



EBG

EUREKA BUSINESS GROUP

901 E. Plano Parkway

4,000SF Retail/Flex Space



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LEASE Package

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties, businesses and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.

Prime Retail/Flex Space Available for Immediate Lease

Grab this opportunity to lease in a busy shopping center. Available immediately is a versatile 4,000 square feet space, suited for retail, Flex, Auto Related, Restaurant and many other uses.

Boasting **two storefronts**, and a roll-up door in the back, central heat & air in the front areas, and easy access from the 75 expressway, this property offers convenience and flexibility. Experience high business exposure with a daily traffic of over 30,143 vehicles.

Competitive rents available on a modified gross lease with negotiable term and a tenant improvements budget.

Take advantage of this high-visibility space today. For more information or to schedule a viewing, contact us now.

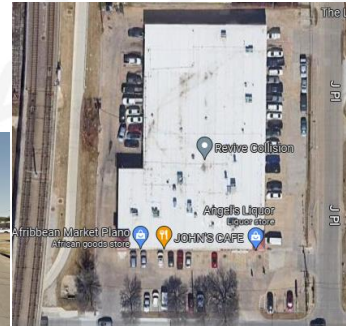
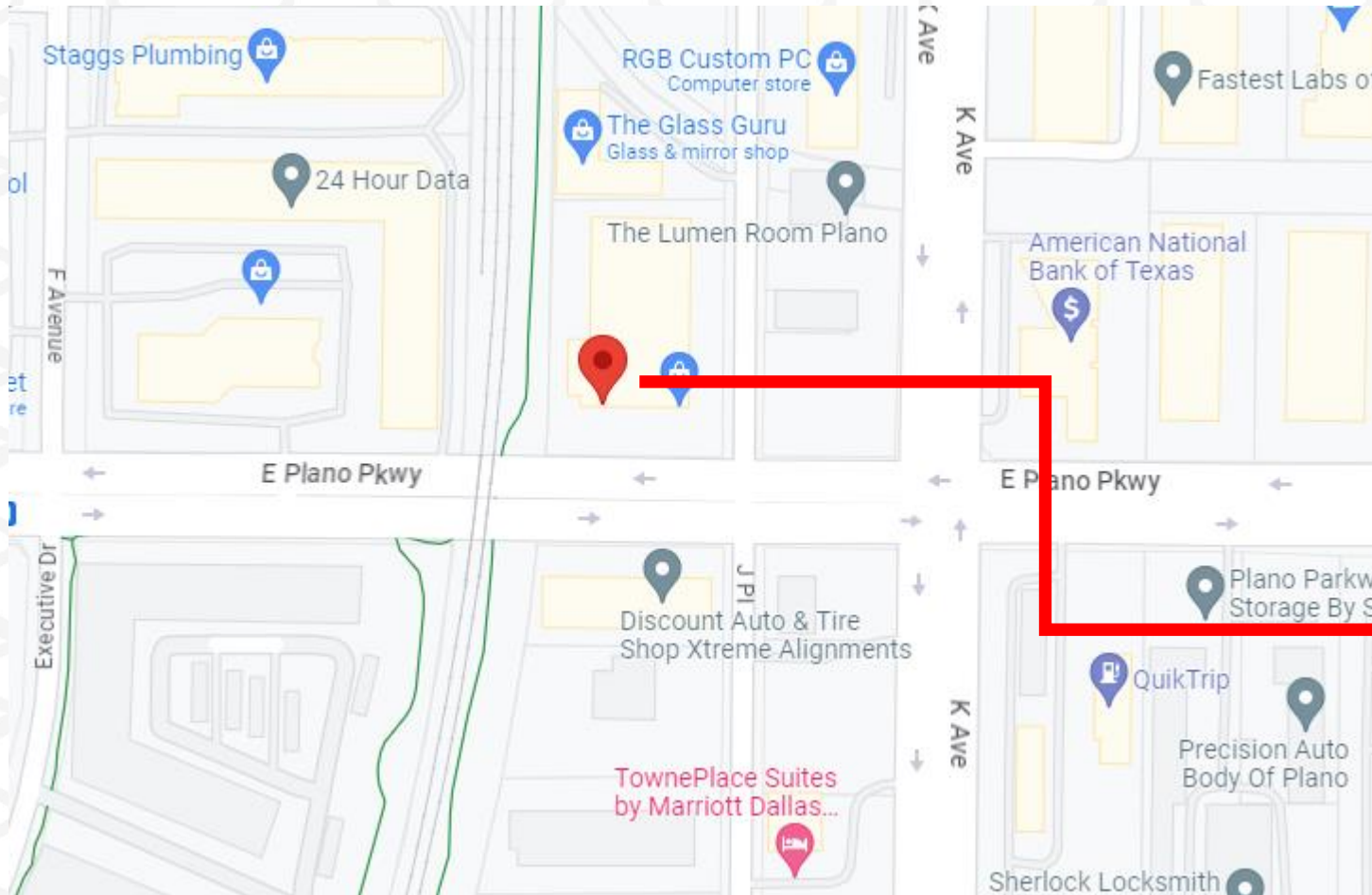
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Property Profile	
Available SF:	4,000SF
Type:	Retail/Flex
Secondary Type:	Shopping Center
Year Built:	1980
Entries:	1 Store Fronts, 1 Rollup Door
Bathrooms:	Multiple
Visible Signage:	Available
HVAC:	Central Heat & Air
Traffic:	30,143 VPD

