



INVESTMENT SALES & LEASING

17768 Preston Road, Dallas, Texas 75252

For Sale | For Lease

Georgetown Office Community



KARAN AULAKH, CCIM

MANAGING BROKER | KARE – INVESTMENT SALES & LEASING

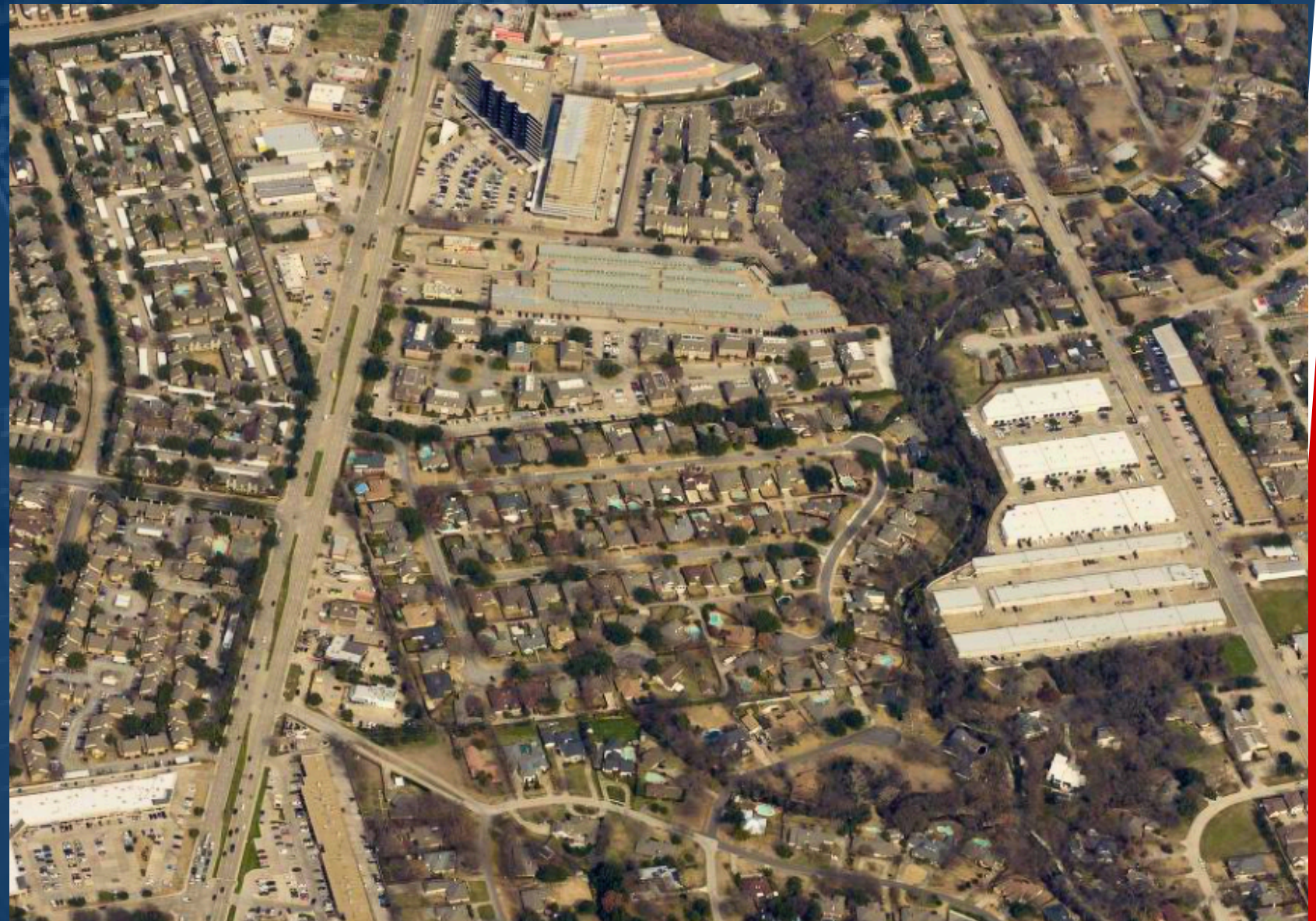
INFO@KARECOMMERCIAL.COM

PROPERTY OVERVIEW

- PROPERTY TYPE: OFFICE | GEORGETOWN OFFICE COMMUNITY
- BUILDING SIZE: ±6,446 SF
- YEAR BUILT: 1985 | RENOVATED IN 2023
- ZONING: OFFICE
- CONSTRUCTION: BRICK | SLAB FOUNDATION
- UTILITIES / POWER
CITY WATER, CITY SEWER & ELECTRICITY CONNECTED
- STORIES: 2

