

COLLIN COUNTY

**CREEKSIDE
OFFICES**

FOR LEASE

**RANGE REALTY ADVISORS
3625 N. HALL STREET, SUITE 630
DALLAS, TX 75219**

214-416-8222 | [RANGEREALTYADVISORS.COM](https://rangerealtyadvisors.com)

CREEKSIDE OFFICES

The Property, Creekside Offices, is positioned in a prime location less than one mile from Anna Town Center.

This single story office development fronts the main east west collector street in Anna, Texas. This premier office site benefits from easy access to both US Highway 380 and 75.

Anna, Texas is situated within booming Collin County, one of the fastest growing counties in Texas. With 1,600 SF - 5,350 SF of leasable office space, the multi-phase, multi-building complex will be home to various professional and medical office providers.

LOCATION

NW Corner of FM 455 & Victoria Falls Drive
Anna, TX 75409

COUNTY

Collin

SUBMARKET

Anna / Melissa

LEASE AREA

1,600 - 5,350 SF leasable space available

GROSS LEASABLE AREA

± 7,150 SF total office space

ZONING

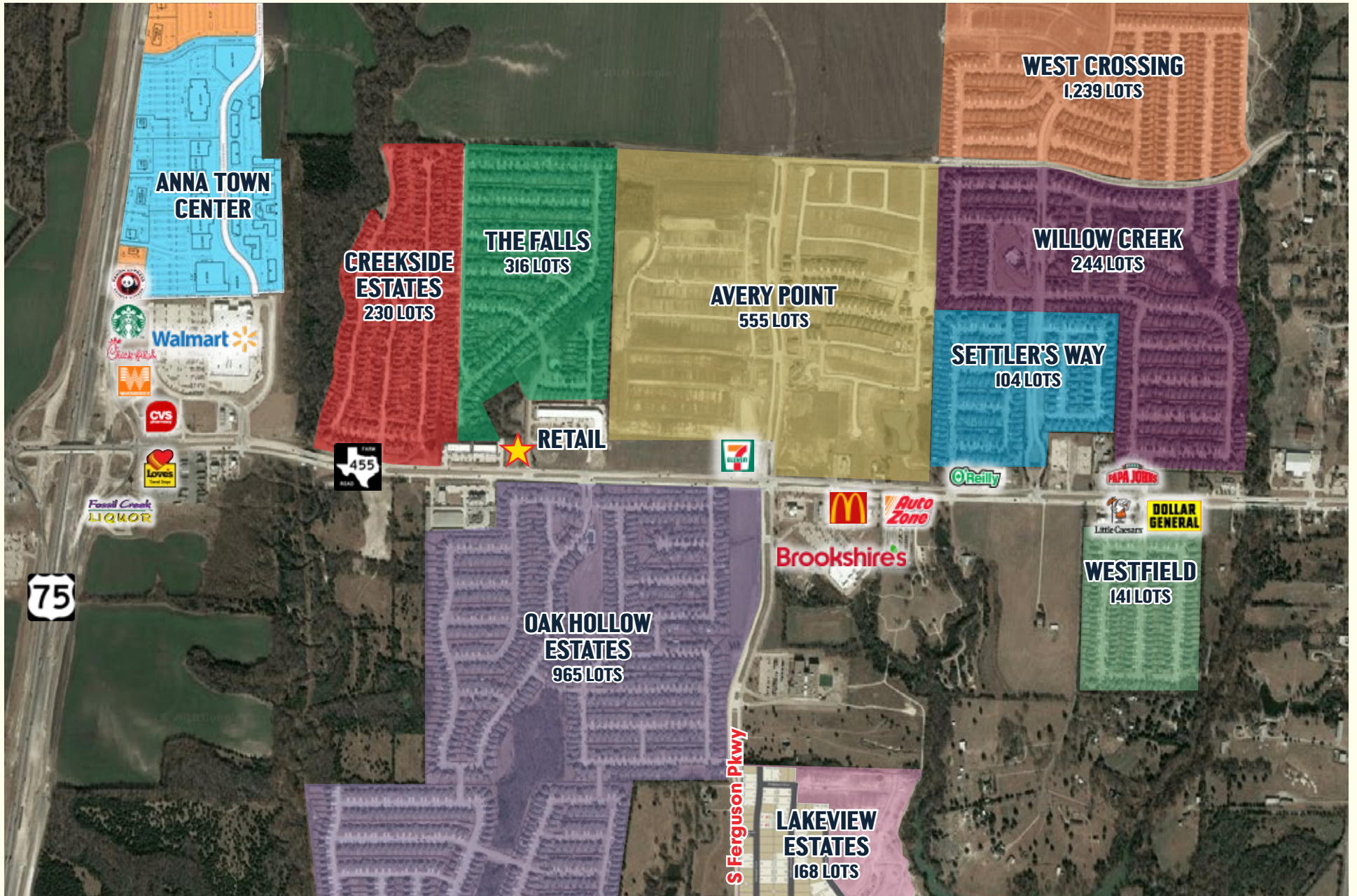
Office, Commercial

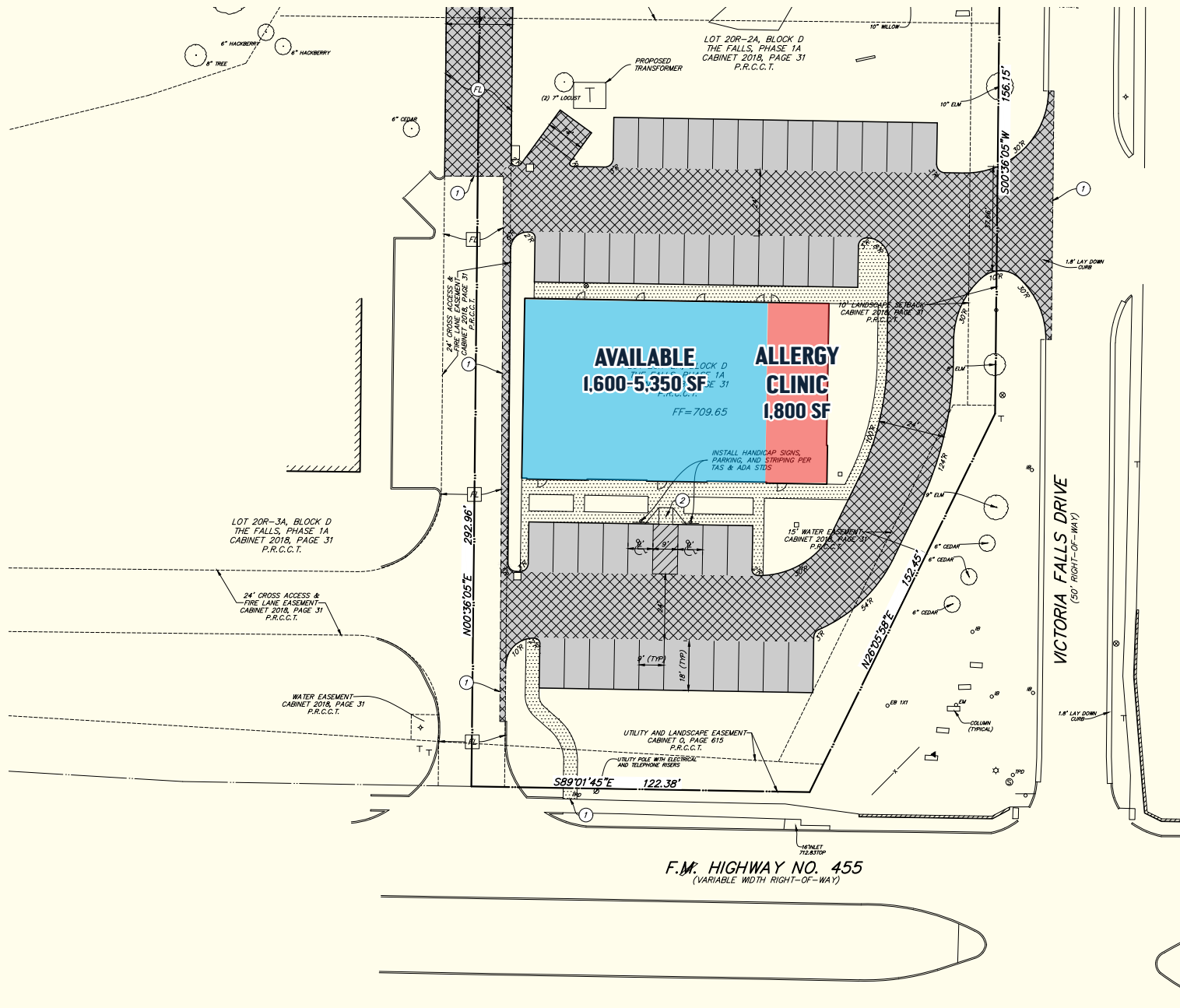
FRONTAGE

± 120 Feet along FM 455

LEASE RATE

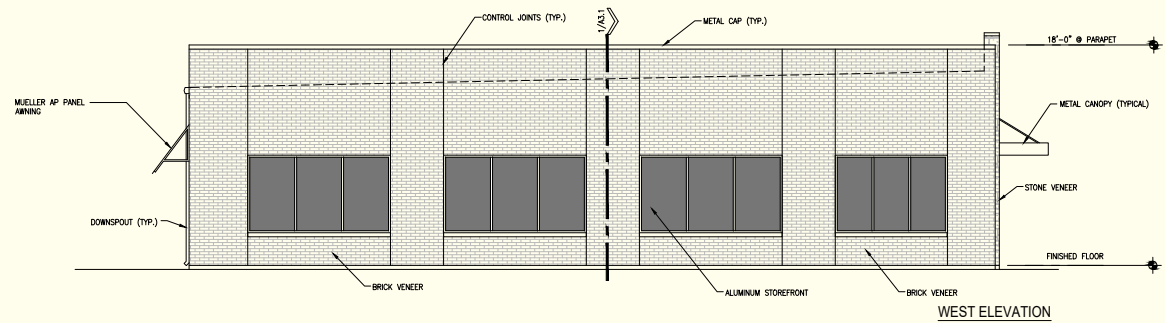
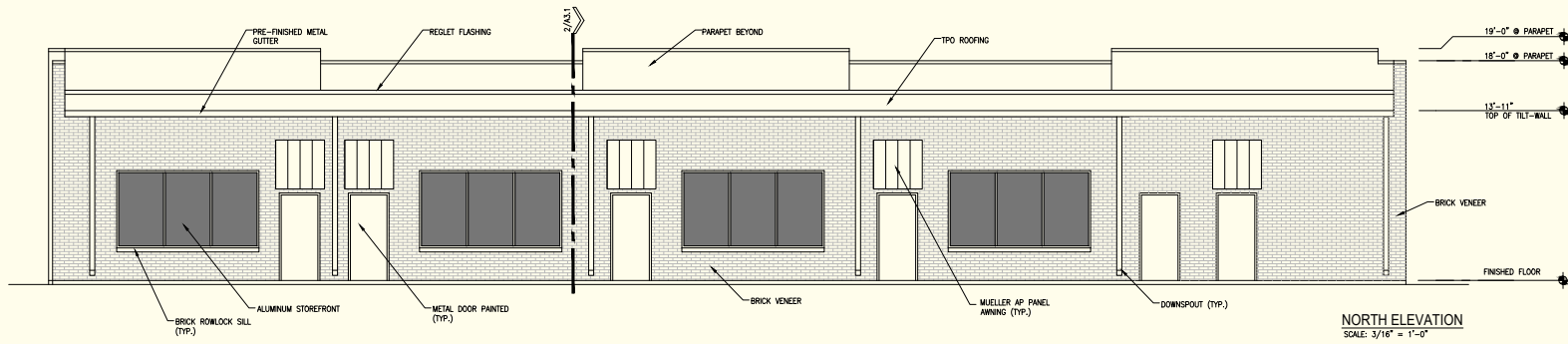
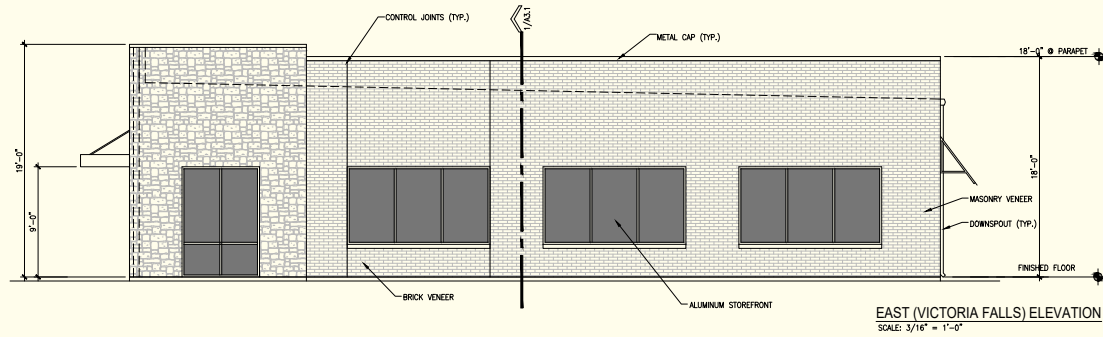
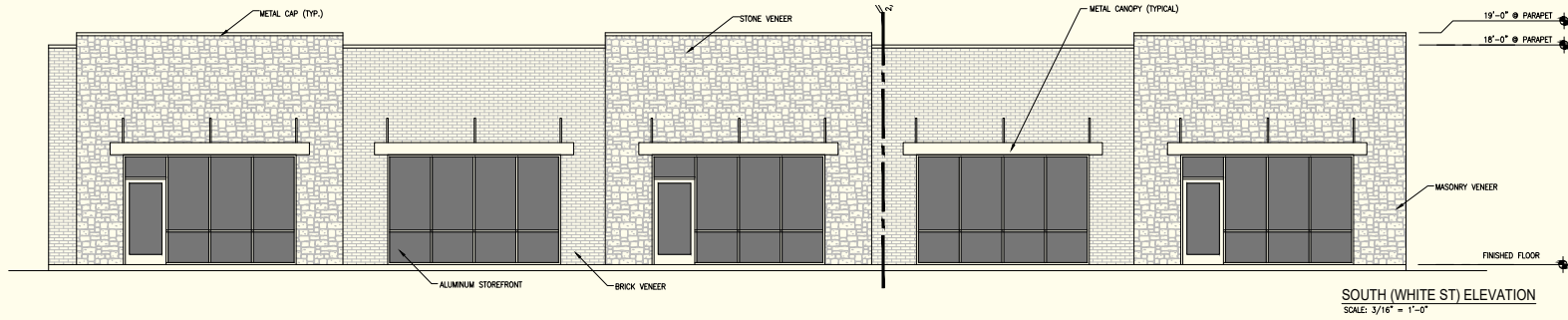
Call For Details





