



# **SUCCESSFUL VETERINARY CLINIC & SURGERY FOR SALE**

**1512 N. CENTRAL EXPRESSWAY  
PLANO, TX 75074**

**BOTH REAL ESTATE AND VETERINARY PRACTICE FOR SALE**





# GREAT VISIBILITY & EASY ACCESS

1512 N. CENTRAL EXPRESSWAY  
PLANO, TX 75074

±10,176 SF

LAND SIZE

±3,631 SF

BUILDING SF

HWY COMMERCIAL

ZONING

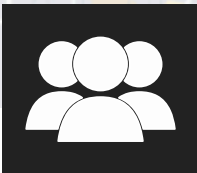
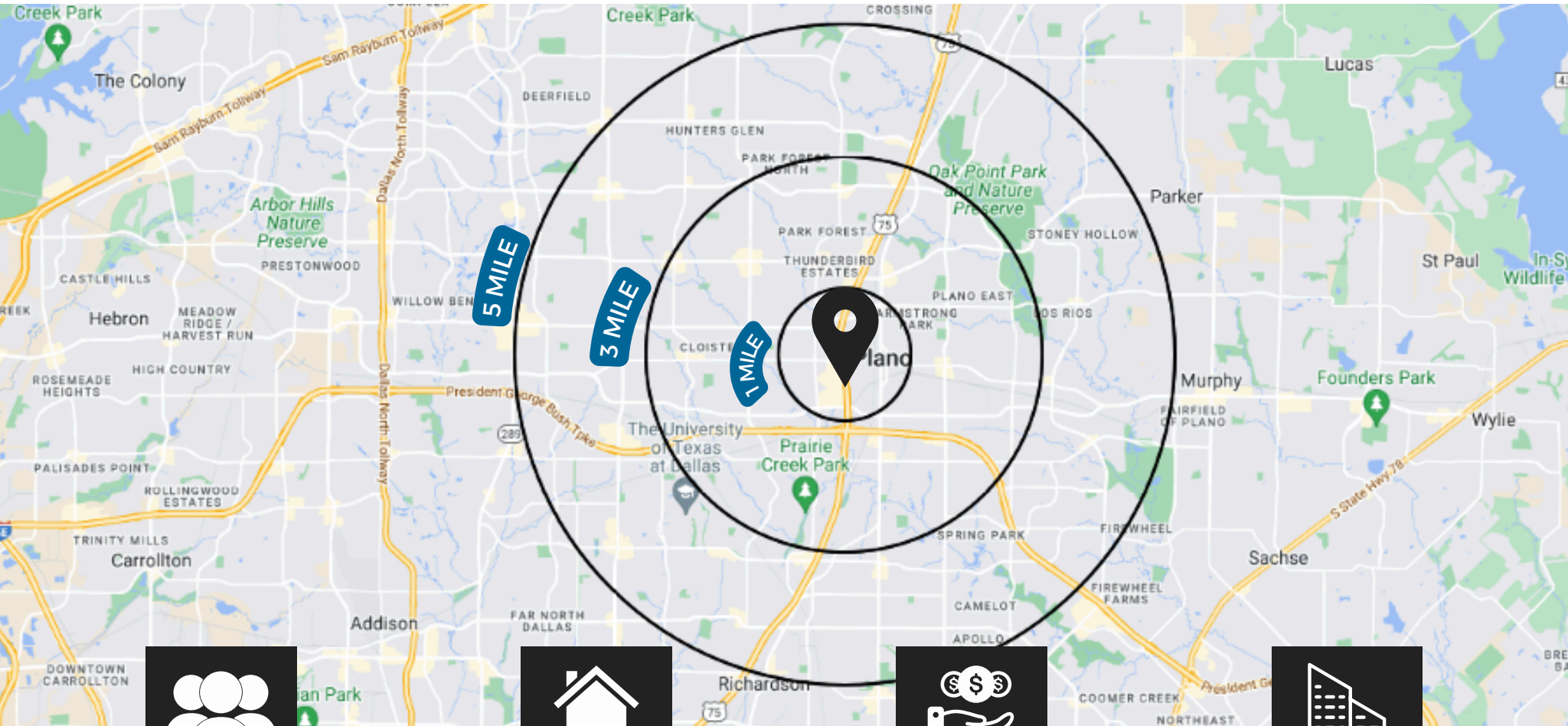
CALL BROKER

