

# 705 W. PARK BOULEVARD-FORMER SONIC

PLANO, TX



**AVAILABILITY:** 1,336 SF

**DIMENSIONS:**

22'X56' | MAIN BUILDING  
8'X8' | STORAGE  
8'X8' | VESTIBULE

**FOR SALE OR LEASE:**

PLEASE CALL FOR DETAILS

**TRAFFIC GENERATORS:**



**DEMOGRAPHICS:**

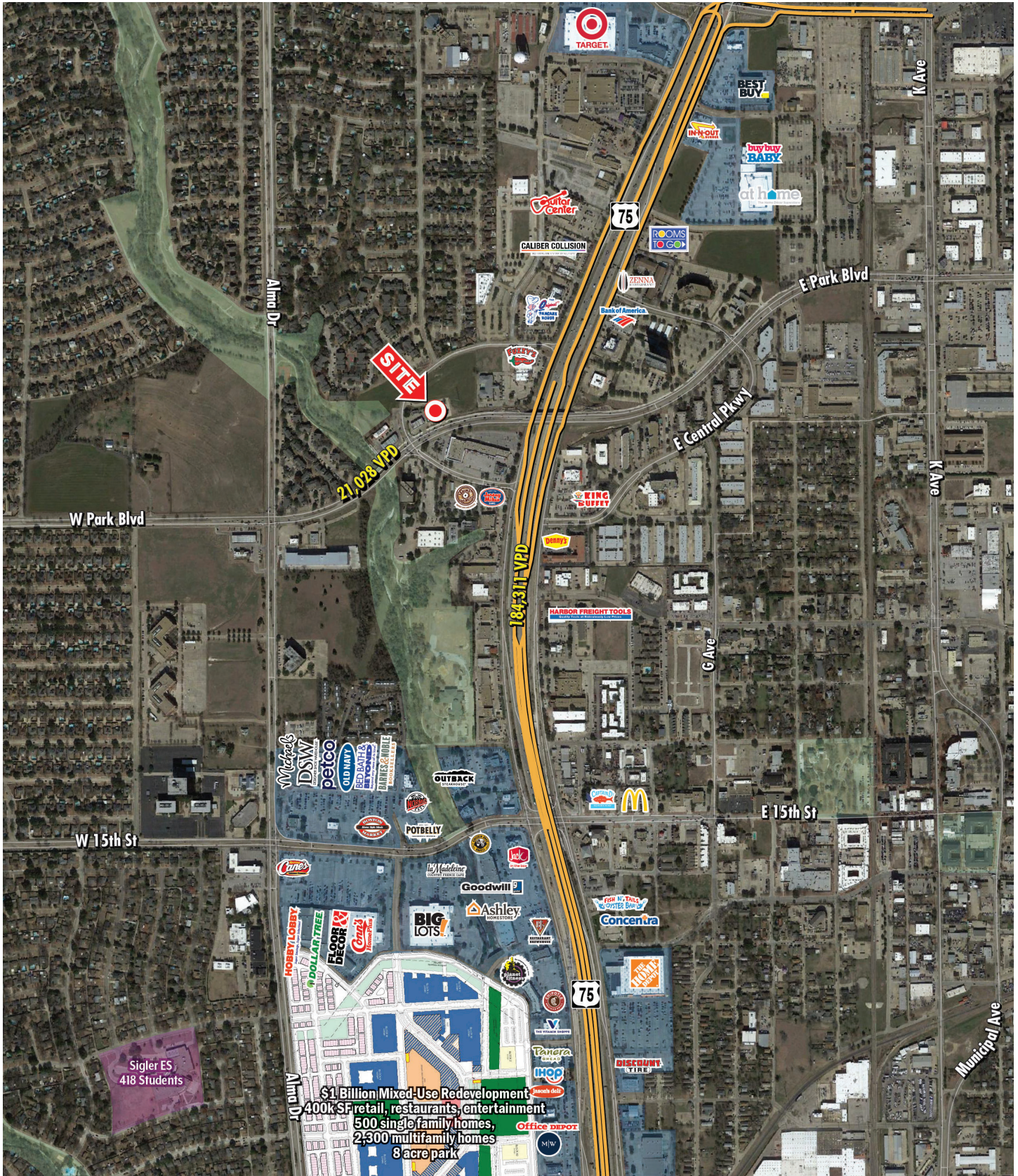
	1 MILE	3 MILE	5 MILE
2023 Population	11,714	119,645	315,715
2023 Total Households	4,927	48,598	123,410
2023 Daytime Population	20,520	135,966	360,586
2023 Average HH Income	\$108,102	\$112,574	\$128,646

