

NEW KROGER MARKETPLACE ANCHORED SHOPPING CENTER
SHOP SPACE & PADS
HIGH INCOMES & STRONG RESIDENTIAL DENSITY



COIT MARKETPLACE FOR LEASE

214.378.1212

SWC SH 121 & COIT RD
PLANO, TX

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DEVELOPED BY:
UCD
UNITED COMMERCIAL
DEVELOPMENT

LOCATION

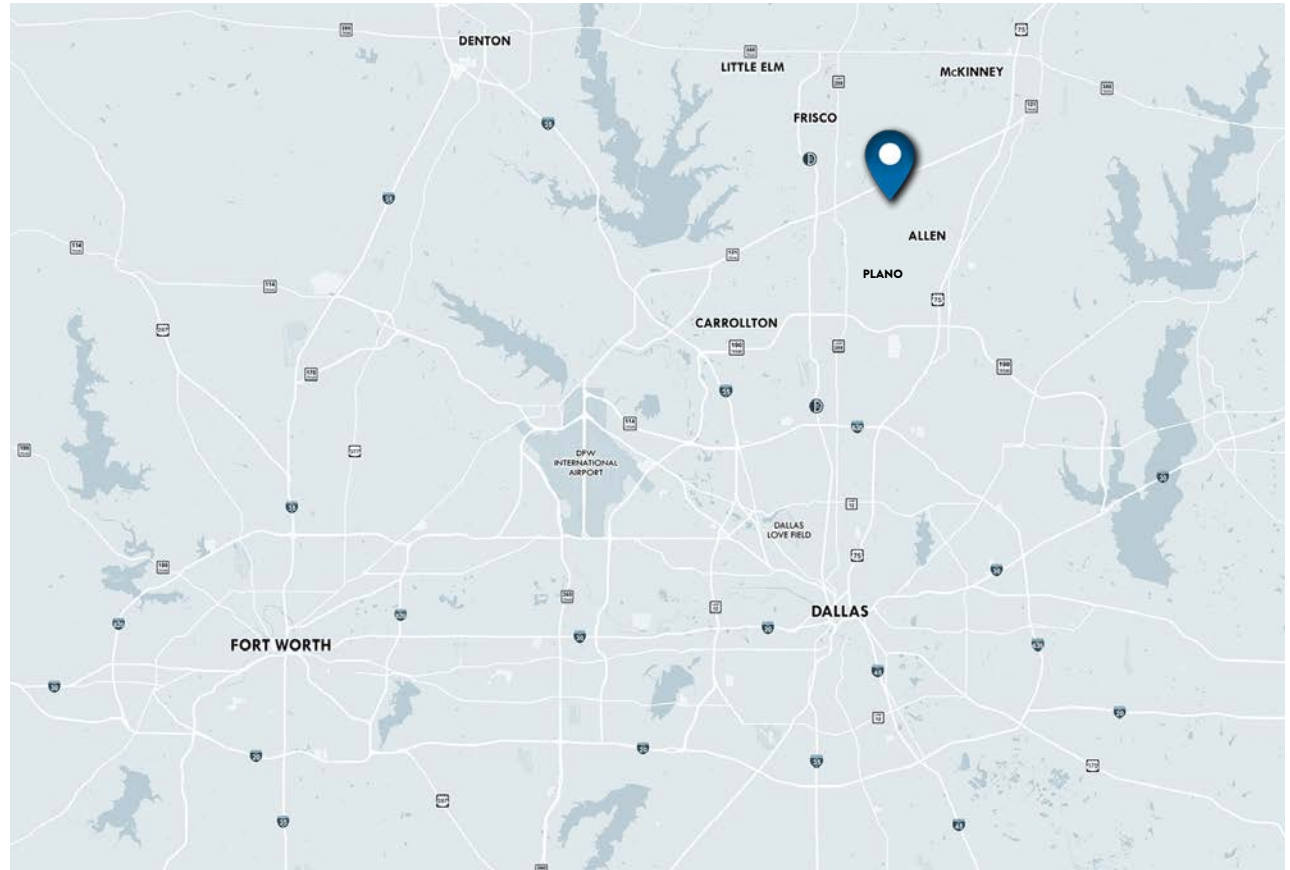
**SWC SH 121 & COIT RD
PLANO, TX 75025**

