

2012 Midway Road & West Park Boulevard, Plano, Texas 75093

Freestanding Opportunity

**FOR
LEASE**

A photograph of a single-story brick commercial building with a central glass entrance. A large black sign with white text reading "Your Sign Here" is superimposed over the building's facade. To the left, a Texas state flag flies on a tall pole. The building is surrounded by greenery and a paved area.

Your Sign Here

Nathan Beckey

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EPT
COMMERCIAL

PROPERTY OVERVIEW

2012 Midway Rd, Plano, TX 75093, USA

Freestanding Opportunity
AVAILABLE FOR LEASE

PROPERTY HIGHLIGHT

• Property Type	Retail
• Property Subtype	Bank
• Building Size	7,040 SF
• Building Class	B
• Year Built	2000
• Tenancy	Single

• Building Height	1 Story
• Building FAR	0.15
• Land Acres	1.06 AC
• Zoning	LI-1 - Light Industrial
• Parking	27 Spaces
• Frontage	162 FT on Midway

EXCLUSIVE LEASING OPPORTUNITY

Prestigious Former Bank Building – Where Innovation Meets Potential. Discover the perfect location for your business to thrive.

AVAILABLE FOR LEASE NOW

Offers a unique blend of prominent signage with potential uses: retail, restaurant, call center, corporate office, office suites, vet / pet boarding, salon | suites, coffee shop & roastery [light industrial allowed], sports / fitness, medical, dentist, urgent care, medical specialty, gaming lounge / venue, QSR, drive-through-ready all per PD-31. Parking ratios grandfathered in.

Prime location with X daily cars per day.

Positioned in the vibrant heart of Plano with maximum visibility.

Flexible Space Configuration with expansive high/ceiling core, suitable for high-impact retail or an upscale restaurant, alongside adaptable smaller rooms, offer endless possibilities for creative studios, private offices, or specialized services. Willing to demise. The original bank vault is functional for creative uses.

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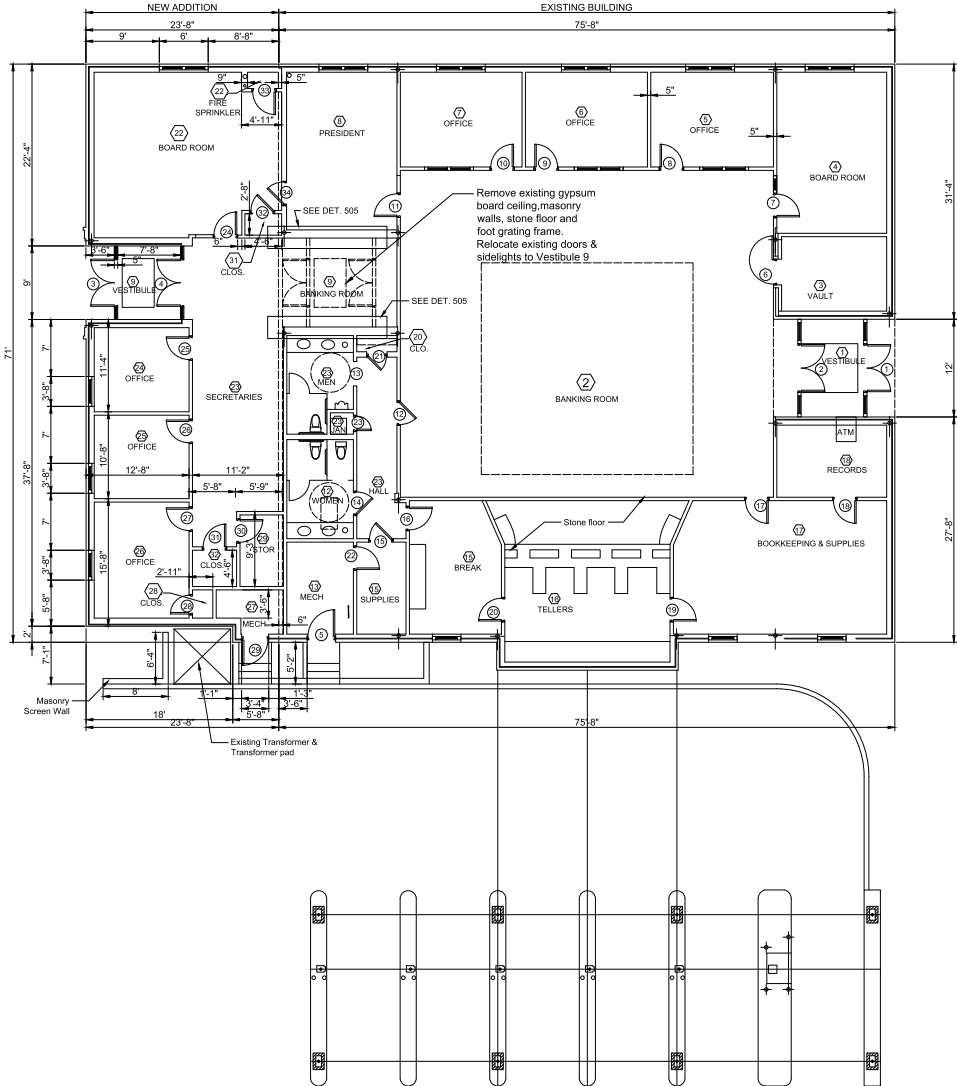
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FLOOR PLAN

