

VENTURE

214.378.1212

11.6 AC FOR SALE

SEQ SH 121 & INDEPENDENCE PKWY
PLANO, TX

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LOCATION

SEQ SH 121 & INDEPENDENCE PKWY

SIZE

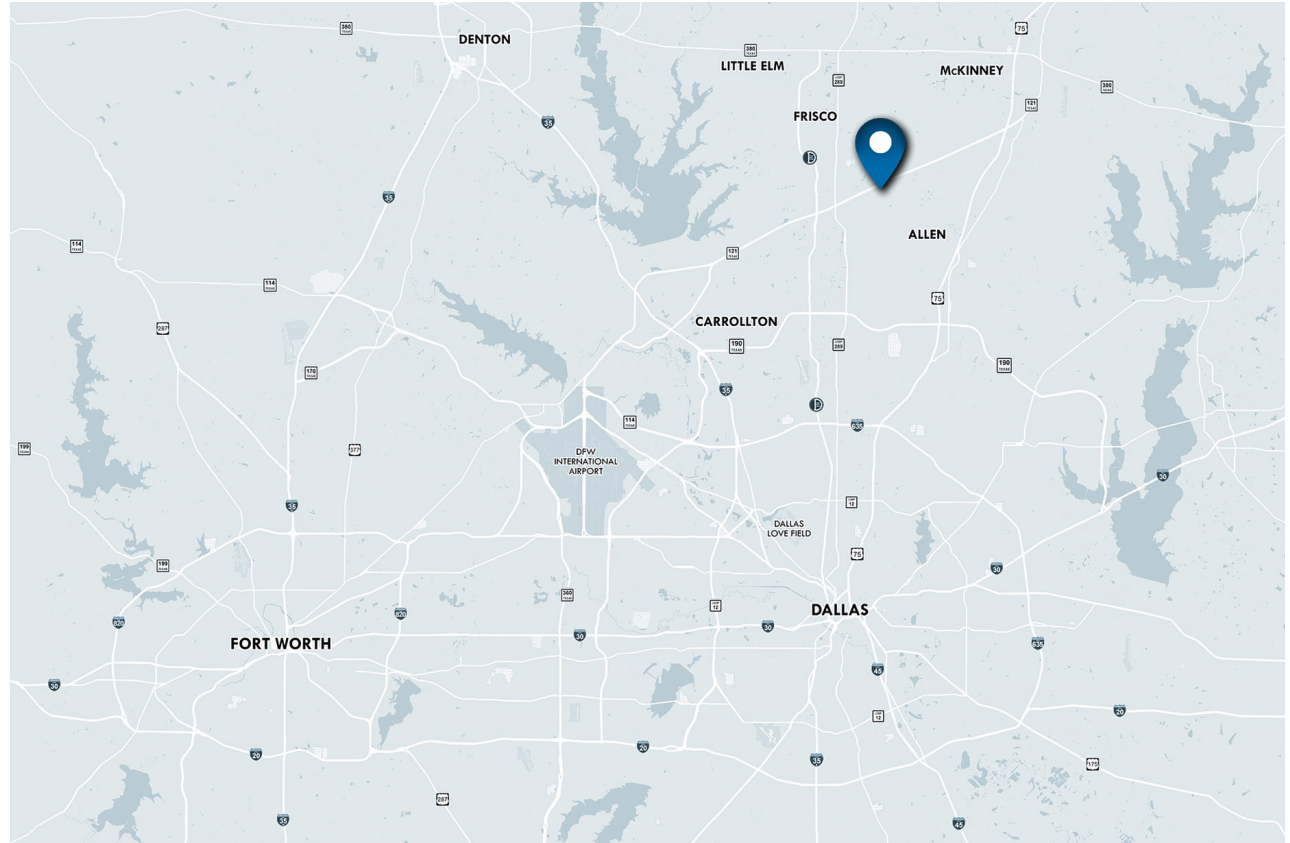
11.6 AC

TRAFFIC COUNTS

| | |
|---------------|--------------------------|
| SH 121 | INDEPENDENCE PKWY |
| 100,560 VPD | 20,681 VPD |

PROPERTY HIGHLIGHTS

- ★ 11.6 AC AVAILABLE IN PLANO WITH APPROX. 1,256 SF OF FRONTAGE ALONG THE SH-121
- ★ EXCELLENT VISIBILITY FROM SH-121 AND EASY ACCESS. THE OFF-RAMP ACCESS IS LOCATED JUST BEFORE THE PROPERTY.
- ★ RC-REGIONAL COMMERCIAL ZONING. WIDE RANGE OF USES ARE ALLOWED: HOTEL, GENERAL AND MEDICAL OFFICE, CAR DEALERSHIP, FITNESS, ASSISTED LIVING, HOSPITALS AND OTHERS
- ★ THE PROPERTY IS SITUATED ALONG HWY 121, WHICH HOSTS SEVERAL MAJOR OFFICE DEVELOPMENTS & HEADQUARTERS: TOYOTA HQ - 2.1M SF, GRANITE PARK WITH 2M SF OF HIGH-QUALITY OFFICE SPACE, COLLIN COUNTY TECHNICAL CENTER AND OTHERS.
- ★ NOTABLE RETAIL PROJECTS INCLUDE THE HUB 121, DISTRICT 121, THE FARM IN ALLEN; HEB IS UNDER CONSTRUCTION LESS THAN A MILE EAST.



2024 DEMOGRAPHIC SUMMARY

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| EST. POPULATION | 15,080 | 127,696 | 352,371 |
| EST. DAYTIME POPULATION | 2,634 | 27,173 | 139,029 |
| EST. AVG. HH INCOME | \$197,995 | \$205,707 | \$179,362 |

AREA ATTRACTIONS





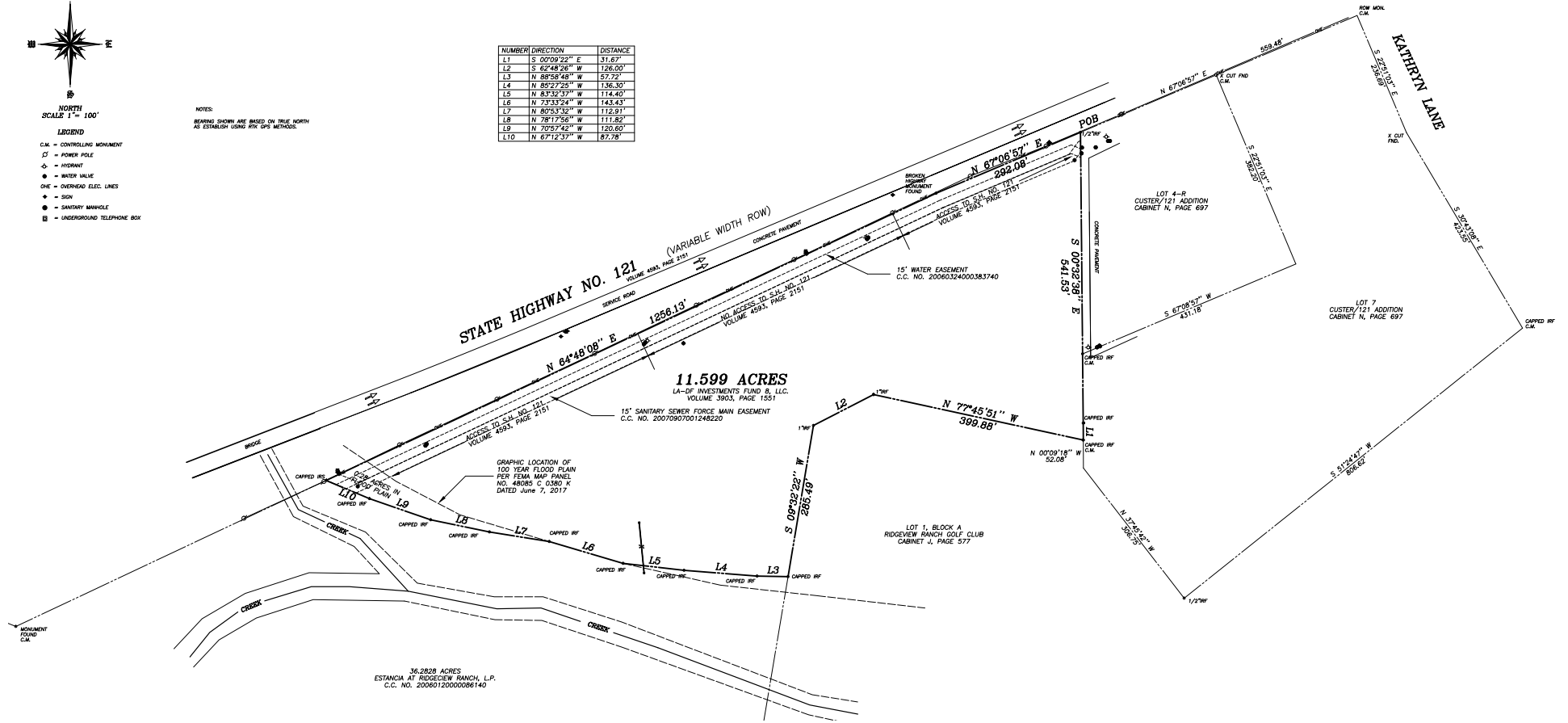
NORTH
SCALE 1" = 100'

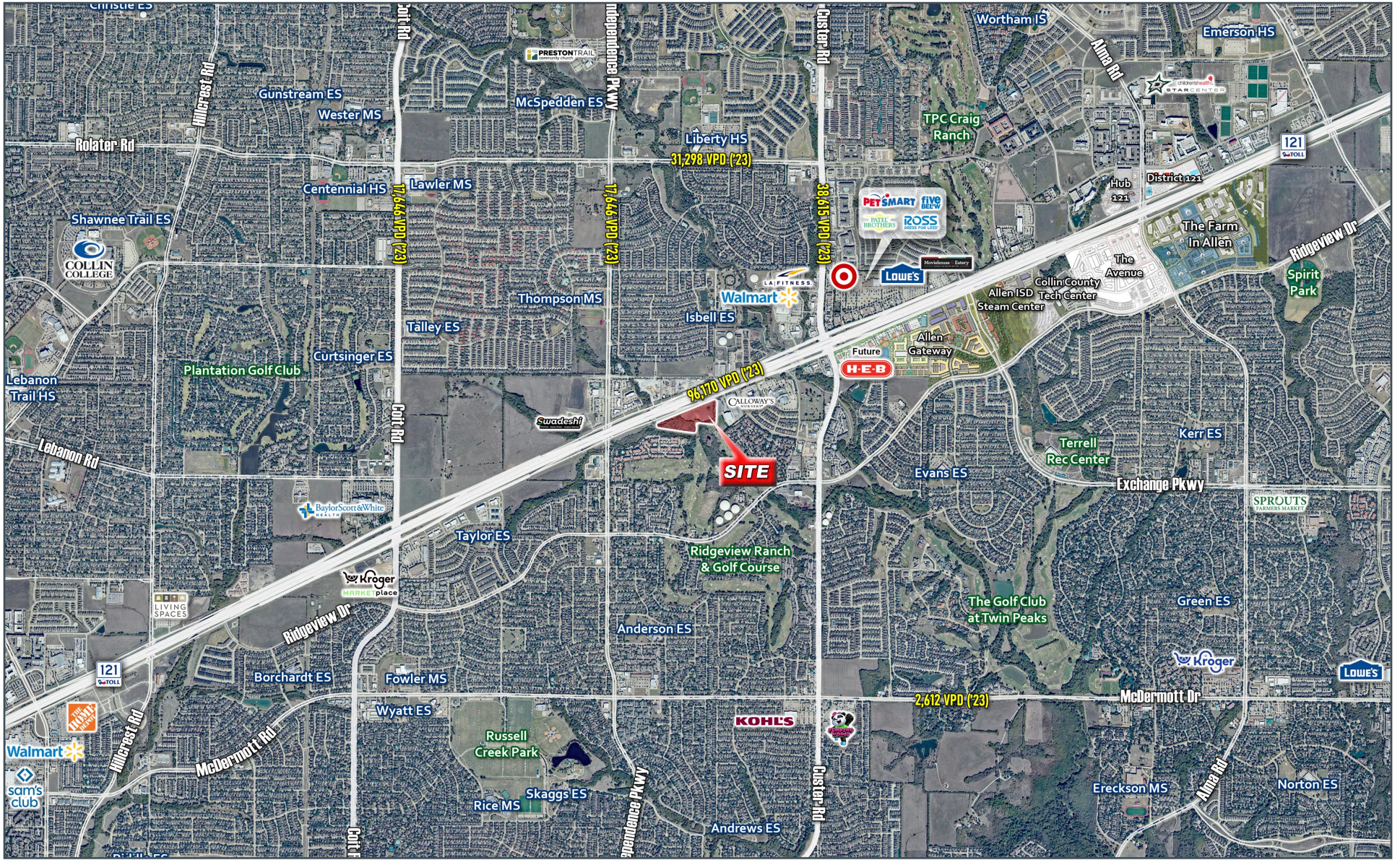
LEGEND

- C.M. = CONTROLLING MONUMENT
- = POWER POLE
- ◇ = HYDRANT
- = WATER VALVE
- = OVERHEAD ELEC. LINES
- ⊕ = SIGN
- = SANITARY MANHOLE
- = UNDERGROUND TELEPHONE BOX

NOTES
BEARINGS SHOWN ARE BASED ON TRUE NORTH
AS ESTABLISHED USING RTK GPS METHODS.

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | S 00°09'22" E | 31.67' |
| L2 | S 62°48'20" W | 126.00' |
| L3 | N 88°58'48" W | 57.72' |
| L4 | N 85°27'25" W | 136.30' |
| L5 | N 83°52'37" W | 114.40' |
| L6 | N 73°33'24" W | 143.43' |
| L7 | N 80°53'32" W | 112.91' |
| L8 | N 78°17'56" W | 111.82' |
| L9 | N 70°57'42" W | 120.60' |
| L10 | N 67°12'37" W | 87.78' |







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

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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.
- **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:
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 - 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;
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 - 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.

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| | | | |
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| Venture Commercial Real Estate, LLC | 476641 | info@venturedfw.com | 214-378-1212 |
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| 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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| XXXXXXXXXXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXX | XXXXXXXXXXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXX |
| Agent's Supervisor's Name | License No. | Email | Phone |
| Natalia Singer | 617025 | nsinger@venturedfw.com | 214-378-1212 |
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