



**WINDHAVEN PLAZA** | 3305 - 3645 DALLAS PKWY, PLANO, TX 75093

**Features**

Windhaven Plaza is a landmark center in the prestigious West Plano market located at the NWC of Dallas North Tollway & Parker Road. The center features Kroger Signature, Academy, Whiskey Cake, and more. [windhavenplaza.com](http://windhavenplaza.com)

- Excellent retail location
- High visibility and heavy traffic counts

**FOR LEASE**

**TOTAL SF:** 247,737  
**AVAILABLE SF:** 16,967  
**MIN CONTIGUOUS SF:** 1,479  
**MAX CONTIGUOUS SF:** 4,248  
**CONTACT FOR MORE INFORMATION**  
**NNN:** \$8.89 PER SF/YR EST.

**Traffic Counts**

Dallas North Tollway	150,425 VPD
W Parker Road	35,121 VPD

**Demographics**

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population		12,664	108,759	347,328
Total Households		5,070	51,942	149,778
Average Household Income		\$194,478	\$145,533	\$147,115
5 Year Population Growth		-0.12%	0.36%	0.29%

**Emilie Paulson**

Vice President  
 214.720.3626  
[emilie@weitzmangroup.com](mailto:emilie@weitzmangroup.com)

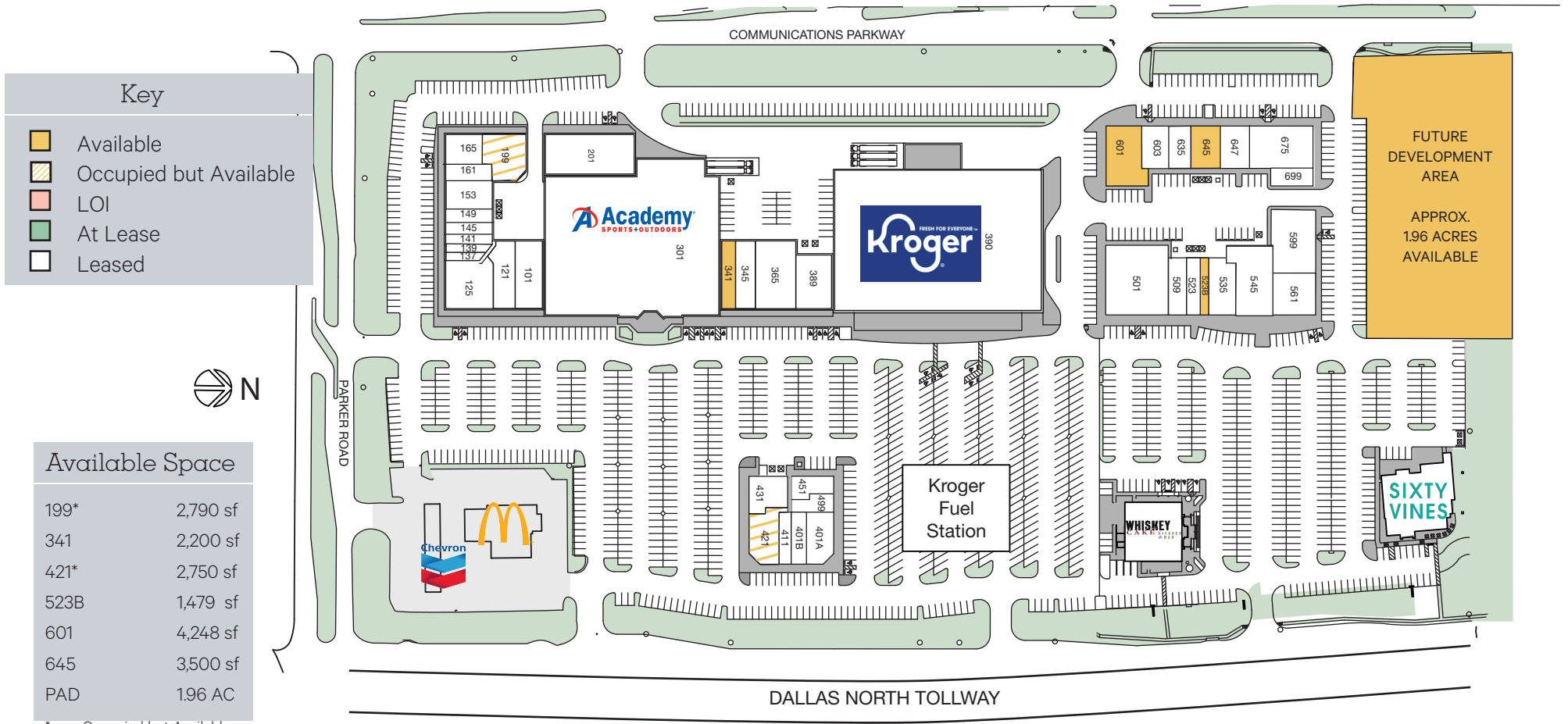
**Bryn Carden**

Associate  
 214.954.0600  
[bcarden@weitzmangroup.com](mailto:bcarden@weitzmangroup.com)

