

FOR LEASE | Parker Square

4013 W Parker Rd, Plano, TX 75093



Property Description

Second generation grocery/restaurant and retail space for lease in a dense area of Plano, TX.

Suite 230: Grocery/Restaurant - 10,469 SF - Available Now
Space can be demised to 3,611 SF restaurant and 6,858 SF retail.

Suite 210: Retail - 1,195 SF - Available Now

This location is great for businesses and franchises being less than 3 miles from national retailers and major hospitals such as H-E-B Plano, Whole Foods, Medical City Plano, Studio Movie Grill, and others.

The property is located on W Parker Road which connects many neighborhoods in central Plano. The site is 10 mins from major highways such as the President George Bush Tollway and Dallas North Tollway.

Spaces	Lease Rate	Space Size
Restaurant	Contact Broker	3,611 SF
Retail Space	\$28.00 - 30.00 SF/yr	1,195 SF
Grocery Space	Contact Broker	6,858 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	6,214	47,666	123,583
Total Population	15,991	120,100	306,733
Average HH Income	\$118,650	\$113,004	\$108,907

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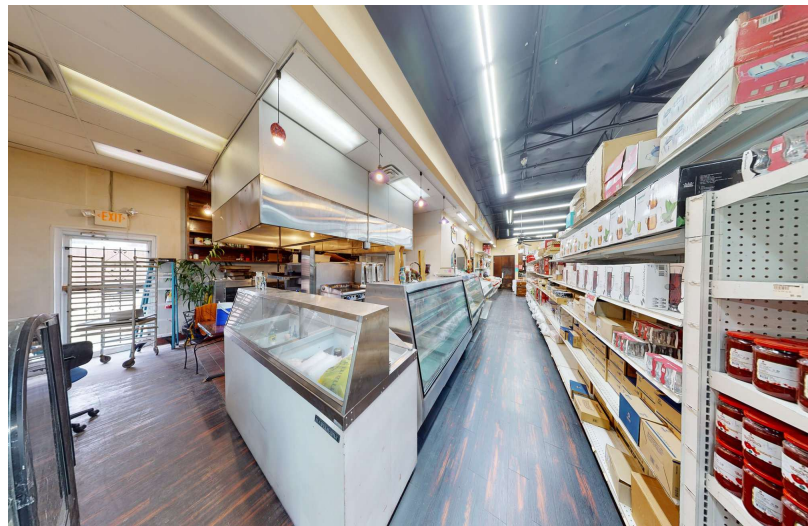
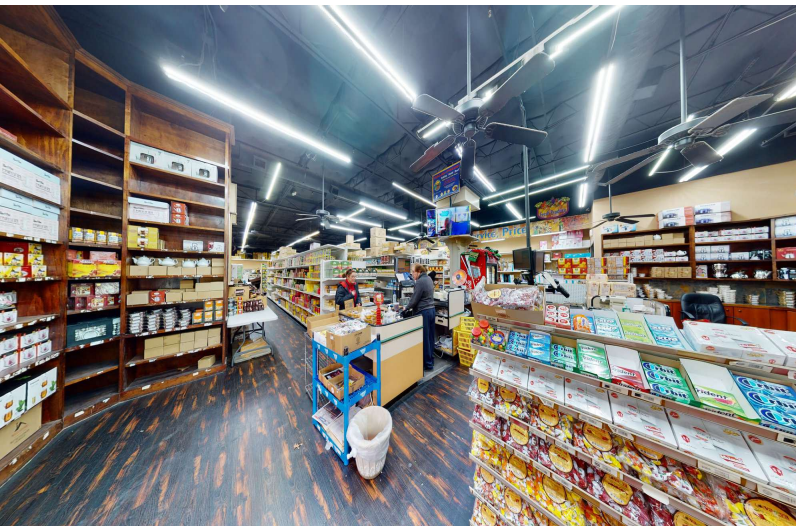
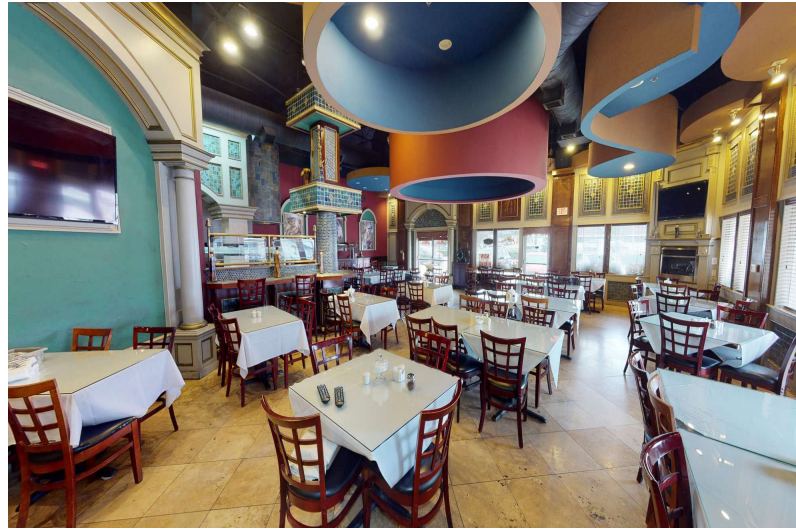
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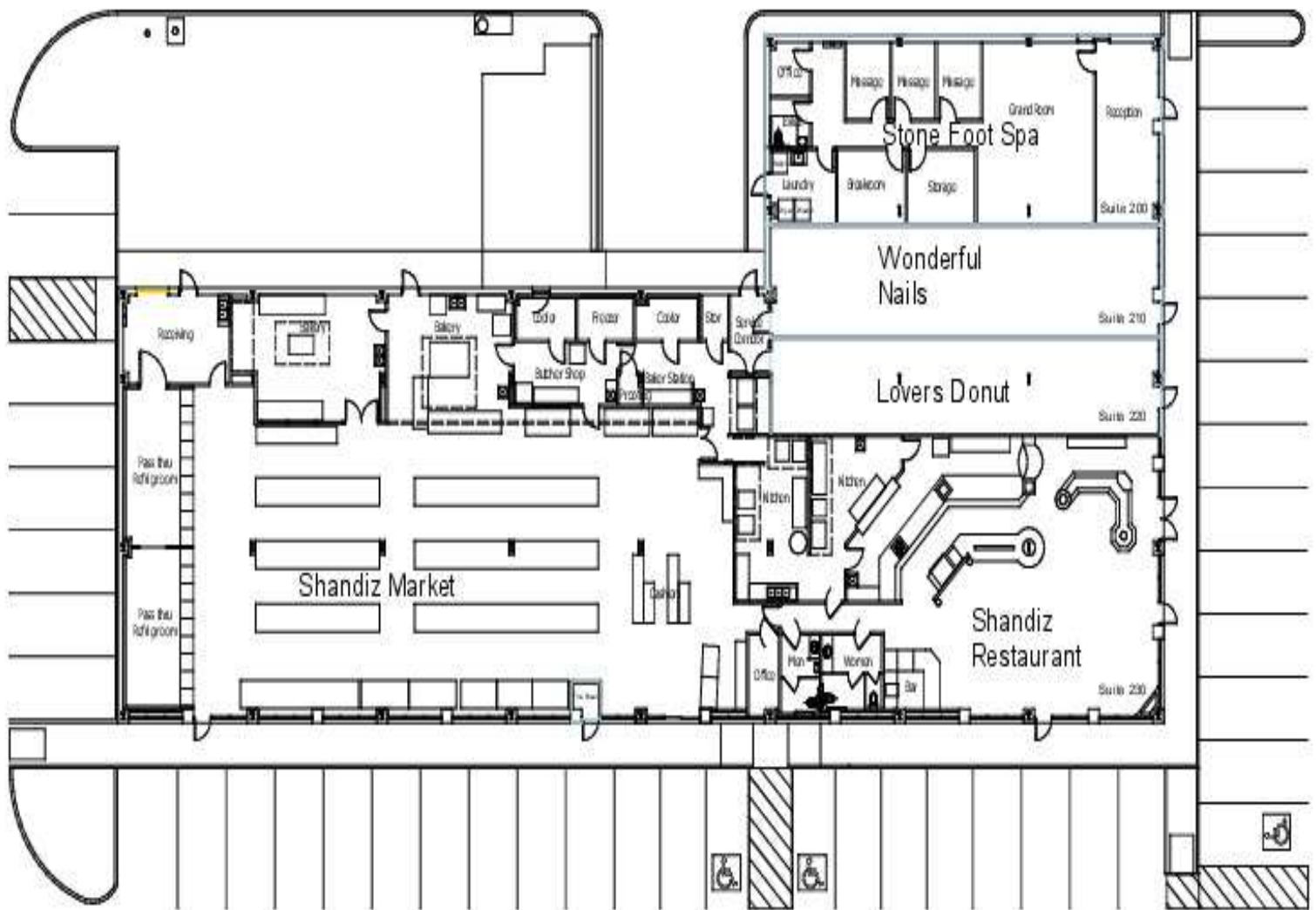
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360° VIRTUAL TOUR



