

OFFERING MEMORANDUM

Plano Gateway Office Park

525 Shiloh Road, Suite 3100, Plano, TX 75074



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ROCKHILL
COMMERCIAL REAL ESTATE

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Suite 3100



TABLE OF CONTENTS

- 01 PROPERTY SUMMARY
- 02 INVESTMENT HIGHLIGHTS
- 03 INVESTMENT SUMMARY
- 04 SITE PLAN
- 05 PROPERTY PHOTOS
- 06 AERIAL MAP
- 07 DEMOGRAPHICS + TRAFFIC
- 08 CITY OVERVIEW

PROPERTY SUMMARY

PLANO GATEWAY OFFICE PARK, SUITE 3100

- 4 Buildings | Medical and Professional Office
- Superior Design, Modern Stone, Stucco Exterior, and Metal Roof
- Centrally located on the Plano/Richardson border
- Conveniently located off Central Expressway and President George Bush Turnpike
- Near Methodist Richardson Medical Center, Texas Oncology, and the Business Hub of the Telecom Corridor
- Strategically positioned to serve the thriving communities of Richardson, Plano, Garland, Murphy, and Sachse



LISTED PRICE
\$1,077,750



SQUARE FOOTAGE
2,395



USE
MEDICAL

TENANT

Texas Institute for Neurological Disorders



PRICE PSF
\$450



OCCUPANCY
100 %



PARKING
4:1,000 SF

SIGNAGE

Building & Monument



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INVESTMENT HIGHLIGHTS

PLANO GATEWAY OFFICE PARK | SUITE 3100



PRICE

\$1,077,750



CAP RATE

6.4%



SQUARE FOOTAGE

2,395 SF



OCCUPANCY

100%



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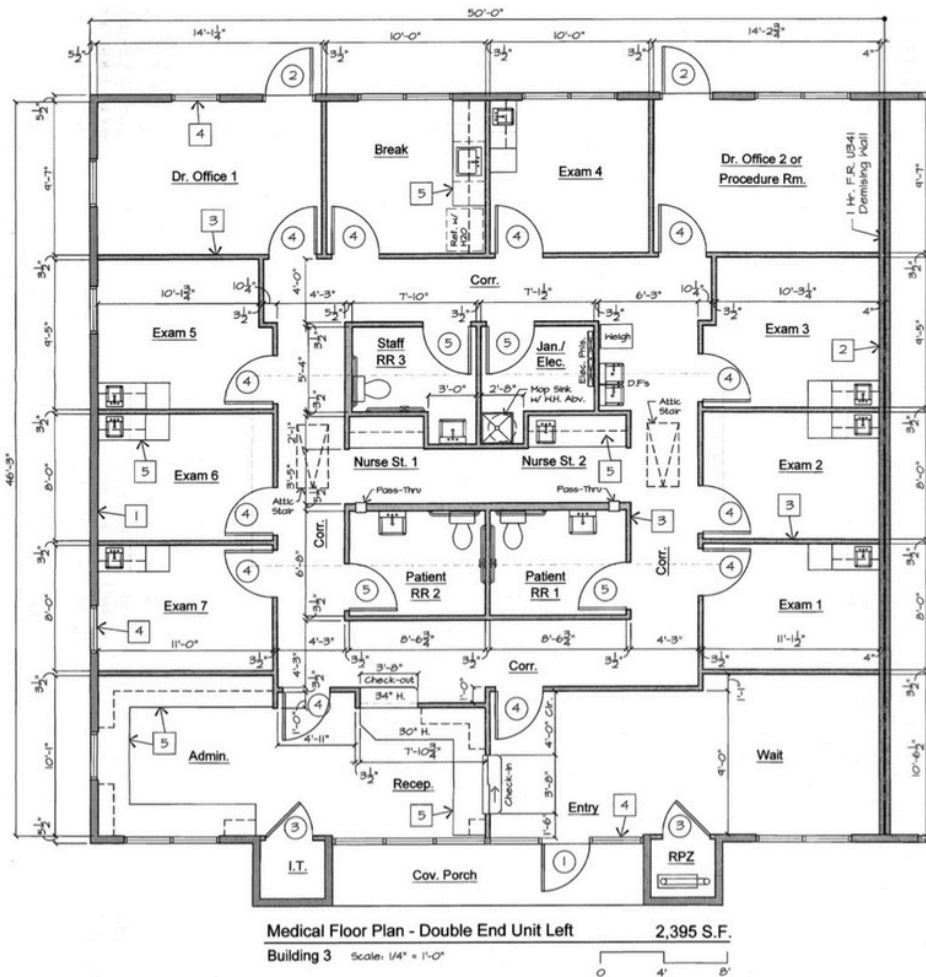
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INVESTMENT SUMMARY

