

CAMBRIDGE SQUARE WEST

202 W. Parker Rd. Plano, TX 75075



PROPERTY HIGHLIGHTS

- Newly Renovated Shopping Center (2020)
- Located Adjacent to Target, Burlington, & CVS
- Good Visibility from Major Intersection of I-75 & Parker Rd.
- Building Size 16,700 SF
- Available SF 1,500-4,000 SF
- Signage 1 Pylon Sign
- Lease Rate \$28-\$32 SF/Yr + NNN

Traffic Counts

Parker Rd.	36,619 vpd
I-75	241,164 vpd

Source: N. Texas Council of Governments

2018 Demographic Overview

	1 Mile	3 Miles	5 Miles
Total Population	15,115	123,130	309,887
Daytime Population	19,203	131,560	335,687
Average HH Income	\$63,096	\$72,894	\$88,850
Total Households	5,125	45,697	116,184

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"The information contained herein was obtained from sources deemed reliable. However, The Michael Group LLC. or its officers, directors, or employees makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price and/or conditions, prior to sale or lease or withdrawal without notice."

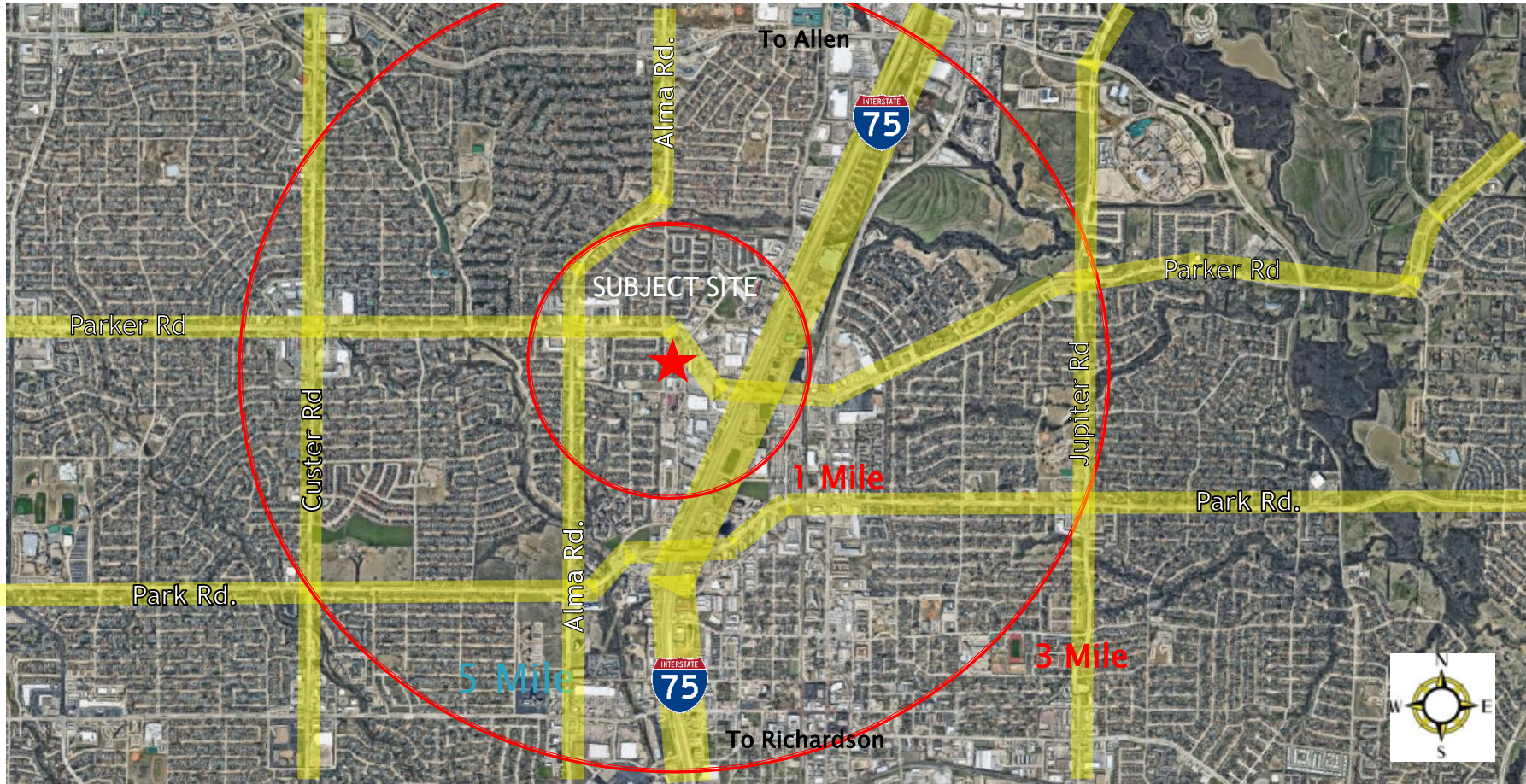
Maps

Demographic

Site Plan

Floor Plan

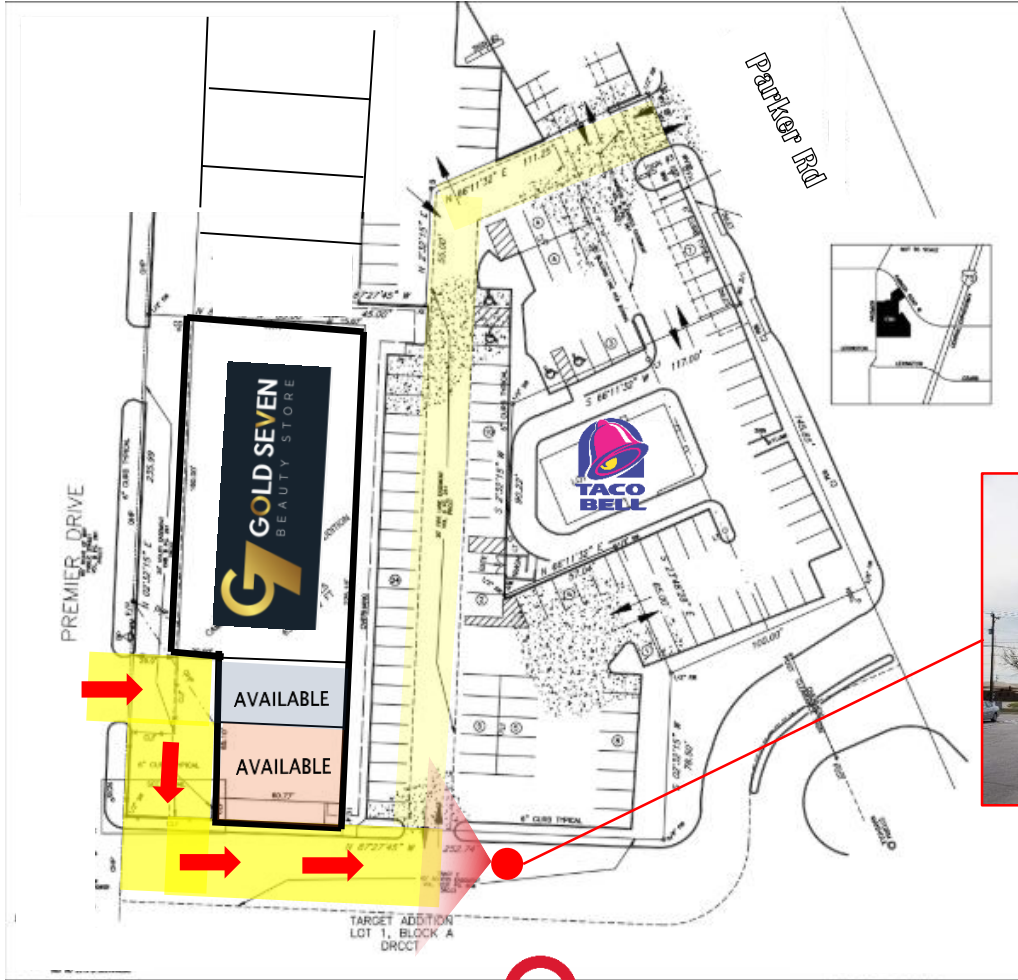




	1 mile	3 miles	5 miles
Population			
2000 Population	13,008	101,998	235,558
2010 Population	13,736	104,494	263,979
2019 Population	15,115	123,130	309,887
2024 Population	16,057	134,975	340,032
2000-2010 Annual Rate	0.55%	0.24%	1.15%
2010-2019 Annual Rate	1.04%	1.79%	1.75%
2019-2024 Annual Rate	1.22%	1.85%	1.87%
2019 Male Population	50.0%	49.6%	49.2%
2019 Female Population	50.0%	50.4%	50.8%
2019 Median Age	34.7	36.8	38.3
Households			
2000 Households	4,515	37,350	85,402
2010 Households	4,717	39,237	99,328
2019 Total Households	5,125	45,697	116,184
2024 Total Households	5,420	49,897	127,412
2000-2010 Annual Rate	0.44%	0.49%	1.52%
2010-2019 Annual Rate	0.90%	1.66%	1.71%
2019-2024 Annual Rate	1.13%	1.77%	1.86%
2019 Average Household Size	2.92	2.69	2.65
Housing Units			
2019 Total Housing Units	5,319	48,004	121,433
2019 Owner Occupied Housing Units	2,439	23,544	67,412
2019 Renter Occupied Housing Units	2,686	22,153	48,773