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200 FLOOR PLAN
 SCALE 1/8" = 1'-0"

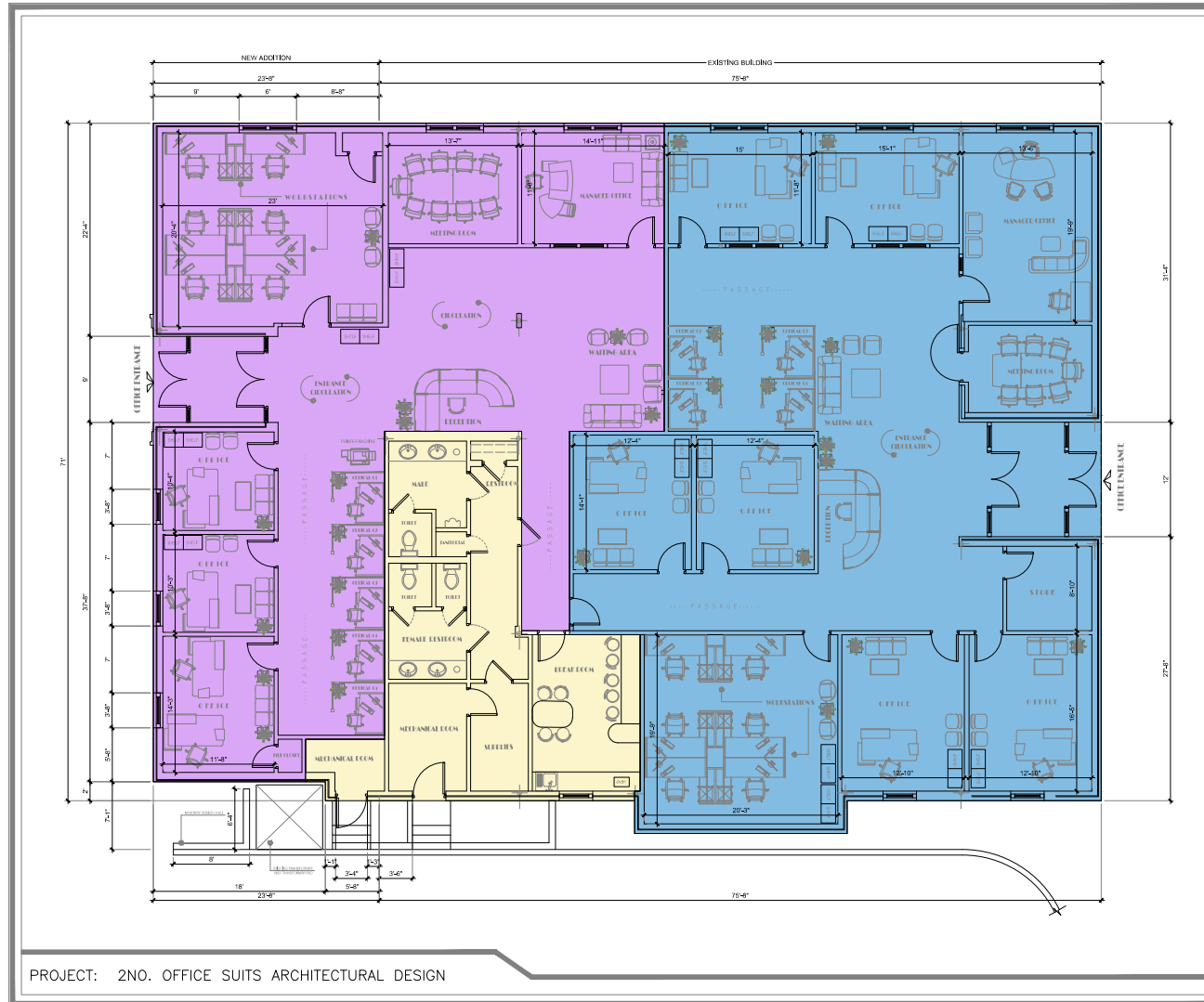
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MULTI-TENT SUIT CONCEPT