Suite 3100 | Texas Institute for Neurological Disorders

Texas Institute for Neurological Disorders provides pediatric and adult neurology services for treating all aspects of neurological diseases with comprehensive evaluational testing and management. Plano Gateway Office Park consists of four Medical and Professional Office Buildings with Superior Design, Modern Stone, Stucco Exterior, and a Metal Roof. Centrally located on the Plano/Richardson border and conveniently located off Central Expressway and President George Bush Turnpike. Located near Methodist Richardson Medical Center, Texas Oncology, and the Business Hub of the Telecom Corridor makes it strategically positioned to serve the thriving communities of Richardson, Plano, Garland, Murphy, and Sachse.



LISTED PRICE	\$1,077,750
CAP RATE:	6.4%
SF:	2,395 SF
FINISH OUT:	2022
PRICE PSF:	\$450
LEASE TYPE:	NNN
LEASE START:	August 1, 2025
LEASE EXPIRATION:	July 31, 2028
INITIAL TERM:	3 Years
RENEWAL OPTIONS:	
USE:	Medical

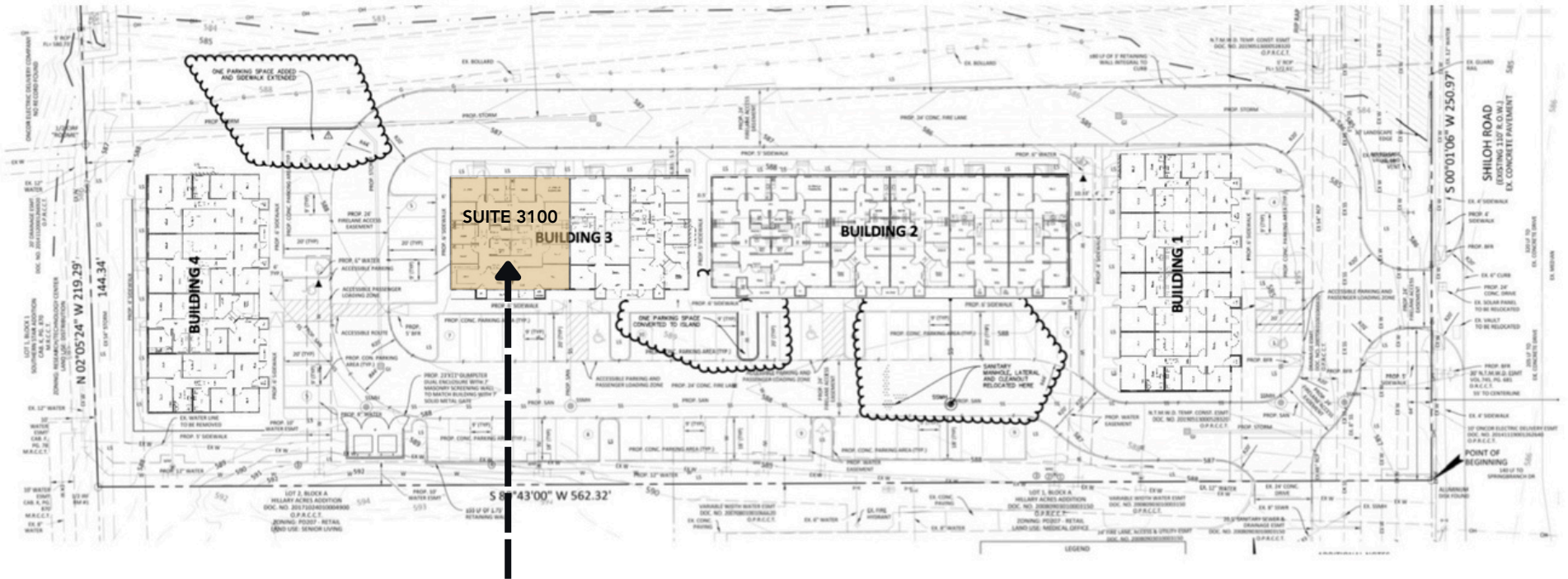
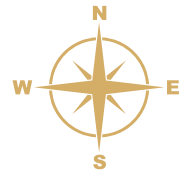


