

INDEPENDENCE SQUARE

FOR LEASE

PLANO, TEXAS

SEC INDEPENDENCE PARKWAY & PARKER ROAD

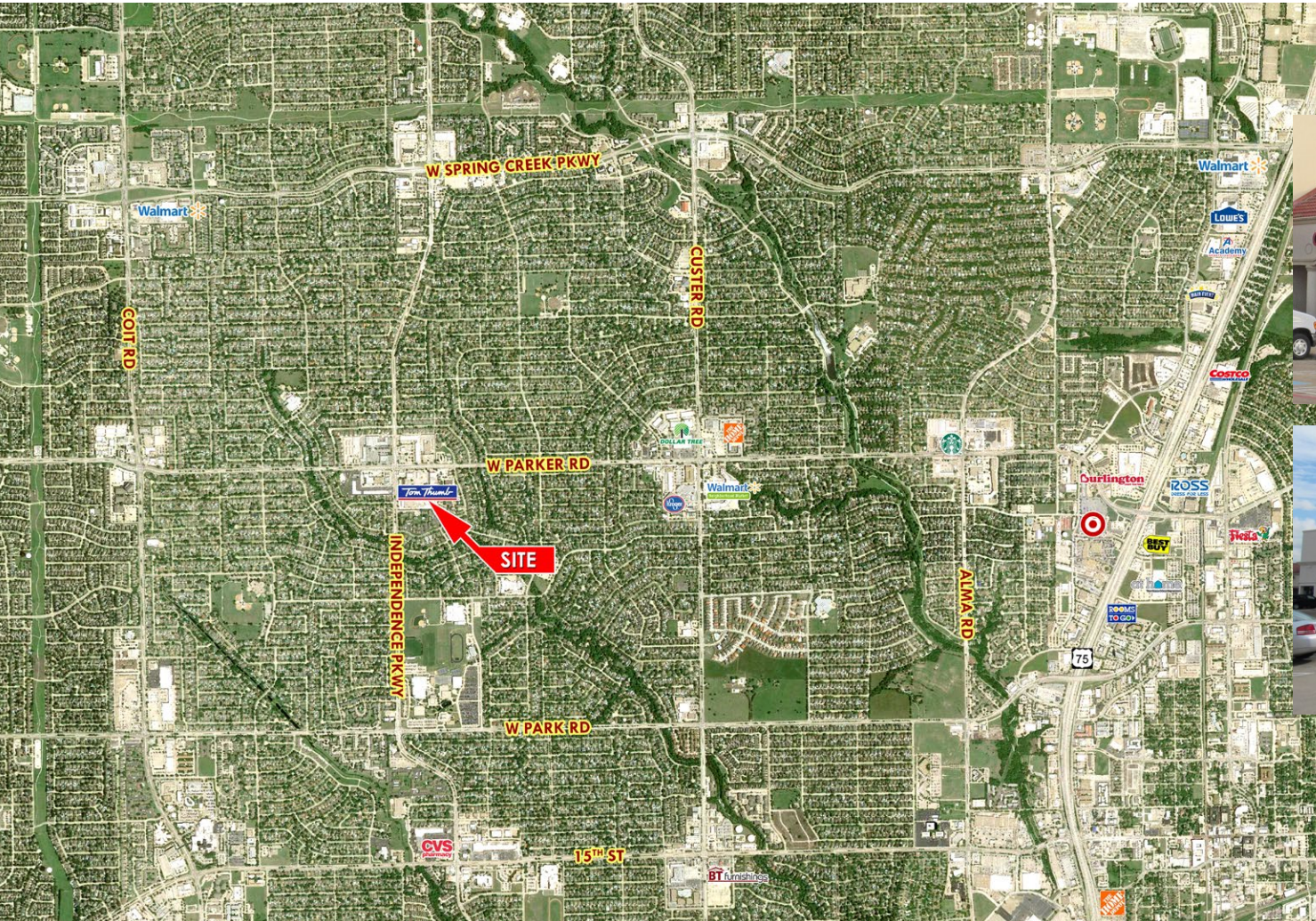
TONYA HAGOOD

RYAN SMITH



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

INDEPENDENCE SQUARE



HIGHLIGHTS

- GROCERY ANCHORED
- GREAT HOUSEHOLD DENSITY IN ALL DIRECTIONS
- NEW OWNER

Owned By: **NEW MARKET**
www.newmarketprop.com

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	15,509	129,689	329,878
2017 EST AVG HH INCOME	\$120,560	\$118,668	\$118,439

TRAFFIC COUNTS	
PARKER RD	38,445 VPD
INDEPENDENCE PKWY	30,340 VPD
TRAFFIC COUNT SOURCE: COSTAR	



SUITE	TENANT	SQUARE FEET
100	Dubs Tea	1,492
101	Cookies by Design	1,495
102A	Little Greek Restaurant	1,357
102B	Nails La Belle	1,500
103A	Urgent Care Center	1,243
103B	Vacant	1,250
104	One Hour Martinizing	1,508
106	Kids B Kids	1,884
201	B&B Furniture Consignment	12,138
203	Great Clips	1,545
204	Vacant	2,400
205	Vacant	2,800
207	Texas 2 Stitch	2,000
209	Sartor TV	2,800
210	Vacant	2,020
211	The Tutoring Center	1,500
213	Framing MemorEze	1,780
215	Henry's Ice Cream	2,545
216	Buckley Insurance	1,245
217	Vacant	850
219	School of Music	1,412
299	Lily's Café	2,300
300	Vacant	3,630
303	Thompson Liquor	3,670
304	Vacant	1,914
305	Little Caesars	1,600
310	Pho Mac Noodle Shop	1,600
311	The UPS Store	1,600
312	Vacant	1,900
313	Foot Massage	1,630
314	Wood Land (Available)	8,400
316	Martial Arts	3,550
317	Elmvale Jewelers	1,980
318	Comics	1,760
319	Kesari	2,400
321	Vacant	1,980
322	North Chinese Restaurant	4,000
323	Pat's Pet Grooming	2,000
324A	Genesis Theater	3,950
3803	Tom Thumb Fuel Center	400
4303	Tom Thumb	43,200
ATM	Bank of America	50

INDEPENDENCE SQUARE, PLANO, TX



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

Venture Commercial

<u>Real Estate, LLC</u>	<u>476641</u>	<u>info@venturedfw.com</u>	<u>214-378-1212</u>
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Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
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<u>Michael E. Geisler</u>	<u>350982</u>	<u>mgeisler@venturedfw.com</u>	<u>214-378-1212</u>
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Designated Broker's Name	License No.	Email	Phone
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<u>Agent's Supervisor's Name</u> <u>Tonya Hagood</u>	<u>License No.</u> <u>247781</u>	<u>Email</u> <u>thagood@venturedfw.com</u>	<u>Phone</u> <u>214-378-1212</u>
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