**TRAFFIC COUNTS:**

W. Park Boulevard: 41,587 VPD  
Highway 75: 266,384 VPD

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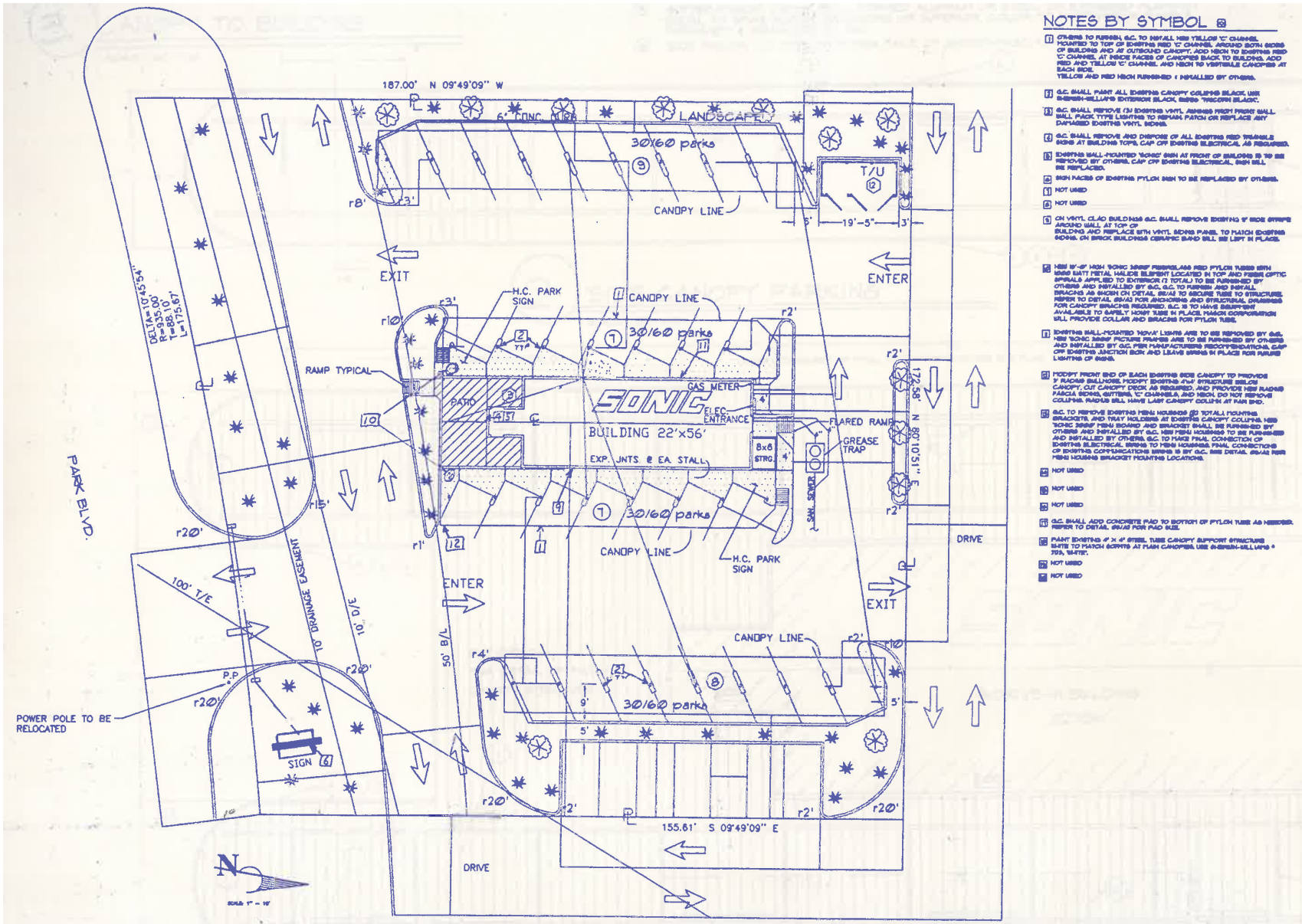
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## NOTES BY SYMBOL