TRAFFIC COUNTS

SH 121 **COIT RD**
75,624 VPD 2020 31,939 VPD 2021

PROPERTY HIGHLIGHTS

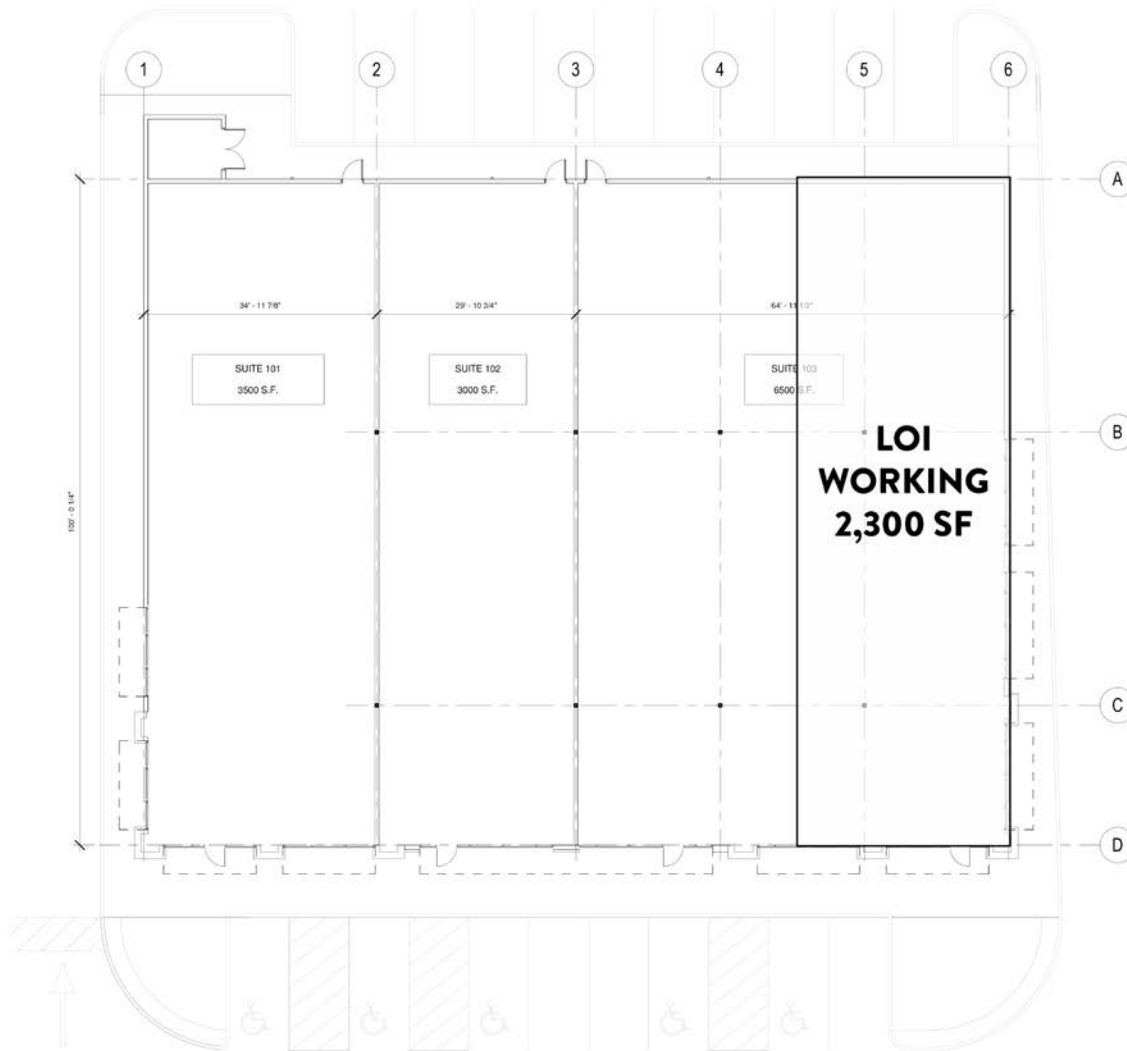
- ★ **ANCHORED BY 123,000 SF LARGE FORMAT KROGER MARKETPLACE**
- ★ **LOT 11/LOT 10 PRE-LEASED. LOT 8 IS UNDER CONSTRUCTION AND DELIVERABLE FALL 2025.**
- ★ **KROGER OPENED JANUARY 2025**
- ★ **AVERAGE HOUSEHOLD INCOMES OVER \$170,000 IN 3 MILE RADIUS**
- ★ **STRONG DAYTIME POPULATION**
- ★ **OVER 100,000 VEHICLES PER DAY AT THE INTERSECTION**
- ★ **STATE HWY 121 HAS BEEN EXPANDED INTO A SIX-LANE FREEWAY WITH AN ADDITIONAL SIX LANES OF PARKWAY FROM HWY 75 TO INTERSTATE 35**
- ★ **FULL SERVICE HOSPITAL, BAYLOR SCOTT & WHITE MEDICAL CENTER, LOCATED AT THE INTERSECTION**

