

AVAILABLE
25,500 sf
(endcap with option to split)



CREEKWALK VILLAGE

801 WEST 15TH STREET | PLANO, TX






PROPERTY OVERVIEW

ADDRESS	801 West 15th Street Plano, TX 75075
PROPERTY TYPE	Power Center & Community Center
SIZE	+/- 14.14 Acres
YEAR BUILT	1994
ZONING	Commercial Retail Use
GLA	169,484 SF
AVAILABLE	25,500 SF
NNN	\$5.03 PSF

Creekwalk Village is a +/-14.14 acre power center at 15th Street & Alma Drive in Plano, Texas. Anchored by national retailers including Michaels, DSW, Petco, and Crunch Fitness, Creekwalk Village is surrounded by established neighborhoods like Park Forest and East Plano with high traffic and excellent visibility.



SITE PLAN

Key	
	Available
	Occupied but Available
	LOI
	At Lease
	Leased

 PYLON SIGN

Available Space		
801E	Available	25,500 sf

Current Tenants		
801A	Michaels	30,000 sf
801B	DSW Shoe Warehouse	26,361 sf
801C	Old Navy	18,000 sf
801D	Crunch Fitness	43,988 sf
801F	Petco	14,895 sf
801G	Uptown Nails Spa	4,740 sf
1001	Hallmark	6,000 sf



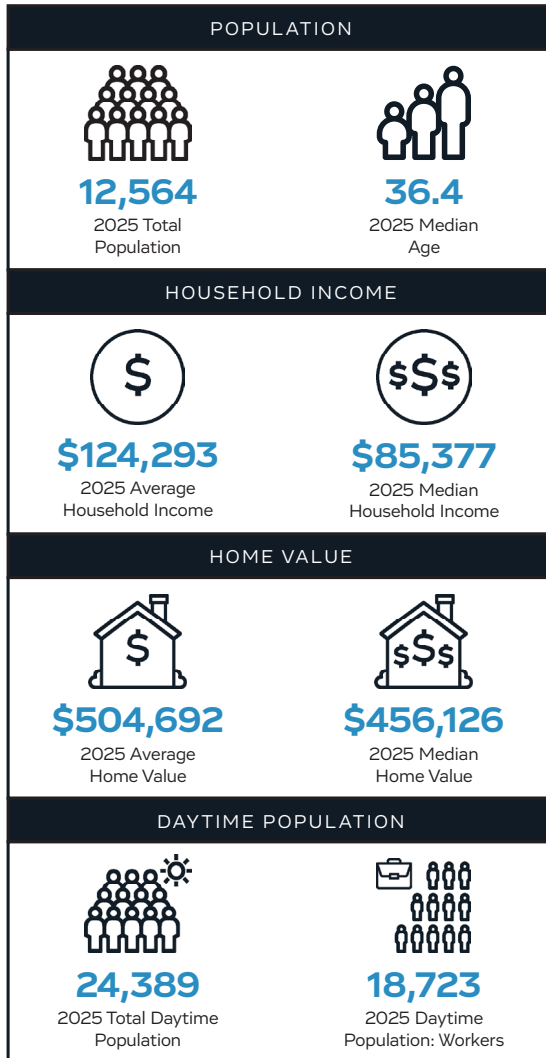


PROPERTY PHOTOS

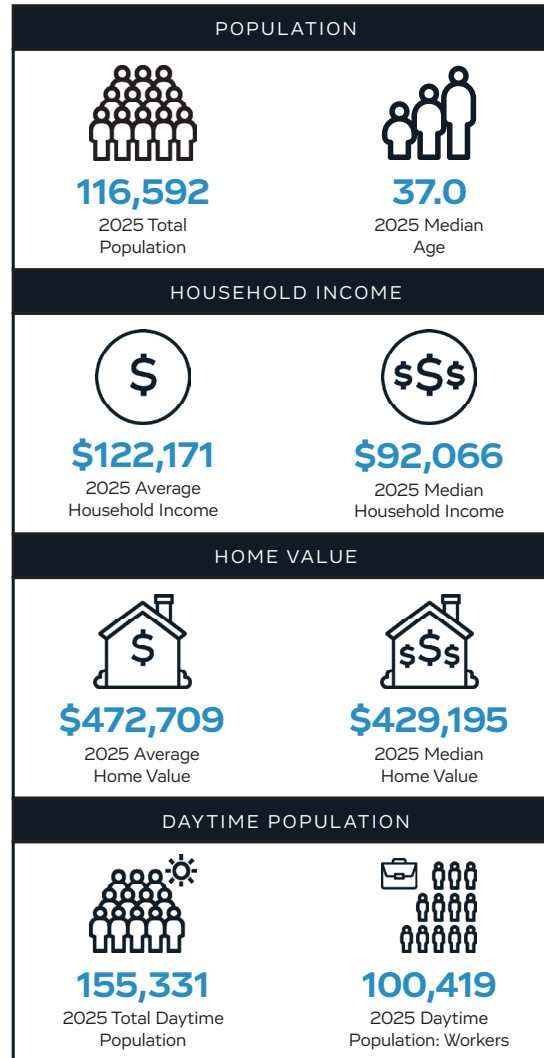


DEMOGRAPHICS

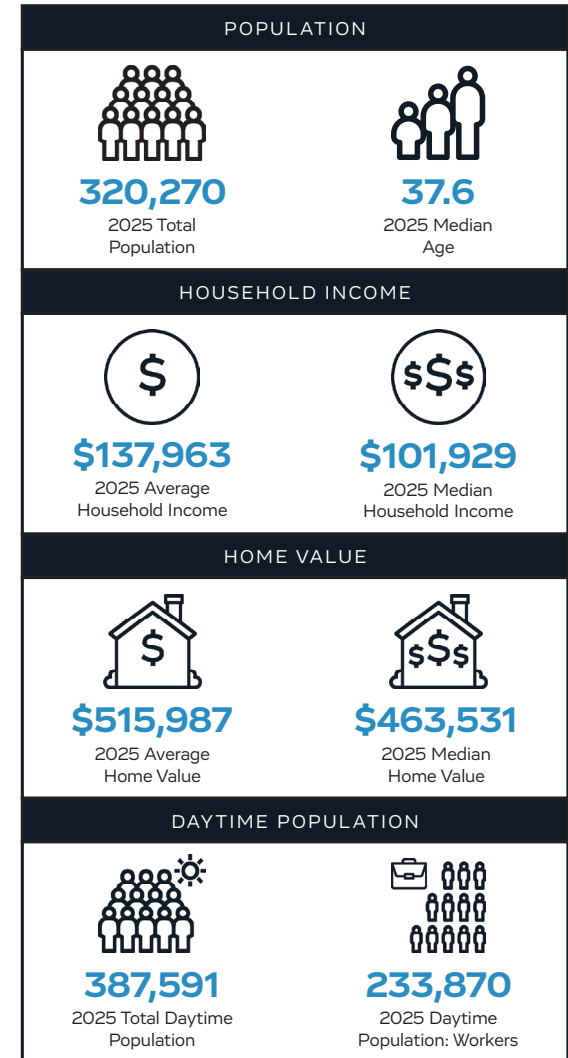
1 MILE



3 MILE



5 MILE





GRETCHEN MILLER

SENIOR VICE PRESIDENT

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EMILIE PAULSON

SENIOR VICE PRESIDENT

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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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date