

# RANGE

REALTY ADVISORS



## FOR LEASE

### CREEKSIDE OFFICES

NWC WHITE ST & VICTORIA FALLS DR  
ANNA, TX 75409

1,600 - 5,350 SF at \$20.00/SF NNN

### OVERVIEW

Estimated Completion:	January 2020
Buildout:	Shell
Building size:	7,150 SF
Parking spaces:	7.83 per 1,000 SF

Rental rate:	\$20.00/SF NNN
Estimated opex:	\$3.50
Date available:	Q1 2020
Term:	Negotiable



### CONTACT

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**RANGE REALTY ADVISORS**  
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214-416-8222 | [RANGEREALTYADVISORS.COM](http://RANGEREALTYADVISORS.COM)

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The site plan illustrates the proposed layout for the Allergy Clinic. The central building is divided into two main sections: a green-shaded area labeled 'AVAILABLE 1,600-5,350 SF' and a red-shaded area labeled 'ALLERGY CLINIC 1,800 SF'. The building is surrounded by a parking lot with various stalls and drive aisles. Key features include:
 

- Proposed Transformer:** Located near the top center of the site.
- Handicap Access:** Indicated by a cross-hatched pattern along the western boundary.
- Water Easement:** Shown as a dashed line along the southern boundary.
- Utility and Landscape Easement:** Located along the southern boundary.
- Surrounding Lots:**
  - Lot 20R-2A, Block D (The Falls, Phase 1A) is to the north.
  - Lot 20R-3A, Block D (The Falls, Phase 1A) is to the west.
  - Lot 20R-2B, Block D (The Falls, Phase 1A) is to the east.
- Victoria Falls Drive:** The main access road on the eastern side, featuring a 15' right-of-way.
- Dimensions:** Various lot dimensions are provided, such as 150' x 150' for the central lot and 150' x 150' for the eastern lot.
- Other Features:** The plan includes details for landscaping, signage, and specific easement widths (e.g., 10' easement, 15' easement).

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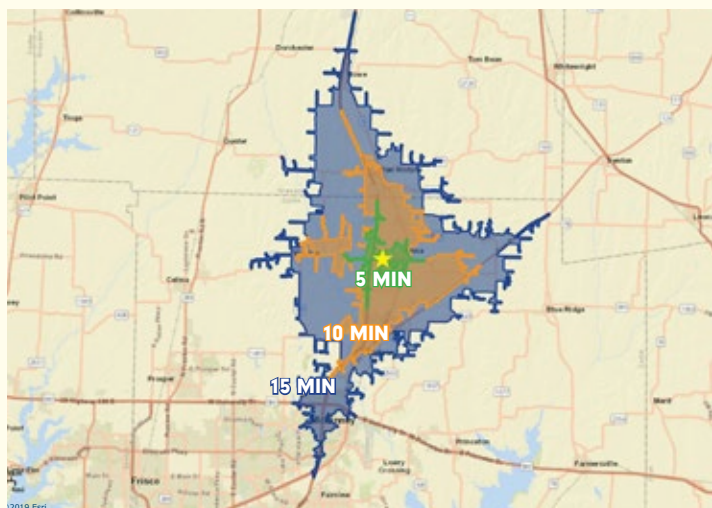


*Anna's White Street*

## **ANNA SUBMARKET**

Anna is a fast-growing suburban city that lies 10 minutes north of McKinney, TX. The city's population has increased by 73% since 2010, adding over 6000 new residents and making it the 4th fastest-growing city in North Texas. The city's population has a median age of 31.9 and is well educated, with over 23% of residents holding at least a bachelor's degree.

The city's rapid development has bolstered demand across multiple business sectors. Additionally, Anna's trade area is estimated to grow 40% by 2023, making it an ideal location for tenants who wish to capitalize on Collin County's economic growth.



*Creekside Offices drivetime map*

Anna population, 2018:	14,243
Anna population growth, 2010-2018:	73.0%
Median household income, 2018:	\$84,223
Total businesses, 2018:	723
Total employment, 2018:	6,047
Housing starts, 2014-2019:	±1,800
Median new home value:	\$294,599

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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.*

11-2-2015



## 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:
  - 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.

**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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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date