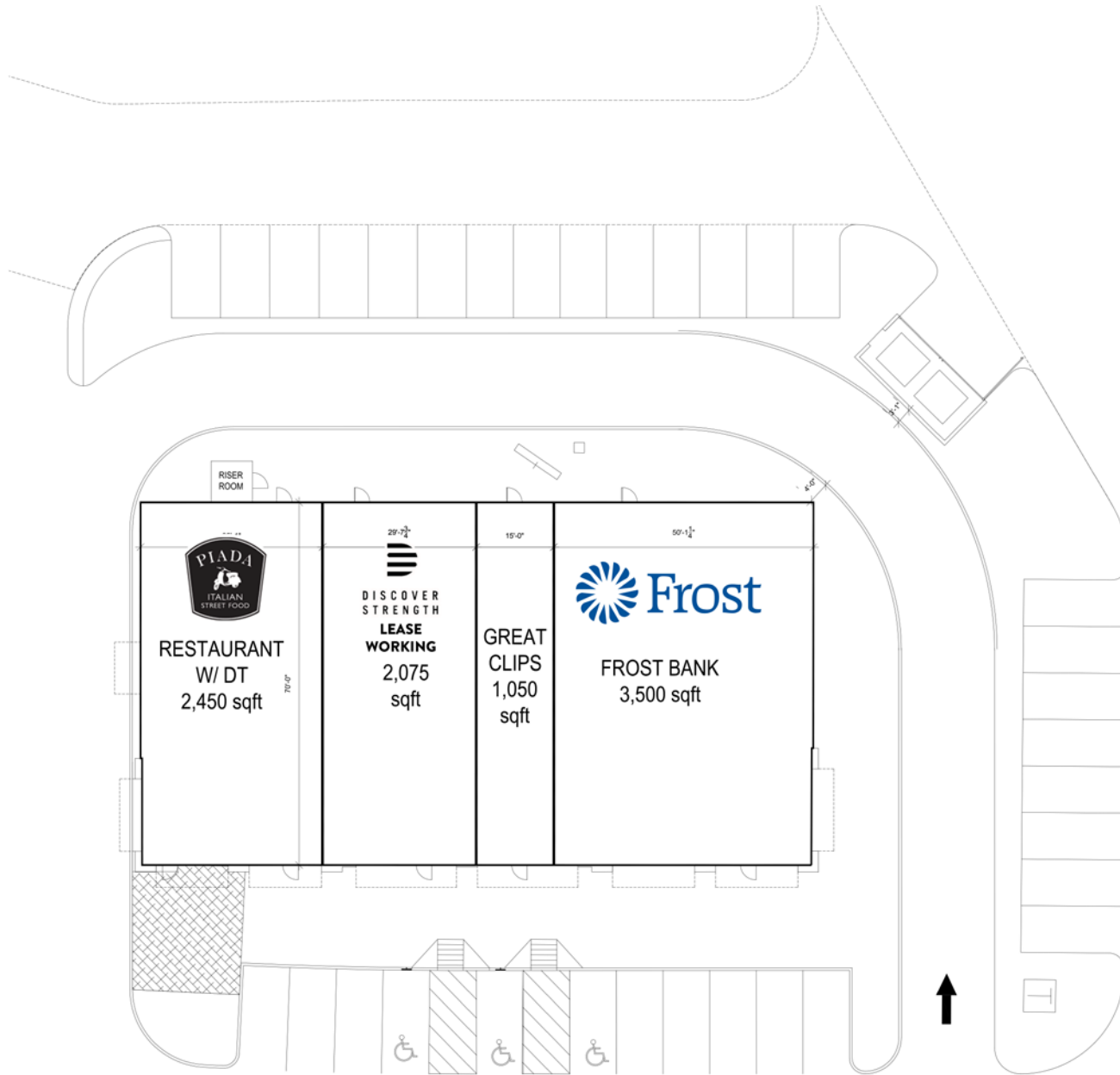


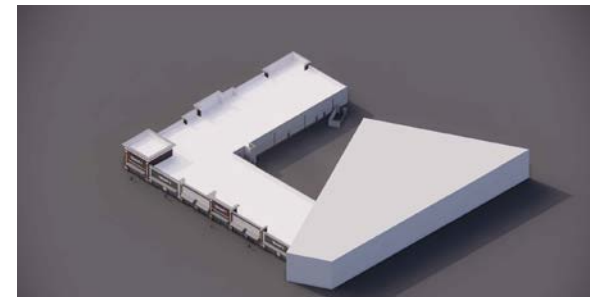
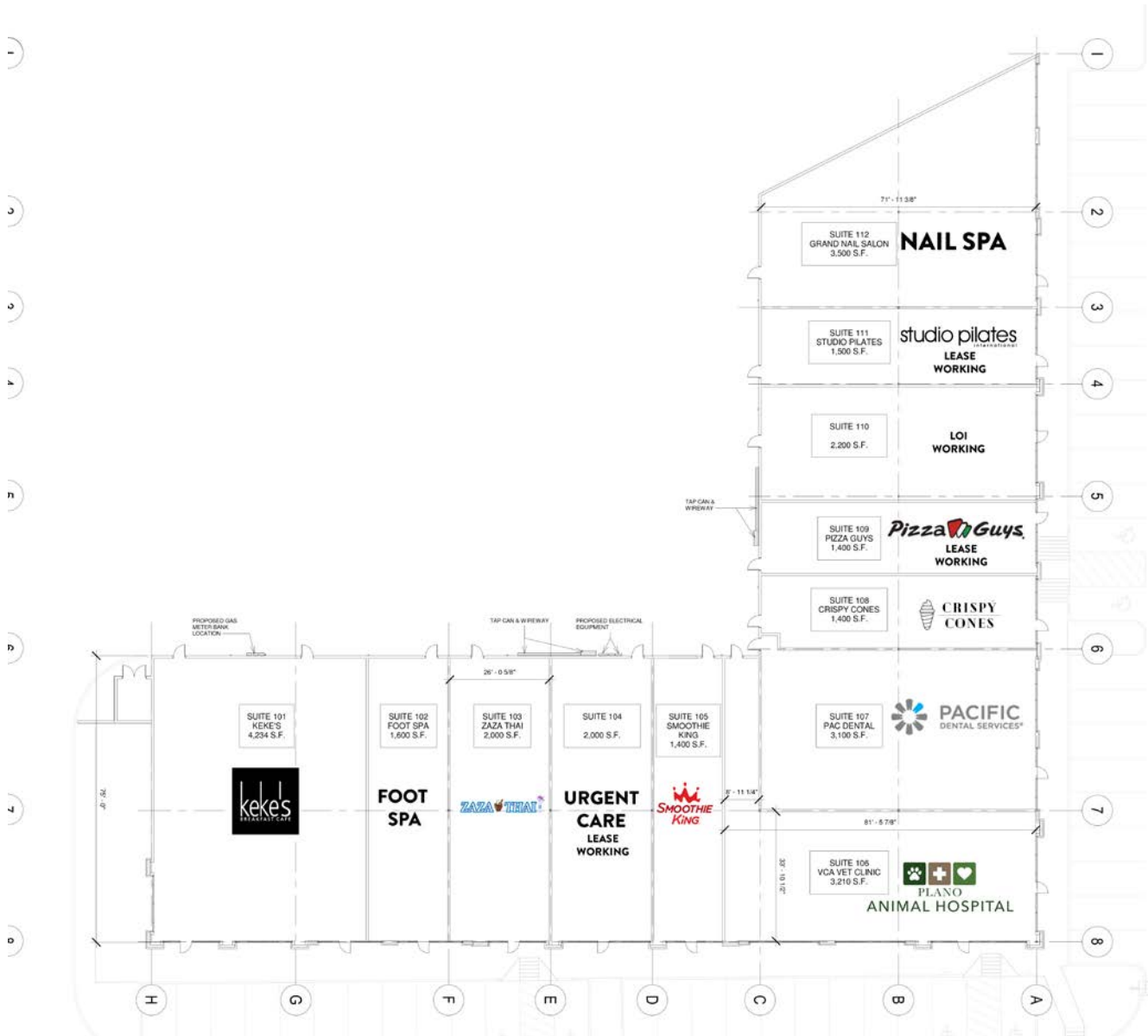
2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,866	141,754	346,036
EST. DAYTIME POPULATION	3,353	51,307	158,089
EST. AVG. HH INCOME	\$171,196	\$173,180	\$159,615

