SHILOH CROSSING

PLANO, TX | NWC OF E SPRING CREEK PKWY & E PARK BLVD

1,442 SF AVAILABLE

2,300 SF AVAILABLE

ALEXANDER DENTAL

LIQUOR

JOLI NAILS

CENTER SIZE: 24,665 SF

AVAILABILITY: 1,442 SF [FORMER REPUBLIC FINANCE OFFICE]

2,300 SF [FORMER BEVERAGE STORE]

NNN: ESTIMATED AT $6.50 PSF

FOR LEASE: PLEASE CALL FOR DETAILS

TENANTS AT SHILOH CROSSING:

Walmart Neighborhood Market

Chevron

HOUND THERAPY

Domino's

TONGUE in CHEEK ICE CREAM

FARMERS INSURANCE

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	12,108	115,831	318,199
2023 Average Home Value	$333,312	$397,126	$402,712
2023 Total Households	5,135	43,189	117,100
2023 Average HH Income	$95,446	$126,891	$142,290

TRAFFIC COUNTS:

E Park Blvd: 10,498 VPD
Shiloh Rd: 4,494 VPD

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

DAVID LEVINSON
214.572.8448
dlevinson@theretailconnection.net

OLIVER STEINBERG
214.276.5333
osteinberg@theretailconnection.net

SHILOH CROSSING

PLANO, TX | NWC OF E SPRING CREEK PKWY & E PARK BLVD

Walmart Market

FARMER'S INSURANCE

Joti Nails

Pro-Clips

Domino's

Mr. Donut

C WOK

Chevron

Ridgewood Dr

Spring Creek Pkwy

4,494 VPD

E Park Blvd

10,498 VPD

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SITE

Walmart Market

Domino's

Chevron

10,498 VPD

4,494 VPD

Royal Oaks Dr
Royal Oaks Dr
Rigsbee Dr
Spring Creek Pkwy
Bob Woodruff Park
San Gabriel Dr
DOOLEY ES
360 Students
E Park Blvd
E Park Blvd
Bob Woodruff Park
Ridgewood Dr
Rigsbee Dr
Shiloh Rd
18th St
MEADOWS ES
400 Students
ARMSTRONG MS
684 Students
Los Rios Country Club

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SITE

10,498 VPD
4,494 VPD

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Walmart Neighborhood Market

240
235
230
220
210
200
190
180
170
160
100

Covered dog park

Hound Therapy

Monument Sign

300 330 340

Chevron

Monument Sign

SPRING CREEK BLVD

PARK BLVD

SHILOH RD

Current Tenants

Unit 100: Hound Therapy	3,398 SF
Unit 160: Frozen Bliss (Ice Cream)	900 SF
Unit 170: Domino's Pizza	2,089 SF
Unit 180: Pro-Clips	1,200 SF
Unit 190: Alexander Dental	1,536 SF
Unit 200: AVAILABLE	1,442 SF
Unit 220: Hazel Sky Vape & Smoke	2,400 SF
Unit 230/232: AVAILABLE	2,300 SF
Unit 235: Joli Nails	1,200 SF
Unit 240: Farmers Insurance	1,200 SF
Unit 300: Tongue in Cheek Ice Cream	4,250 SF
Unit 330: Mr. Donut	1,000 SF
Unit 340: C Wok (Asian Restaurant)	1,200 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
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