



SITE

WINDHAVEN PLAZA | OUTPARCEL | NWC PARKER RD & DALLAS NORTH TOLLWAY, PLANO, TX 75093

Features

Phase III addition to Windhaven Plaza, a landmark center in the prestigious West Plano Market. The future addition is zoned commercial, which allow for a variety of uses such as office, retail and hotel.

FOR LEASE

TOTAL ACRES: 1.9674
CONTACT FOR MORE INFORMATION

Traffic Counts

Dallas North Tollway	150,425 VPD
W Parker Road	35,121 VPD

Demographics

YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population	12,664	108,759	347,328
Total Households	5,070	51,942	149,778
Average Household Income	\$194,478	\$145,533	\$147,115
5 Year Population Growth	-0.12%	0.36%	0.29%

Emilie Paulson

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 emilie@weitzmangroup.com

Ben Terry

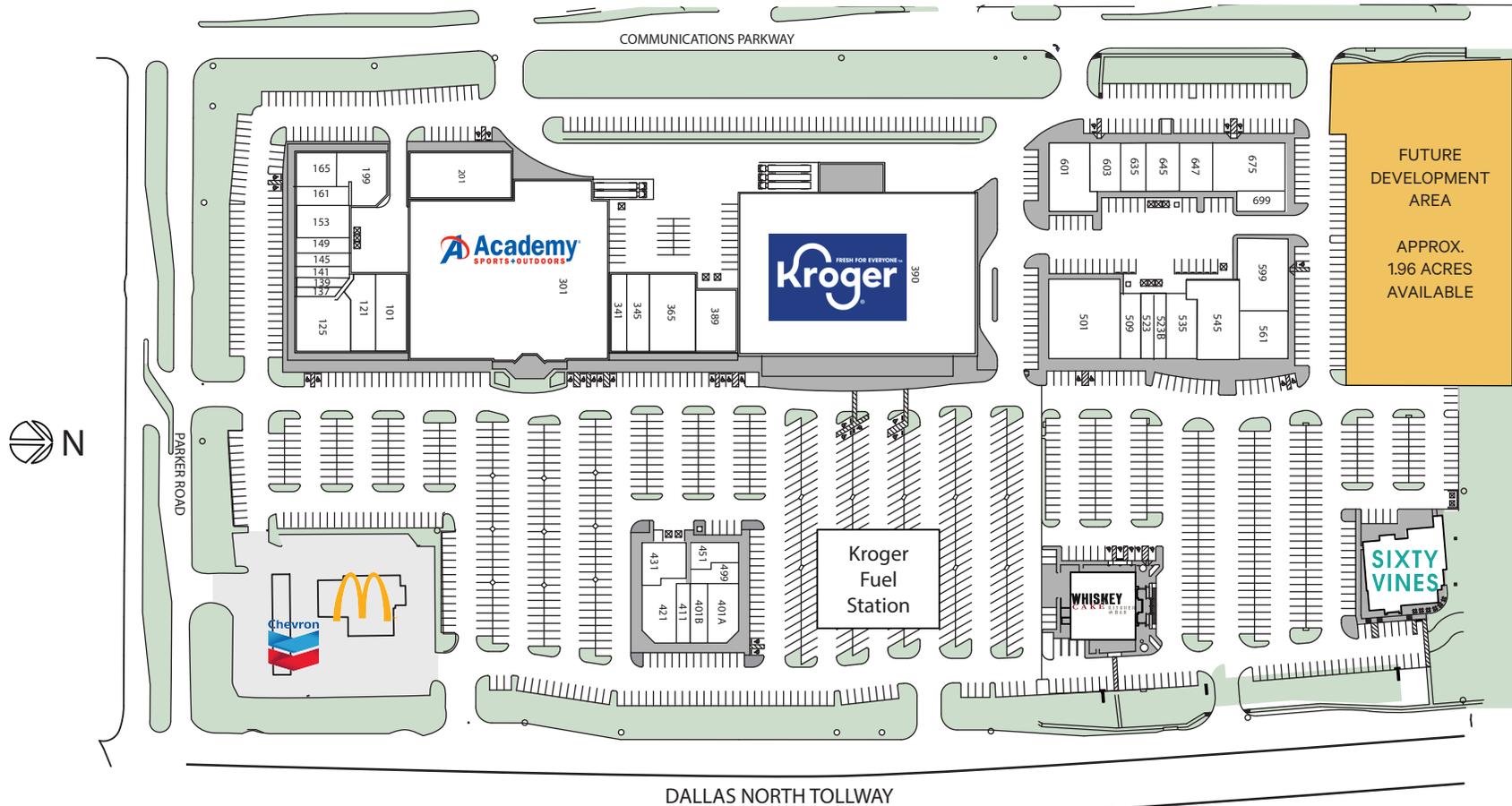
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Area Retailers & Businesses



