
THE SUMMIT

AT PRESTON TRAILS **FOR SALE**

17210 Campbell Rd
Dallas, Texas 75248



Jones Lang LaSalle Brokerage, Inc.

THE SUMMIT

AT PRESTON TRAILS

KEY FACTS

31,698 sf

Total Building Area

1984

Year Built

30%

Occupancy

Asking Price: \$3,900,000 (\$123/sf)

BUILDING FEATURES

- Ideal for medical owner/users: 12 minutes or less to Medical City Plano, Baylor Heart Medical and Legent Surgical Hospital
- Well maintained with immaculate landscaping making for luxurious owner/user campus
- Entire building available for purchase below replacement cost
- Recent building upgrades throughout
- Subject property surrounded by high-end residential development perfect for suburban office
- Immediate neighbors include The Shops at Preston Trail, Bent Tree Country Club and Shelton School



Preston Road
45,172 VPD

17210 CAMPBELL RD

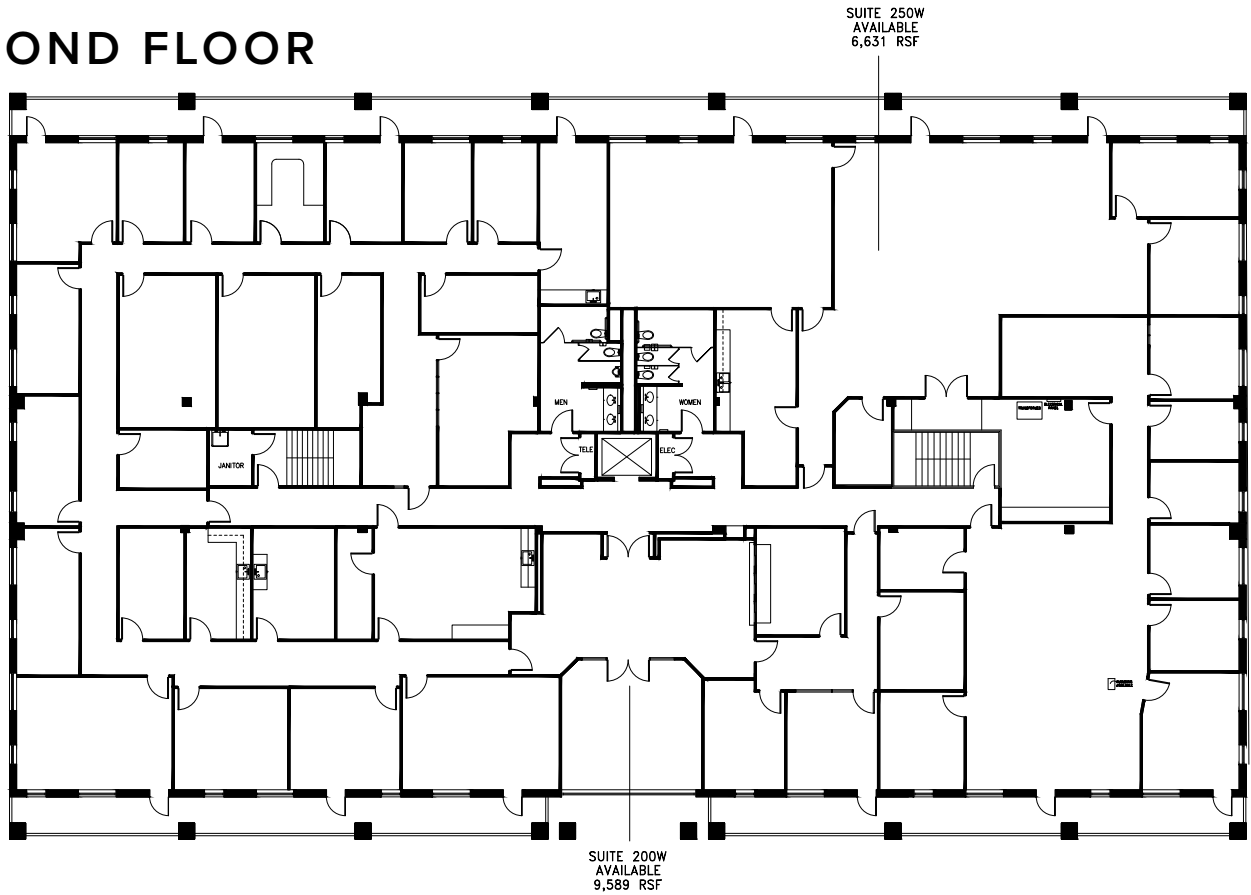
Campbell Road
9,420 VPD



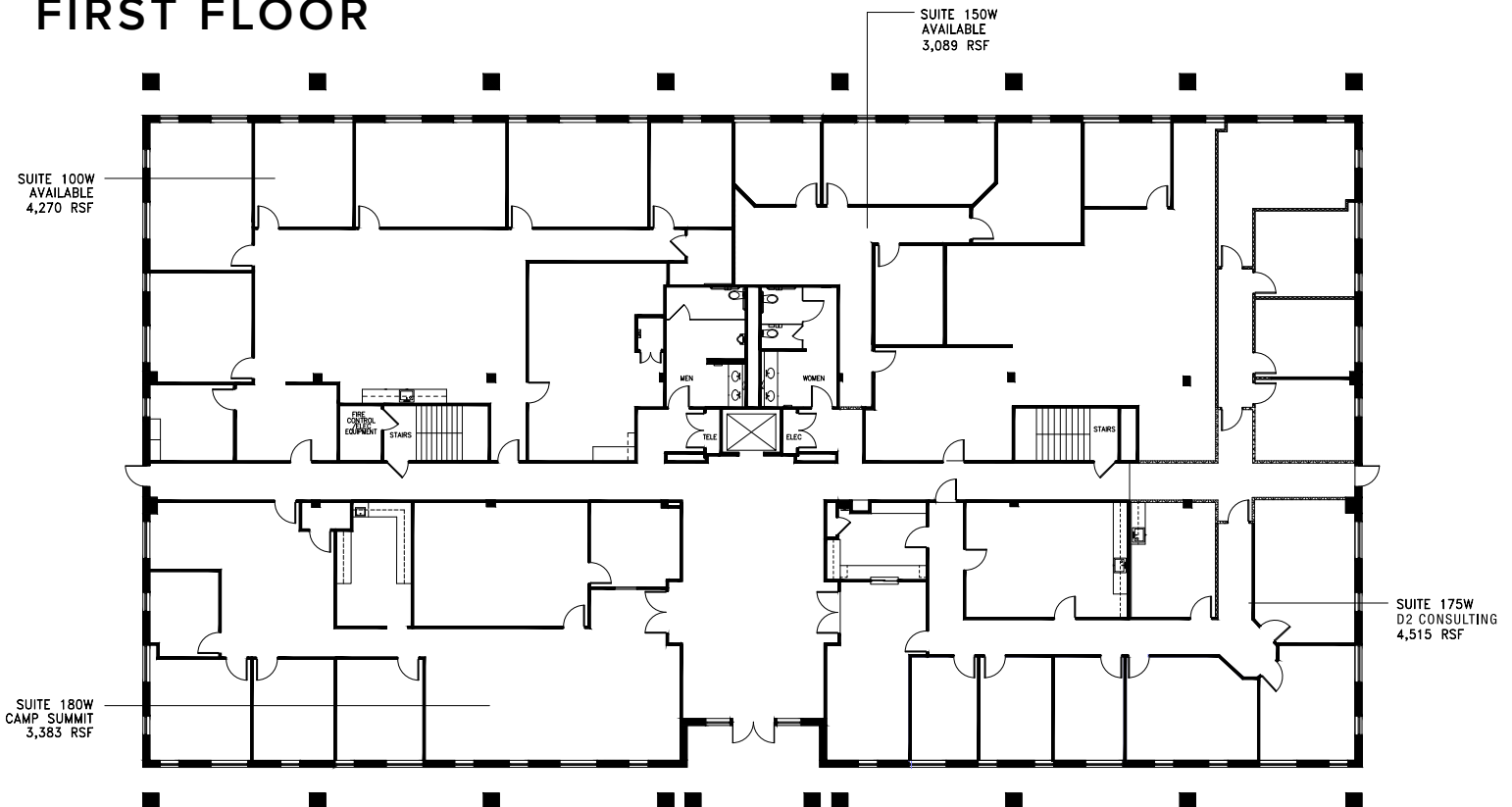
CURRENT

FLOOR PLANS

SECOND FLOOR



FIRST FLOOR