- **Street Address:**
901 E. Plano Pkwy, Plano, TX
- **Usage:** Retail/Office/Restaurant, etc.
- **Parking:** Ample parking spaces available
- **Rent:** \$12/SF-\$14/SF Modified Gross
- **Term:** Negotiable
- **Tenant Improvements Budget:** Negotiable
- **Available:** Immediately

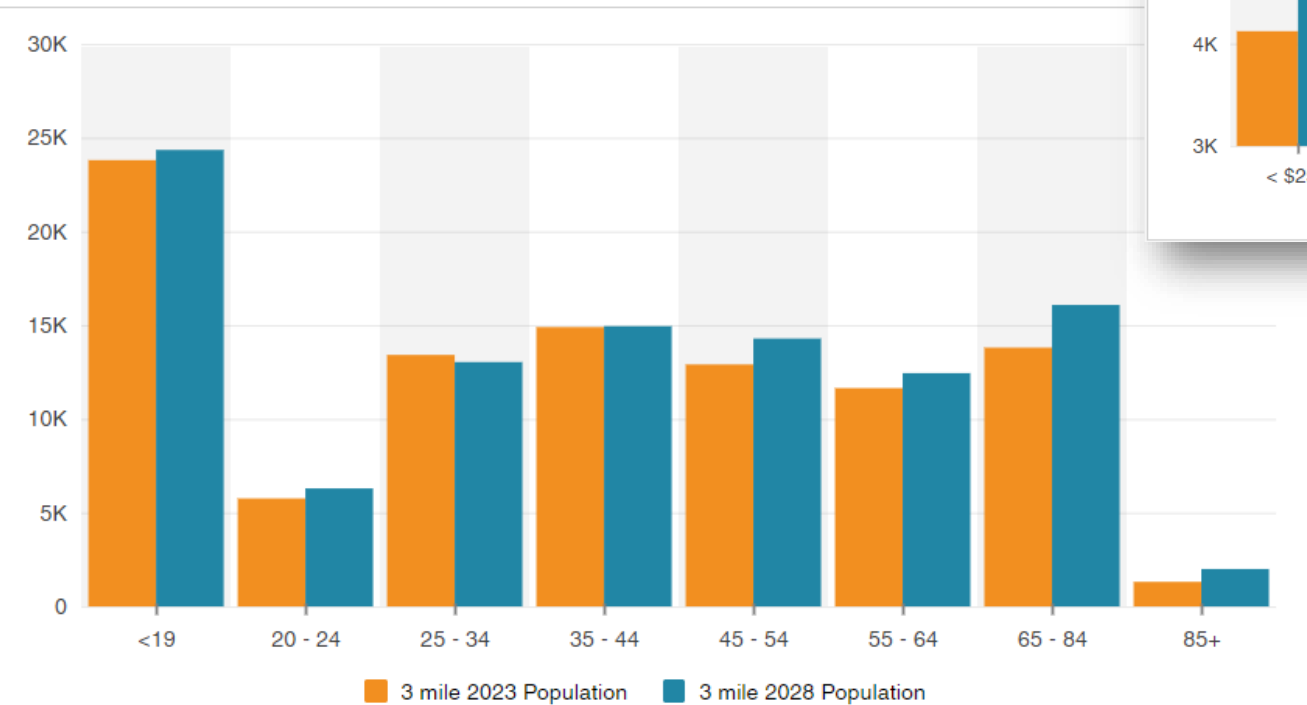




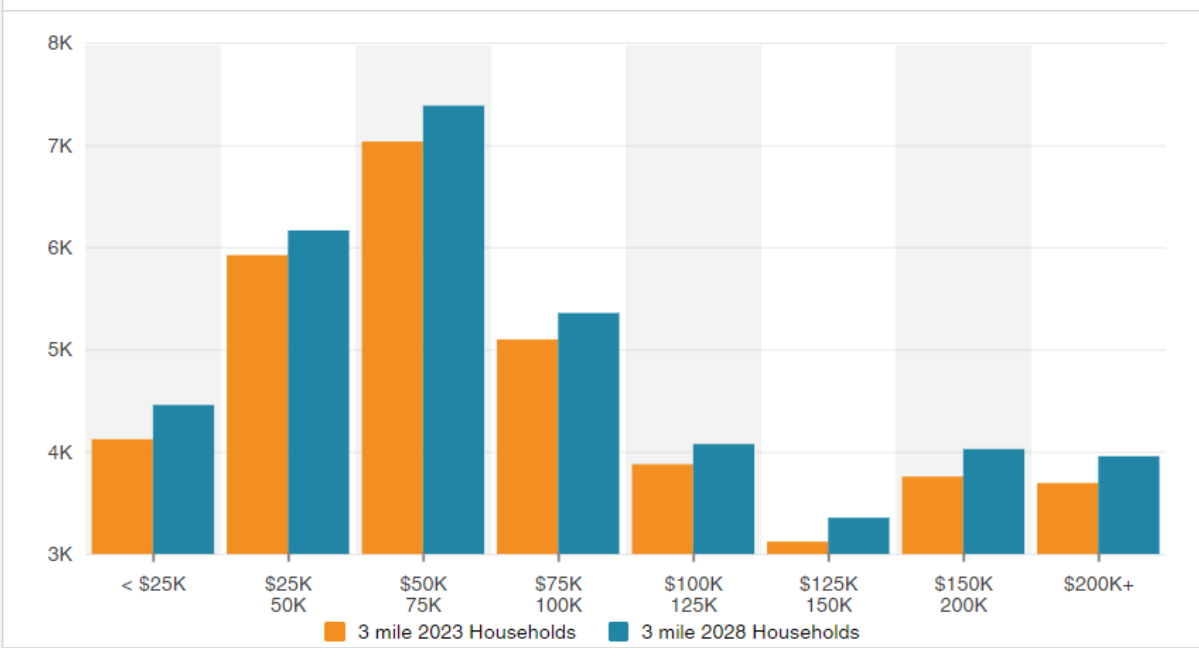


901 E Plano Pkwy,