PRICING





# DEMOGRAPHICS



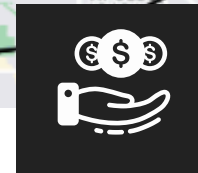
**2024  
ESTIMATED  
POPULATION**

1 MILE	13,352
3 MILES	122,227
5 MILES	325,982



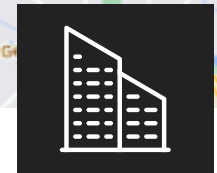
**2024  
ESTIMATED  
HOUSEHOLDS**

1 MILE	5,493
3 MILES	50,588
5 MILES	130,359



**2024  
ESTIMATED AVG  
HH INCOME**

1 MILE	\$104,301
3 MILES	\$120,714
5 MILES	\$134,419



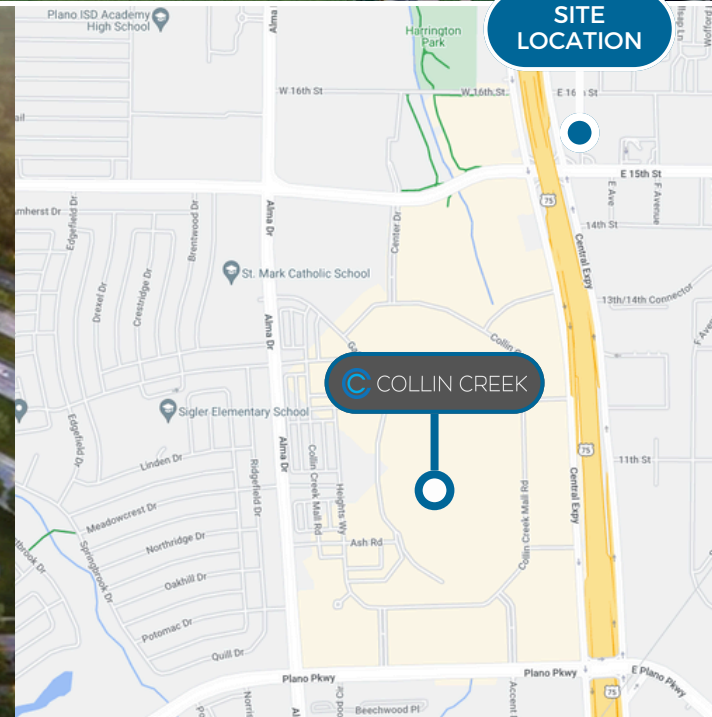
**2024  
ESTIMATED  
TOTAL BUSINESSES**

1 MILE	1,881
3 MILES	7,539
5 MILES	20,039



# COLLIN CREEK DEVELOPMENT

RENDERING FOR ILLUSTRATION PURPOSES ONLY



 COLLIN CREEK

SOURCE: <https://www.collincreek.com/commercial>



# COLLIN CREEK DEVELOPMENT

## \$1 BILLION DEVELOPMENT



### A CLOSER LOOK

Centurion American Development Group's \$1 billion redevelopment will transform the existing Collin Creek Mall, which opened in 1981, into a pedestrian-friendly mixed-use project.

The revitalization of Collin Creek focuses on bringing the community together by incorporating modern amenities and open space. The overall focus of the development is to have a space where people can live, work, and play.

When completed, Collin Creek will be something that brings the community together and help to revitalize the city's downtown district.

### COMMERCIAL DEVELOPMENT

Collin Creek will be a lifestyle district in central Plano combining a vibrant retail development with innovative dining and entertainment concepts as well as a hub for business.

The development will include 340,000 square feet of central retail & dining space created by opening up and renovating the existing mall property, as well as a four-star hotel with 200 guest rooms and approximately 40,000 square feet of function space for corporate, social and charitable events.

The Collin Creek of the future is ideally positioned not only to reclaim that mantle but to cement the importance of the area and the Central Expressway corridor as the community linchpin linking east and west Plano with a central gathering point.

