



Sam Rayburn Tollway
TOLL



SPRING CREEK PARKWAY



HEADQUARTERS DRIVE



± 18,600 SF

NOW LEASING

HEADQUARTERS & SPRING CREEK PARKWAY SHOPPING CENTER

NEQ OF HEADQUARTERS DR. & W. SPRING CREEK PKWY

PLANO, TX 75024

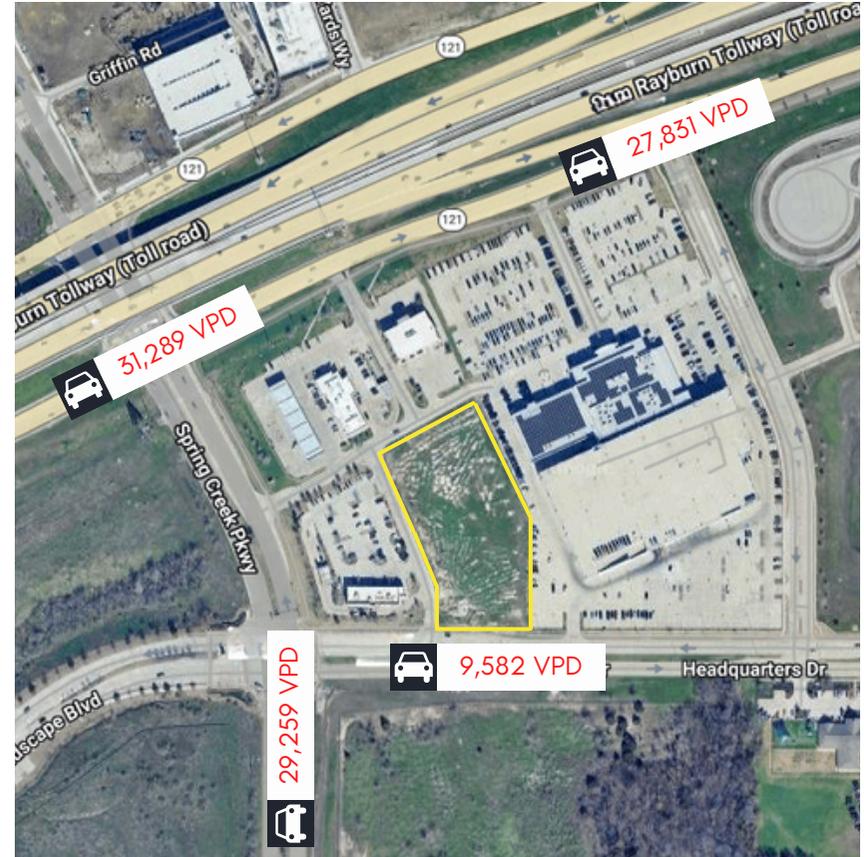
PROPERTY HIGHLIGHTS

HEADQUARTERS & SPRING CREEK PARKWAY SHOPPING CENTER

NEQ OF HEADQUARTERS DR. & SPRING CREEK PKWY
PLANO, TX 75024



- LOCATION:** NORTHEAST QUADRANT OF HEADQUARTERS AND SPRING CREEK PARKWAY, PLANO, TX 75024
SAME INTERSECTION AS THE NEW COSTCO
- SIZE:** BLDG 1 - APPROX 4,050 SF - 58'X70'
BLDG 2 - APPROX 14,550 SF - 70' DEPTH WITH DRIVE-THROUGH ON THE NORTHERN END CAP
- RATE:** BLDG 1 - \$60.00 PSF
BLDG 2 - \$50.00 TO \$55.00 PSF RANGE
- TRIPLE NETS:** ESTIMATED AT \$10.50 PSF
- FINISH OUT:** NEGOTIABLE
- TRAFFIC COUNTS:** 9,582 CARS PER DAY ON HEADQUARTERS
29,259 CARS PER DAY ON SPRING CREEK PARKWAY



AREA BUSINESSES:



