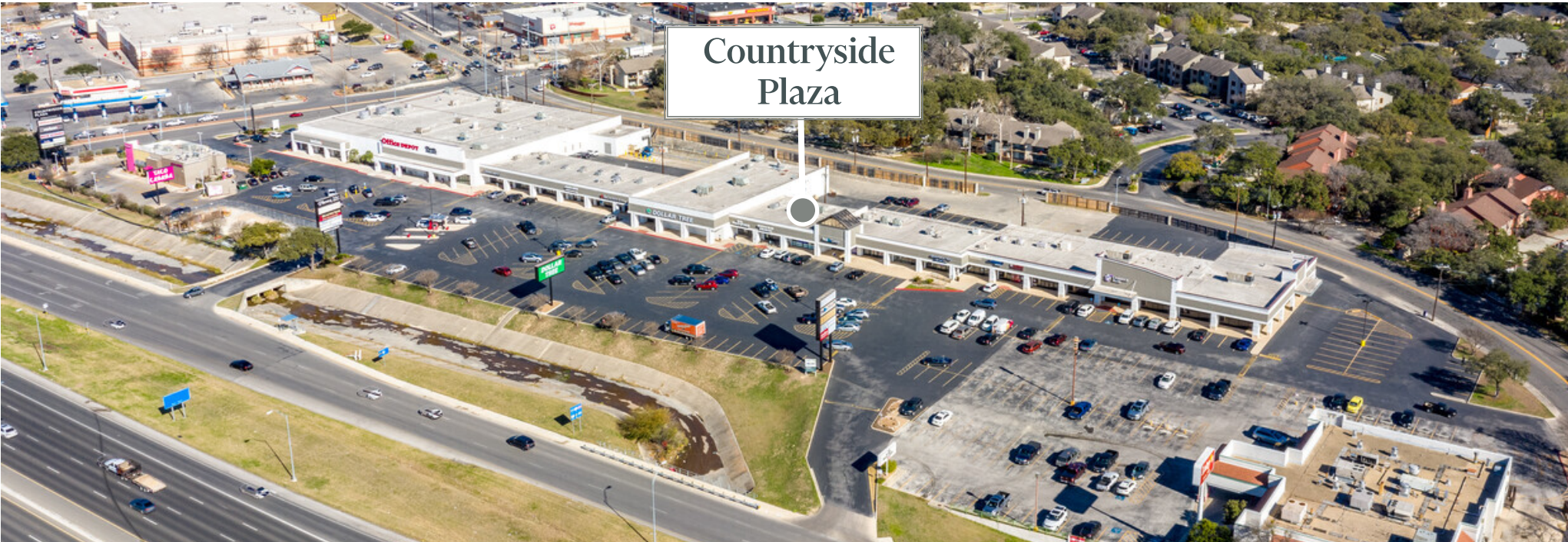






Property Overview

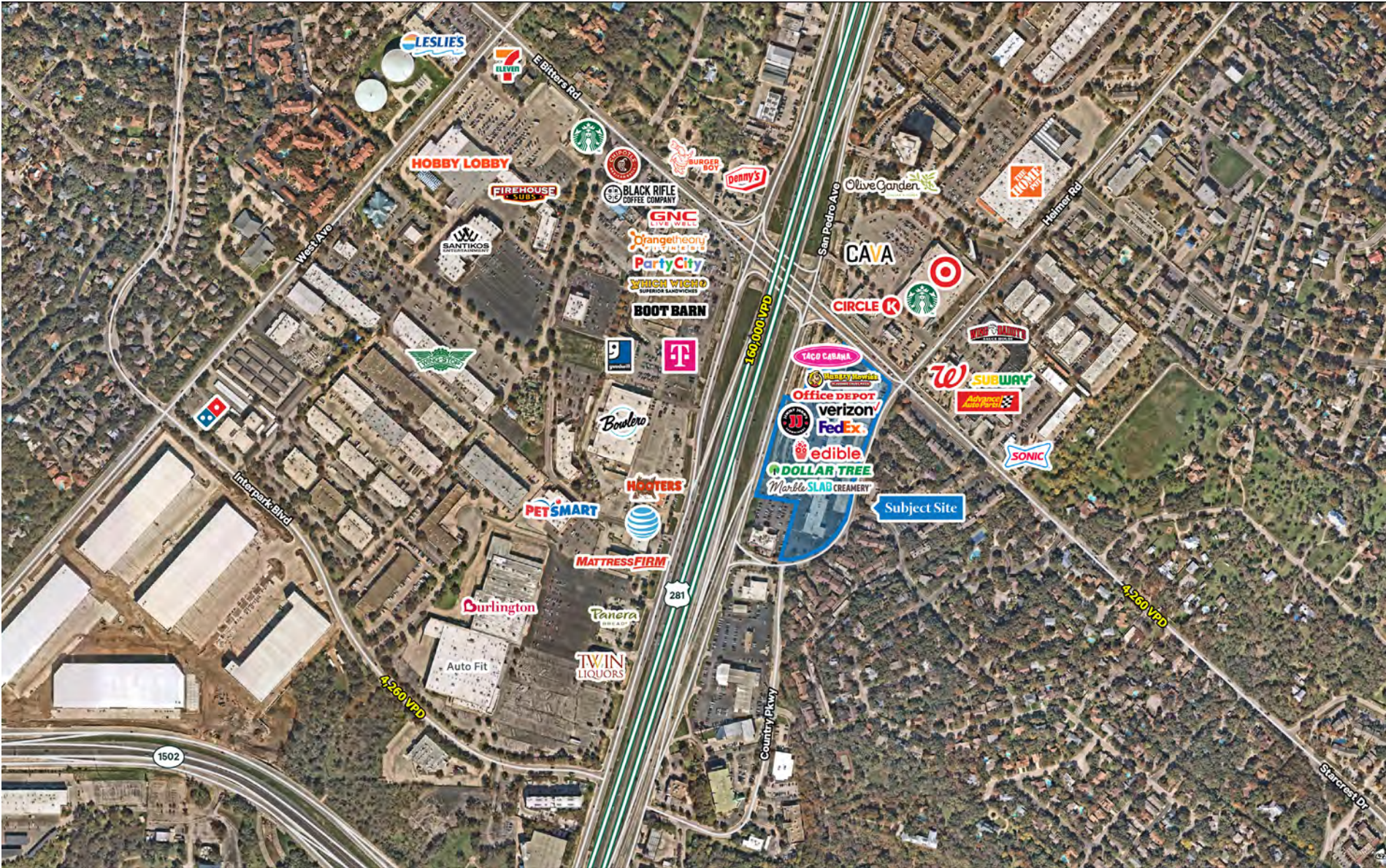
Countryside Plaza is an established community center with excellent exposure to US 281 at Bitters Road. This intersection is the retail hub of the trade area with many national brands represented. Each of the available spaces features easy access to US 281. Prominent pylon signage opportunities are available.

- Gross Leasable Area
 - 88,169 SF
- Available Space
 - 630 - 11,450 SF
- Rates | NNN
 - Total Est. 2024: \$6.78 PSF
- Key Tenants
 - Office Depot, Dollar Tree and FedEx

Demographics	3 Mile	5 Miles	7 Miles
2023 Population - Current Year Estimate	85,174	247,744	518,164
2023 Daytime Population	127,354	343,169	675,181
2023 Total Households	38,576	107,607	216,920
2023 Average Household Income	\$95,934	\$107,255	\$101,457
2023 Median Age	38.8	40.0	37.7