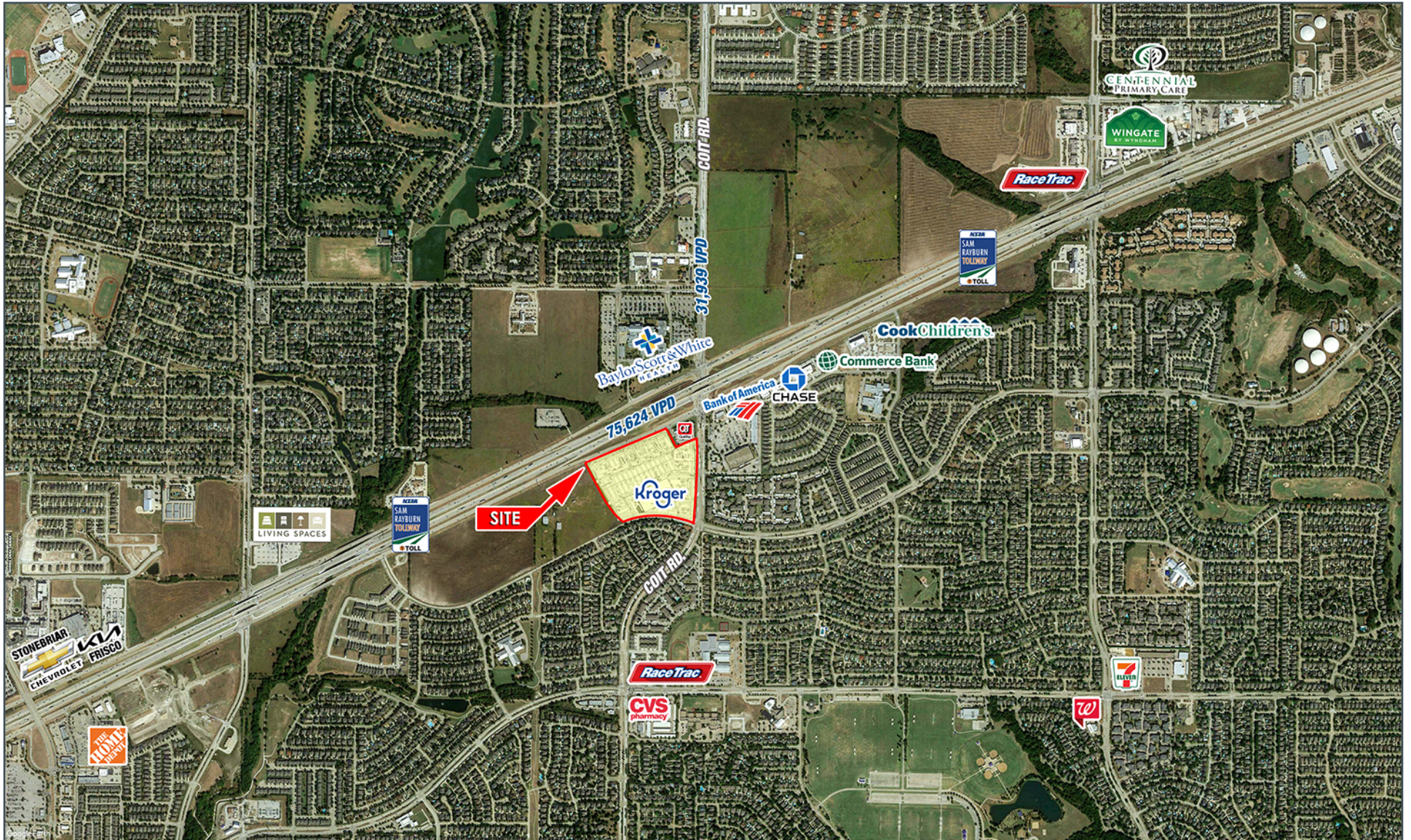














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Information About Brokerage Services

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 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.
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 - 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
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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
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