

OFFERING MEMORANDUM  
FOR SALE



## Whispering Gables

1120 S Coit Road  
Prosper, TX 75078



[MedCorePartners.com](https://www.MedCorePartners.com)

# OVERVIEW

## Whispering Gables



FOR SALE



ASKING PRICE  
**3,100,000**



TOTAL BUILDING SIZE  
**6,948 SF**



YEAR BUILT  
**2020**



USE  
**MEDICAL/GENERAL OFFICE**



CLICK HERE TO  
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### PROPERTY OVERVIEW

**Whispering Gables** is a five building, multi-tenant medical/general office condo park with a synergistic Tenant mix including: Ikids Pediatric Dentistry, Lockhart Matter Dermatology, Zomnir Family Medicine, Action Behavioral Centers and Cook Children's. For Sale within the park is a 6,948 SF condo located at 1120 S Coit Road in Prosper, TX. Featuring exceptional quality and design, the subject property houses a 2,869 SF outpatient pediatric center with Cook Children's along with a prime 4,079 SF vacant shell space.

This condo offers a fantastic opportunity for an owner/user to locate their practice and enjoy the benefits of additional income from Cook Children's or an investor looking for a quality medical/general office asset located in the exceptional growing market of Prosper. Whispering Gables encompasses a strong tenant mix along with clean, modern finishes and building signage all in a highly sought after area.

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### **BUILDING FEATURES:**

- Long term lease with Cook Children's for 2,869 SF
- Building and monument signage available
- Exterior natural native Texas limestone, brick and cast stone cladding
- Metal roof built with UL-90 requirements and a 16-year finish warranty
- Supplemental roof FRT-rated plywood decking over the purlins for additional sound proofing of the spaces
- Drought tolerate native landscaping material with drip irrigation and rain sensing irrigation control system
- 2" domestic water connections for each Tenant (no hot water)
- 4" sanitary connections for each Tenant
- 600A, 208V, 4 phased power provided with wireway gutter to tenant meter and connection
- All downspouts tie directly to the underground storm sewer system; no outfall to grade

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### **SHELL SPACE FEATURES:**

- Type II- B – “Non-Combustible” Construction
- Structural Steel Frame
- 12 ft clear to underside which will allow for 10 ft+ ceilings in all locations
- Installed perimeter insulation and gyp board
- Fully-sprinklered with NFPA -13 system
- High efficient 16-SEER split system
- Allowable use – medical / general office



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### CURRENT TENANT FEATURES:

- Long term lease with Cook Children's
- Lease Expiration Date - 12/31/2031
- 2,869 Square feet
- Use – Pediatric outpatient clinic
- Class-A interior construction



### ABOUT COOK CHILDRENS

Cook Children's is a not-for-profit organization which includes a medical center, physician network, home health companies, surgery centers, health plan, health services and health foundation with more than 60 primary, specialty and urgent care locations throughout Texas. They have worked for over 100 years to improve the health of children in the primary service areas of Collin, Denton, Hood, Johnson, Parker, Tarrant and Wise Counties.