**Area Retailers & Businesses**



# WINDHAVEN PLAZA - PHASE I & II | NWC OF PARKER RD & DALLAS NORTH TOLLWAY, PLANO, TX 75093

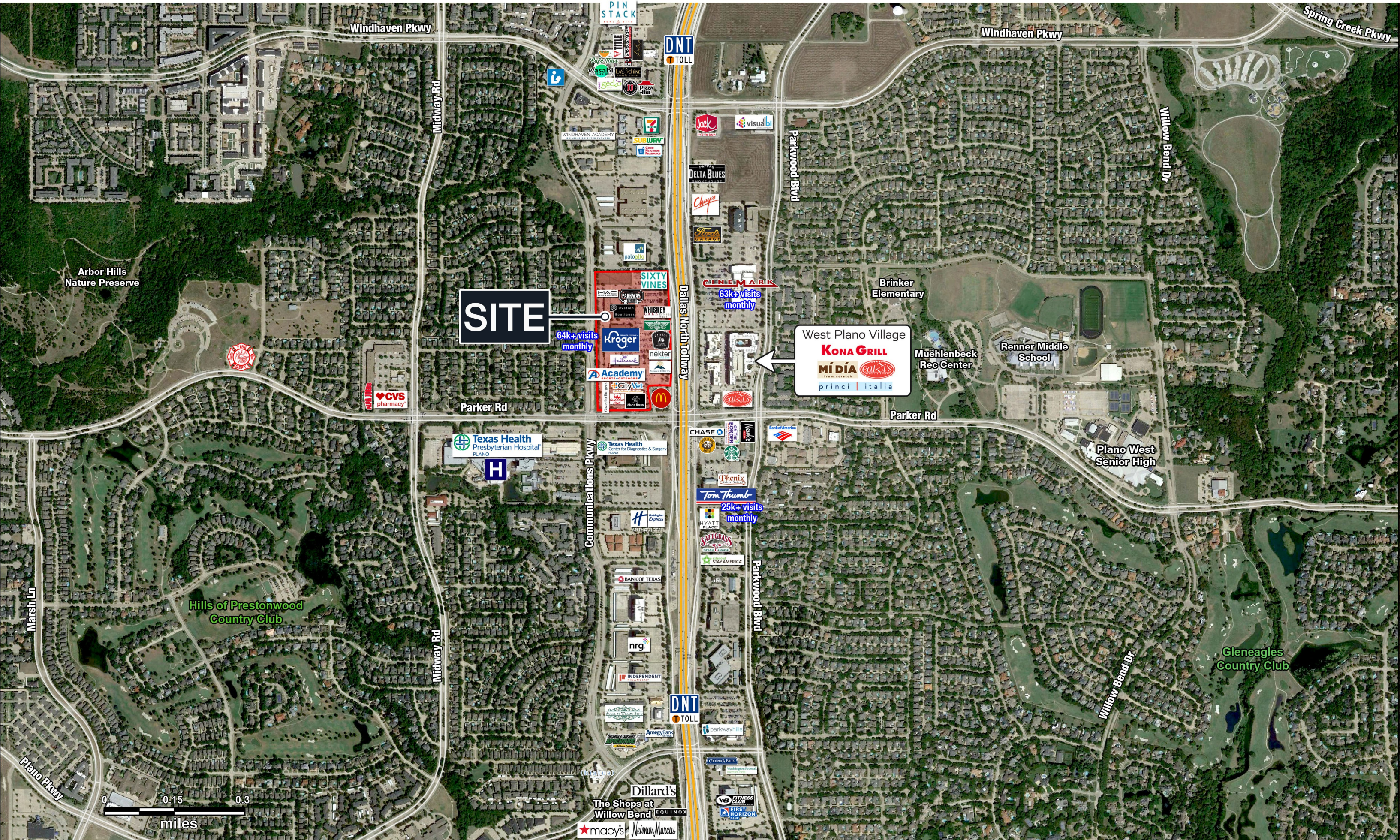


## Current Tenants

101	City Vet	4,090 sf	165	Gazeebo Burgers	2,866 sf	411	Good Feet	2,000 sf	561	Parkway Tavern	4,121 sf
121	America's Best Contacts	3,471 sf	199	Dossett Dental	2,790 sf	421	Massage Heights	2,750 sf	599	Mac Speed	4,851 sf
125	Maple Bacon	4,500 sf	201	Touchstone Imaging	7,728 sf	431	Athletico	2,512 sf	603	RDA Pro-Mart	1,594 sf
137	ODA Sushi	748 sf	301	Academy Sports + Outdoors	52,500 sf	451	El Queso Fresh Mexican Gril	2,134 sf	635	Domino's Pizza	2,400 sf
139	Meredith Cleaners	969 sf	345	Leslie's Pool Supply	2,478 sf	499	Wingstop	1,705 sf	647	Quest Diagnostics	1,740 sf
141	Smoothie King	1,055 sf	365	Hallmark	6,000 sf	501	Ovation Boutiques	8,713 sf	675	Air Care	5,279 sf
145	Great Clips	1,115 sf	389	Serenity Salon and Spa	4,000 sf	509	Palm Beach Tan	3,200 sf	699	Kid's Smile Center	1,850 sf
149	Pack & Mail Shoppe	2,000 sf	390	Kroger	62,864 sf	523	OHM Fitness	1,895 sf		Whiskey Cake	7,325 sf
153	Lux Nails	2,350 sf	401A	Piada Italian	2,748 sf	535	LC Luxury Salon	2,000 sf		Sixty Vines	9,000 sfa
161	Joe's Pizza Pasta & Subs	2,000 sf	401B	Nekter Juice Bar	1,229 sf	545	Kleiman Evangelista Eyecare	3,501 sf			

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.







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

\_\_\_\_\_  
Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

\_\_\_\_\_  
402795

License No.

\_\_\_\_\_  
twgre@weitzmangroup.com

Email

\_\_\_\_\_  
214-954-0600

Phone

\_\_\_\_\_  
Robert E. Young, Jr.

Designated Broker of Firm

\_\_\_\_\_  
292229

License No.

\_\_\_\_\_  
byoung@weitzmangroup.com

Email

\_\_\_\_\_  
214-720-6688

Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/ Associate

\_\_\_\_\_  
License No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Emilie Gioia Paulson

Sales Agent/Associate's Name

\_\_\_\_\_  
682080

License No.

\_\_\_\_\_  
emilie@weitzmangroup.com

Email

\_\_\_\_\_  
214-720-3626

Phone

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

\_\_\_\_\_  
Date

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

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Bryn Carden

Sales Agent/Associate's Name

807178

License No.

bcarden@weitzmangroup.com

Email

214-954-0600

Phone

Buyer/Tenant/Seller/Landlord Initials

Date