F.M. HIGHWAY NO. 455
(VARIABLE WIDTH RIGHT-OF-WAY)

RANGE



POPULATION	3 MILE	5 MILE	10 MILE
2010 Population	9,103	16,490	46,814
2017 Population	14,000	26,057	64,952
Population Growth	48.31%	58.02%	38.75%
Median Age	31.1	32.4	33.3
HOUSEHOLDS			
2017 Households	4,500	8,422	20,801
Household Growth, 2017-2021	28.36%	31.57%	29.38%
Average Household Size	3.11	3.09	3.01
INCOME			
Average Household Income	\$86,257	\$91,023	\$88,154
Median Household Income	\$69,043	\$71,234	\$69,611

POPULATION

Population, 2016	939,585
Population Growth, 2010-16	20.1%

GEOGRAPHY

Population Per Square Mile, 2010	930.0
Land Area in Square Miles, 2010	841.23

HOUSEHOLDS & HOUSING

2016 Average Home Value	\$317,599
Housing Units, 2015	320,429
Avg. Household Size	2.81
Owner-occupied Housing Rate, 2011-15	66.5%
Building Permits, 2016	13,154

INCOME

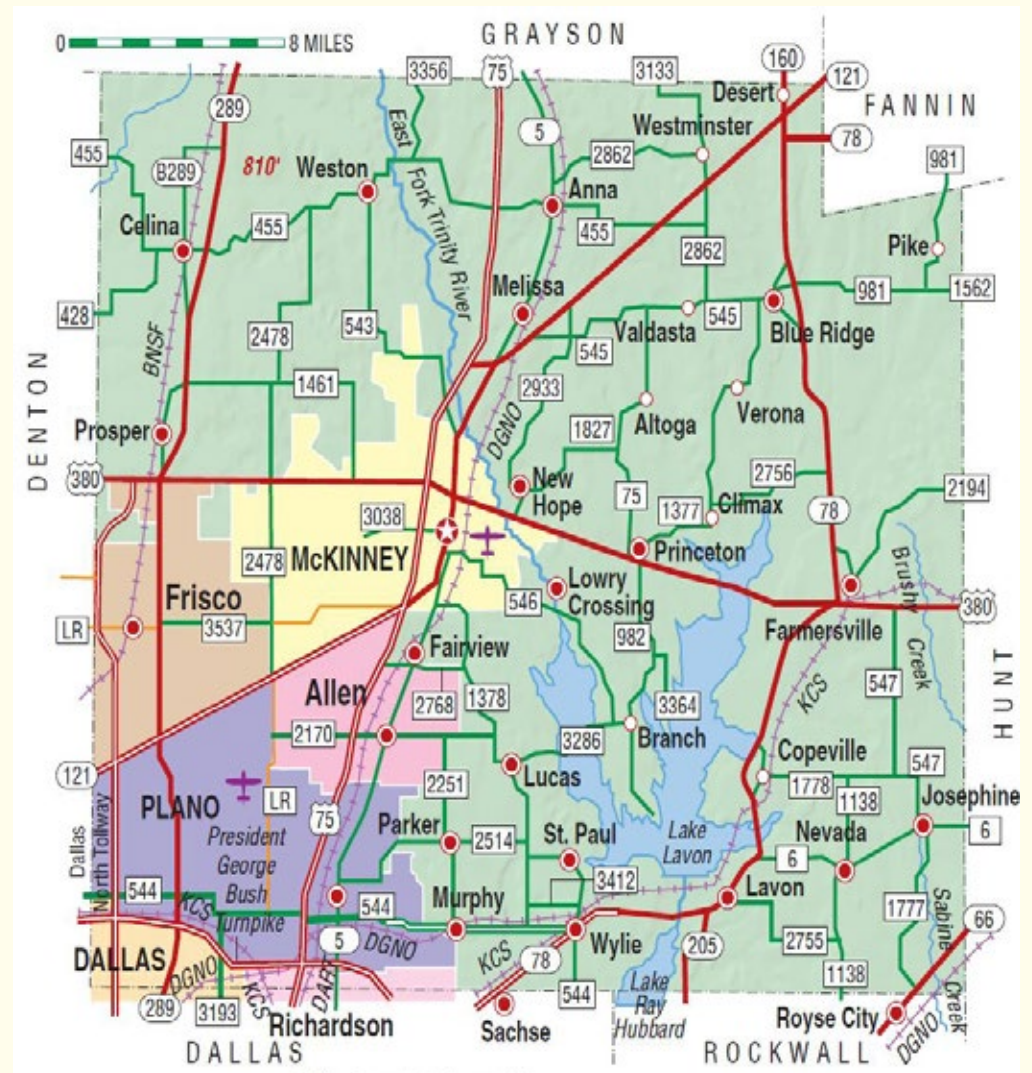
Median Household Income 2015	\$84,735
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BUSINESSES

Total Businesses, 2015	21,587
Total Employment, 2015	371,709
Total Annual Payroll, 2015	\$22,488,205

EDUCATION

High School Graduate or Higher	93.4%
Bachelor's Degree or Higher	49.8%



ABOUT US

WHAT WE DO

Range is a full service commercial real estate brokerage, advisory, finance, and investment firm. Our clients include individual, institutional, and international investors, developers, family offices, and governmental entities. We represent clients seeking to acquire or sell real estate assets and assist in maximizing the return on those assets. To that end, we add value to investment real estate properties through procuring entitlement and regulatory approvals; enhancing property value through infrastructure expansion; facilitating public/private partnerships; and negotiating economic incentives from municipalities and other governmental entities.

AREAS OF PRACTICE

- Investment Property Sales and Acquisitions
- Advisory and Consulting Services
- Finance and Capital Markets
- Real Estate Investments and Management

OUR SERVICES

- Valuations
- Conceptual Land Use Planning
- Zoning and Regulatory Approvals
- Public Improvement District (PID) Formation
- Strategic Marketing Plans
- Property Entitlement and Advocacy
- Debt and Equity Placement
- Property and Asset Management

CONTACT INFORMATION

Our industry experts are here to provide you with the answers you need. Please feel free to contact Range Realty Advisors so that we may further assist you with your real estate needs.



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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:
 - 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.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Thomas Sterquell	558966	tsterquell@rangerealtyadvisors.com	214-416-8225
Designated Broker of Firm	License No.	Email	Phone
Thomas Sterquell	558966	tsterquell@rangerealtyadvisors.com	214-416-8225
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chris Burrow	326076	cburrow@rangerealtyadvisors.com	214-416-8224
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____