Current Building 2 Layout

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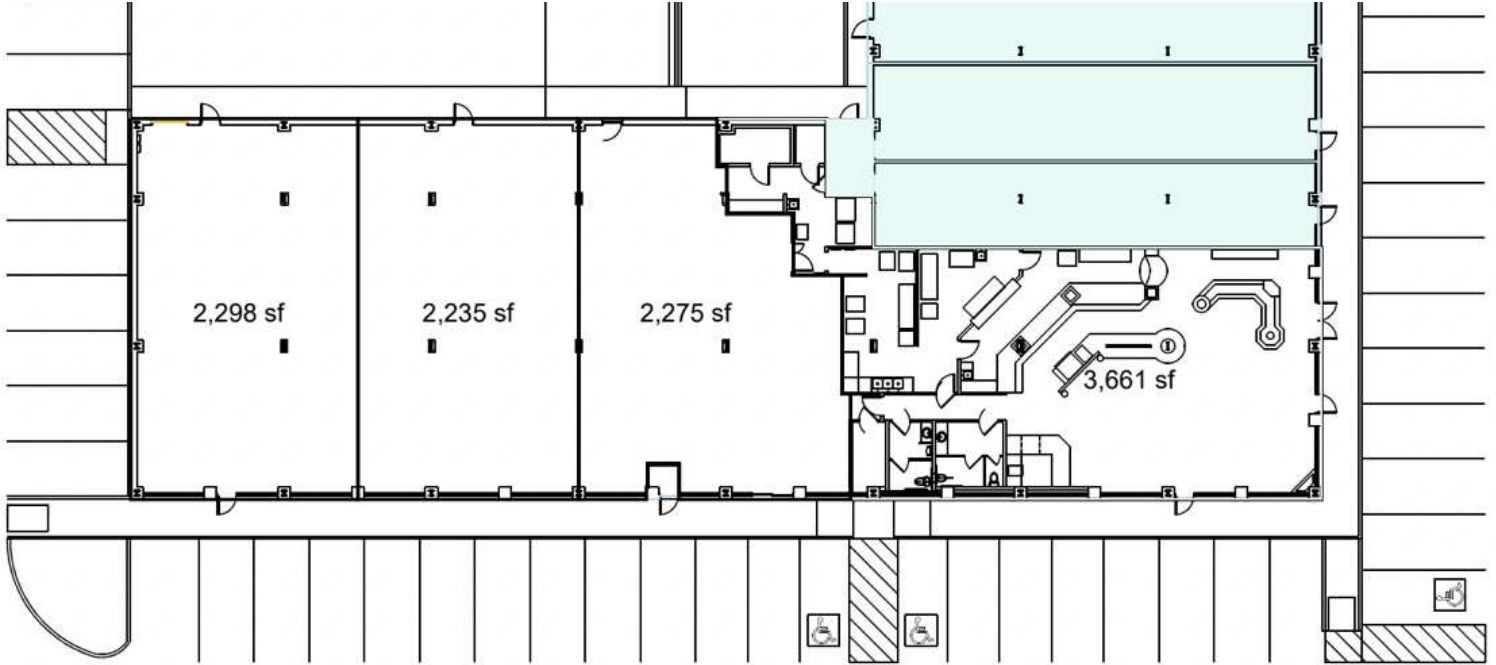
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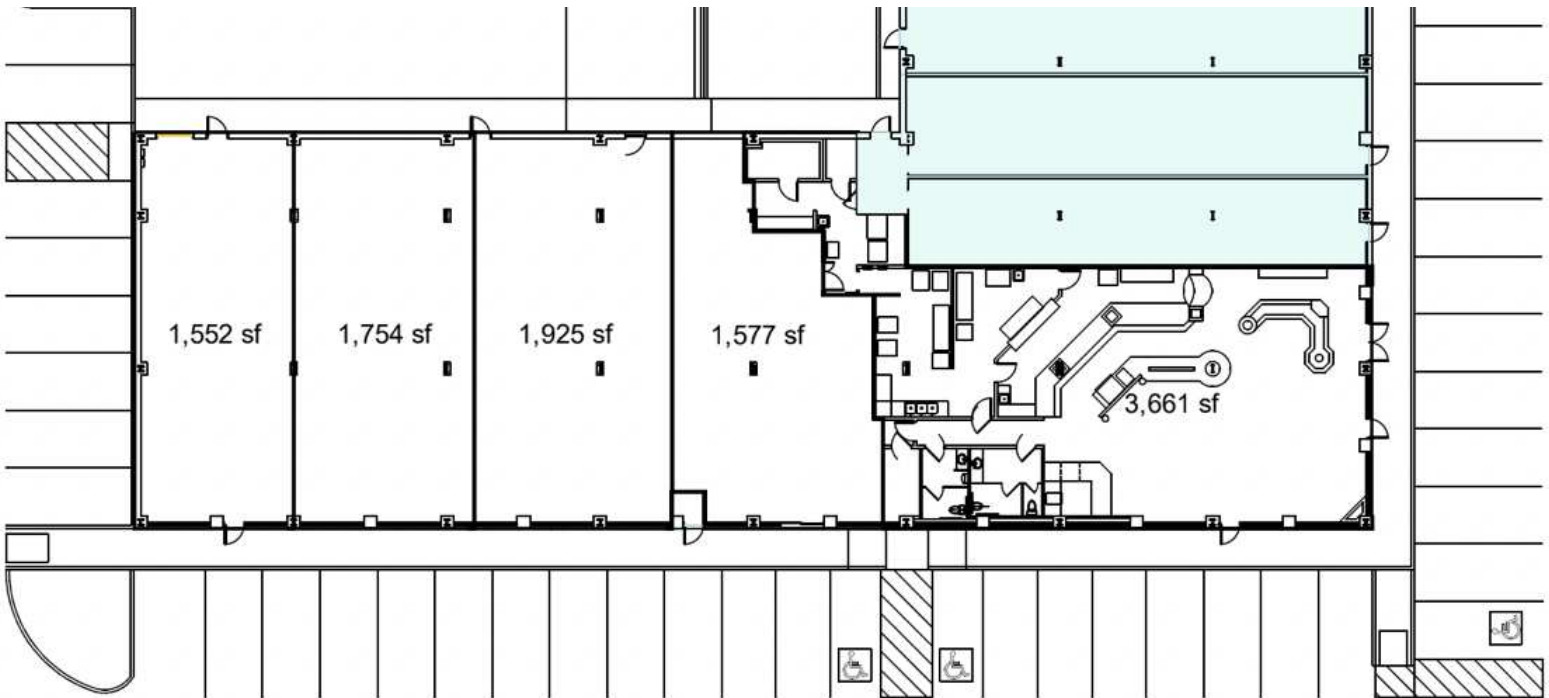
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SITE PLAN | Parker Square

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Proposed Plan 1 - Grocery Store space can be divided into ~2,200 SF.



Proposed Plan 2 - Grocery store space can be divided up to ~1,500 SF.