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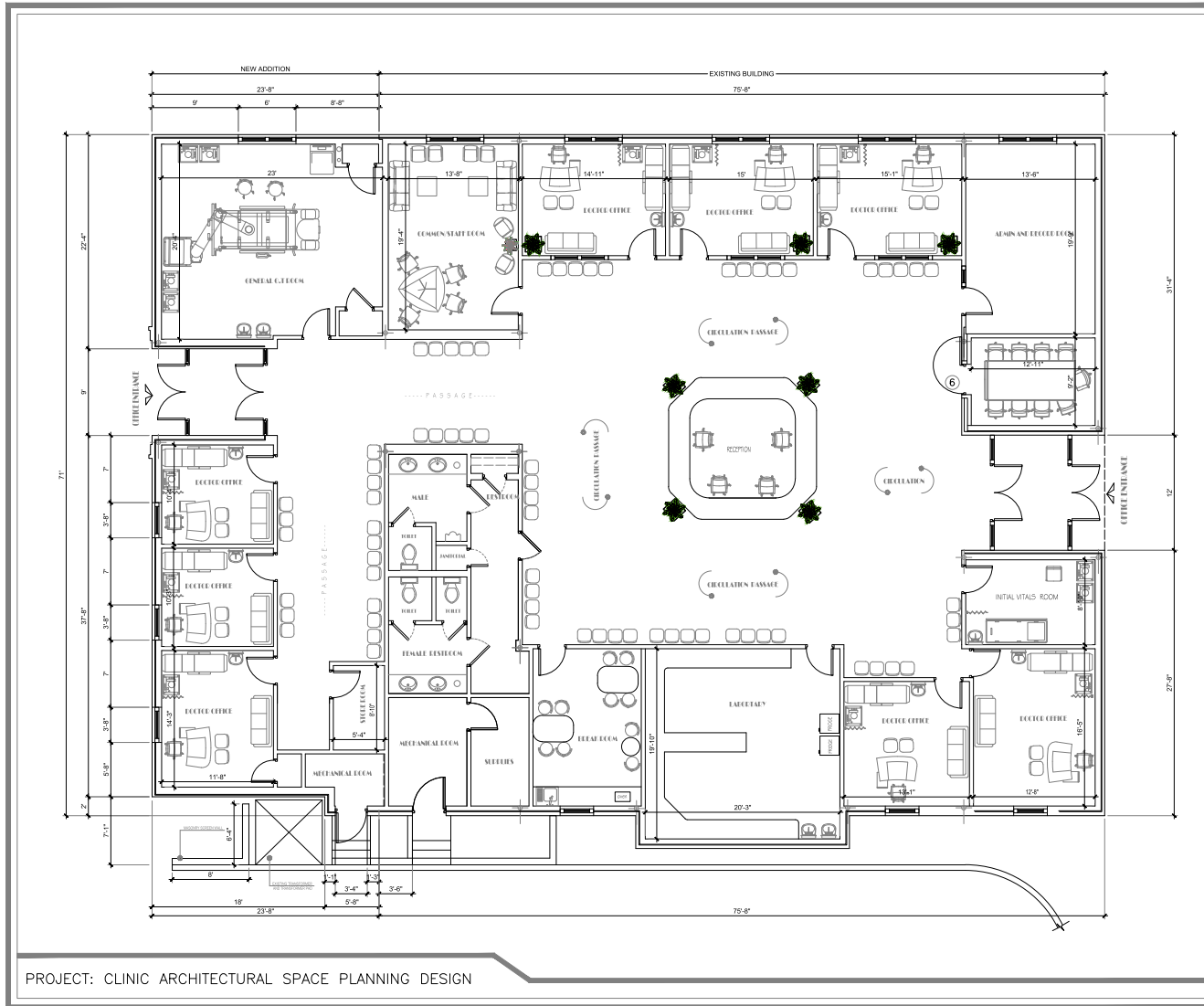
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MEDICAL OFFICE SUITE FLOOR PLAN

