

Infiniti Commercial Realty

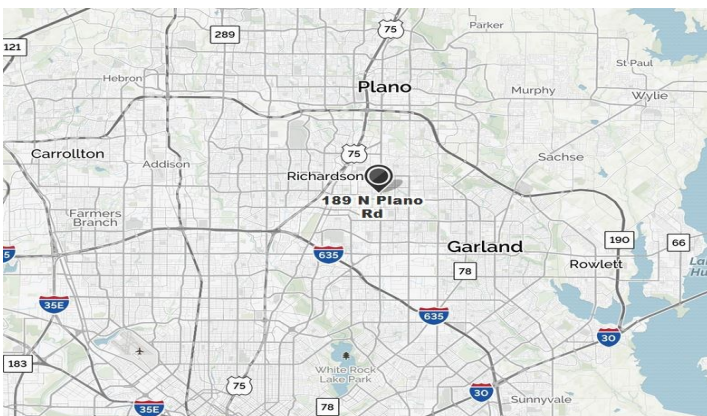
FOR SALE

HUFFINES PARK PLAZA

Office/Retail/Medical

189 N. Plano Road

Richardson, TX 75081



Property Details

- 13,908 RSF
- Excellent Frontage
- 100% Leaseed
- Long Term Tenants
- Excellent Tenant Mix
- Asking Price: \$4.15 Million
- 6.5% Cap Rate
- Tenants
 - Medical Doctor 2763 SF
 - Dentist 2112 SF
 - Pharmacy 1850 SF
 - State Farm Agency 1528 SF
 - School for Autism 4160 SF
 - Studio 1495 SF

Infiniti Commercial Realty

318 W. FM 544, Suite C1
Murphy, TX 75094
www.infiniticre.com

For Information Contact:

Mark Daily
Principal
Ofc: 214-281-8531 Cell: 214-232-3581
mark.daily@infiniticre.com

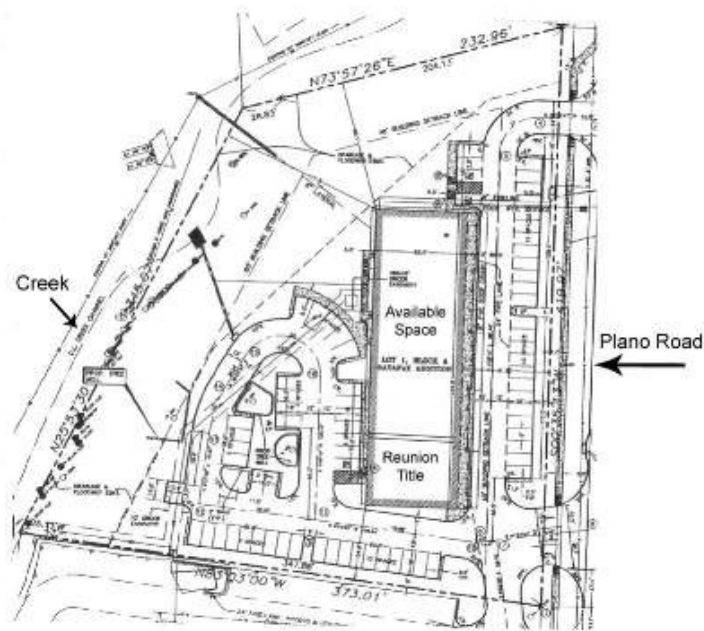
Huffines Park Plaza
189 N. Plano Road
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View of Rear



View of Front



Site Plan

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

- 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.

- 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.

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 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.

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.

<u>Infiniti CRE LLC</u>	<u>9001875</u>	<u>mark.daily@infiniticre.com</u>	<u>214-281-8531</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Mark Daily</u>	<u>416715</u>	<u>mark.daily@infiniticre.com</u>	<u>214-232-3581</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sale Agent/Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associates's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>