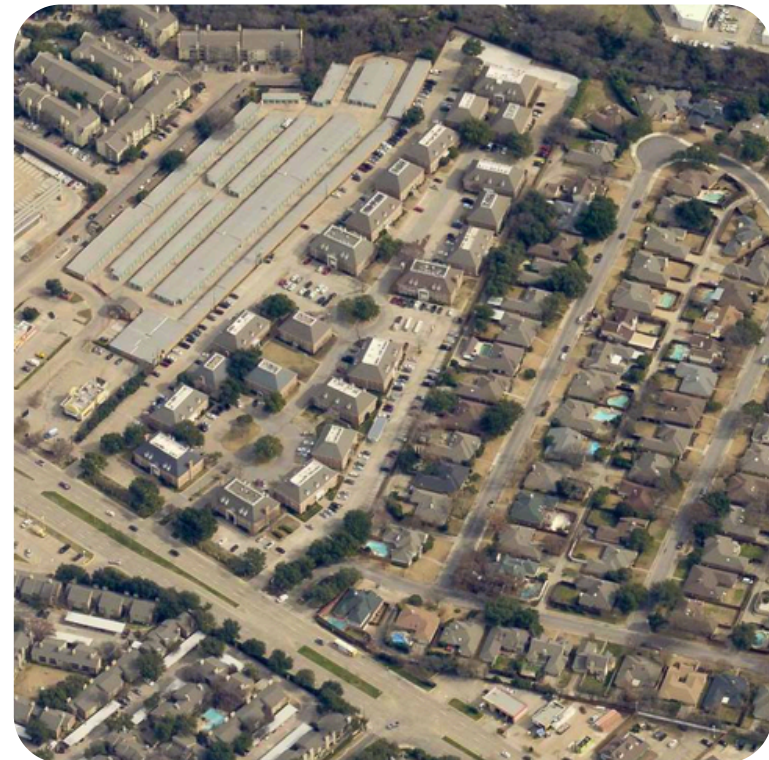


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