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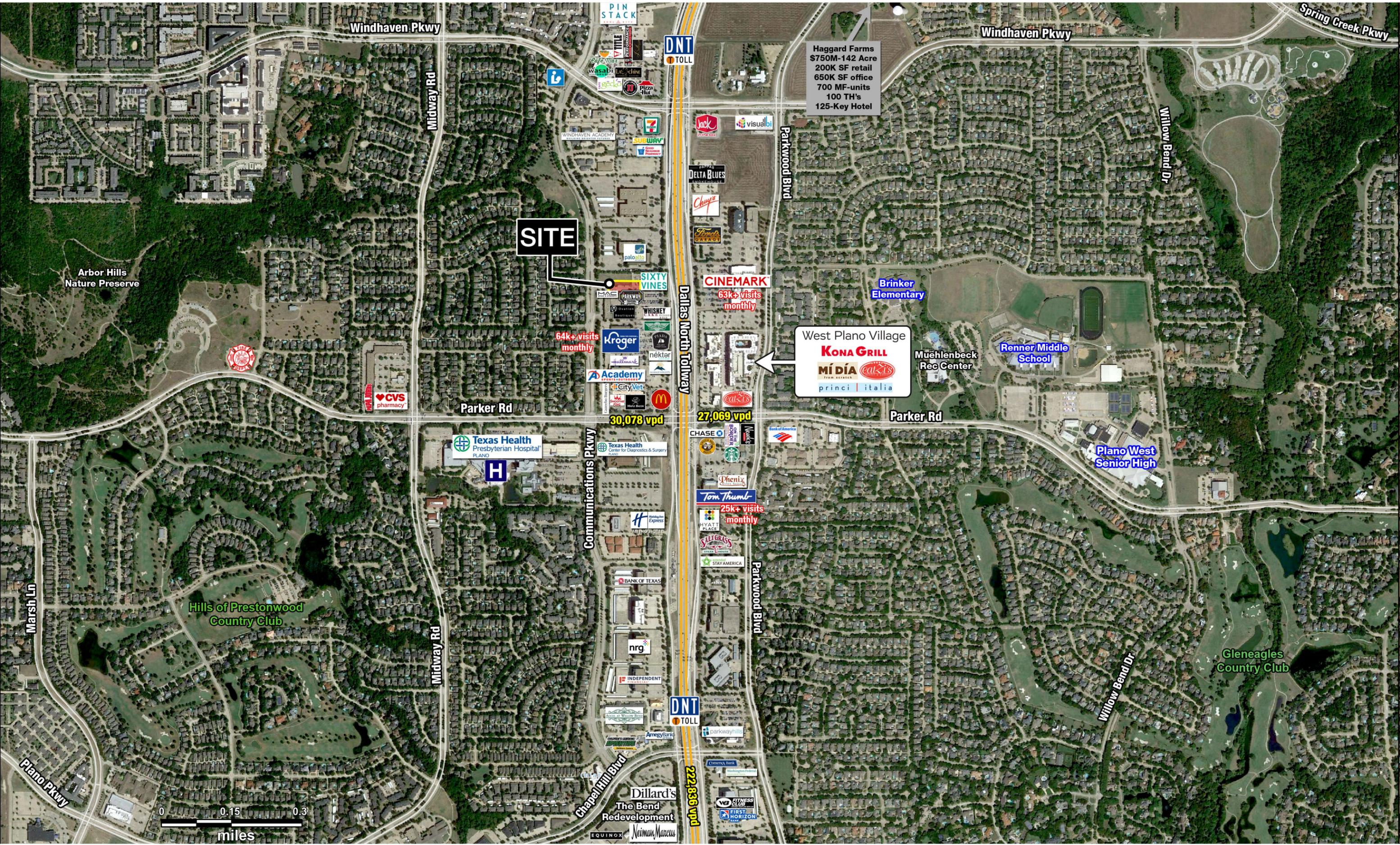


Current Tenants

101	City Vet	4,090 sf	165	Gazeebo Burgers	2,866 sf	421	Massage Heights	2,750 sf	561	Parkway Tavern	4,121 sf
121	America's Best Contacts	3,471 sf	199	Dossett Dental	2,790 sf	431	Athletico	2,512 sf	599	Mac Speed	4,851 sf
125	Maple Bacon	4,500 sf	201	Touchstone Imaging	7,728 sf	451	El Queso Fresh Mexican Gril	2,134 sf	603	RDA Pro-Mart	1,594 sf
137	ODA Sushi	748 sf	301	Academy Sports + Outdoors	52,500 sf	499	Wingstop	1,705 sf	635	Domino's Pizza	2,400 sf
139	Meredith Cleaners	969 sf	365	Hallmark	6,000 sf	501	Ovation Boutiques	8,713 sf	645	Inevat Jiu Jitsu	3,500 sf
141	Smoothie King	1,055 sf	389	Serenity Salon and Spa	4,000 sf	509	Palm Beach Tan	3,200 sf	647	Quest Diagnostics	1,740 sf
145	Great Clips	1,115 sf	390	Kroger	62,864 sf	523	OHM Fitness	1,895 sf	675	Air Care	5,279 sf
149	Pack & Mail Shoppe	2,000 sf	401A	Piada Italian	2,748 sf	523B	Teapioca Lounge	1,479 sf	699	Kid's Smile Center	1,850 sf
153	Lux Nails	2,350 sf	401B	Nekter Juice Bar	1,229 sf	535	LC Luxury Salon	2,000 sf		Whiskey Cake	7,325 sf
161	Joe's Pizza Pasta & Subs	2,000 sf	411	Good Feet	2,000 sf	545	Kleiman Evangelista Eyecare	3,501 sf		Sixty Vines	9,000 sf

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.

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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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date

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Date