SAM MOON

FRISCO, TX | HIGHWAY 121 & PRESTON ROAD

Sam Moon | Located at the northwest quadrant of Highway 121 & Preston Road in Frisco - adjacent to Stonebriar Mall.

AVAILABILITY:
2,441 SF [2ND GEN RETAIL]
3,474 SF END CAP
[UP TO 9,462 SF AVAILABLE]

NNN: $7.72 PSF

AREA RETAILERS:

BARNES&NOBLE
BED BATH & BEYOND
BEST BUY
Crate&Barrel
Dillard's
ULTA BEAUTY
Famous Footwear
THE HOME DEPOT
DSW
LOWE'S Home Improvement Warehouse
macy's
Michaels Where Creativity Happens
OLD NAVY
PETCO
ROSS DRESS FOR LESS
Walmart
SuperTARGET EXPECT MORE. PAY LESS
jcpenney
PETSMART
T.J.maxx

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2018 Population	10,158	107,144	300,730
2018 Daytime Population	26,968	191,374	356,451
2018 Average HH Income	$100,979	$132,726	$131,233
2018 Median HH Income	$84,063	$105,423	$103,087

TRAFFIC COUNTS:
Highway 121: 60,014 VPD
Preston Road: 30,931 VPD

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

KENDALL IBSEN
214.572.8465
kibsen@theretailconnection.net

STEVE GREENBERG
214.572.8403
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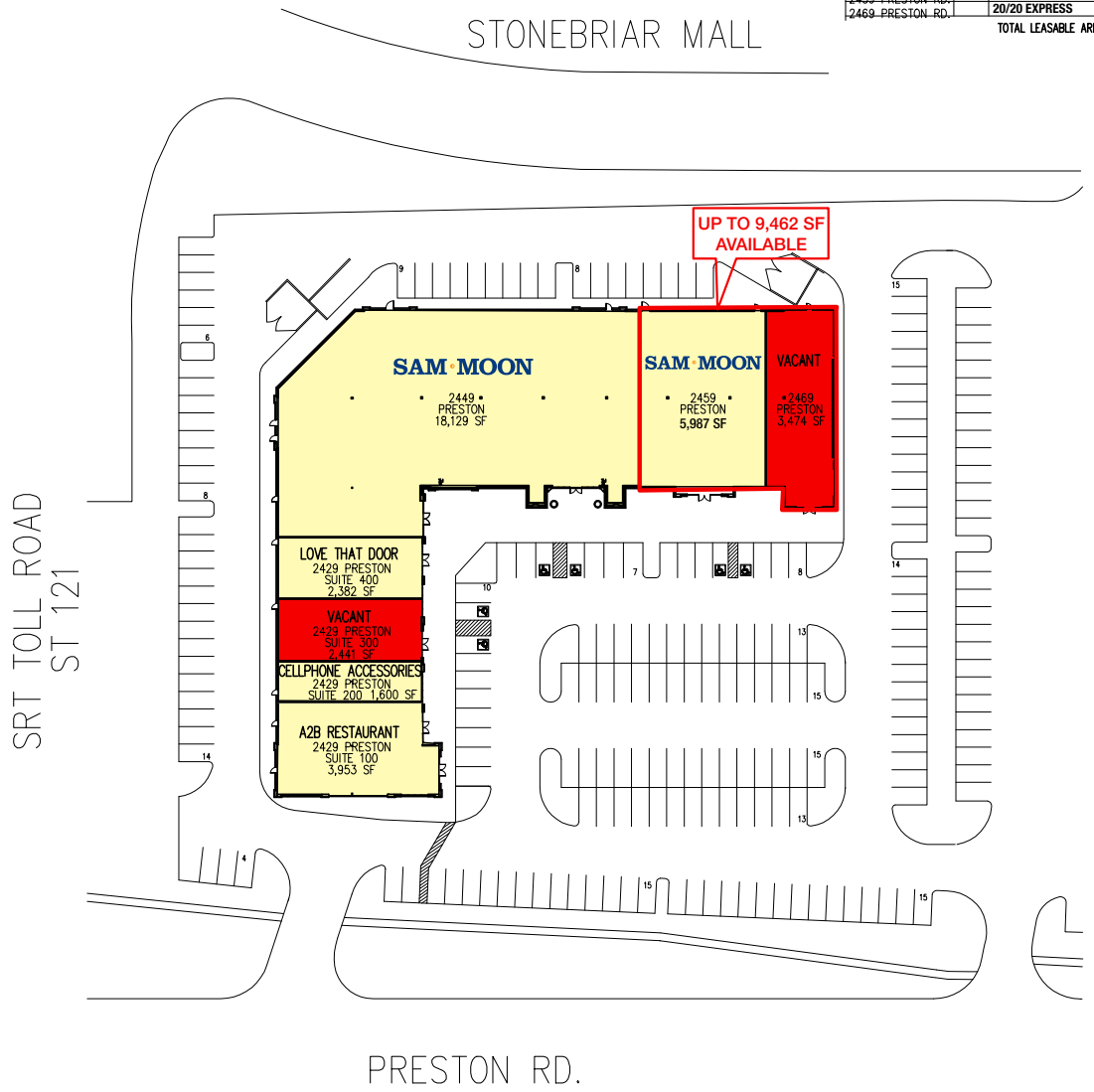
SUITE	SUITE	TENANT	SF
2429 PRESTON RD.	100	A2B RESTAURANT	3,953
	200	CELLPHONE ACCESSORIES	1,600
	300	VACANT	2,441
	400	LOVE THAT DOOR	2,382
2449 PRESTON RD.		SM TRADING	18,129
2459 PRESTON RD.		SM LUGGAGE	5,987
2469 PRESTON RD.		**20/20 EXPRESS**	3,474
		TOTAL LEASABLE AREA =	**37,966**



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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.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

The Retail Connection GP, Inc.	0512517	reception@theretailconnection.net	214-572-0777
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 _____