



WEST PLANO VILLAGE | 3300 DALLAS PARKWAY, PLANO, TX 75093

Features

West Plano Village offers retail with high-density mixed-use appeal in a live-work-play environment at Dallas North Tollway & Parker Rd. Line-up includes Cinemark and eatZi's, plus top dining spots. Access and visibility from Dallas North Tollway. wplanovillage.com

- 2nd Generation Restaurant with patio available (shell)

FOR LEASE

TOTAL SF: 130,000
AVAILABLE SF: 7,288
MIN CONTIGUOUS SF: 1,614
MAX CONTIGUOUS SF: 3,758
CONTACT FOR MORE INFORMATION
NNN: \$16.22 EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Dallas North Tollway	144,131 VPD	Total Population		12,149	106,294	346,017
W Parker Road	30,078 VPD	Daytime Population		18,720	176,716	435,144
		Total Households		4,537	50,086	149,113
		Average Household Income		\$217,340	\$151,760	\$147,984

Area Retailers & Businesses



Michelle Caplan
 Executive Vice President
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mcaplan@weitzmangroup.com

Emilie Paulson
 Senior Vice President
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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



WEST PLANO VILLAGE | NEC W PARKER ROAD & DALLAS NORTH TOLLWAY, PLANO, TX



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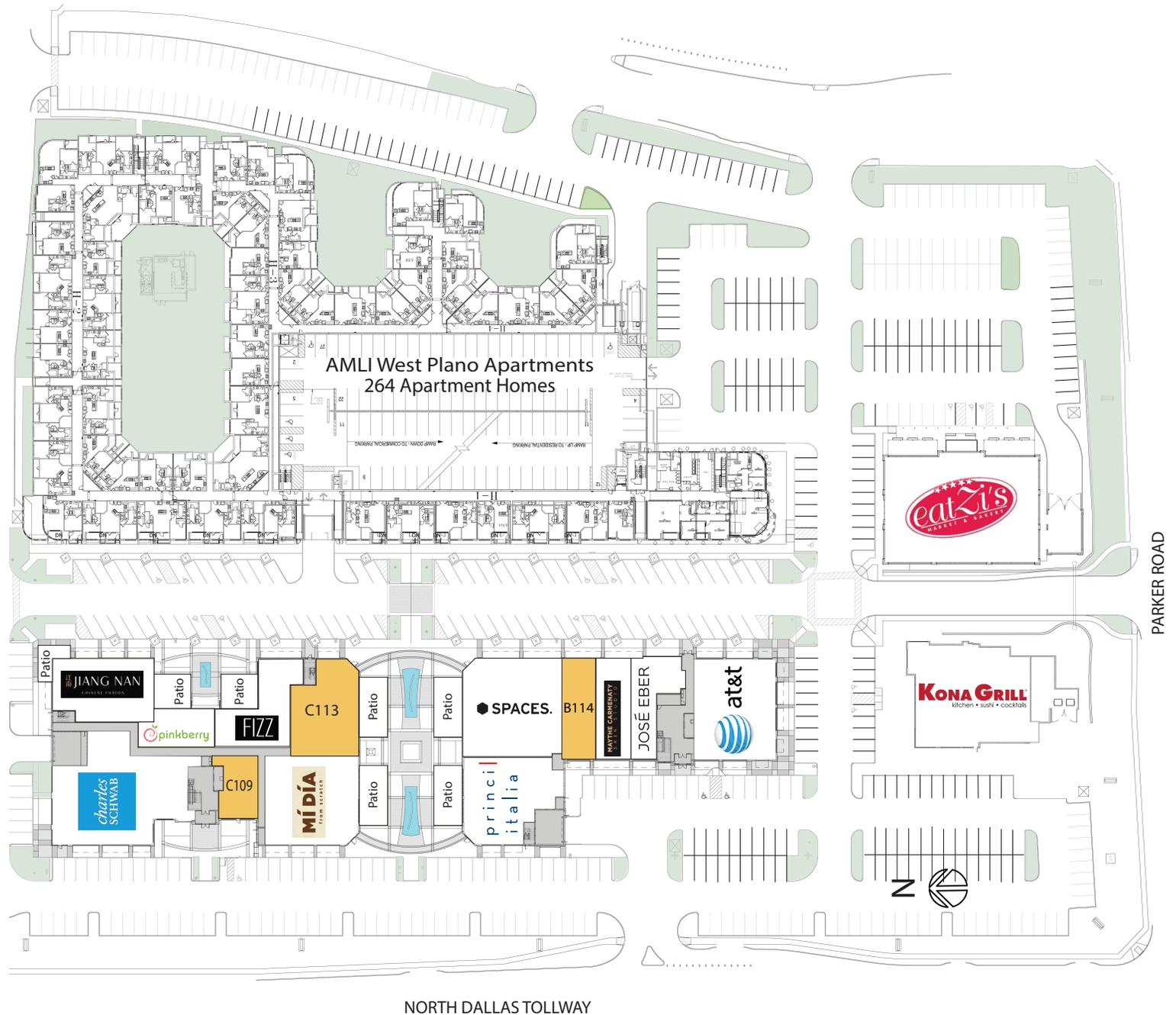
WEST PLANO VILLAGE

NEC OF PARKER RD & DALLAS NORTH TOLLWAY, PLANO, TX 75093

Current Tenants

B100	AT&T	5,334 sf
B106	José Eber	2,352 sf
B110	MC Skin Studio	2,455 sf
B114	Available	1,848 sf usable 1,916 sf rentable
B120	Princi Italia	4,711 sf
B200	Spaces	31,211 sf
B224	Aspire Allergy	2,688 sf
C105	Mi Dia	5,528 sf
C109+	Available	1,485 sf usable 1,614 rentable
C111	Charles Schwab	11,550 sf*
C113**	Available	3,339 sf usable 3,758 rentable
C115	Fizz	3,326 sf
C121	Jiang Nan	4,433 sf
C115	Fizz	3,326 sf
C117	Pinkberry	1,566 sf
5967	Eatzi's	10,500 sf
5973	Kona Grill	7,847 sf

* includes second floor
+2nd-gen retail
**restaurant shell



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West Plano Village: Available Parking
 Surface Parking: 665 Spaces
 Garage Parking: 64 Spaces
 Shared Customer Parking: 403 Spaces
 Total Parking: 1132 Spaces

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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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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
 - 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
 - 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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Michelle Weitzman Caplan

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Email

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date