Plano, TX 75074

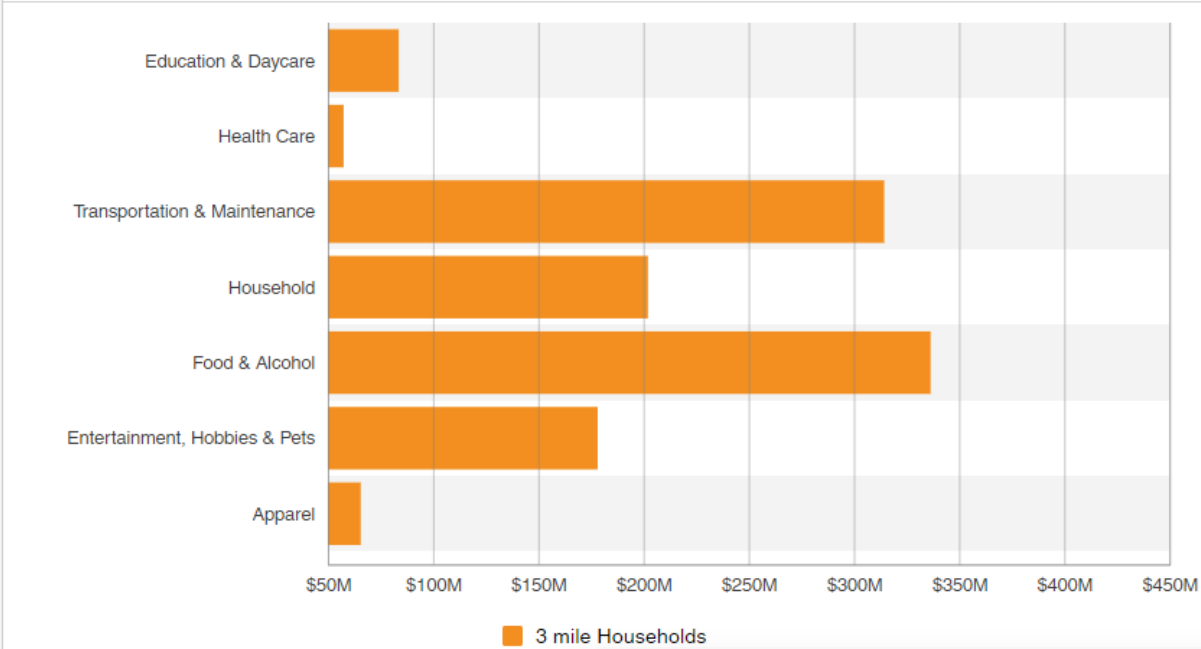
Population By Age



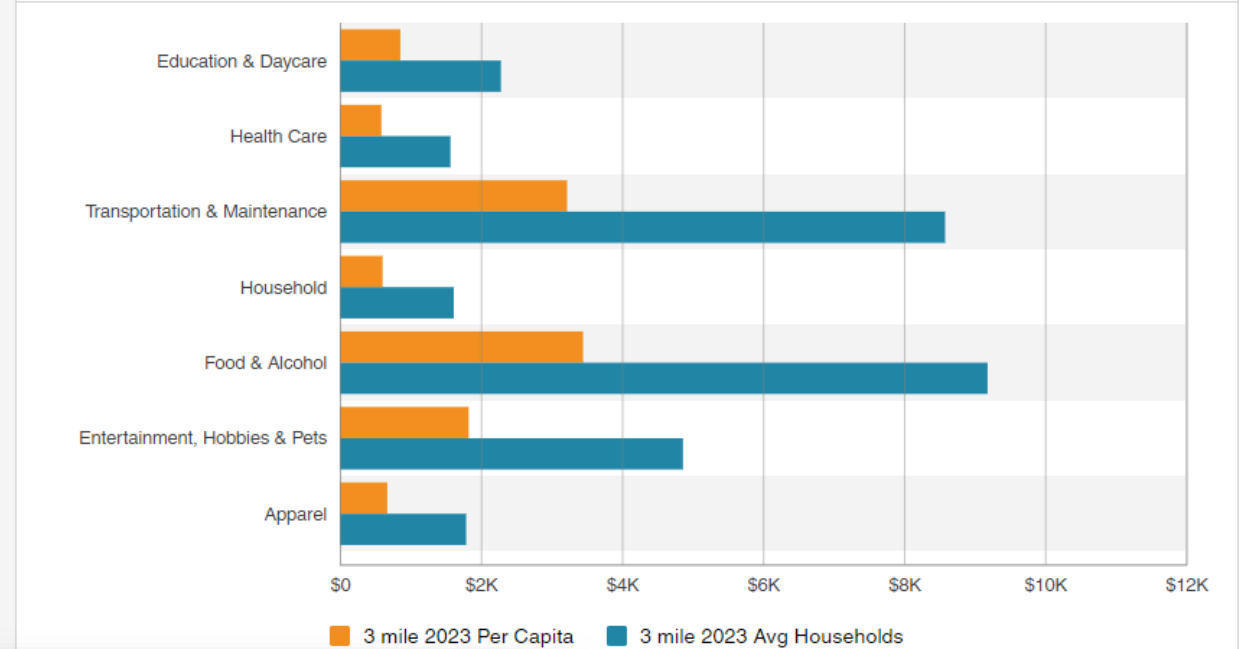
Household Income



Consumer Spending



Per Capita & Avg Household Spending



Population

	1 mile	3 mile	5 mile
2010 Population	5,123	82,690	262,583
2023 Population	10,380	97,565	319,920
2028 Population Projection	11,597	103,457	336,975
Annual Growth 2010-2023	7.9%	1.4%	1.7%
Annual Growth 2023-2028	2.3%	1.2%	1.1%
Median Age	35.6	38.8	39.7
Bachelor's Degree or Higher	32%	42%	47%



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Contact

INFORMATION ABOUT BROKER SERVICES

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone

<u>Joseph Gozlan</u>	<u>0593483</u>	<u>Joseph@EBGTexas.com</u>	<u>4694436336</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone