

CENTURY PLAZA

Plano, TX

901 & 915 W. Parker Rd, Plano, TX 75023



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Century Plaza



PROPERTY OVERVIEW

- The shopping center is situated at the NE corner of Alma and Parker Rd. and will be completely updated with eye-catching exterior finishes at the beginning of 2025. The new multi-tenant design will be a major upgrade to this prime retail center.
- The property has ample parking with excellent visibility and is conveniently located approximately a mile from HWY 75, Super Target, Walmart, and more national chain retailers.
- The new center will be anchored by a 30,000 sf. wholesale food market (Suite 311).

OFFERING SUMMARY

Available Size: 943 - 19,951 SF

● Lease rate: \$25.00 PSF/yr NNN

NNN: Est. \$7.50 PSF/yr

Building Size: 94,065 SF

Lot Size: 9.85 Acres

★ ★ ★ Redevelopment: Q1 2025

Zoning: Retail Commercial

Century Plaza



RENDERING

Century Plaza



RENDERING



Century Plaza

3D ANIMATION VIDEO

Renovation Completed

 [Click on it for Virtual Tour!](#)



LEASE TYPE | NNN
TOTAL SPACE | 943 ~ 16,864 SF
LEASE TERM | 5 - 10 Years
LEASE RATE | \$25 PSF plus NNN

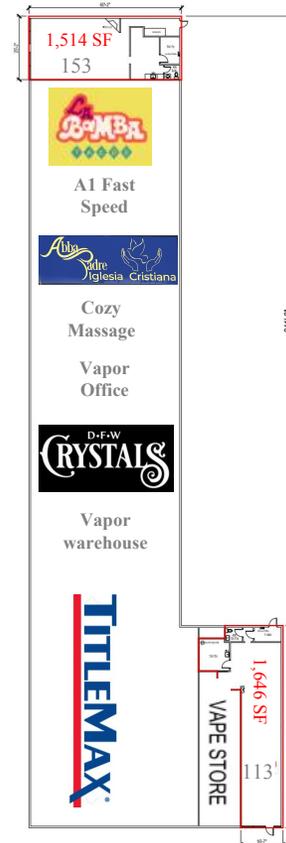
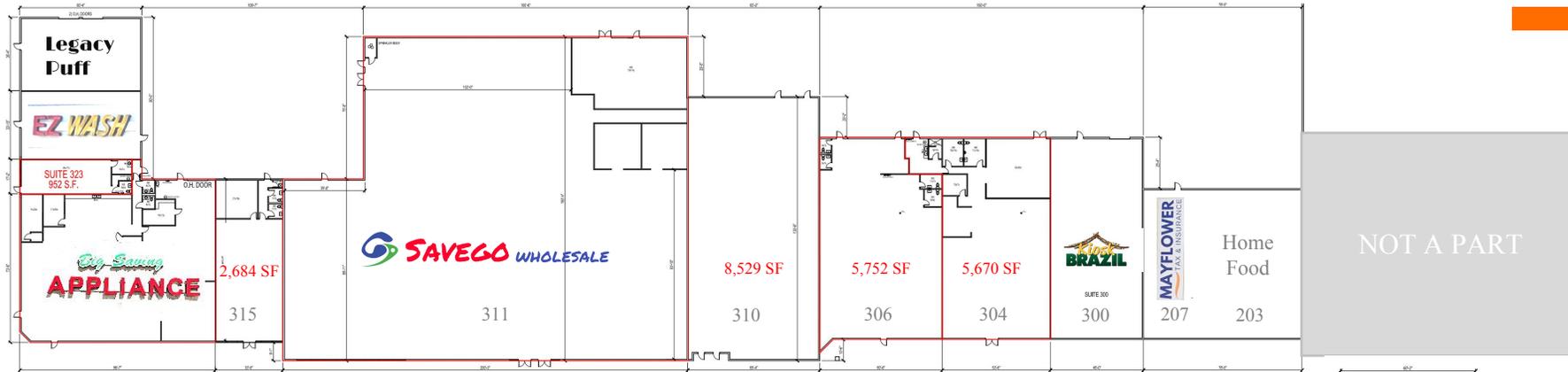
The spaces can be demised to any size needed:
Minimum 1,300 SF
Maximum 19,951 SF

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
323	Occupied	952 SF	NNN	Negotiable	915 W. Parker - Nail Salon - M to M
315	Vacant	2,684 SF	NNN	Negotiable	915 W. Parker - 2nd Generation Retail
304 - 310	Vacant	19,951 SF	NNN	Negotiable	915 W. Parker - Shell Space
113	Vacant	1,646 SF	NNN	Negotiable	901 W. Parker - Former Hair Salon
153	Vacant	1,514 SF	NNN	Negotiable	901 W. Parker - Former Hair Salon

Site Plan



Alma Drive

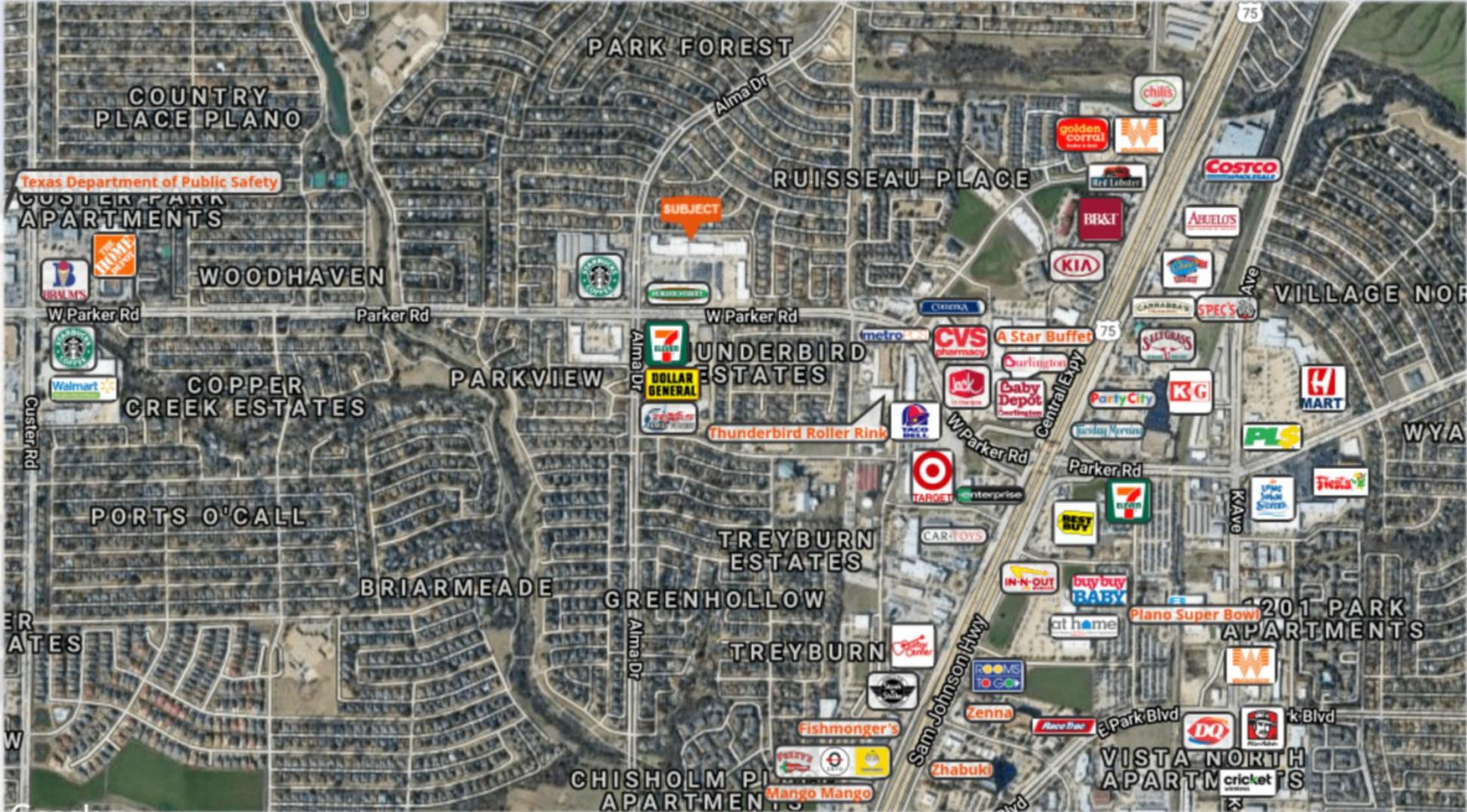


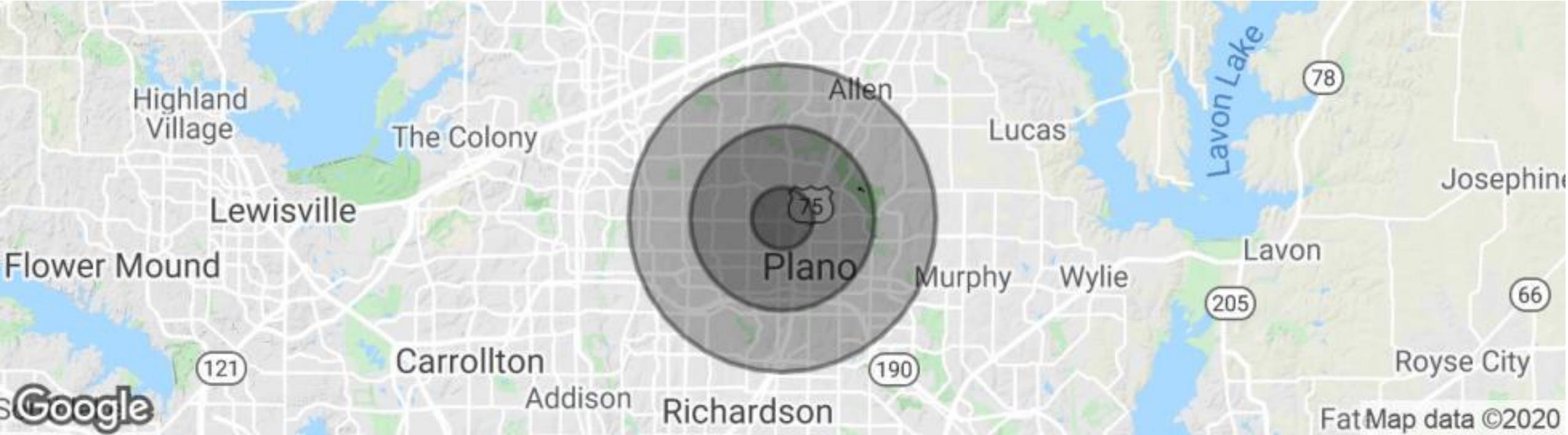
W. Parker Road

Century Plaza

Aerial Map







DEMOGRAPHIC TRENDS

	1 MILES	3 MILES	5 MILES
POPULATION	12,937	112,877	276,936
HOUSEHOLDS	4,796	42,335	102,433
AVG. HH INCOME	\$85,627	\$83,260	\$97,749
MEDIAN AGE	37.2	35.7	36.5



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*Demographic data derived from 2010 US Census



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 about the property or transaction received by the broker
- Answer the client's questions and present any offer 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 (SELER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner. Usually in a written listing or seller representation 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 act as 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 licensee or salesperson 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 licensee 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.

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