



WILLOW BEND MARKET | 5960 W PARKER RD, PLANO, TX 75093

Features

This Tom Thumb anchored shopping center is strategically located in prestigious West Plano at Parker Road and Dallas North Tollway. The center also boasts heavy traffic counts as well as high visibility. Tenants include On the Border, Starbucks, Newk's Eatery, Chase and more. 15,817 SF sublease space available adjacent to Tom Thumb. willowbendmarket.com

FOR LEASE

TOTAL SF: 130,082
AVAILABLE SF: 18,569
MIN CONTIGUOUS SF: 1,024
MAX CONTIGUOUS SF: 15,817
CONTACT FOR MORE INFORMATION
NNN: \$13.21 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Dallas North Tollway	144,131 VPD	Total Population		11,611	112,021	346,836
W Parker Road	34,444 VPD	Total Households		4,299	52,881	105,061
		Average Household Income		\$236,178	\$147,789	\$147,238
		5 Year Population Growth		-0.19%	0.30%	0.27%

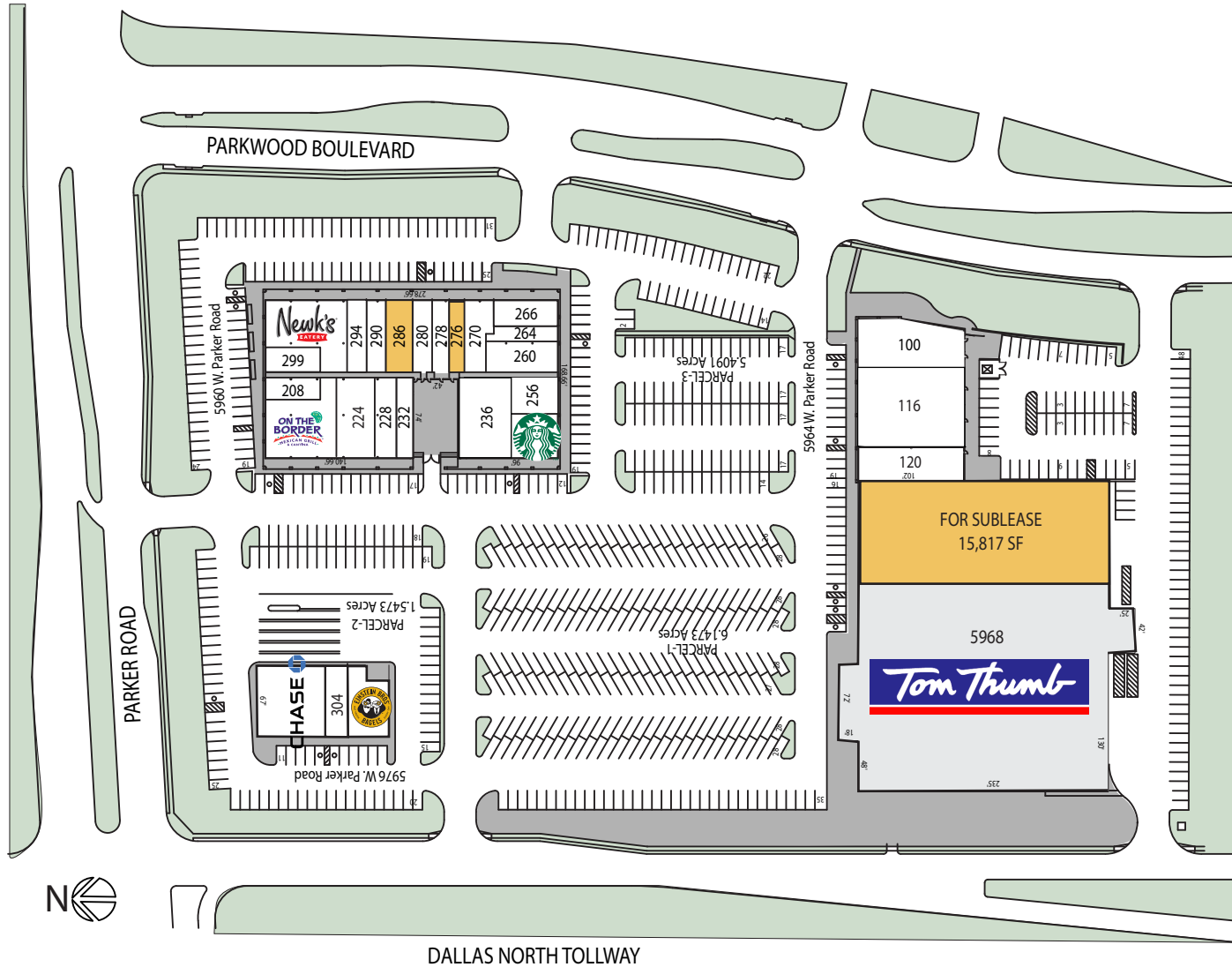
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Area Retailers & Businesses