OUTPATIENT GROWTH

Service Line	2023 Volume	2028 Volume	5 Yr Growth
Cardiology	86,086	105,170	22.2%
Cosmetic Procedures	7,651	8,364	9.3%
Dermatology	41,149	46,341	12.6%
Endocrinology	2,017	2,676	32.7%
ENT	31,305	36,887	17.8%
Evaluation and Management	969,358	1,104,216	13.9%
Gastroenterology	21,722	24,474	12.7%
General Surgery	5,584	6,215	11.3%
Gynecology	9,529	10,072	5.7%
Lab	411,172	487,473	18.6%
Miscellaneous Services	198,445	232,695	17.3%
Nephrology	4,737	5,621	18.7%
Neurology	16,406	18,516	12.9%
Neurosurgery	876	978	11.7%
Obstetrics	4,376	4,009	-8.4%
Oncology	13,445	15,500	15.3%
Ophthalmology	77,801	94,935	22.0%
Orthopedics	27,648	32,983	19.3%
Pain Management	10,210	12,197	19.5%
Physical Therapy/Rehabilitation	248,445	299,213	20.4%
Podiatry	13,834	16,554	19.7%
Psychiatry	135,890	167,813	23.5%
Pulmonology	13,164	13,782	4.7%
Radiology	276,487	313,670	13.4%
Spine	1,810	2,234	23.4%
Thoracic Surgery	486	556	14.4%
Trauma	6,891	7,925	15.0%
Urology	8,757	9,806	12.0%
Vascular	14,548	17,944	23.3%