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SITE PLAN



AVAILABLE FOR SALE

SUITE 3100 | 2,395 SF SF

Medical Office



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SUITE 3100 | 2,395 SF SF



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AERIAL MAP



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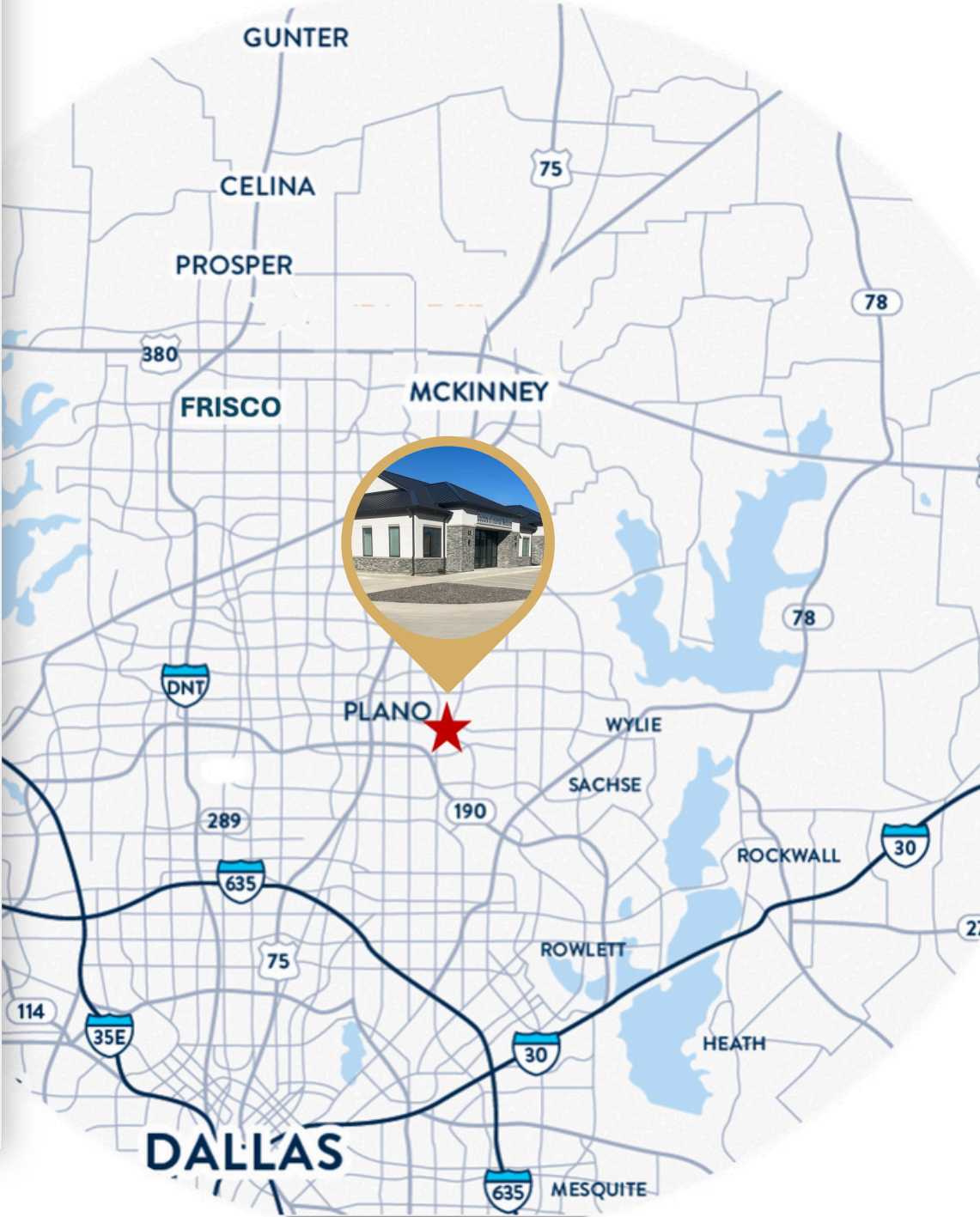
DEMOGRAPHICS

2024 Summary	1 MILE	3 MILE	5 MILE
Population	9,552	102,726	285,183
Households	4,564	44,676	119,799
Average Age	37	38	39
Average HH Income	\$101,744	\$110,287	\$112,591
Population Growth (2024-2029)	20.9%	17.1%	13.7%
Household Growth (2024-2029)	21.4%	17.0%	13.9%

TRAFFIC

Roadway	Traffic Count	Miles from Subject
Shilo Rd. / Spring Branch Dr.	11,176	.07
E Plano Pkwy / Klein Rd	27,535	.39

Source: © 2024 CoStar Group / Texas Department of Transportation



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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.



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