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# DEMOGRAPHICS

## Whispering Gables

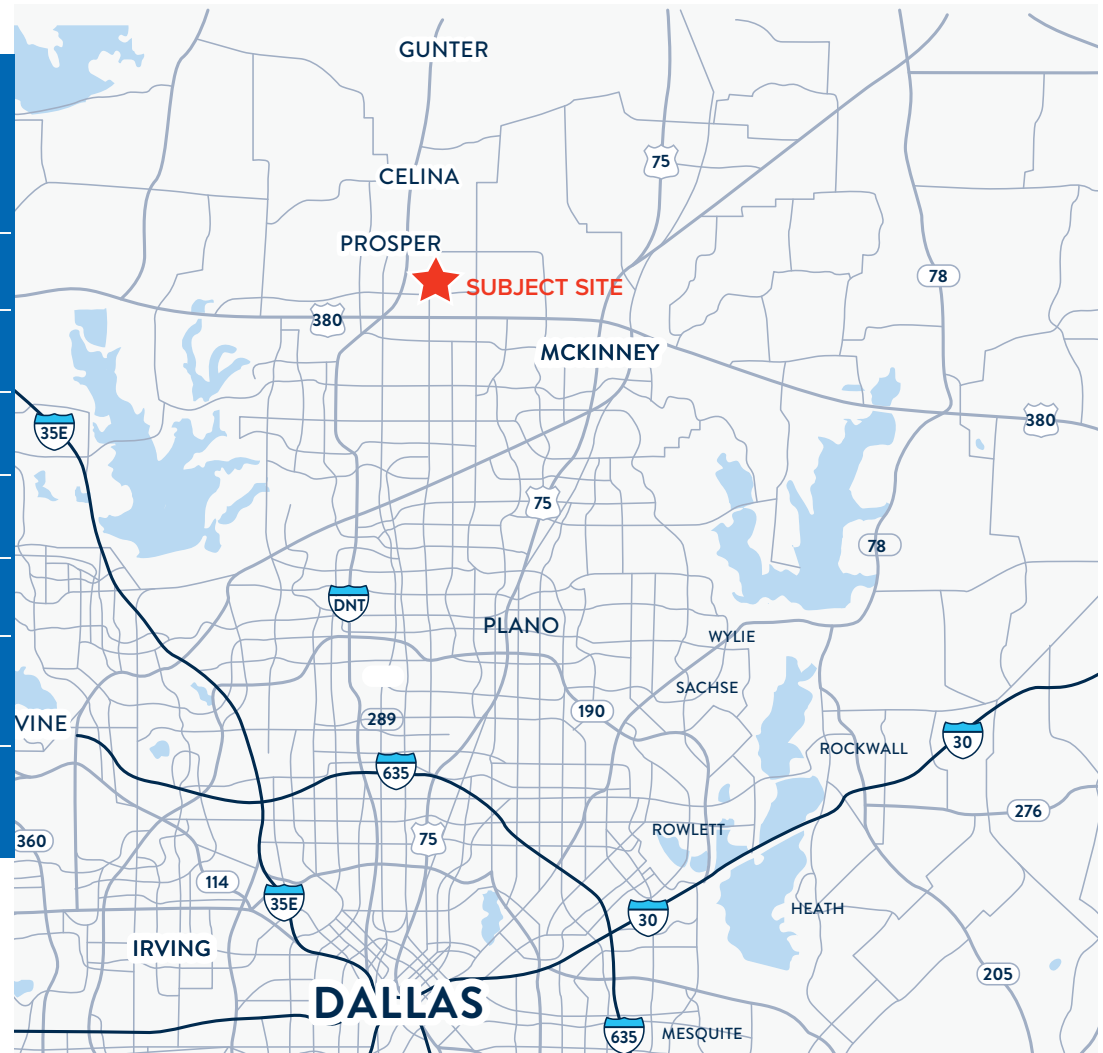


FOR SALE



### DEMOGRAPHICS

	1 MI	3 MI
Population	6,296	58,570
Households	1,908	17,448
Median Age	41.3	36.4
Median HH Income	\$200,001	\$179,599
Population Growth 2024-2029	2.5%	38.9%
Household Growth 2024-2029	3.6%	41.8%



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# LOCATION OVERVIEW

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### NEARBY DISTRICTS

Celina

.....

Frisco

.....

McKinney

.....

Melissa

.....

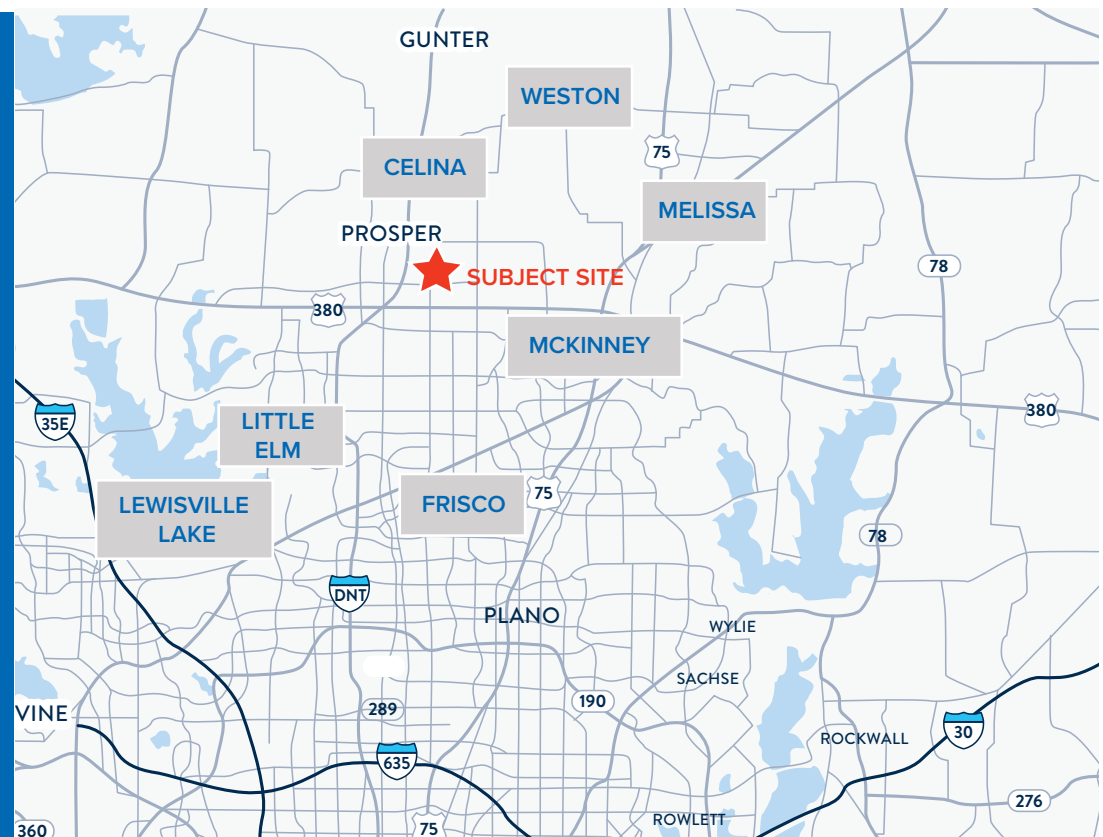
Weston

.....

Little Elm

.....

Lewisville Lake



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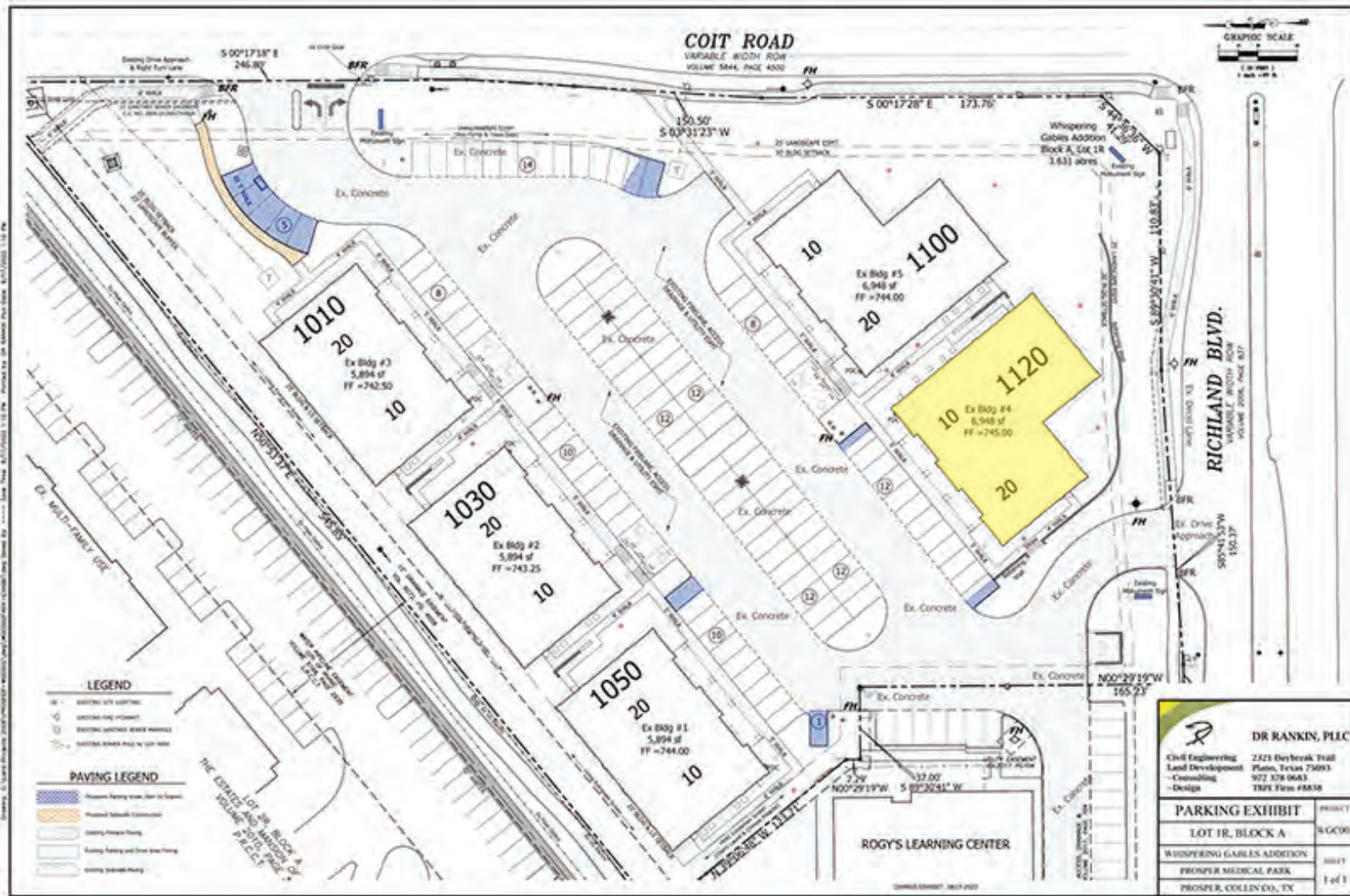
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# SITE PLANS

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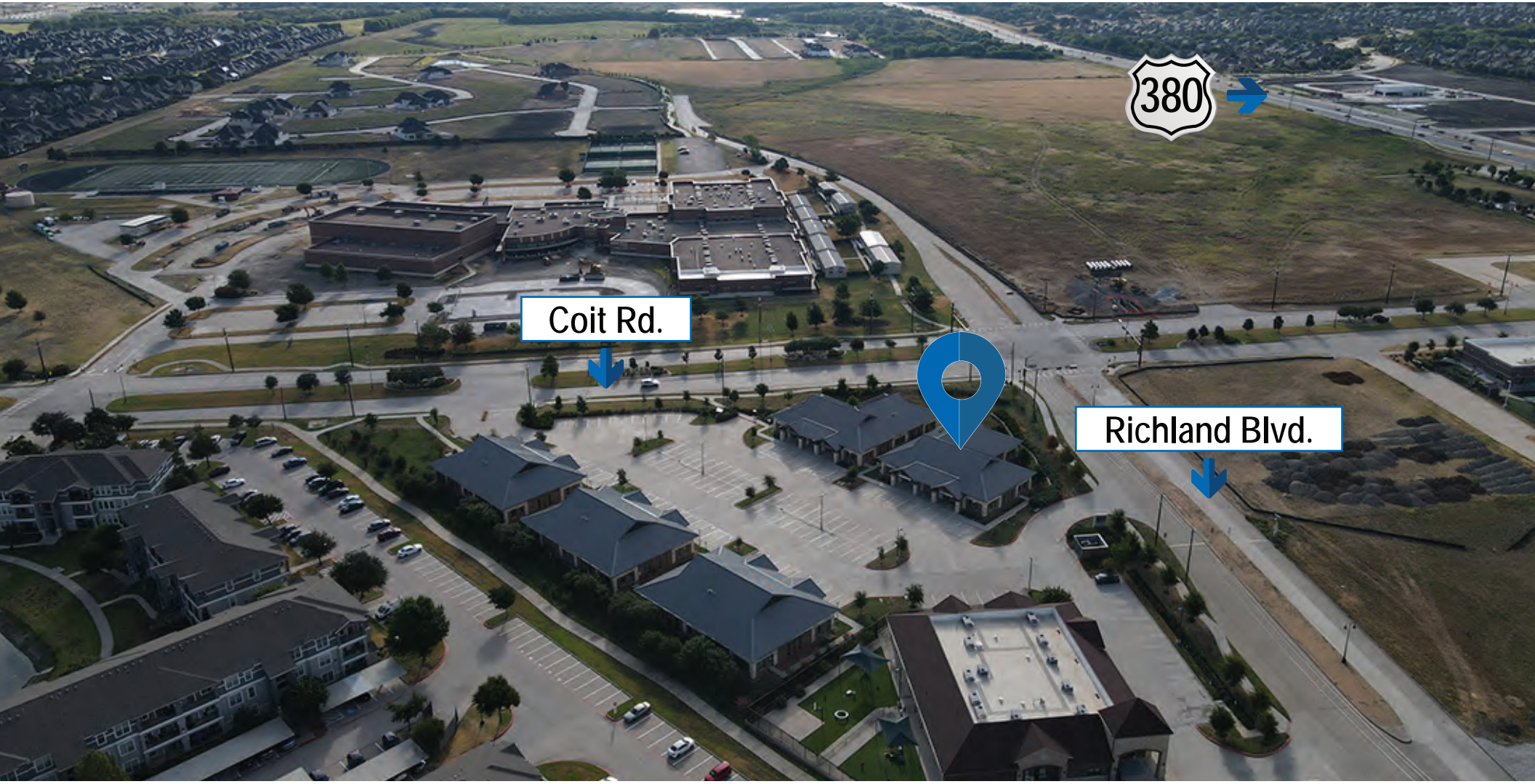


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For More Information!



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MedCore





# 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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.

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Designated Broker of Firm	License No.	Email	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

2-10-2025



Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1