Traffic Counts	Vehicles per day
Bitters Road	41,903 vpd
US 281	194,828 vpd

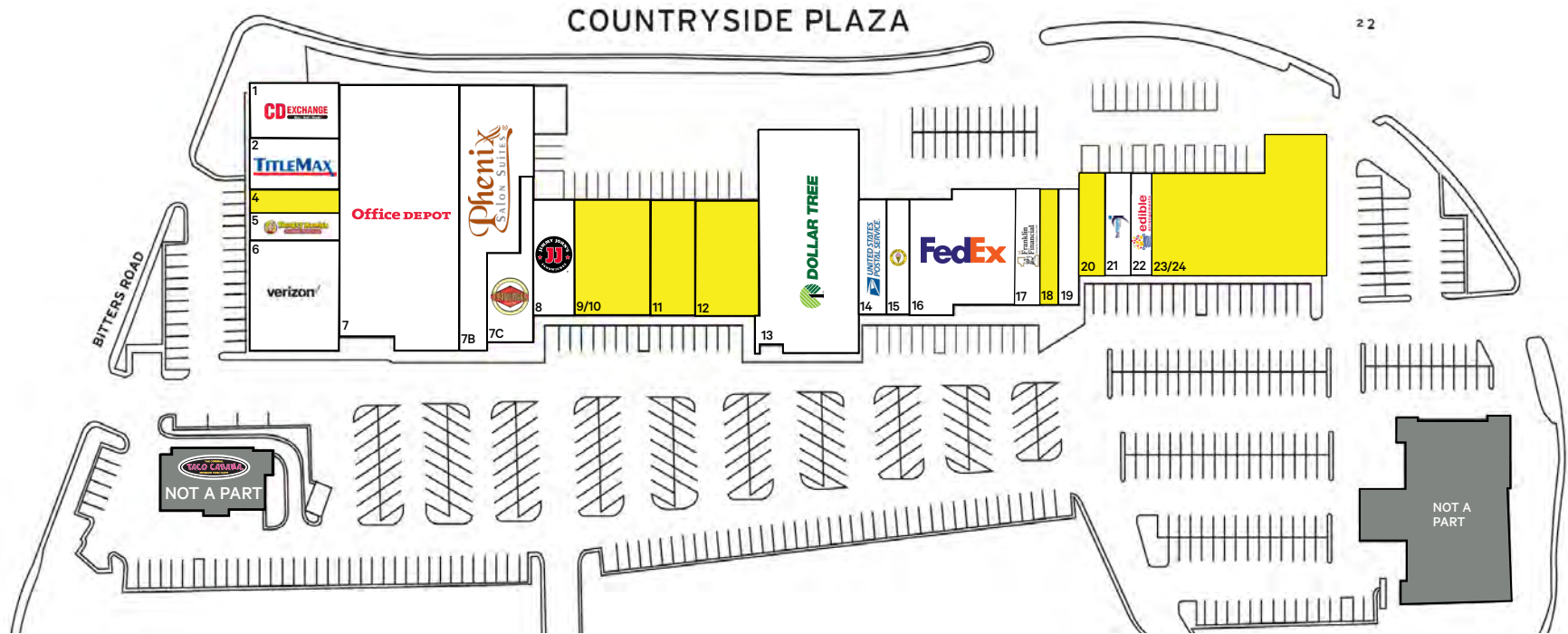
LOCATION AERIAL



3 MILE LOCATION AERIAL



SITE PLAN

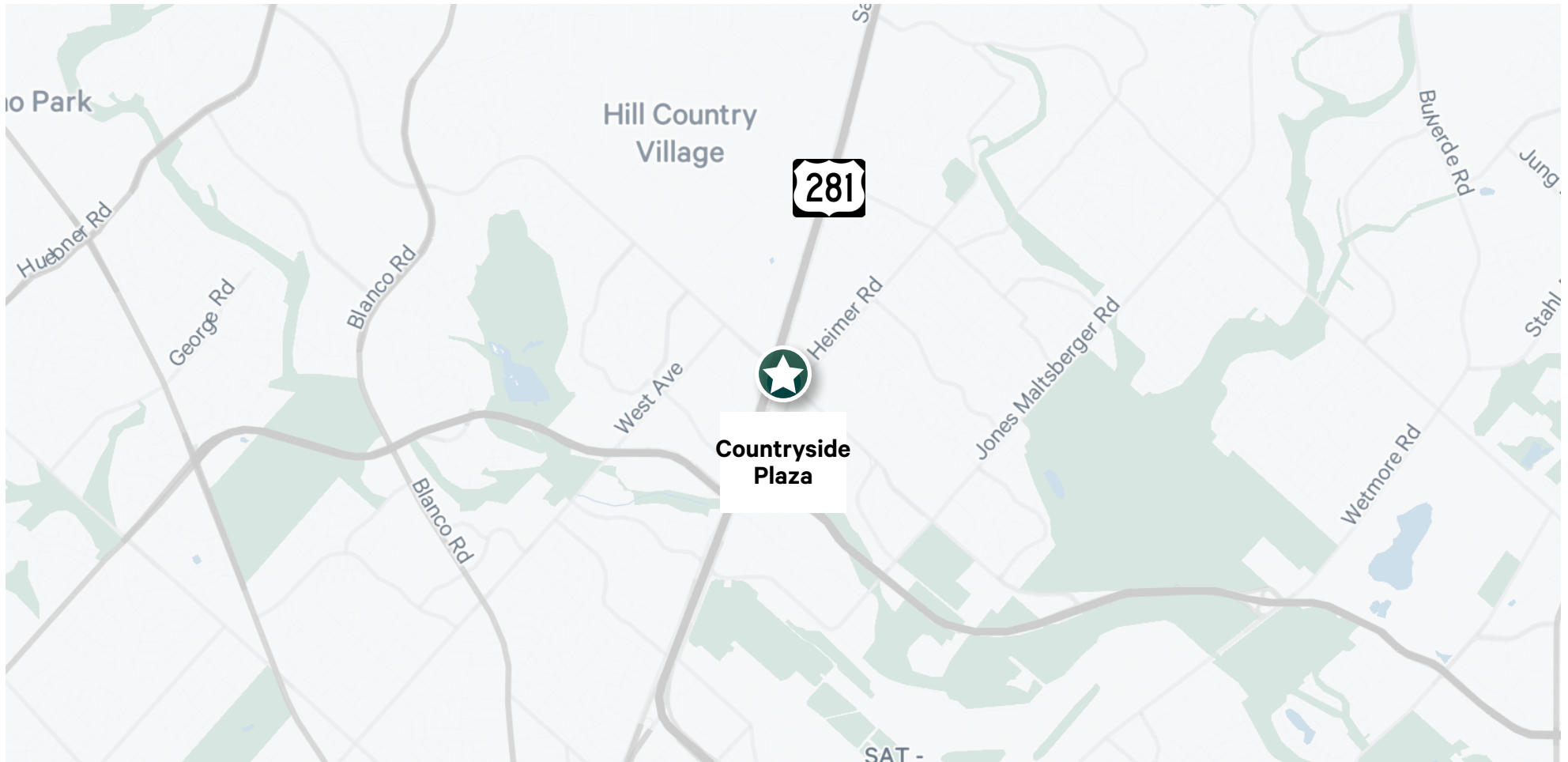


SUITE	TENANT	SF
1	CD Exchange	2,684
2	Titlemax	2,821
4	AVAILABLE	1,320
5	Hungry Howie's	1,320
6	Verizon Wireless	5,000
7	Office Depot	17,896
7B	Phenix Salon Suites	7,322
7C	Fatburger	2,626

SUITE	TENANT	SF
8	Jimmy John's	1,977
9/10	AVAILABLE (SUBLEASE)	3,272
11	AVAILABLE	2,472
12	AVAILABLE	2,922
13	Dollar Tree	10,998
14	US Post Office	1,420
15	Marble Slab Creamery	1,025
16	FedEx Office	5,104

SUITE	TENANT	SF
17	1st Franklin Financial	1,200
18	AVAILABLE	630
19	Beautiful You Hair and Nails	1,170
20	AVAILABLE	1,180
21	Tru Temps	1,170
22	Edible Arrangements	1,260
23/24	Available (Former ER Center)	11,450





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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.

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 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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate’s Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