AERIAL MAP

HEADQUARTERS & SPRING CREEK PARKWAY SHOPPING CENTER

NEQ OF HEADQUARTERS DR. & SPRING CREEK PKWY
PLANO, TX 75024



AREA DEMOGRAPHICS

HEADQUARTERS & SPRING CREEK PARKWAY SHOPPING CENTER

NEQ OF HEADQUARTERS DR. & SPRING CREEK PKWY
PLANO, TX 75024



2025 ESTIMATED POPULATION

1 MILE	7,927
3 MILES	90,451
5 MILES	291,258



2025 ESTIMATED HOUSEHOLDS

1 MILE	3,628
3 MILES	42,115
5 MILES	125,313



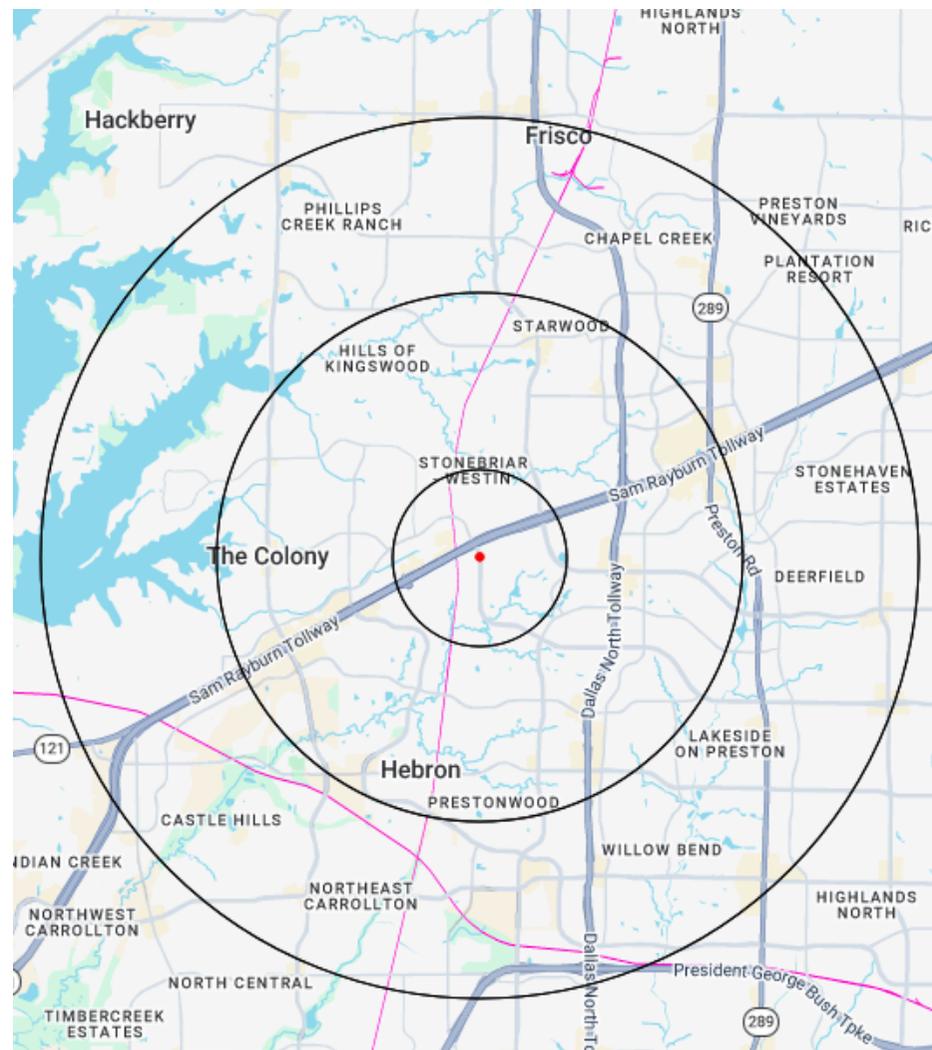
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	\$185,339
3 MILES	\$173,309
5 MILES	\$182,892