Current Tenants

100	Texas Health Breeze Urgent Care	4,260 sf
116	Phenix Salon Suites	7,608 sf
120	Play Street Museum	3,211 sf
208	Baskin Robbins	1,000 sf
210	On The Border	4,000 sf
224	UrgentVet	2,619 sf
228	Three Dog Bakery	1,519 sf
232	OD Wellness	1,229 sf
236	Griffin & Grace	3,626 sf
248	Starbucks	1,800 sf
256	First Look MRI	1,569 sf
260	Lover's Egg Roll	2,000 sf
264	Quikset Jewelry & Watch Repair	1,111 sf
266	Legends Popcorn	1,280 sf
270	Lash Nail Bar	1,726 sf
276	Available	1,024 sf
278	Mr. Parcel, Tollway	1,212 sf
280	Stanley Cleaners	1,300 sf
290	Subway	1,266 sf
294	Meetcha Bubble Tea Cafe	951 sf
298	Newk's Eatery	4,538 sf
299	Hair Bar	1,000 sf
300	Chase Bank	4,020 sf
304	Zaap Kitchen	1,500 sf
308	Einstein Bros. Bagels	2,490 sf
5968	Tom Thumb	54,683 sf

Key

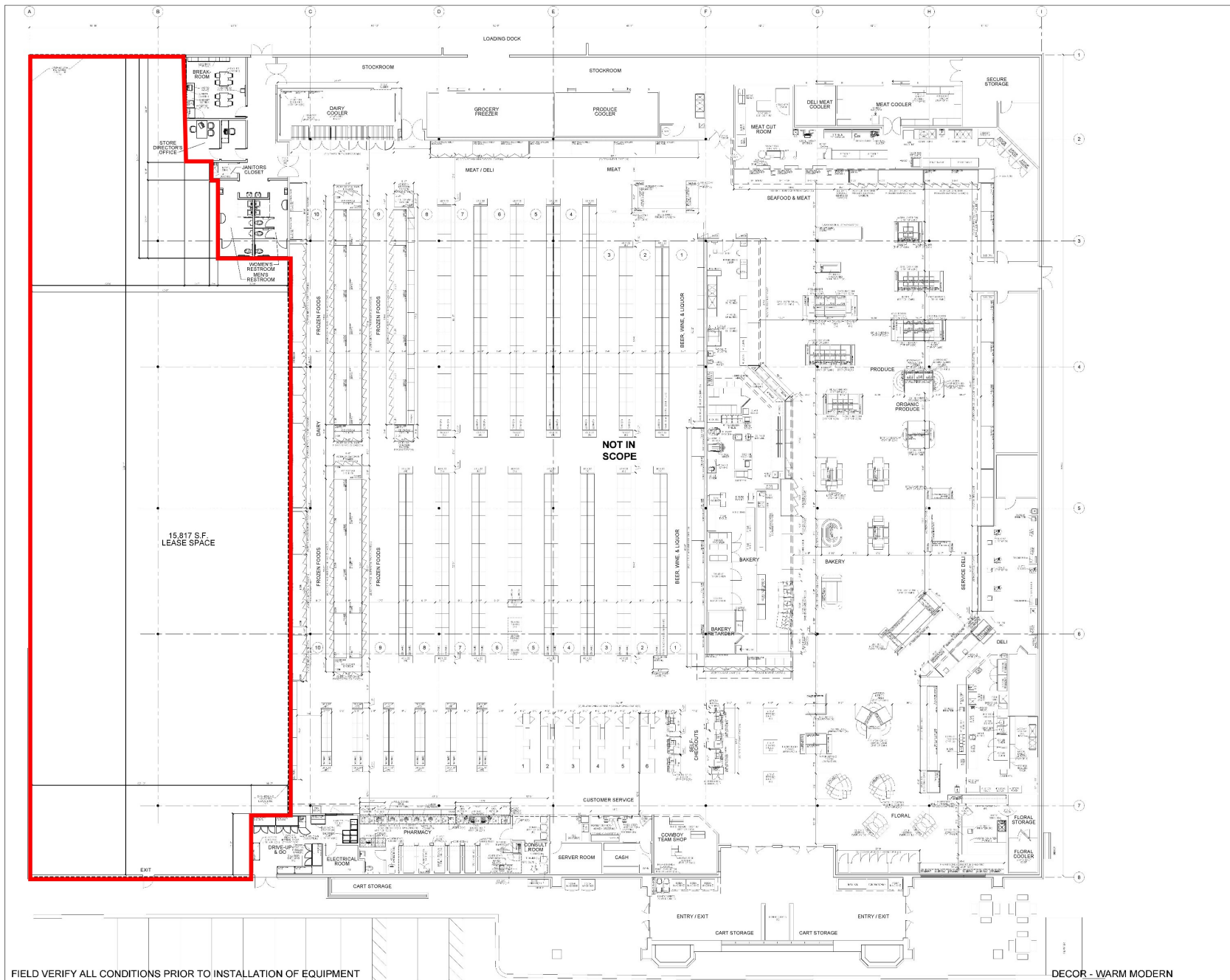
	At Lease
	Available
	Leased

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weitzman®



<p>LEGEND</p> <ul style="list-style-type: none"> MEAT SURPLUS RELOCATED EXISTING REMOVED DEMO & RELOCATE 	
<p>NOTES</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODES (IMC, EFC, AND IPC) AS AMENDED BY THE 2015 CITY OF PLANO ORDINANCES.</p> <p>2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED BY THE 2015 CITY OF PLANO ORDINANCES.</p> <p>3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AS AMENDED BY THE 2015 CITY OF PLANO ORDINANCES.</p> <p>4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AS AMENDED BY THE 2015 CITY OF PLANO ORDINANCES.</p> <p>5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SCHEDULE OF MATERIALS (ISM) AS AMENDED BY THE 2015 CITY OF PLANO ORDINANCES.</p> <p>6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL CONTRACT DOCUMENTS (ICD) AS AMENDED BY THE 2015 CITY OF PLANO ORDINANCES.</p> <p>7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL CODES AND STANDARDS (ICCS) AS AMENDED BY THE 2015 CITY OF PLANO ORDINANCES.</p> <p>8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL CODES AND STANDARDS (ICCS) AS AMENDED BY THE 2015 CITY OF PLANO ORDINANCES.</p>	
<p>PROJECT INFORMATION</p> <p>PROJECT: TOM THUMB PARKER & DALLAS PKWY 5960 WEST PARKER RD. PLANO, TX</p> <p>DATE: 08/22/2021 DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] SCALE: 1/8" = 1'-0"</p>	
<p>02570</p>	
<p>FIXTURE PLAN</p>	
<p>F1.1</p>	

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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.

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LICENSE HOLDER CONTACT INFORMATION:

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Weitzman

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Ben Terry

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