2019 Vacant Housing Units	194	2,307	5,249
Race and Ethnicity			
2019 White Alone	56.9%	60.3%	59.7%
2019 Black Alone	12.9%	11.6%	9.3%
2019 American Indian/Alaska Native Alone	0.6%	0.5%	0.4%
2019 Asian Alone	12.4%	12.8%	21.0%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	34.9%	26.9%	16.6%
Income			
2019 Median Household Income	\$63,096	\$72,894	\$88,850
2019 Average Household Income	\$82,055	\$92,211	\$115,173
2019 Per Capita Income	\$28,805	\$34,046	\$43,118
2019 Population 25+ by Educational Attainment			
Total	9,944	83,972	211,608
High School Graduate	18.4%	15.2%	11.6%
GED/Alternative Credential	3.0%	2.0%	1.6%
Some College, No Degree	22.8%	21.9%	18.5%
Associate Degree	6.1%	7.6%	7.0%
Bachelor's Degree	24.3%	28.7%	33.9%
Graduate/Professional Degree	10.1%	13.8%	20.8%
Daytime Population			
2019 Total Daytime Population	19,203	131,560	335,687
Workers	11,730	71,318	183,054
Residents	7,473	60,242	152,633

Source: Esri, U.S. Census

September 03, 2019



End Cap Space w/ Drive Thru





Tenants	
Suite	Size (SF)
202 A	2,500
202 B	1,500
202 C	7,100
202 D	2,400
202 E	1,200
202 F	2,000
	16,700



Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers, or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

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 the owner to know 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 obligation as an 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 unless authorized in writing 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 instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction 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.

(Form 1010(11))

Property: 202 W. Parker Rd., Plano, TX 75075

In this transaction, The Michael Group, LLC, is

agent for Owner/Landlord only; agent for Buyer/Tenant only; an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord

Date

Buyer or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding real estate licensee, you should contact TREC at P.O. Box 12186, Austin, Texas, 78711-2188, or 512-465-3900.