- 1 OFFERS TO REMOVE, E.C. TO INSTALL NEW YELLOW "C" CHANNEL POINTED TO TOP OF EXISTING RED "C" CHANNEL. AROUND BOTH SIDES OF BUILDING AND AT OUTSIDE CANOPY. ADD HIGH TO EXISTING RED "C" CHANNEL AT INSIDE FACES OF CANOPIES BACK TO BUILDING. ADD RED AND YELLOW "C" CHANNEL AND HIGH TO VISIBLE CANOPIES AT EACH SIDE. YELLOW AND RED HIGH REMOVED & INSTALLED BY OFFERS.
- 2 E.C. SHALL PAINT ALL EXISTING CANOPY COLUINS BLACK. USE SHEEN-HELLERS EXTERIOR BLACK PAINT "TROPIC BLACK".
- 3 E.C. SHALL REMOVE (3) EXISTING VINYL SIGNES FROM FRONT WALL. SHALL PATCH TYPE LIGHTS TO REPAIR PATCH OR REPLACE ANY DAMAGED EXISTING VINYL SIGNES.
- 4 E.C. SHALL REMOVE AND DISPOSE OF ALL EXISTING RED REMAINING SIGNS AT BUILDING TOP. CAP OFF EXISTING ELECTRICAL AS REQUIRED.
- 5 EXISTING WALL-MOUNTED "SONIC" SIGN AT FRONT OF BUILDING IS TO BE REMOVED BY OFFERS. CAP OFF EXISTING ELECTRICAL. SIGN WILL BE REPLACED.
- 6 SIGN FACES OF EXISTING Pylon SIGN TO BE REPLACED BY OFFERS.
- 7 NOT USED
- 8 NOT USED
- 9 ON VINYL CLAD BUILDINGS E.C. SHALL REMOVE EXISTING "F" SIDE STRIPS AROUND WALL AT TOP OF BUILDING AND REPLACE WITH VINYL SIGNES PANEL TO MATCH EXISTING SIGNES. ON BRICK BUILDINGS CERAMIC BAND WILL BE LEFT IN PLACE.
- 10 NEW 1/2" HIGH SONIC SIGN FRAMES AND RED Pylon TUBES WITH NEW BATT METAL WALLS BELONG LOCATED IN TOP AND FIBER OPTIC SIGNALS APPLIED TO EXTERIOR (2 TOTAL) TO BE REMOVED BY OFFERS AND INSTALLED BY E.C. TO FRAME AND INSTALL. DRAGS AS SHOWN ON DETAIL. SEAL TO SECURE TUBE TO STRUCTURE. REFER TO DETAIL. BRAD FOR ANCHORS AND STRUCTURAL DRAGS FOR CANOPY BRACKETS REQUIRED. E.C. IS TO HAVE EQUIPMENT AVAILABLE TO APPLY HOIST TUBE IN PLACE. FRAMER CORPORATION WILL PROVIDE COLLAR AND BRACES FOR Pylon TUBE.
- 11 EXISTING WALL-MOUNTED "SONIC" LIGHTS ARE TO BE REMOVED BY E.C. NEW SONIC SIGN FRAMES ARE TO BE REMOVED BY OFFERS AND INSTALLED BY E.C. PER MANUFACTURER RECOMMENDATIONS. CAP OFF EXISTING JUNCTION BOX AND LEAVE BRACKETS IN PLACE FOR FUTURE LIGHTING OF SIGN.
- 12 MODIFY FRONT END OF EACH EXISTING SIDE CANOPY TO PROVIDE 2 RADIUS BALLNOSE FRONT EXISTING (4) STRUCTURE BELOW CANOPY. CUT CANOPY DECK AS REQUIRED AND PROVIDE NEW RADIUS FACIA SIGN. EXTERIOR "C" CHANNELS AND HIGH DO NOT REMOVE. COLLARS. RADIUS WILL HAVE LAST CANOPY COLLAR AT Pylon END.
- 13 E.C. TO REMOVE EXISTING SIGN HOUSING (2) TOTAL. PROVIDE BRACKETS AND TREAT HOUSING AT EXISTING CANOPY COLLARS. NEW SONIC SIGN FRAMES AND BRACKET SHALL BE REMOVED BY OFFERS AND INSTALLED BY E.C. NEW SIGN HOUSING TO BE REMOVED AND INSTALLED BY OFFERS. E.C. TO MAKE FINAL CONNECTION OF EXISTING ELECTRICAL WIRING TO NEW HOUSING. FINAL CONNECTION OF EXISTING COMMUNICATIONS WIRING IS BY E.C. SEE DETAIL. BRACKETS PER SIGN HOUSING BRACKET MOUNTING LOCATIONS.
- 14 NOT USED
- 15 NOT USED
- 16 NOT USED
- 17 E.C. SHALL ADD CONCRETE PAD TO BOTTOM OF Pylon TUBE AS NEEDED. REFER TO DETAIL. BRACKETS PER PAD SIZE.
- 18 PAINT EXISTING 4" X 4" STEEL TUBE CANOPY SUPPORT STRUCTURE WHITE TO MATCH EXISTING AT Pylon CANOPIES. USE SHEEN-HELLERS "S" TOL WHITE.
- 19 NOT USED
- 20 NOT USED

# 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:
  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.

Retail Connection, L.P.	9006485	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
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date