

Lake Forest Medical Office – 3783 S Lake Forest Drive

FOR LEASE ABOUT 2,100 SQFT



3 WEST ELEVATION
A2 1/8"=1'-0"

Overview

LOCATION	3784 Lake Forest Drive, McKinney
FOR LEASE	\$25/SQFT + NNN
SIZE	~2,1000 SQUARE FEET
CONDITION	SHELL (CHOOSE YOUR LAYOUT AND FINISH OUT – ARCHITECH AND CONTRACTOR TEAM AVAILABLE)
FRONTAGE	83' ON LAKE FOREST DRIVE
ZONING	MEDICAL OFFICE
CURRENT USE	EMPTY / MEDICAL SPA

Traffic Counts

Lake Forest Drive (N of Boxwood)	19,639
McKinney Ranch Pkwy	14,260

Demographics

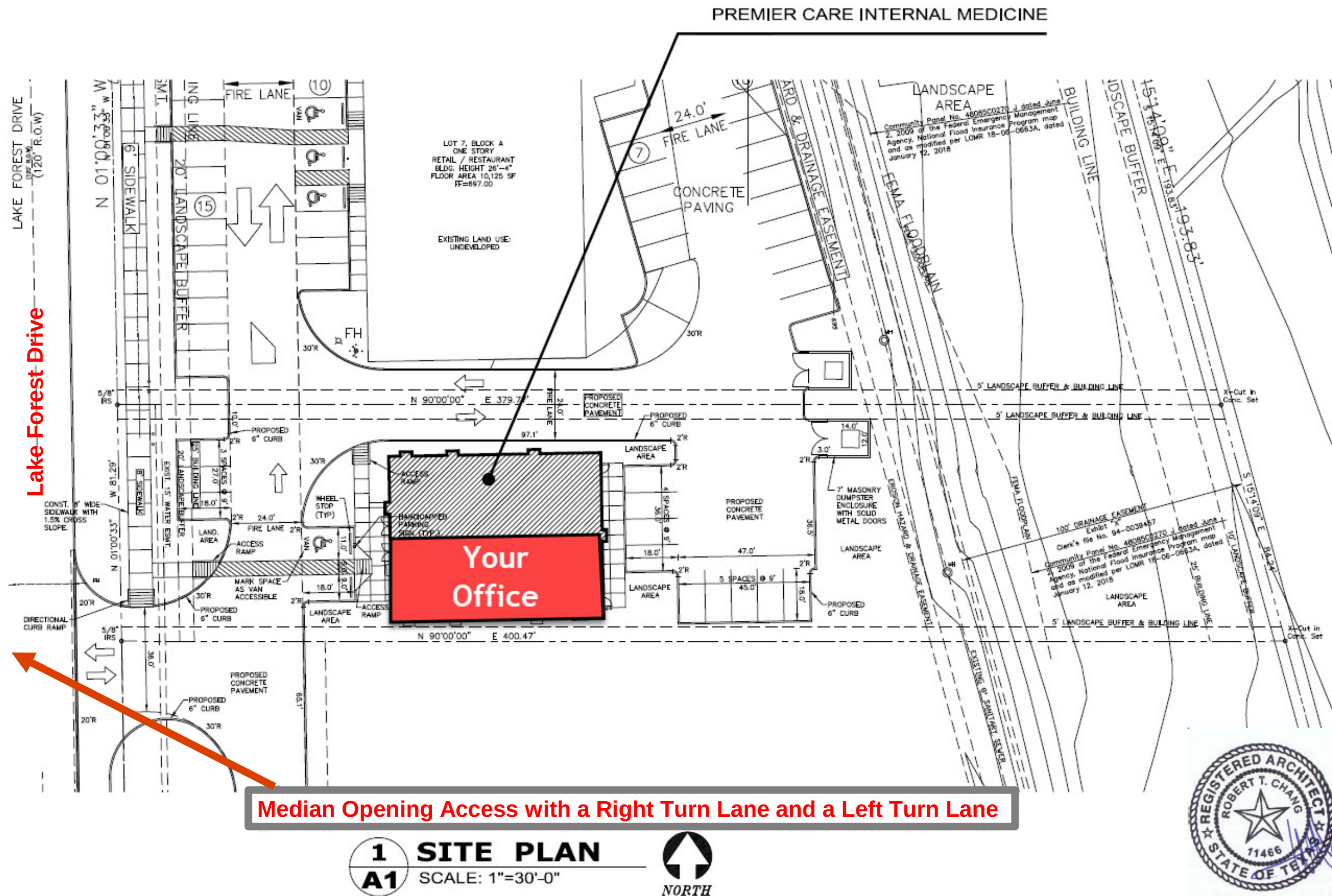
	1 Mile	3 Mile	5 Mile
2019 TOTAL POPULATION	15626	111,207	104,339
POP GROWTH 2019-2024	10.7%	14.8%	11.08%
2019 HOUSEHOLDS	5012	38,883	35,969

DESIGN YOUR LAYOUT AND FINISH OUT - READY TO MOVE IN – OCTOBER 2019

NEXT TO AN INTERNAL MEDICINE DOCTOR'S OFFICE

ON A HIGH TRAFFIC ARTERIAL – 3 MINUTES FROM SH 121 (SAM RAYBURN TOLLWAY)