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PROPERTY
PICTURES

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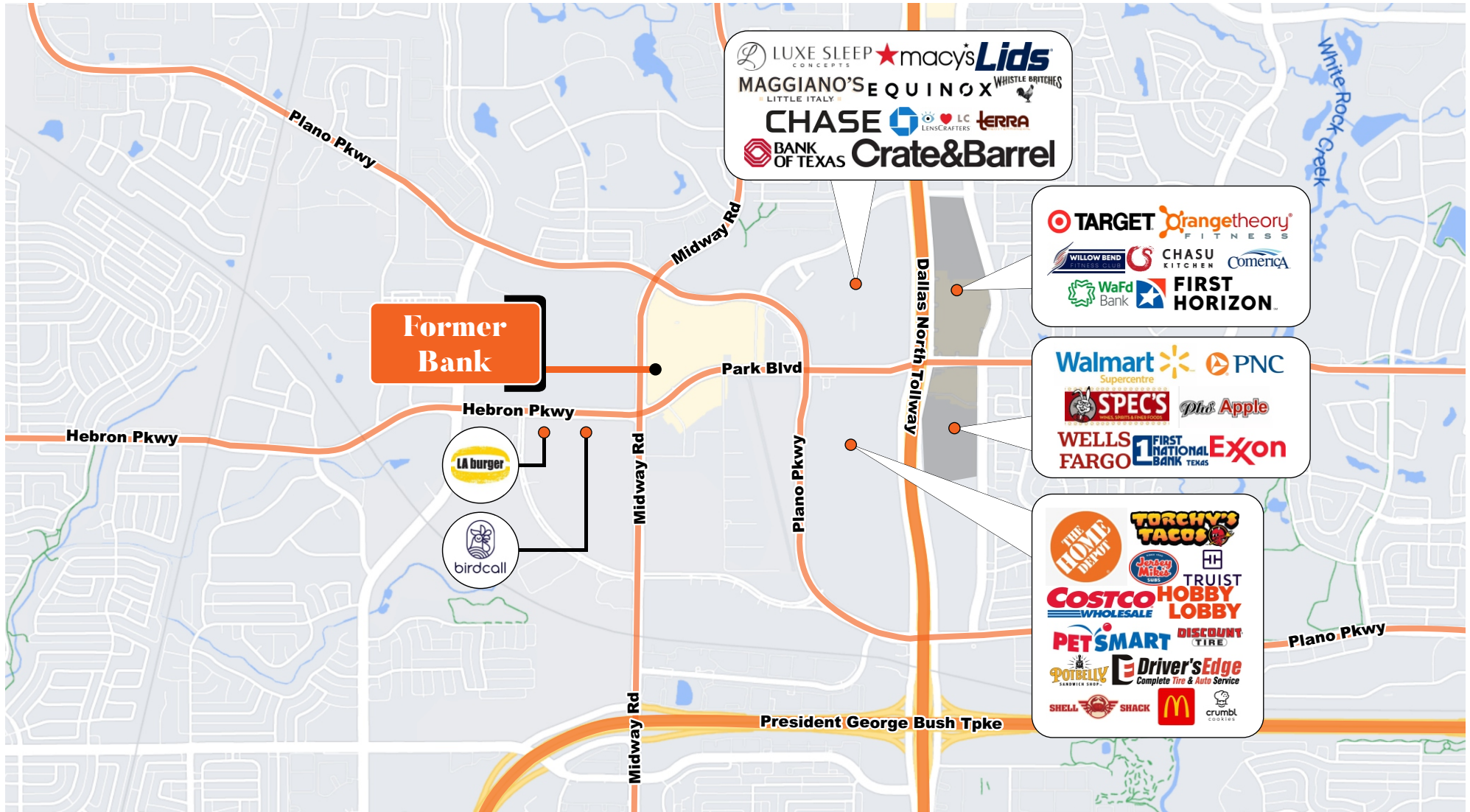
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AERIAL MAP

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FOR LEASE

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, s

This is an Esri-derived subset of Foursquare's global POI data describing commercial and non-commercial places in over 150 countries and markets around the world. Foursquare's data are based on over 14 billion check-ins from their consumer apps and numerous third-party sources. [Learn more.](#)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want to tell the owner's agent because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as a intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of the party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU, You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K



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