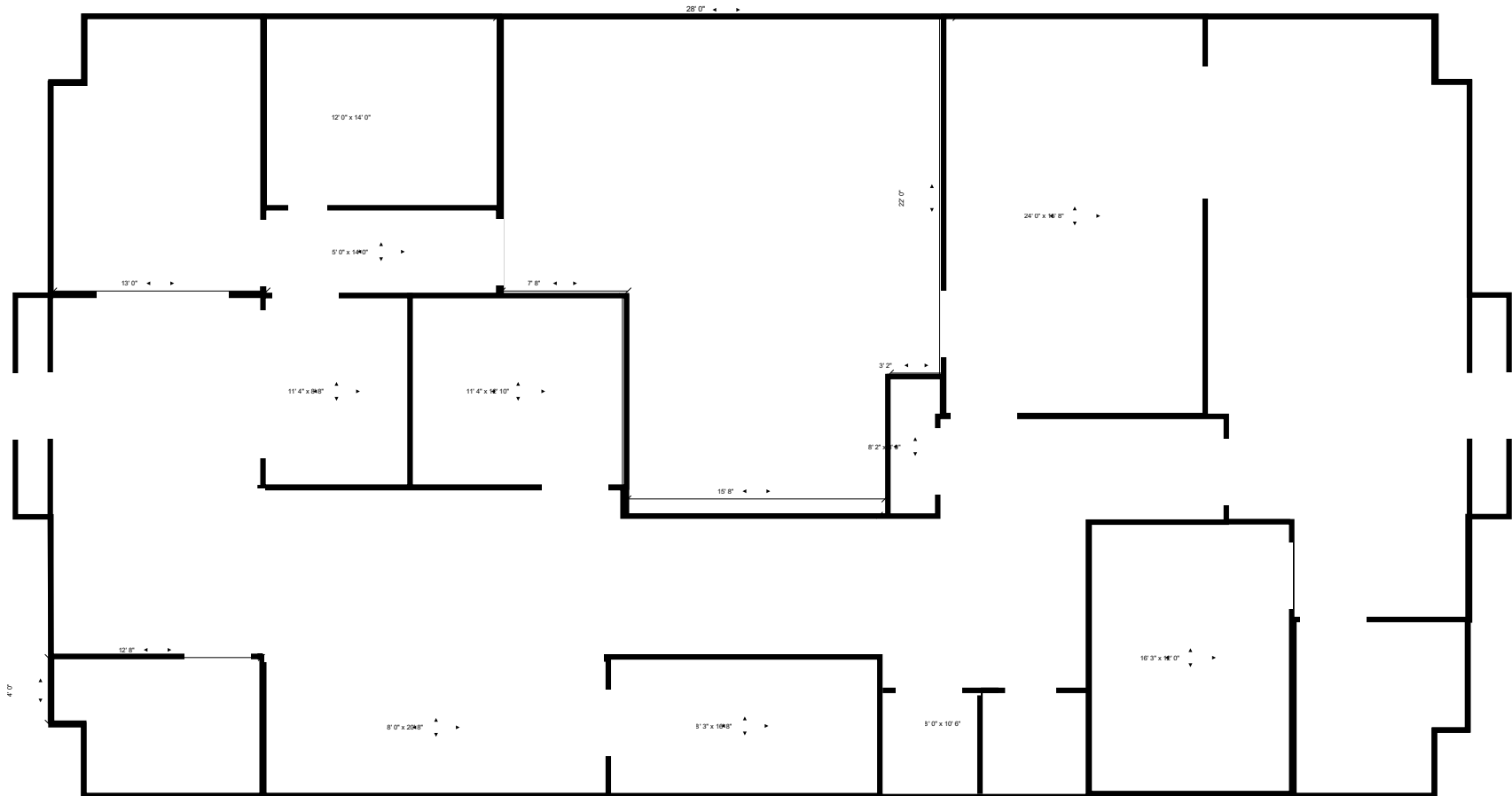


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FLOOR PLAN



7508 San Jacinto Place
Plano, TX 75024

For more information,
contact:

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469/877.5387



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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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 Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Leases Agent/ Associate	License No.	Email	Phone
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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