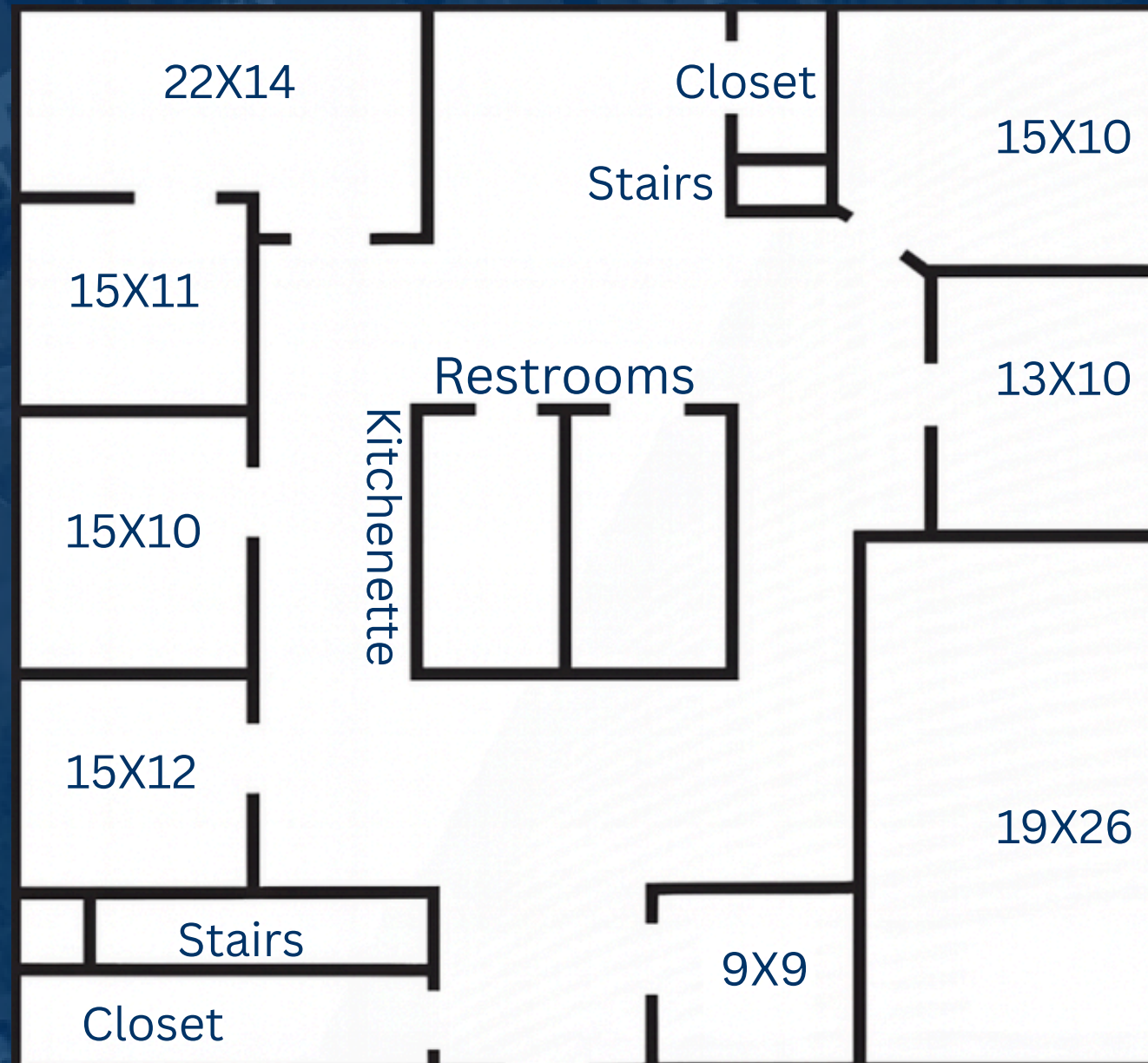
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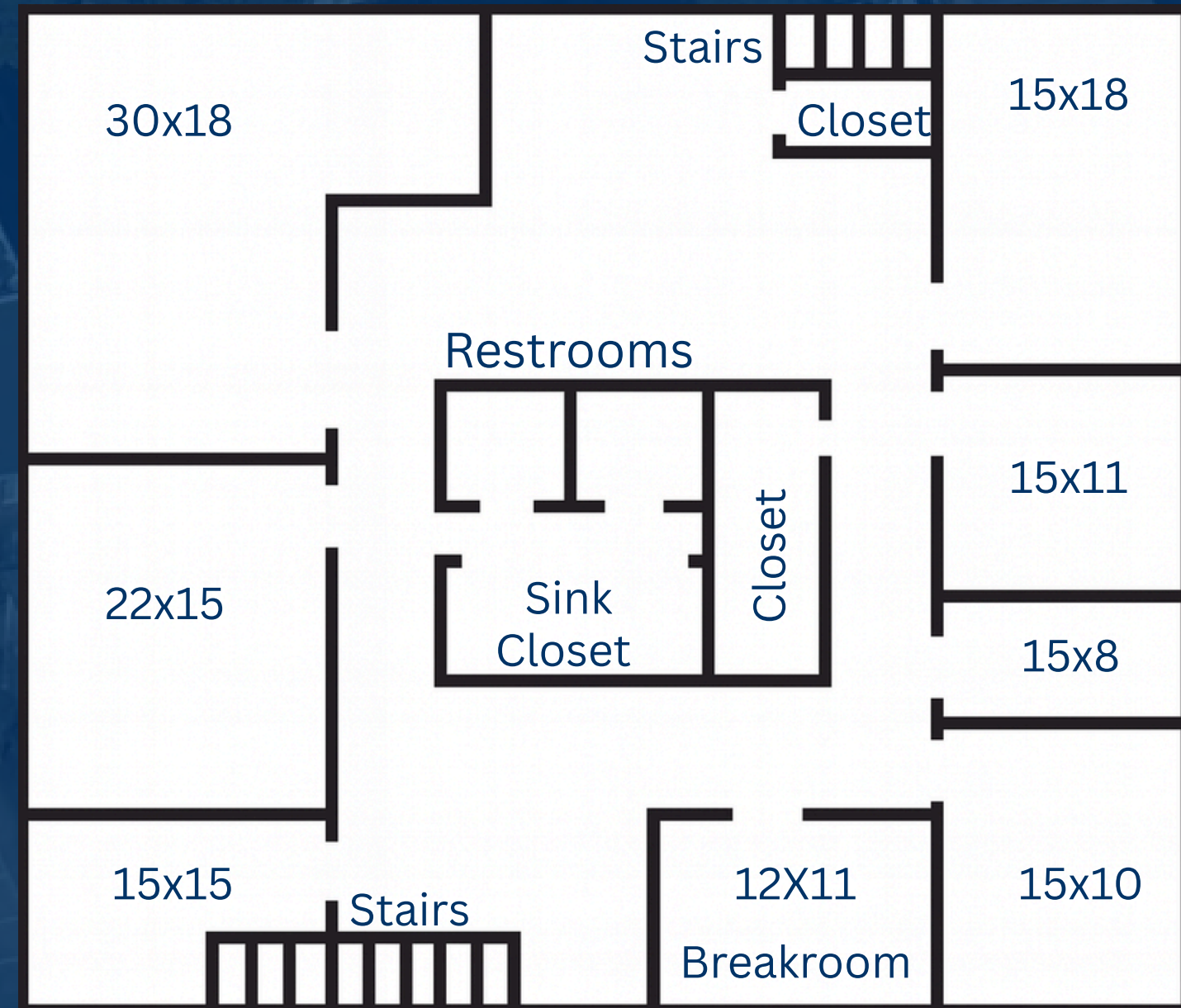


Floor plan

First floor



Second floor



Disclaimer: Floor plan is for illustrative purposes only. All measurements, dimensions, and layouts are approximate and subject to verification.



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Dallas–Fort Worth Market Overview

THE DALLAS–FORT WORTH METROPOLITAN AREA IS THE FOURTH-LARGEST METRO REGION IN THE UNITED STATES, WITH A POPULATION EXCEEDING 7.9 MILLION RESIDENTS AND MORE THAN 3.8 MILLION WORKERS. THE METROPLEX INCLUDES 13 COUNTIES AND COVERS APPROXIMATELY 9,300 SQUARE MILES, MAKING IT ONE OF THE MOST EXPANSIVE URBAN ECONOMIES IN THE COUNTRY.

THE REGION SERVES AS A MAJOR NATIONAL HUB FOR TRANSPORTATION, LOGISTICS, MANUFACTURING, TECHNOLOGY, AEROSPACE, FINANCE, AND HEALTHCARE. IT IS HOME TO 22 FORTUNE 500 COMPANY HEADQUARTERS AND MORE THAN 10,000 CORPORATE FACILITIES. THE AREA IS SUPPORTED BY TWO MAJOR AIRPORTS — DALLAS/FORT WORTH INTERNATIONAL AIRPORT (DFW) AND DALLAS LOVE FIELD (DAL) — PROVIDING EXTENSIVE DOMESTIC AND INTERNATIONAL CONNECTIVITY.

DALLAS–FORT WORTH IS HOME TO MAJOR CORPORATE HEADQUARTERS ACROSS INDUSTRIES, INCLUDING AT&T, AMERICAN AIRLINES GROUP, MCKESSON, CHARLES SCHWAB, TOYOTA MOTOR NORTH AMERICA, TEXAS INSTRUMENTS, SOUTHWEST AIRLINES, CBRE, D.R. HORTON, KIMBERLY-CLARK, ENERGY TRANSFER, BNSF RAILWAY, FLUOR, SABRE, AND VISTRA CORP.