SOURCE: <https://www.collincreek.com/commercial>

### DEVELOPMENT BY-THE-NUMBERS



308,000  
SFT RETAIL SPACE

500  
SINGLE FAMILY  
HOMES

2,300  
MULTI FAMILY  
HOMES

300  
INDEPENDENT LIVING  
RESIDENCES

40,000  
SFT RESTAURANT SPACE

1.3M  
SFT IN OFFICE  
SPACE

8  
ACRES OF PARKS  
SPACE

1.6MI  
OF WALKING  
TRAILS

200,000  
SFT SERVICE SPACE

40,000  
SFT IN HOTEL  
EVENT SPACE

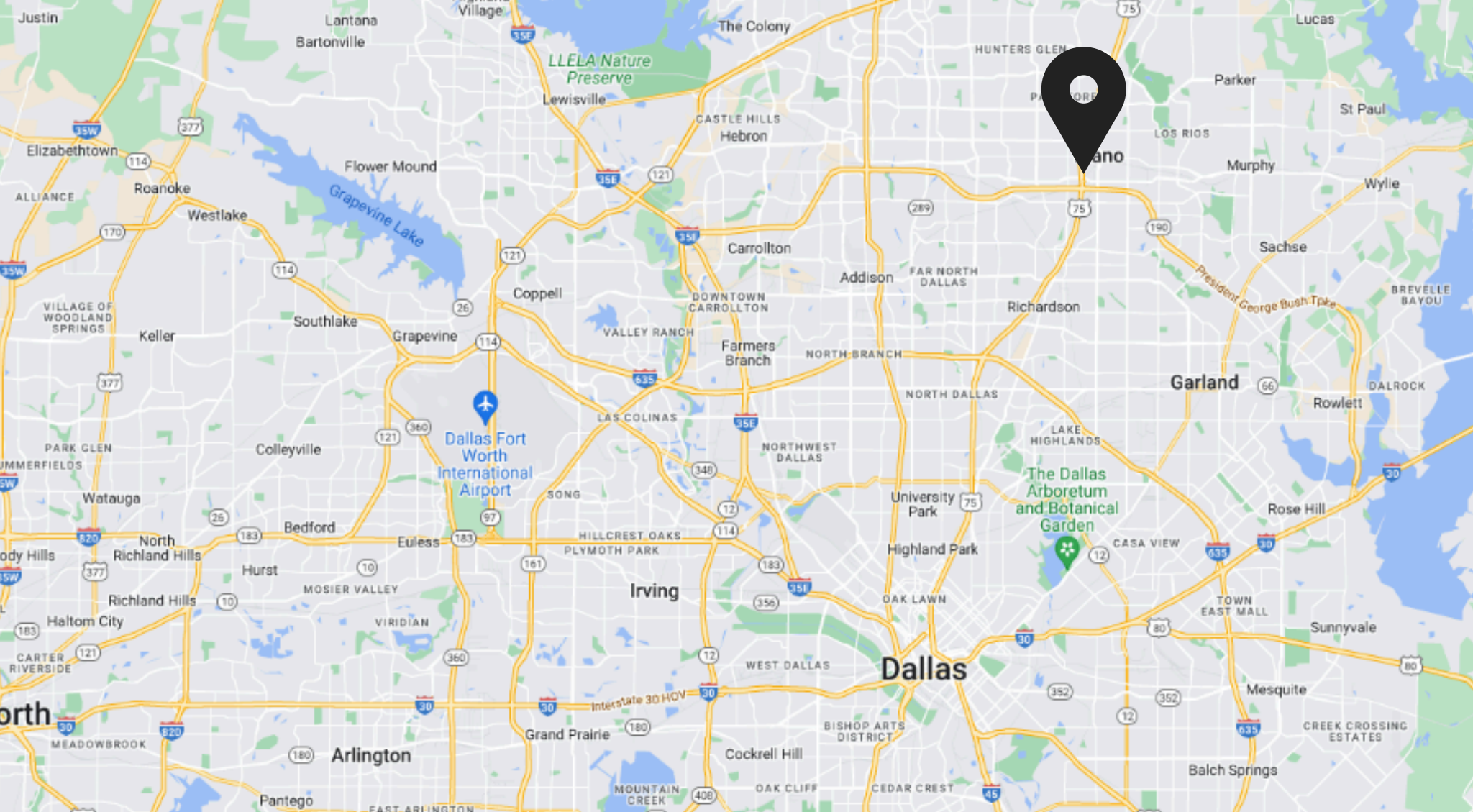
200  
HOTEL GUEST  
ROOMS

1  
PLACE TO LIVE,  
WORK & PLAY

COLLIN CREEK

\*THE ABOVE FACTS AND FIGURES ARE APPROXIMATE AND SUBJECT TO CHANGE. AUGUST 2022





**PAUL W. VERNON**  
EXECUTIVE VICE PRESIDENT | RETAIL  
(972) 419-4023 Direct  
(214) 769-3692 Mobile  
paulvernon@henrysmiller.com

**MIKE SANDEL**  
VICE PRESIDENT  
(972) 419-4041 Direct  
(214) 356-3596 Mobile  
mikesandel@henrysmiller.com

**HENRY S. MILLER BROKERAGE, LLC**  
5151 Belt Line Road, Suite 900  
Dallas, Texas 75254  
www.henrysmiller.com

NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.





# 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.

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Henry S. Miller Projects, LLC</b>	<b>591890</b>	<b>hsmprojects@henrysmiller.com</b>	<b>972-419-4000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mark Robertson Smith</b>	<b>222535</b>	<b>msmith@henrysmiller.com</b>	<b>972-419-4073</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Frank Nash Bullock</b>	<b>287563</b>	<b>frankbullock@henrysmiller.com</b>	<b>972-419-4000</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Paul Vernon</b>	<b>376085</b>	<b>paulvernon@henrysmiller.com</b>	<b>972-419-4000</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_