

FOR SALE

RICHARDSON MEDICAL PARK
375 Municipal Drive #134, Richardson, TX 75080



PROPERTY DESCRIPTION

Introducing 375 Municipal Drive, Suite 134 in Richardson, TX, an established property built in 1981 that is tailor-made for Office/Medical investors. Strategically positioned less than a half mile west of US-75, and across from Richardson Methodist Medical Hospital Campus, Richardson Medical Park offers a convenient, established location, multiple amenities, and a synergistic mix of on-site medical practitioners. Suite 134 measures approximately 1,338 SF, was recently renovated in 2024, and offers a modern, updated space designed to meet the needs of today's medical professionals. The floor-plan includes a waiting area, reception-administration desk with storage cabinetry, two restrooms, kitchen/break area, 5 exam-procedure rooms, workroom/lab space, and record storage areas. Richardson Medical Park campus is located on a ground lease, and monthly association fees include common area maintenance, and all utilities (except for internet service). Campus occupants have access to the on-site fitness center that includes locker rooms, workout equipment, sauna (under renovation), and indoor racquetball-squash ball court. Prospective buyers and their representatives are responsible for conducting their own due diligence, which includes consulting with city authorities, confirming access to utilities, and zoning confirmation. This information is not to be considered a substitute for professional guidance and independent verification.

OFFERING SUMMARY

Sale Price:	\$199,900
Suite 134:	1,338 SF
Current Monthly Association Fee:	\$1,809.57

PROPERTY HIGHLIGHTS

- **Prime Medical Location:** Situated less than half a mile from US-75 and across from Richardson Methodist Medical Hospital Campus, this property offers an ideal and convenient location for medical professionals.
- **Modernized Space:** Suite 134, measuring approximately 1,338 SF, was recently renovated in 2024, featuring a modern, updated design tailored to meet the needs of today's healthcare providers.
- **Functional Layout:** The suite includes a waiting area, reception desk, two restrooms, kitchen/break area, five exam/procedure rooms, a workroom/lab, and record storage, offering a fully functional medical office layout.
- **On-Site Amenities:** Tenants have access to an on-site fitness center with workout equipment, locker rooms, a sauna (under renovation), and an indoor racquetball/squash court.
- **Comprehensive Association Benefits:** Monthly association fees cover common area maintenance and all utilities (except for internet), offering cost-efficient management for tenants.
- **Property website:** <https://buildout.com/website/375municipal134>

Angela Harwell, CCIM, TACS, Commercial Realtor
214 578 0087

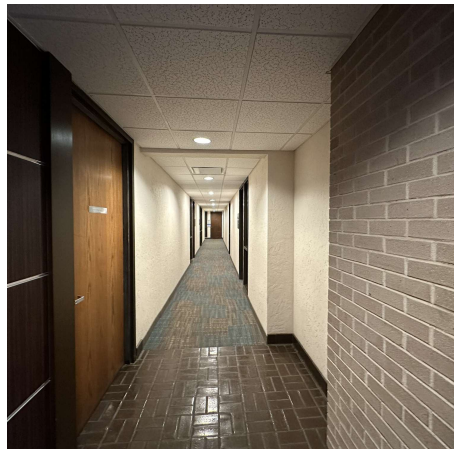
Jose Duarte, CCIM
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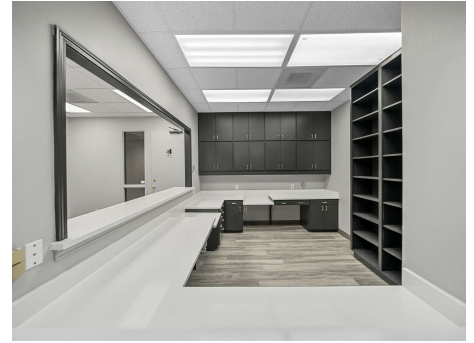
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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Floor-plan is for representational purposes only, and is not to scale.

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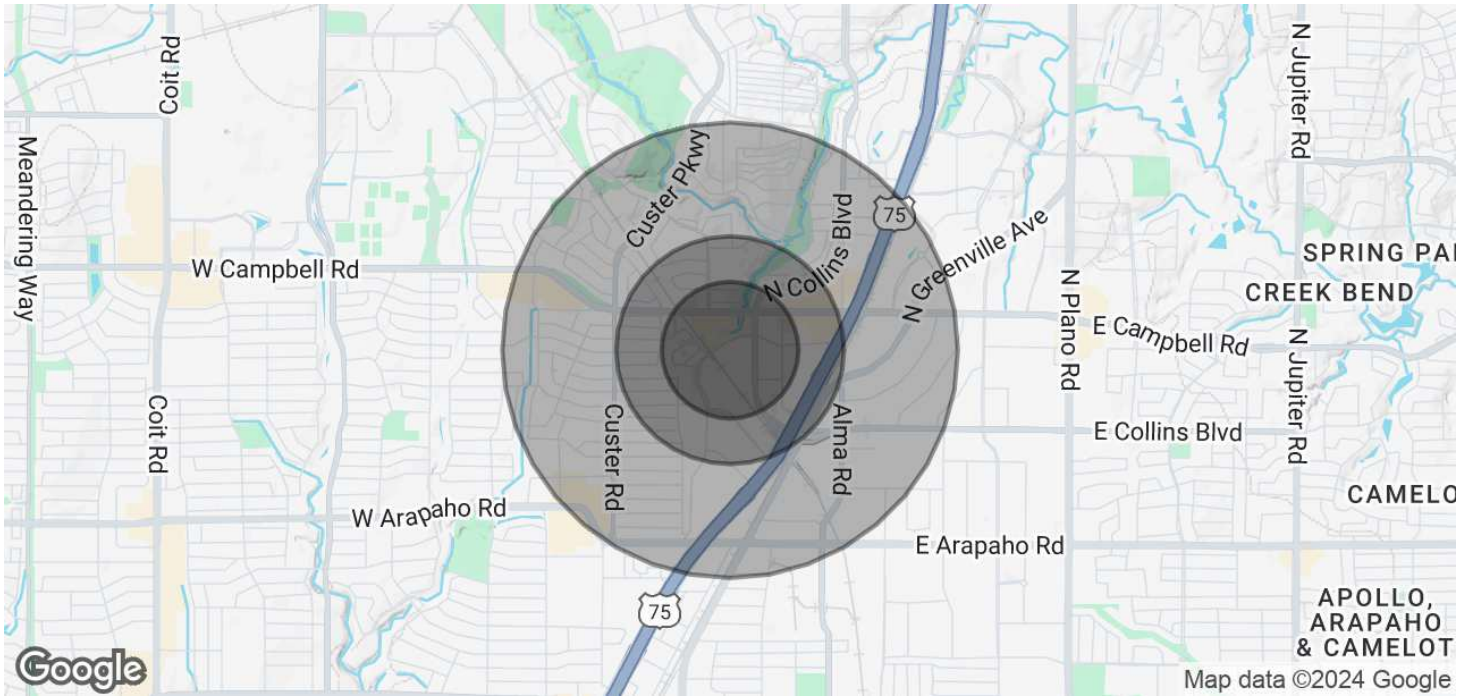


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	535	2,605	10,096
Average Age	43	41	40
Average Age (Male)	41	39	39
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	259	1,176	4,331
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$123,525	\$150,374	\$154,583
Average House Value	\$493,071	\$570,256	\$549,023

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

Coldwell Banker Apex Realtors	590914		(972)783-1919
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Angela Harwell	681213	a.harwell@orioncrg.com	(214)578-0087
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

IABS 1-0 Date