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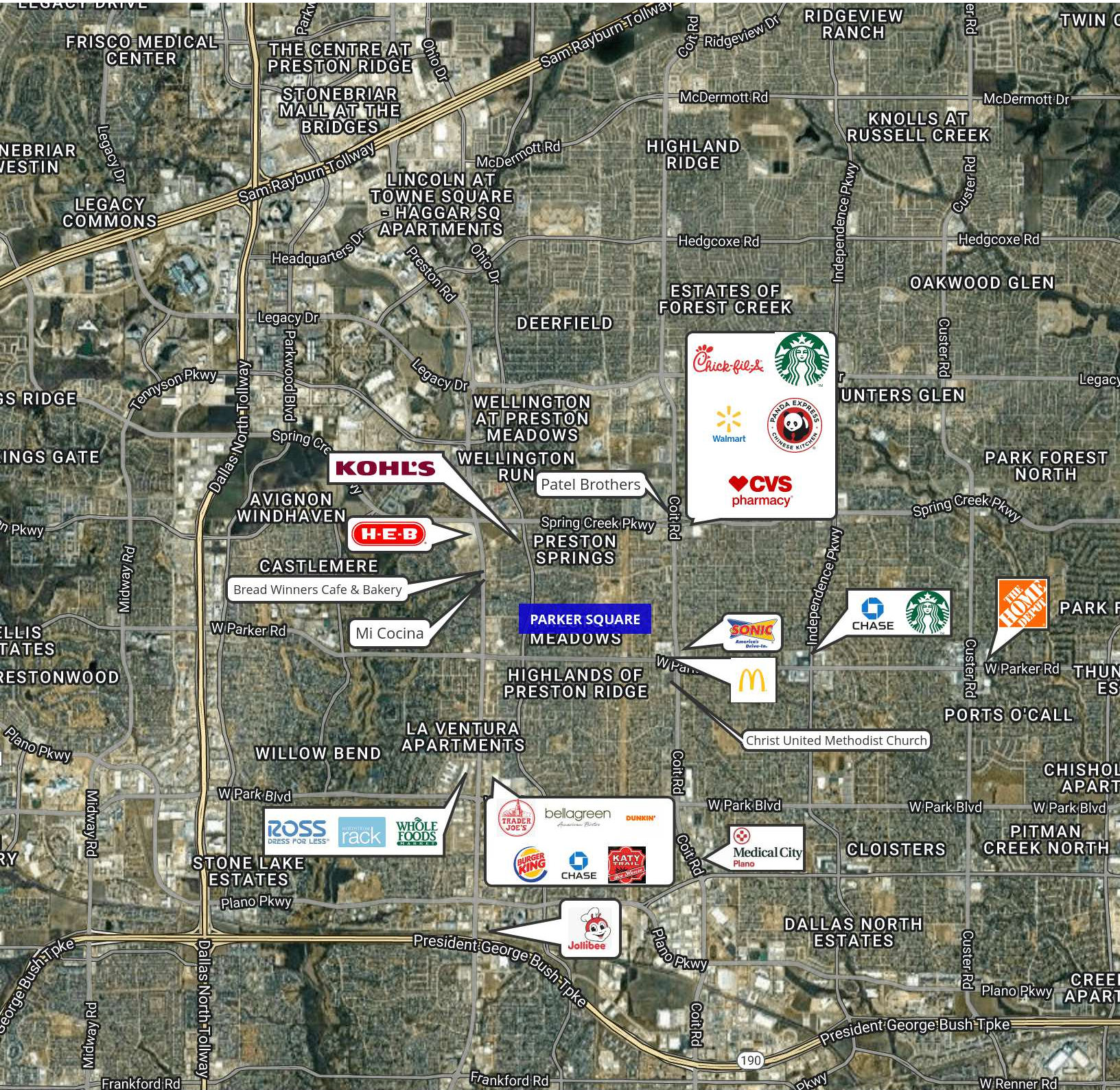
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RETAILER MAP | Parker Square

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Map data ©2023 Imagery ©2023, Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO

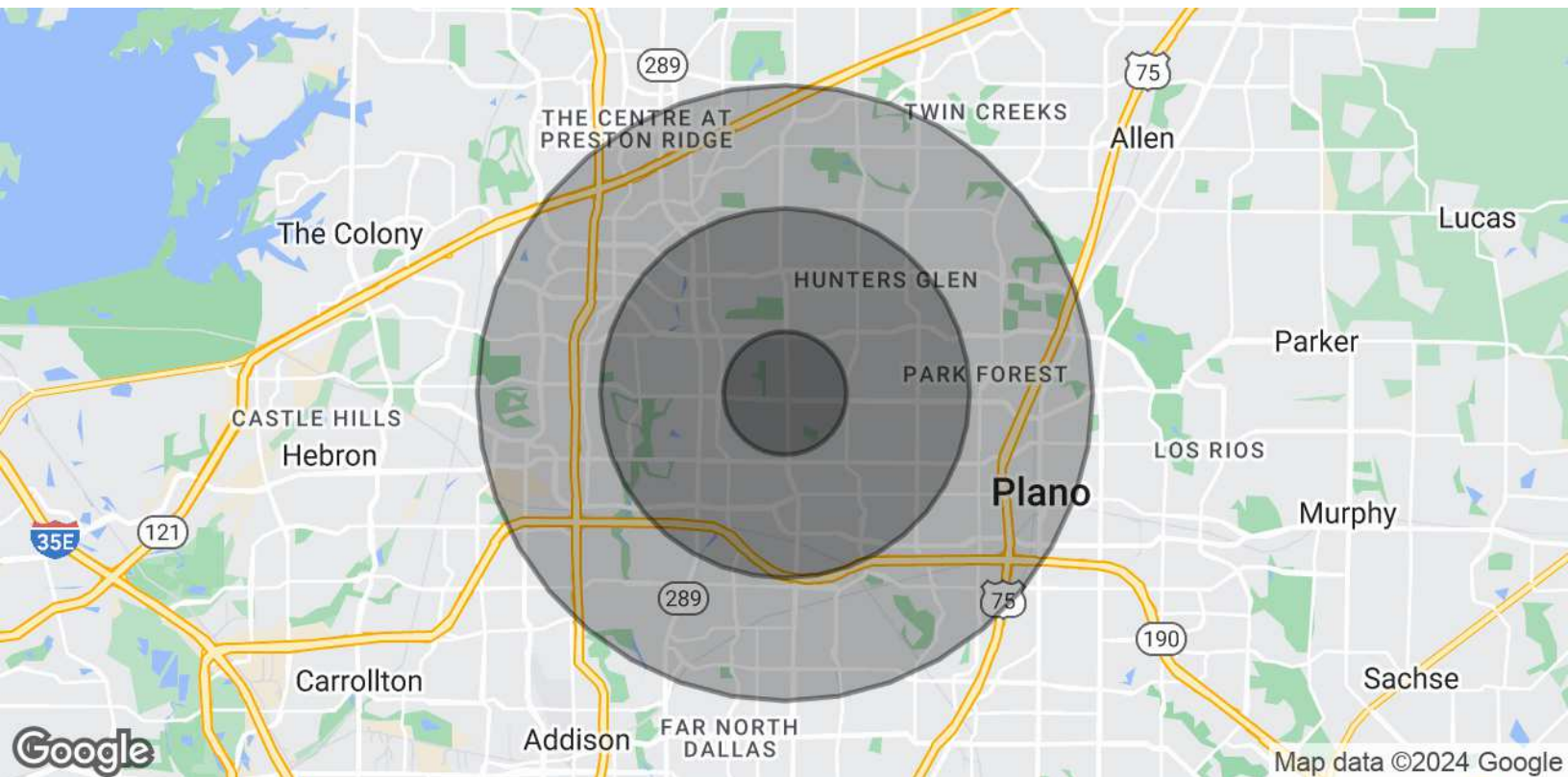
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Population	1 Mile	3 Miles	5 Miles
Total Population	15,991	120,100	306,733
Average age	40.6	39.2	37.4
Average age (Male)	40.0	38.2	36.9
Average age (Female)	41.3	40.4	38.1
Households & Income	1 Mile	3 Miles	5 Miles
Total households	6,214	47,666	123,583
# of persons per HH	2.6	2.5	2.5
Average HH income	\$118,650	\$113,004	\$108,907
Average house value	\$263,022	\$261,496	\$267,676

* Demographic data derived from 2020 ACS - US Census

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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.

11-2-2015



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:
 - 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

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