2025 ESTIMATED DAYTIME EMPLOYEES

1 MILE	4,339
3 MILES	91,838
5 MILES	178,571



SITE PLAN

HEADQUARTERS & SPRING CREEK PARKWAY SHOPPING CENTER

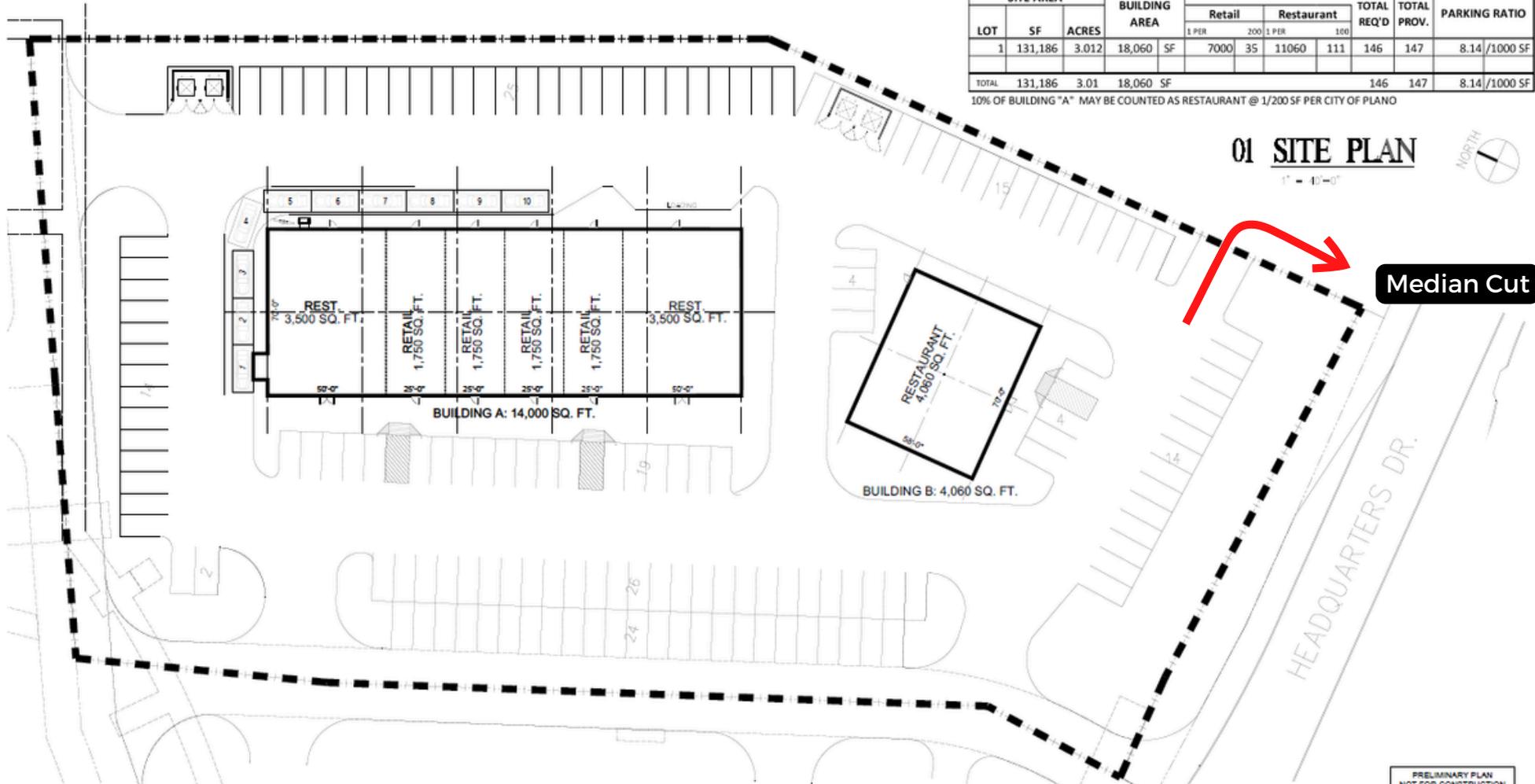
NEQ OF HEADQUARTERS DR. & SPRING CREEK PKWY
PLANO, TX 75024



TABLATIONS

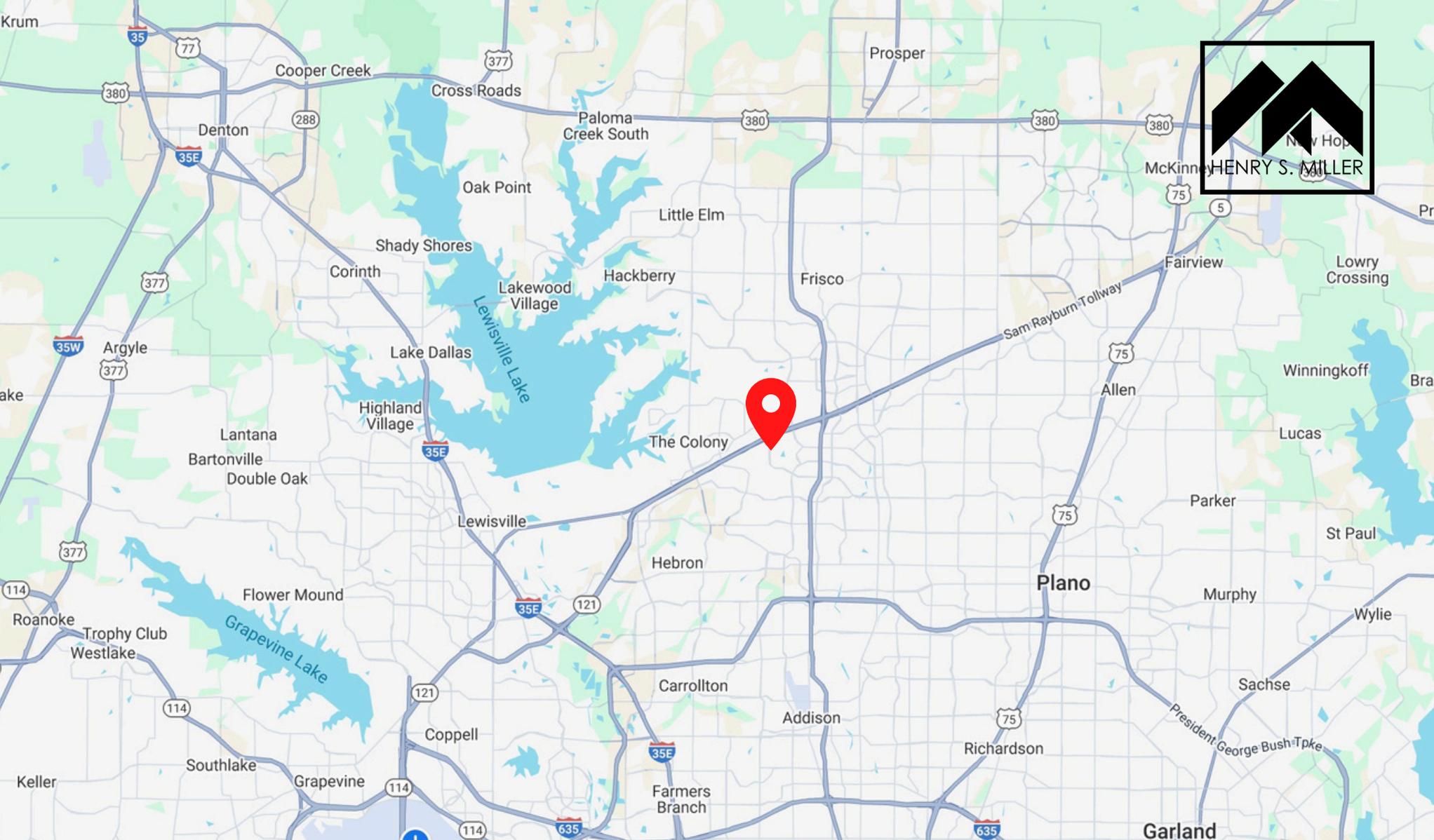
LOT	SITE AREA		BUILDING AREA	Retail		Restaurant		TOTAL REQ'D	TOTAL PROV.	PARKING RATIO
	SF	ACRES		1 PER	200	1 PER	100			
1	131,186	3.012	18,060 SF	7000	35	11060	111	146	147	8.14/1000 SF
TOTAL	131,186	3.01	18,060 SF					146	147	8.14/1000 SF

10% OF BUILDING "A" MAY BE COUNTED AS RESTAURANT @ 1/200 SF PER CITY OF PLANO



01 SITE PLAN
1" = 40'-0"

Median Cut



CONTACT OUR TEAM

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

KEVIN MOSES
ASSOCIATE | RETAIL
(972) 386-1457 Direct
(214) 368-3560 Mobile
kmoses@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.

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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

Buyer/Tenant/Seller/Landlord Initials _____ Date _____