

FOR LEASE > RETAIL SPACE

PARKWAY PLAZA

3115 W PARKER ROAD, PLANO, TX 75023



FOR LEASE



END CAP AVAILABLE WITH HIGH-END BUILDOUT

Please Contact

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COLLIERS INTERNATIONAL
1717 McKinney Avenue, Suite 900
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Parkway Plaza Overview

- > 105,119 SF neighborhood retail center in Plano
- > Superb visibility and accessibility along Independence Parkway at Parker Road
- > High potential for lunch traffic from neighboring Plano Senior High students
- > Available contiguous space ranging from 731 SF to 2,790 SF
- > Strong local demographics with above-average household income levels
- > Major tenants include Campisi's Pizza, US Toys, Country Burger, Whirlyball and Training Techniques

LEASING INFORMATION

LEASE RATE: \$12.00 - \$22.00 PSF + NNN

NNN'S AT \$5.21

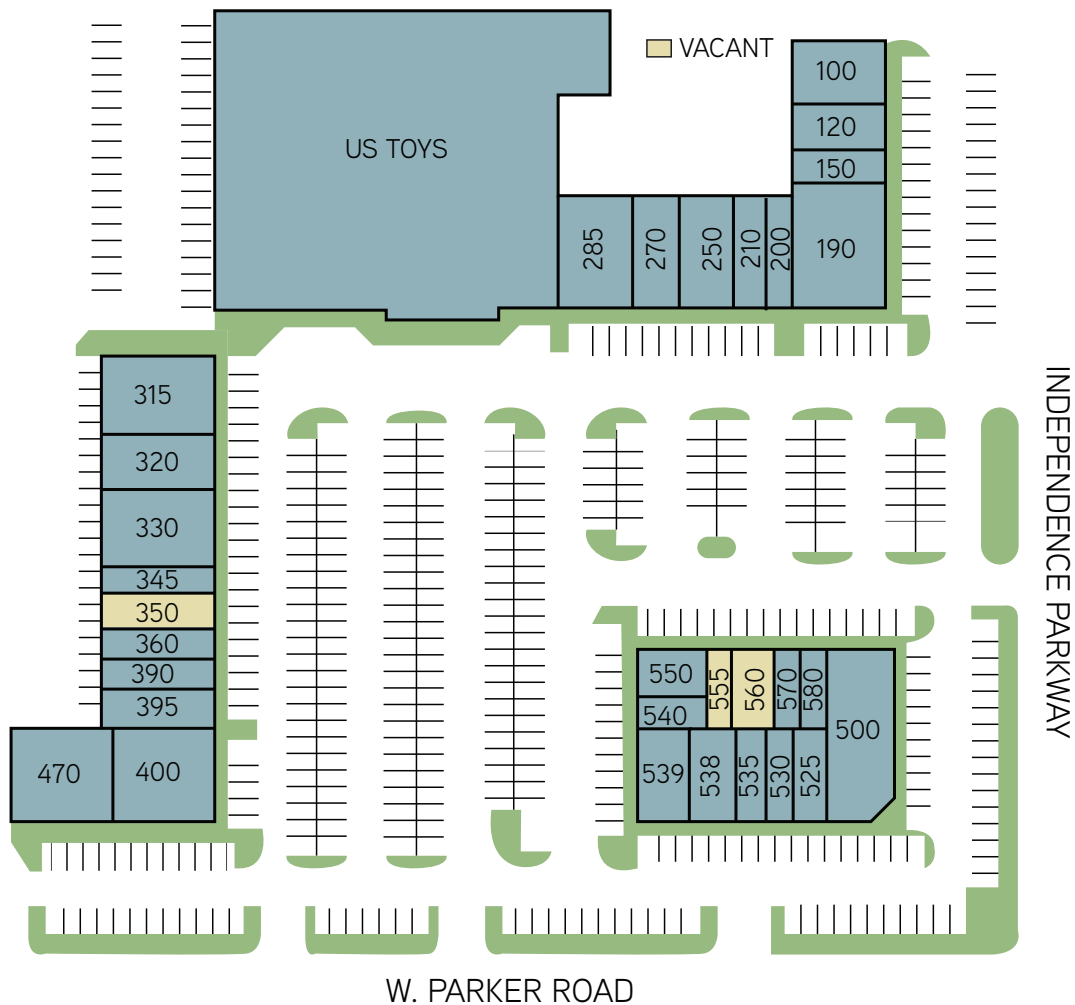
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	17,570	142,633	327,035
AVERAGE HH INCOME	\$132,636	\$133,356	\$126,894
MEDIAN AGE	43.2	38.2	36



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SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
100	A Nail Bar	2,316	350	VACANT	1,505	538	Keystone Dental	1,713
120	Plano Maum Meditation	1,685	360	The Designed Body Pilates	1,263	539	Subway	1,463
150	Town & Country Cleaners	1,505	390	Minuteman Press	1,298	540	Dinger Gold & Silver, LLC	1,232
190	Sandy's Dancewear Too	4,586	395	Metro Vapors	1,782	550	Sugar and Spice Bakery	1,232
200	Board & Brush	1,053	400	Wing Daddy's	3,906	555	VACANT	731
210	Reading Ranch	1,086	470	Play It Again Sports	3,900	560	VACANT	1,154
250	Christian Creative Comm	3,167	500	Country Burger	4,560	570	Mr. Jim's Pizza	864
270	Women's Health Boutique	2,100	525	Steve Black's Vacuum	1,000	580	Lone Star Massage	771
285	Shop Minoya 99 Cent Store	3,237	530	Terry Ulrich Jewelers	1,140			
330	Training Techniques	10,360	535	Kolache Station	1,000			



