



RETAIL AVAILABLE FOR LEASE



Independence Square

3100 Independence Parkway, Plano, Texas 75075

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LOCATION

**3100 Independence Parkway
Plano, Texas 75075**



AVAILABLE SPACE

**850 sf
1,495 sf
1,600 sf
1,914 sf
2,000 sf
2,800 sf**



TRAFFIC COUNTS

26,615 CPD **35,391 CPD**
Independence Pkwy Parker Rd



2023 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	14,815	128,540	344,114
DAYTIME POPULATION	12,061	156,728	456,622
AVG HH INCOME	\$104,158	\$103,901	\$100,820

AREA RETAILERS

Chase Bank, Taco Bueno, Public Storage, Kroger, Walmart Neighborhood Market, Dollar Tree, Braum's, Scooter's Coffee, Wendy's, Plano Sports Tavern, The Home Depot, Walmart Supercenter, Patel Brothers, H-E-B, Panda Express, Chick-fil-A, Whataburger

PROPERTY INFORMATION

- High-performing Tom Thumb
- Dense neighborhood population with over 128,000 residents within 3 miles
- High traffic counts at intersection
- Household income exceeds \$100,000 within a 3-mile radius



DOWNTOWN DALLAS



UT DALLAS
UNIVERSITY OF TEXAS AT DALLAS
 29,000 Students

Plano Senior High School
 2,647 Students
 14,300-Capacity Multi-Use Stadium

Park Blvd Estates West / Stone Creek
 Median Home Price: \$421,445
 Average Household Income: \$103,379

High Place / Huntington Park
 Median Home Price: \$447,215
 Average Household Income: \$111,334

SITE

Tom Thumb

26,615cpd*22
 Independence Pkwy

BUENO

Parker Rd

35,391cpd*22

Firestone

Bethany Christian School

CHASE

UNITED STATES POSTAL SERVICE

PLAZA THRIFT

Public Storage

Independence Square / West Plano Estates
 Median Home Price: \$469,935
 Average Household Income: \$111,832

Kimberlea / Parkway Estates
 Median Home Price: \$469,868
 Average Household Income: \$109,388

UNIT	TENANT	SF	UNIT	TENANT	SF
100	Frost Bank	3,000	303	Flamingo Liquor	3,670
101	AVAILABLE	1,495	304	AVAILABLE	1,914
102A	Greek Fresh Grill	1,357	305	Little Caesars	1,600
102B	Jersey Mikes	1,500	310	Wulf Burger	1,600
103A	Action Family Care	1,243	311	AVAILABLE	1,600
103B	A List Wireless	1,250	312	Armstrong McCall	1,900
106	Kids B Kids	1,884	313	Massage Studio	1,630
201	Furniture	12,138	314	Daiso	8,400
203	Great Clips	1,545	317	Elmvale Jeweler's	1,980
204	Dental	2,400	318	Medical Supply	1,760
205	AVAILABLE	2,800	319	Kesari	2,400
207	AVAILABLE	2,000	321	Physical Therapy	1,980
209	Oscar Nail Lounge	4,800	322	Royal Kitchen	4,000
211	The Tutoring Center	1,500	323	Theatre 323	2,000
213	Framing	1,780	324A	Theatre 324A	3,950
215	Ice Cream	3,790	3803	Fuel Center	400
217	AVAILABLE	850			
219	School of Music	1,412			
299	Lily's Cafe	2,300			
300	Mudleaf Coffee	3,295			



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Edge Realty Partners LLC	594592	info@edge-re.com	214.545.6900
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.