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COLLIN COUNTY OVERVIEW

COLLIN COUNTY SITS DIRECTLY NORTH OF DALLAS WITHIN THE DFW METROPLEX, OFFERING IMMEDIATE ACCESS TO REGIONAL MOBILITY VIA US-75 (CENTRAL EXPY), DALLAS NORTH TOLLWAY, SH-121 (SAM RAYBURN TOLLWAY), SH-190 (PRESIDENT GEORGE BUSH TURNPIKE), AND US-380. THE COUNTY IS WITHIN CONVENIENT REACH OF DFW INTERNATIONAL AIRPORT AND DALLAS LOVE FIELD, SUPPORTING CORPORATE TRAVEL AND LOGISTICS. ONE OF THE FASTEST-GROWING COUNTIES IN TEXAS, COLLIN COUNTY BENEFITS FROM A HIGHLY EDUCATED WORKFORCE, STRONG HOUSEHOLD INCOMES, AND PRO-BUSINESS LOCAL GOVERNANCE.

MAJOR EMPLOYMENT DISTRICTS SPAN LEGACY WEST/PLANO, GRANITE PARK, THE STAR & FRISCO'S "\$5 BILLION MILE," CRAIG RANCH/MCKINNEY, AND WATTERS CREEK/ALLEN, ANCHORING A DIVERSE ECONOMY ACROSS TECHNOLOGY, FINANCE, HEALTHCARE, AND PROFESSIONAL SERVICES. PROMINENT CORPORATE CAMPUSES INCLUDE TOYOTA NORTH AMERICA, JPMORGAN CHASE, LIBERTY MUTUAL, CAPITAL ONE, FEDEX OFFICE, FRITO-LAY/PEPSICO, NTT DATA, ERICSSON, AND INTUIT, AMONG OTHERS.

QUALITY-OF-LIFE FUNDAMENTALS—TOP-RANKED SCHOOL DISTRICTS (PLANO, FRISCO, ALLEN, MCKINNEY ISDS), DESTINATION RETAIL AND ENTERTAINMENT (LEGACY WEST, THE SHOPS AT LEGACY, THE STAR, STONEBRIAR CENTRE), AND EXPANSIVE PARKS AND TRAIL SYSTEMS—CONTINUE TO ATTRACT RESIDENTS AND EMPLOYERS. THESE STRENGTHS SUPPORT SUSTAINED DEMAND FOR INDUSTRIAL, OFFICE, RETAIL, AND MIXED-USE DEVELOPMENT ACROSS THE COUNTY, WITH GROWTH CORRIDORS CONCENTRATED ALONG US-75, DNT, SH-121, AND US-380.

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INVESTMENT HIGHLIGHTS

- Two-story office building totaling $\pm 6,446$ SF within the well-maintained Georgetown Office Community.
- Fully renovated in 2023, featuring modern finishes, a new roof, and brand-new HVAC systems throughout.
- Prime North Dallas location along Preston Road, offering strong visibility and accessibility.
- Located within a professionally managed office park totaling ± 7.66 acres, providing shared parking and landscaped common areas.
- Ideal for owner-users or investors, with a flexible floor plan suitable for single or multi-tenant occupancy.
- Pro Forma Rent: \$13.00/SF NNN | Pro Forma NOI: $\pm \$83,798$ /year.
- Asking Price: \$1,199,000 | Pro Forma Cap Rate: $\pm 6.99\%$.
- Zoned Office, supporting a range of professional and medical uses.
- NNN Lease-Ready Structure – minimal landlord responsibilities; tenants reimburse taxes, insurance, and maintenance.
- Excellent regional access via Preston Road, SH-190 (President George Bush Turnpike), Dallas North Tollway, and US-75.
- Surrounded by affluent neighborhoods, established businesses, and abundant retail and dining amenities.



INVESTMENT HIGHLIGHTS





Karan Aulakh, CCIM

Managing Broker

469-471-6413

info@karecommercial.com

www.karecommercial.com



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Disclaimer

Information contained herein is believed to be reliable but is not guaranteed. Buyers and tenants should verify all details independently. Property availability, pricing, and terms are subject to change without notice.

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