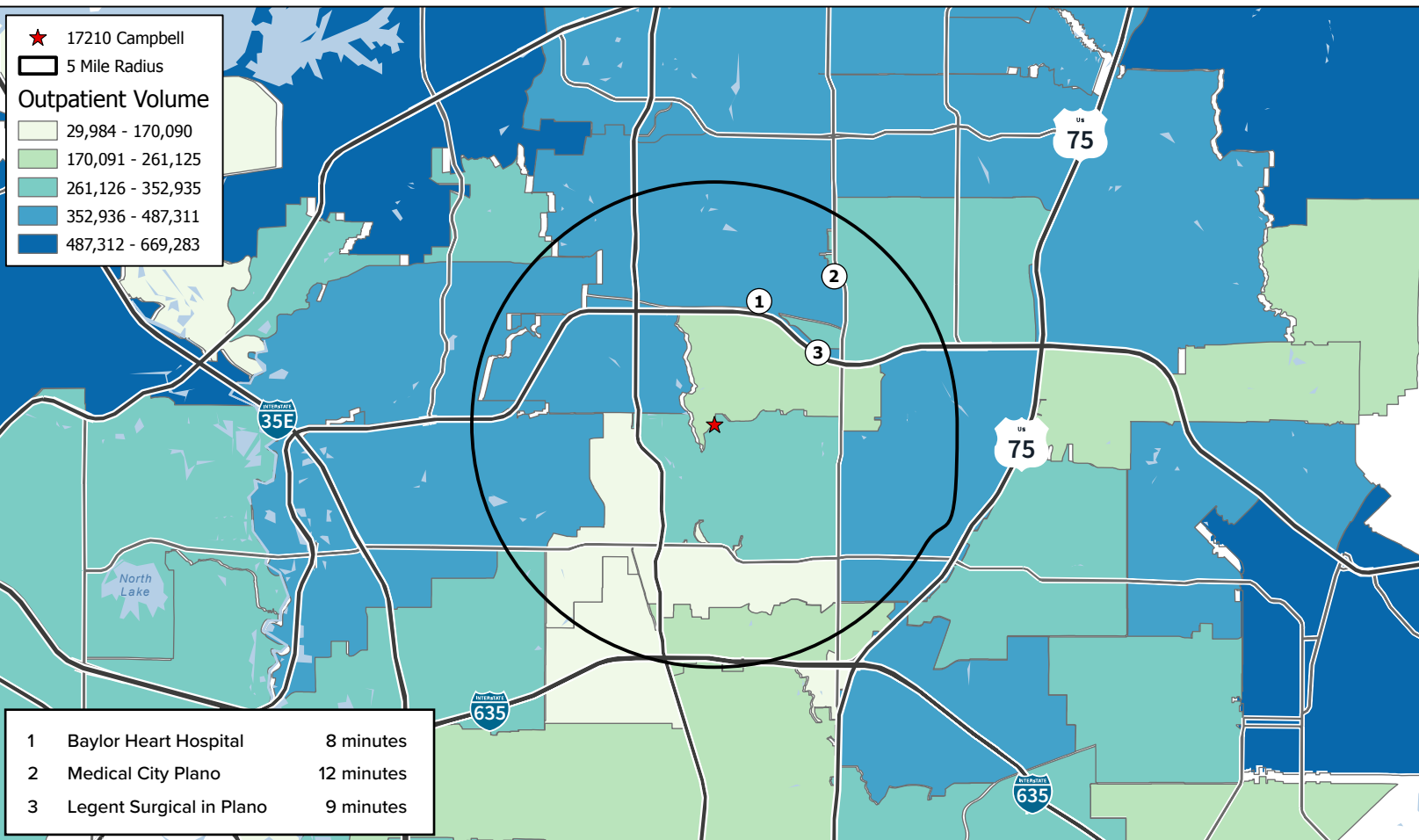
*Outpatient

*5 mile radius of subject zip code

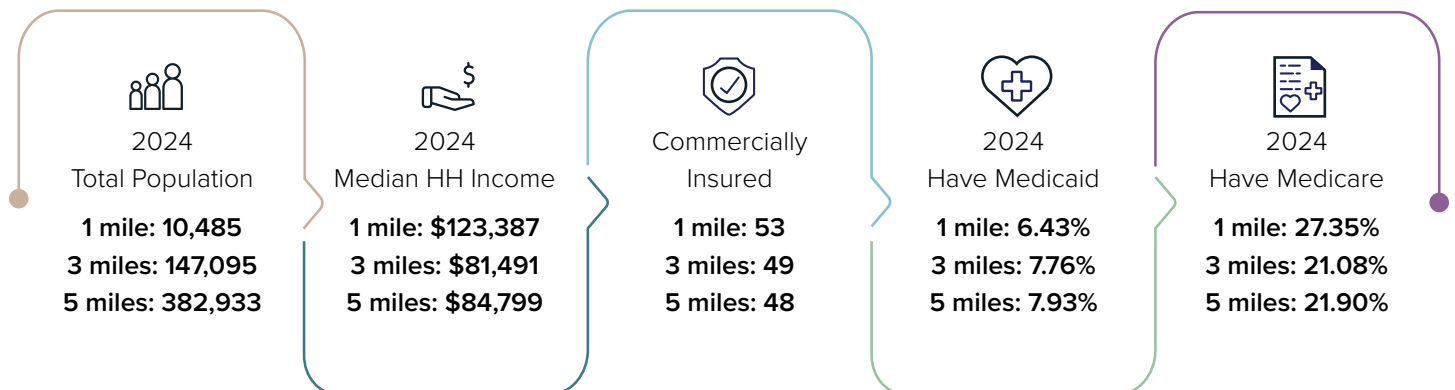
*All ages and genders

*All service lines

OUTPATIENT VOLUME



HEALTHCARE DEMOGRAPHICS





RESTAURANTS

- Bahama Bucks
- Shebelle Ethiopian Cuisine and Bar
- Marco's Pizza
- Fajita's Pete
- Deli-News – N.Y. Style Deli
- The Pizza Guy
- Subway
- La Hacienda Ranch
- Café de France Bakery and Bistro
- Mumbai Grill – Authentic Indian Cuisine
- Banana Leaf – Thai Cuisine
- The Kitchen – Café, Bakery, Catering
- Pizza Hut
- Hook, Line and Sinker
- Lekka
- Taco Bueno
- Braums
- Pera – Turkish Kitchen
- Jaram's Donuts
- Sharky's Bar, Grill, Games
- Cowboy Kitchen
- Dami Korean Fusion and Sushi

STUDIOS

- Power Play Fitness Studio
- Move Studio
- Muscles On
- Extreme Iron Pro Gym

BANKS

- Bank of America
- Wells Fargo
- Chase Bank
- BBVA Compass



THE SUMMIT

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OWNED AND MANAGED BY



FOR LEASING INQUIRIES, PLEASE CONTACT:

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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.

11-19-2015



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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Austin Barrett	562361	Austin.barrett@jll.com	+1 214 438 6420
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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