

SIGNATURE PLAZA

PLANO, TX | SEC COIT ROAD AND HIGHWAY 121



CENTER SIZE: 32,414 SF
[NOT INCLUDING KROGER]

AVAILABILITY: 4,000 SF
[FORMER PRE-SCHOOL]

NNN: \$8.02 PSF

LEASE RATES:
PLEASE CALL FOR DETAILS

NOW OPEN: MOBILITY CITY OF
NORTH TEXAS, TAEKWONDO
PLANO, FARMERS INSURANCE

SIGNATURE PLAZA
RETAILERS & TENANTS:



The UPS Store



Great Clips®

CHASE

Capital One

SUBWAY®



Expedia
cruiseshipcenters®

Comerica Bank

BANK OF AMERICA

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2022 Population	12,785	137,749	334,295
2022 Total Households	4,269	47,856	123,685
2022 Daytime Population	9,918	119,093	348,639
2022 Average HH Income	\$158,067	\$163,431	\$151,852
2022 Median HH Income	\$124,743	\$126,242	\$113,631

TRAFFIC COUNTS:

Coit Road: 34,640 VPD
Highway 121: 103,000 VPD

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

DAVID LEVINSON

214.572.8448

dlevinson@theretailconnection.net

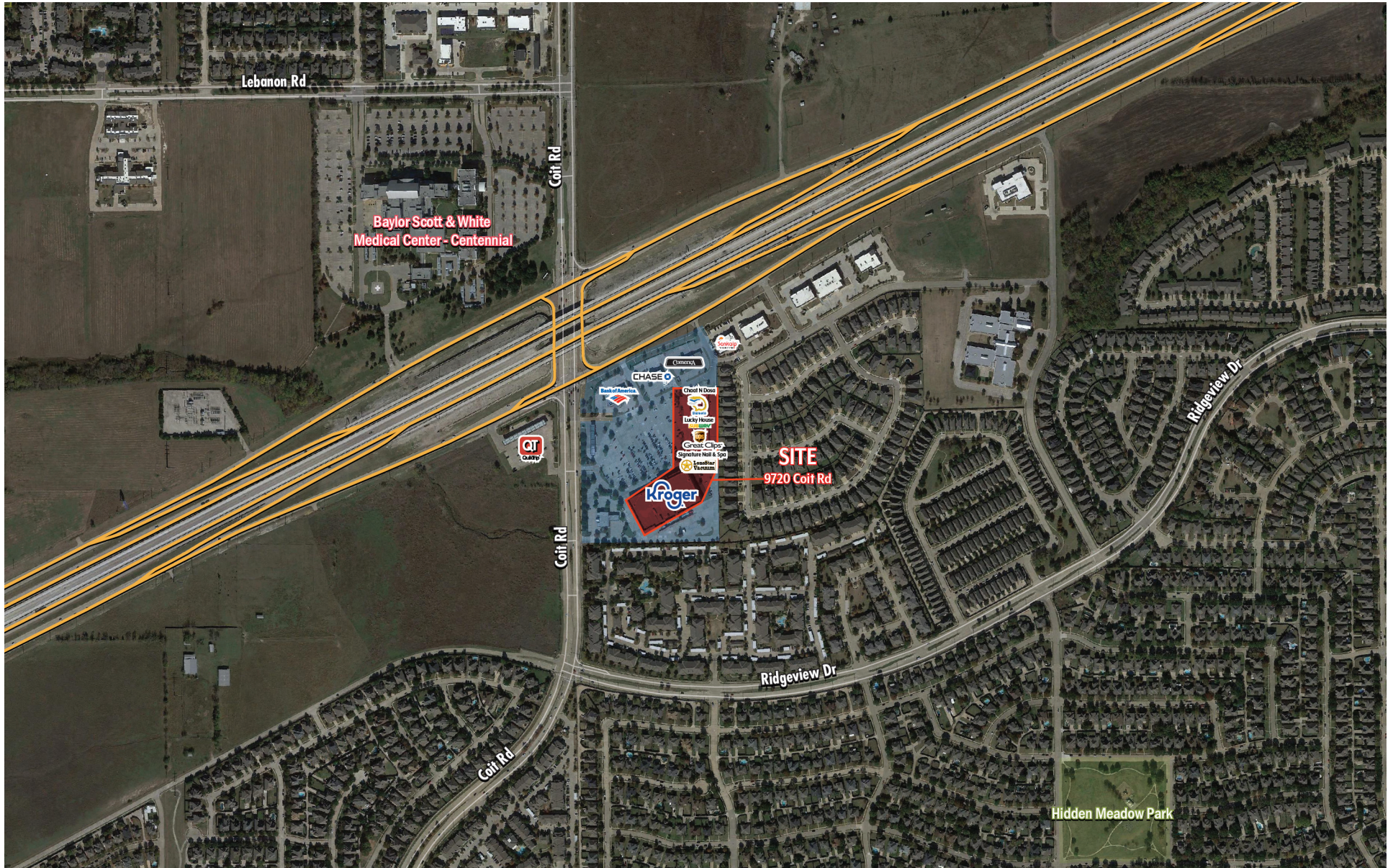
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Current Retailers

0110	ANNAPURNA INDIAN RESTAURANT	2,300 SF
0111	AVAILABLE (FORMER PRE-SCHOOL)	4,000 SF
0130	CARRELL FAMILY DENTISTRY	2,000 SF
0140	STATE FARM INSURANCE	1,506 SF
0150	SUBWAY	1,506 SF
0160	GOLDEN MASSAGE SPA	1,506 SF
0180	MOBILITY CITY OF NORTH TEXAS	2,800 SF
0170	VERONA PIZZA & PASTA	1,826 SF
0200	SMOKE SHOP	1,700 SF
0210	FARMERS INSURANCE	1,506 SF
0220	THE UPS STORE	1,506 SF
0230	GREAT CLIPS	1,516 SF
0240	TAEKWONDO PLANO	1,316 SF
0250	SIGNATURE NAIL SALON	1,700 SF
0260	LONE STAR VACUUM	2,186 SF
0300	KROGER	0 SF
0600	CHASE BANK	3,540 SF
LOT 3	CAPITAL ONE	0 SF
LOT 4	BANK OF AMERICA	0 SF
LOT 6	COMERICA	0 SF

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