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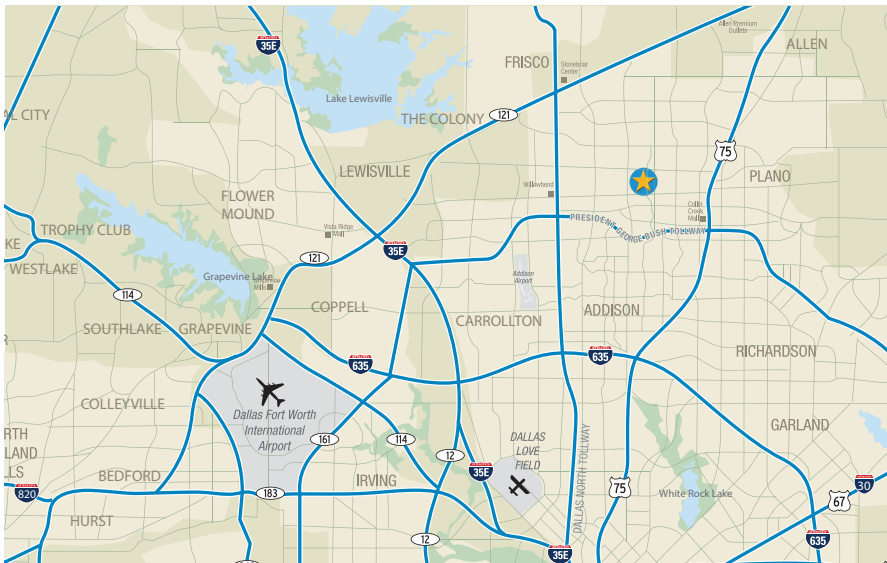
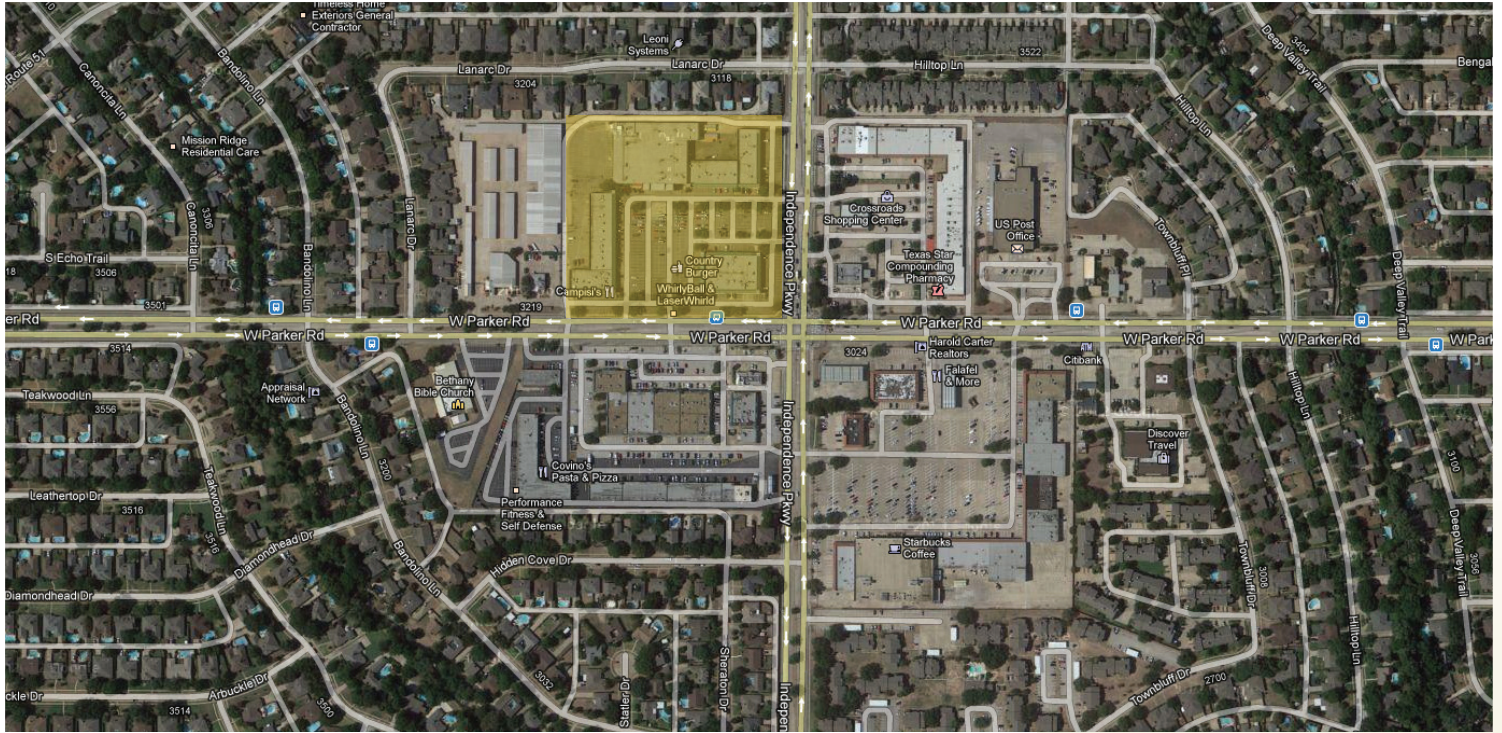
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TRAFFIC COUNTS

INDEPENDENCE ROAD	27,000 VPD
PARKER ROAD	30,000 VPD



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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.



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.

Colliers International North Texas, LLC	522575	DFWmarketing@colliers.com	(214) 692-1100
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Steve Everbach	367974	steve.everbach@colliers.com	(214) 217-1254
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Michael Tran	614289	michael.tran@colliers.com	(972) 759-7812
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501