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PREMIER CARE INTERNAL MEDICINE
3783 SOUTH LAKE FOREST DRIVE, SUITE A
MCKINNEY, TEXAS 75070

R. T. CHANG
5834 WINDMILL LANE
DALLAS, TEXAS 75252

ARCHITECTS, INC.
214.683.1735



08/24/18

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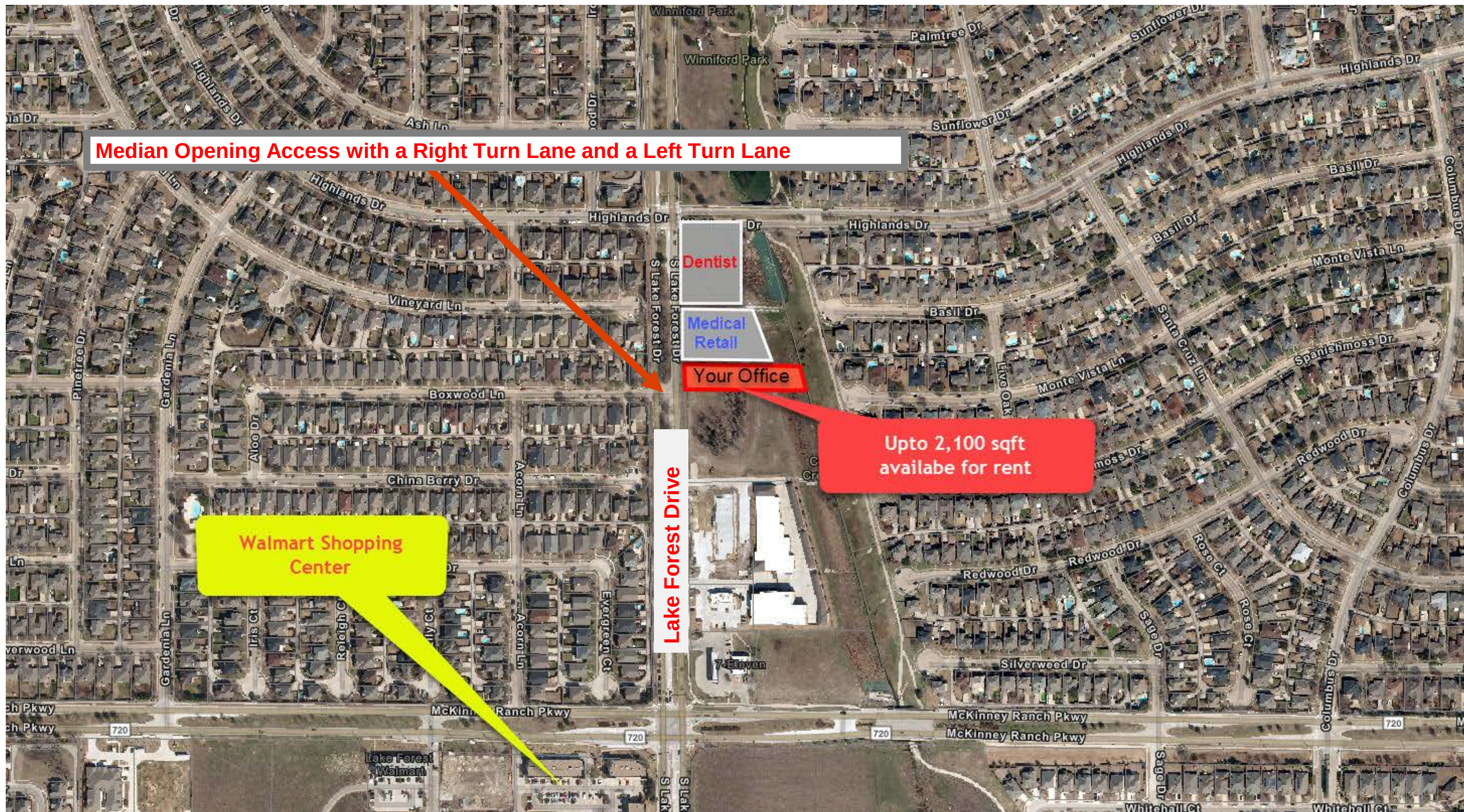


Property Highlights:

- 2100 Medical Office Space Available – Ideal for Doctor's office
- Great Frontage on Lake Forest Drive
- Architect and Contractor team available to complete your layout and finish out

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Kanamcommercial.com
kanamcommercial@gmail.com
100 North Central Expy #913,
Richardson, TX 75080

Ketan Parikh, Broker
972-333-7559
ankparikh@sbcglobal.net

Dharmesh Shah, Partner
972-948-1009
thedfwrealty@gmail.com

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Information About Brokerage Services

11-2-2015

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.

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 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.

KANAM REALTY GROUP	9003613	INFO@KANAMREALTYGROUP.COM	972-908-9288
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
KETAN PARIKH	0452326	ANKPARIKH@SBCGLOBAL.NET	972-333-7559
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
DBARMESH SHAH	0635246	THEDFWREALTY@GMAIL.COM	972-948-1009
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

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