

OFFICE/MEDICAL FOR LEASE

\$28 NNN

1,481 SF

614 S Watters Rd, Suite 202


Allen, Texas



APPIAN
COMMERCIAL REALTY

Ray Eckenrode, CCIM, SIOR
(972) 562-9988 Opt. 2
www.AppianCommercial.com

Preston Taylor
(972) 562-9988 Opt. 3
www.AppianCommercial.com

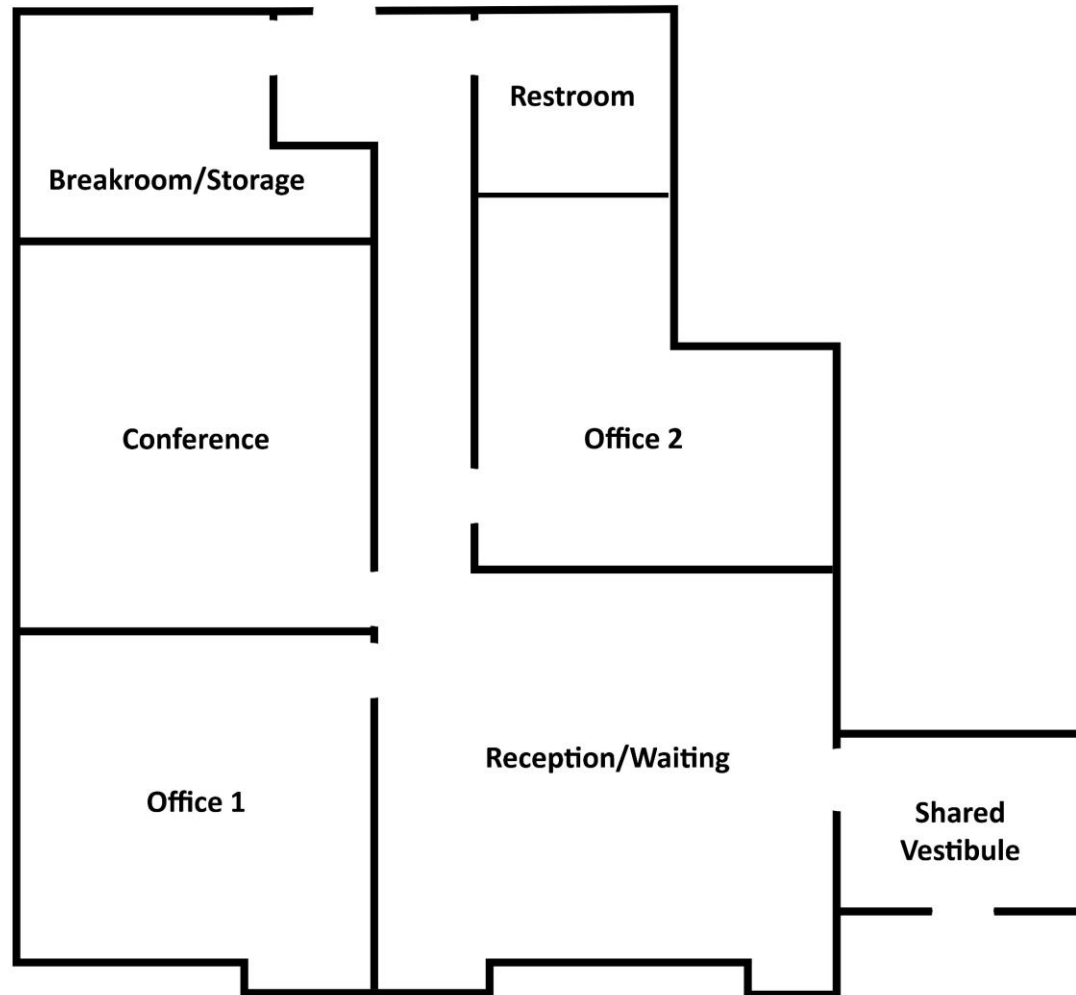
 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE/MEDICAL SPACE FOR LEASE

