

4065 E Plano Pkwy

MEDICAL/RETAIL SPACE FOR LEASE



PRACTICE
REAL ESTATE



LEASE	4065 E PLANO PKWY // PLANO, TX // 75074	
	MEDICAL/ RETAIL SPACE FOR LEASE	MAX BURROWS 903/380.9899 MBURROWS@PRACTICEREALESTATEGROUP.COM

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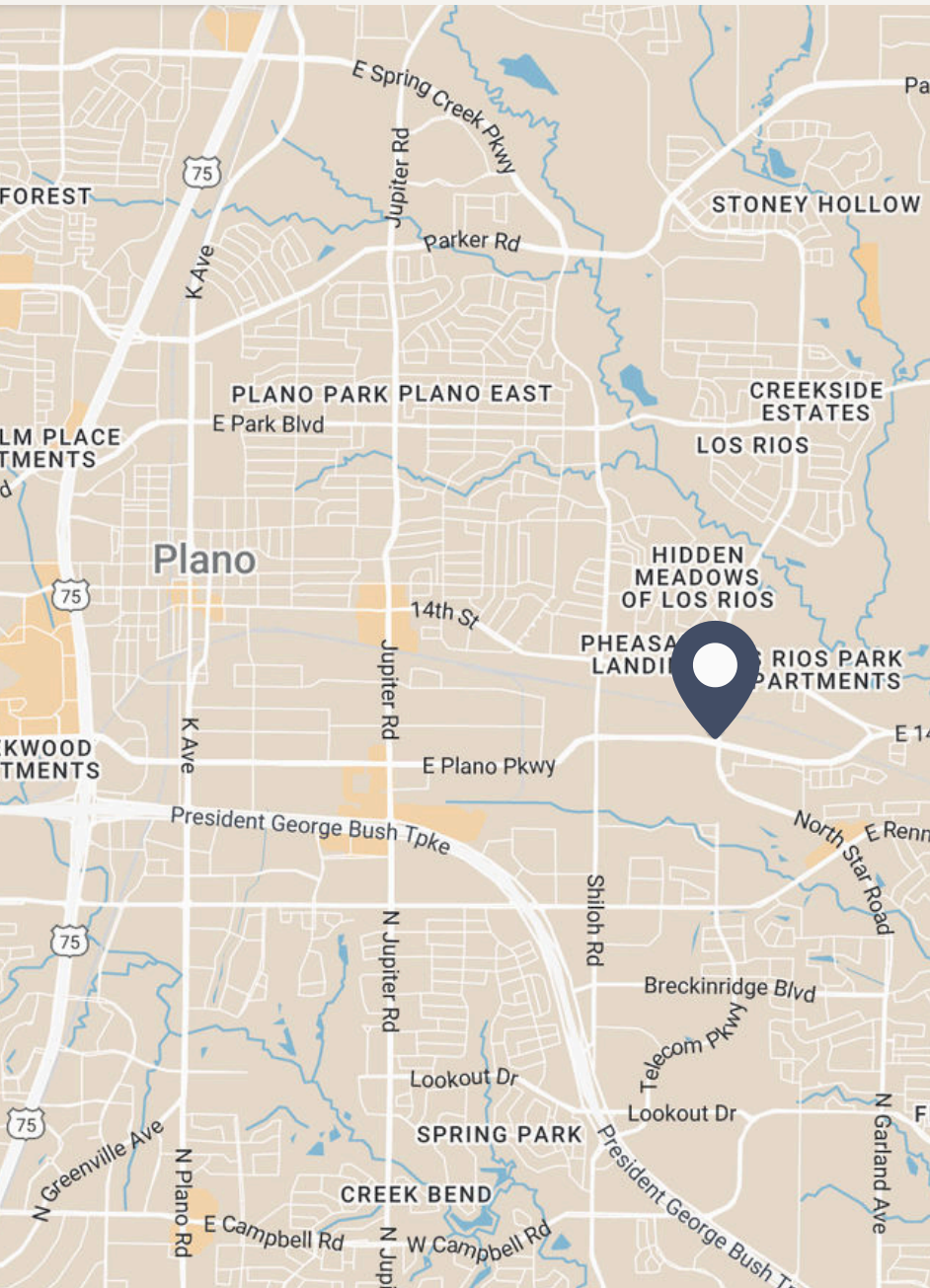
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18,000 SF | SHELL SPACE | FOR LEASE

Beautiful new medical/retail buildings surrounded by residential communities in prime Plano location with great exposure to E Plano Pkwy and Los Rios Blvd.

EXECUTIVE SUMMARY

- Building 1: 12,500 SF
- Building 4: 6,000 SF
- Shell space in the heart of Plano
- 24-foot ceilings
- 1 mile from tollway and surrounded by neighborhoods to the North and East
- Located at the interstecion of E Plano Parkway and North Star Road
- This location would allow any business to service a large population in Plano, Texas
- Median Household Income
 - 1 Mile Radius: \$82,523
 - 3 Mile Radius: \$100,768
 - 5 Mile Radius: \$100,129
- Population
 - 1 Mile Radius: 10,300
 - 3 Mile Radius: 96,127
 - 5 Mile Radius: 270,240

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LOS RIOS BLVD

~10,000 VPD

OCCUPIED

AVAILABLE FOR LEASE

AVAILABLE FOR GL/BTS

12,500 SF
FOR LEASE

SABEEL ARABIC
SCHOOL
COUNTRY
INVESTMENTS LLC
FIT TO MOVE
CHIROPRACTOR
HAPPY SKI
SCHOOL
±4,383 SF

PAD SITE
AVAILABLE

PLAYGROUND

 **Celebree**
SCHOOL

CHEST ALLERGY
SPECIALIST

±5,795 SF

URGENT CARE
±2,990 SF

PLANO PARKWAY
~27,000 VPD

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For more information, contact

MAX BURROWS

MBurrows@PracticeRealEstateGroup.com

903/380.9899



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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

Thomas Allen	576767	TAllen@PracticeRealEstateGroup.com	713/299.4602
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Thomas Allen	576767	TAllen@PracticeRealEstateGroup.com	713/299.4602
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Max Burrows	785103	MBurrows@PracticeRealEstateGroup.com	903/380.9899

Buyer/Tenant/Seller/Landlord Initials

Date