Office/Medical Space
614 S Watters Rd #202
Allen, TX 75013

Floor Plan

614 S Watters Road
Bldg B Ste 202
Allen, TX 75013
1,481 SF



OFFICE/MEDICAL SPACE FOR LEASE

Office/Medical Space
614 S Watters Rd #202
Allen, TX 75013

PROPERTY DETAILS

- | | | | |
|-------------------------|------------------------------------|--------------------------|--|
| • Price: | \$28 NNN | • Cross Street: | Bethany Dr & Watters Dr |
| • Property Type: | Office/Medical Office | • Traffic Counts: | 11,391 CPD <small>(City of Allen 2018 Traffic Count Map)</small> |
| • Available SF: | 1,481 SF | • Availability: | January 1 st , 2024 |
| • Address: | 614 S Waters Rd, Bldg B, Suite 202 | • Building Size: | 3,519 SF |
| • City: | Allen | | |
| • County: | Collin | | |

PROPERTY INFORMATION


This property is located just North of Bethany Drive on Watters Road in Allen, TX. It is conveniently located in Allen's most amenity-rich area, near shopping and dining at the luxurious Watters Creek development, and just across the street from the new office development One Bethany at Watters Creek. You have close connectivity to over 50 restaurants and shops, a 4-star full-service hotel, and 90,000 SF of conference and meeting space. Allen's wooded hike and bike trails are just a quick 2-minute walk away. You are surrounded by diverse residential options within walking and biking distance, making this a great pick for your next office location.

*The information contained herein was obtained from sources deemed reliable; however, Appian Commercial Realty makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice



Ray Eckenrode, CCIM, SIOR
☎ (972)562-9988 Opt. 2
🌐 www.AppianCommercial.com

Preston Taylor
☎ (972)562-9988 Opt. 3
🌐 www.AppianCommercial.com

 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071



OFFICE/MEDICAL SPACE FOR LEASE

Office/Medical Space
614 S Watters Rd #202
Allen, TX 75013



APPIAN
COMMERCIAL REALTY

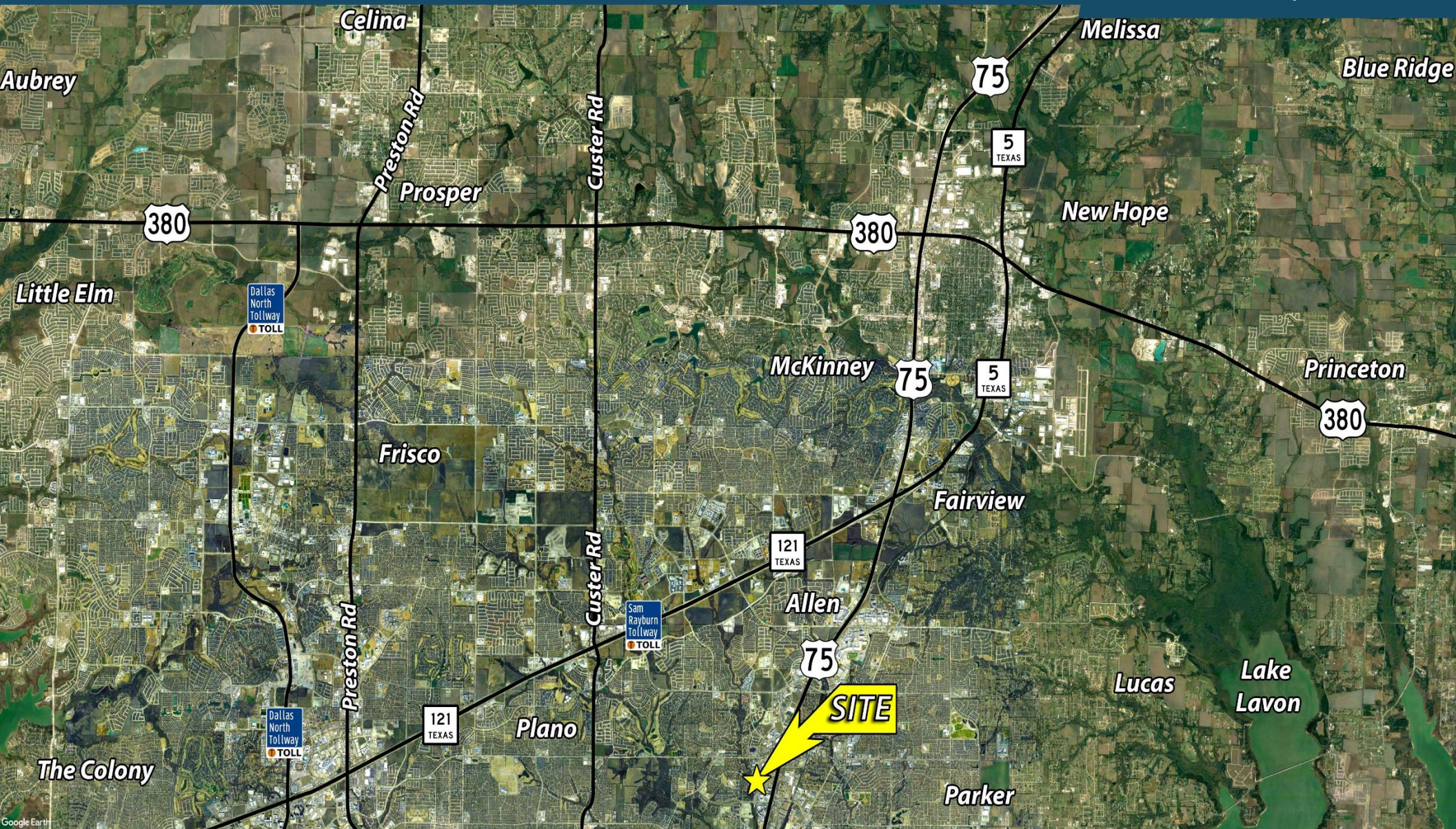
Ray Eckenrode, CCIM, SIOR
☎ (972) 562-9988 Opt. 2
🌐 www.AppianCommercial.com

Preston Taylor
☎ (972) 562-9988 Opt. 3
🌐 www.AppianCommercial.com

📍 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE/MEDICAL SPACE FOR LEASE


Office/Medical Space
614 S Watters Rd #202
Allen, TX 75013



APPIAN
COMMERCIAL REALTY

Ray Eckenrode, CCIM, SIOR
(972)562-9988 Opt. 2
www.AppianCommercial.com

Preston Taylor
(972)562-9988 Opt. 3
www.AppianCommercial.com

 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE/MEDICAL SPACE FOR LEASE


Office/Medical Space
614 S Watters Rd #202
Allen, TX 75013



APPIAN
COMMERCIAL REALTY

Ray Eckenrode, CCIM, SIOR
(972)562-9988 Opt. 2
www.AppianCommercial.com

Preston Taylor
(972)562-9988 Opt. 3
www.AppianCommercial.com

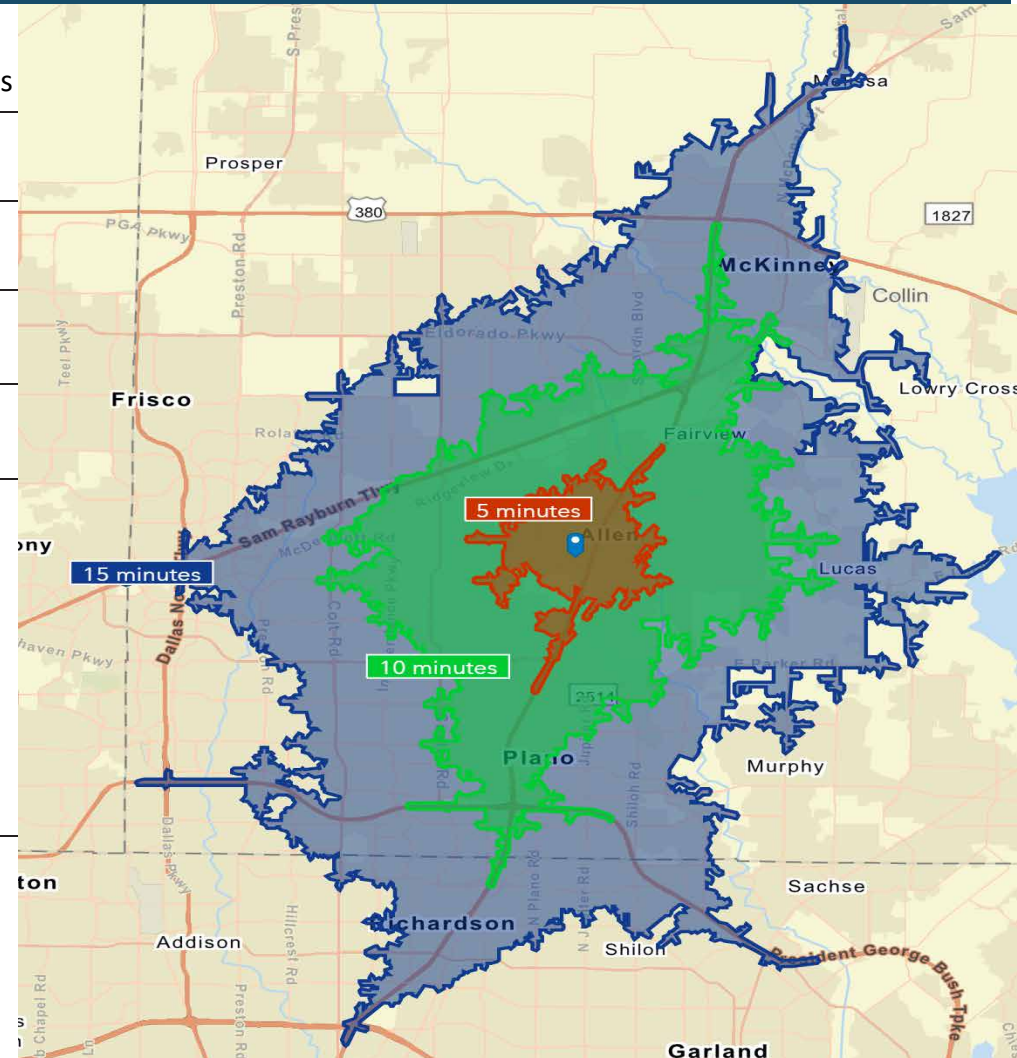
 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE SPACE FOR LEASE

Office Space
614 S Watters Rd #102
Allen, TX 75013


DEMOGRAPHICS

2022 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	30,137	249,713	646,297
Households	12,131	91,489	238,849
Families	8,379	65,015	167,647
Average Household Size	2.47	2.72	2.67
Owner Occupied Housing Units	5,968	53,755	136,186
Renter Occupied Housing Units	6,163	37,734	102,663
Median Age	35.4	36.0	36.6
Median Household Income	\$96,795	\$100,794	\$99,650
Average Household Income	\$134,479	\$132,186	\$131,478



Ray Eckenrode, CCIM, SIOR
(972)562-9988 Opt. 2
www.AppianCommercial.com

Preston Taylor
(972)562-9988 Opt. 3
www.AppianCommercial.com

 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071



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.

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.

ASSUBAGENT: 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.

Appian Commercial Realty

Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

579746

License No.

ray@appiancommercial.com

Email

(972)562-9988

Phone

Ray Eckenrode

Designated Broker of Firm

579746

License No.

ray@appiancommercial.com

Email

(972)562-9988

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

DEMOGRAPHIC SUMMARY

604 S Walters Rd

Drive time of 5 minutes

KEY FACTS

30,137

Population



12,131

Households

35.4

Median Age

\$80,179

Median Disposable Income

EDUCATION

3%

No High School Diploma



16%

High School Graduate



25%

Some College



56%

Bachelor's/Grad/Prof Degree

INCOME



\$96,795

Median Household Income



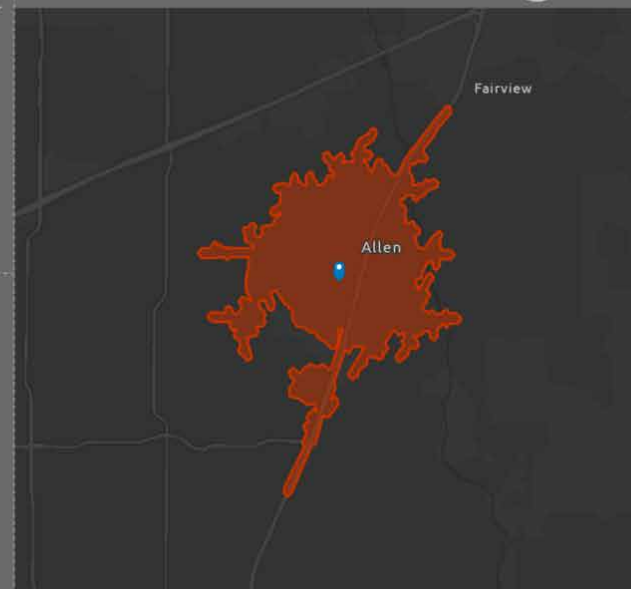
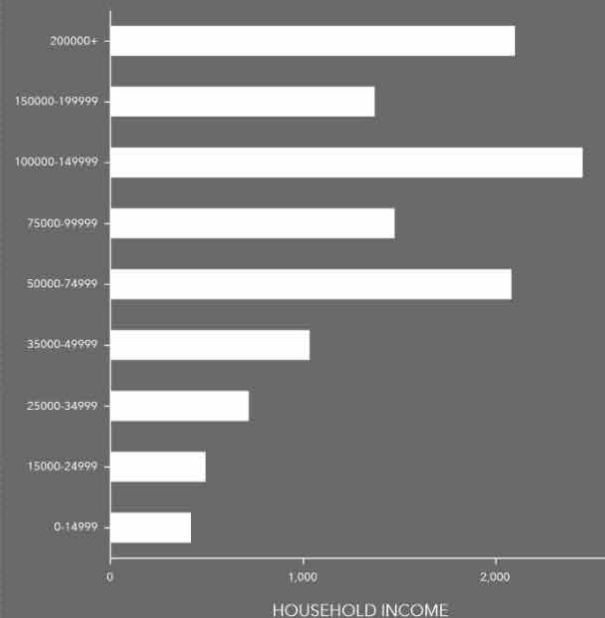
\$52,483

Per Capita Income



\$129,282

Median Net Worth



EMPLOYMENT



White Collar

82%



Blue Collar

10%



Services

10%

3.4%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

© 2022 Esri

DEMOGRAPHIC SUMMARY

604 S Watters Rd
Drive time of 10 minutes

KEY FACTS

249,713

Population



91,489

Households

36.0

Median Age

\$83,054

Median Disposable Income

EDUCATION

5%

No High School Diploma



14%

High School Graduate



25%

Some College



57%

Bachelor's/Grad/Prof Degree

INCOME



\$100,791

Median Household Income



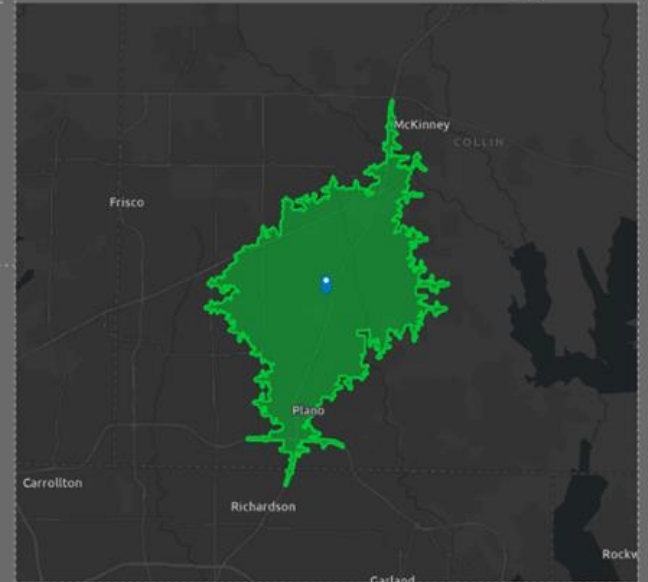
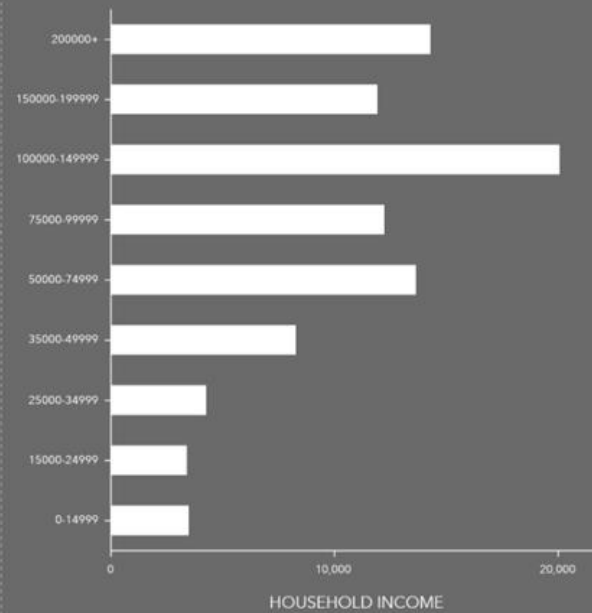
\$48,526

Per Capita Income



\$185,821

Median Net Worth



EMPLOYMENT



81%

White Collar



10%

Blue Collar



11%

Services

2.8%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

© 2022 Esri

DEMOGRAPHIC SUMMARY

604 S Watters Rd
Drive time of 15 minutes

KEY FACTS

646,297

Population



238,849

Households

36.6

Median Age

\$82,153

Median Disposable Income

EDUCATION

5%

No High School Diploma



13%

High School Graduate



24%

Some College



58%

Bachelor's/Grad/Prof Degree

INCOME



\$99,650

Median Household Income



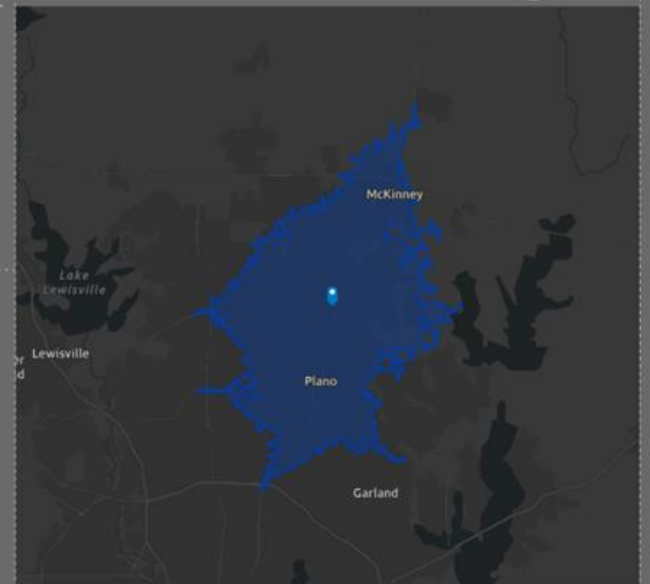
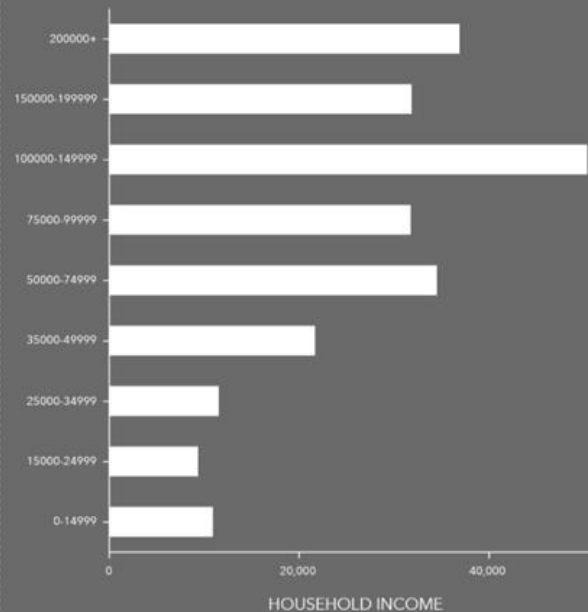
\$48,708

Per Capita Income



\$183,490

Median Net Worth



EMPLOYMENT



White Collar

80%



Blue Collar

11%



Services

11%

3.3%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

© 2022 Esri