



**3000 14th St.
Plano, TX 75074**

**~0.88 ACRES
RETAIL
FOR SALE**

Call for Pricing

ANA Commercial

Tim Heydari

972-726-6000

sales@anabrokers.com

3000 14th St.
Plano, TX 75074

OVERVIEW

Corner Lot Retail for Sale in East Plano. Sale includes two adjacent lots totaling ~0.88 acres. Lot 1 with frontage off 14th includes a 1,904 SF freestanding building (a past service station) which is currently operated as a beer/wine store on one side and the other side occupied by a taqueria restaurant. Lot 3B is located in the rear of the building with frontage off Sherrye Drive and is unimproved (~0.367 acres). Lots of possibilities for redevelopment, an owner/user use, or long term investment, given the submarket's growth. Underground storage tanks have recently been removed (2023). Contact us at sales@anabrokers.com or 972-726-6000.

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PROPERTY SUMMARY

- Price: Not Disclosed
- Building Size: 1,904 SF
- Total Lot Size: ~0.88 Acres (~38,246 SF)
- Zoning: Retail (F1 Commercial)
- Parking: Ample

PROPERTY HIGHLIGHTS

- Large Corner Lot off 14th Street
- New Roof (2022)
- Retail District—allowing many different permitted uses
- C-Store/Beer/Wine & Restaurant Tenants
- Pylon Sign - High Visibility



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The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions; change of price; prior sale or lease; or withdrawal without notice.

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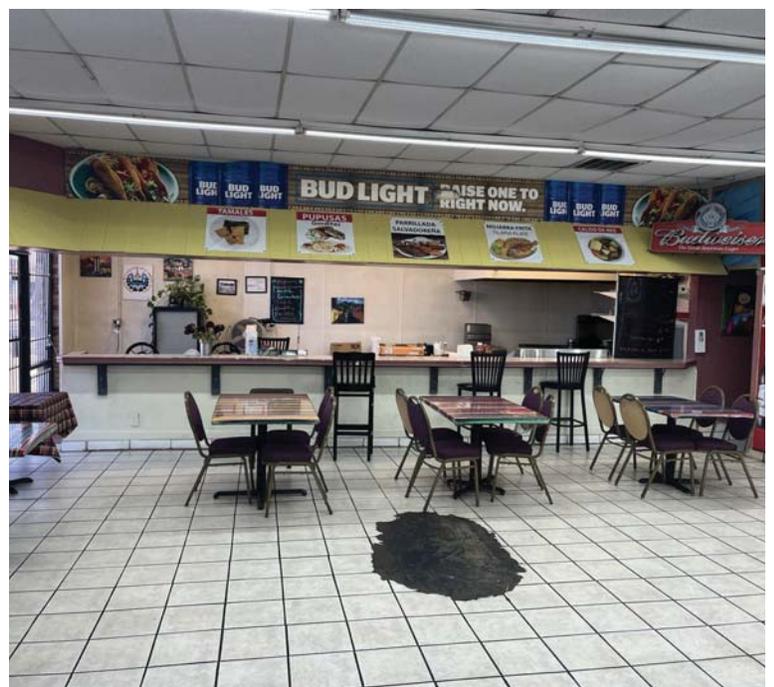
PROPERTY PHOTOS

Beer/Wine/C-Store and Taqueria

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PROPERTY PHOTOS

Improved Lot 1 and Unimproved Lot 3B

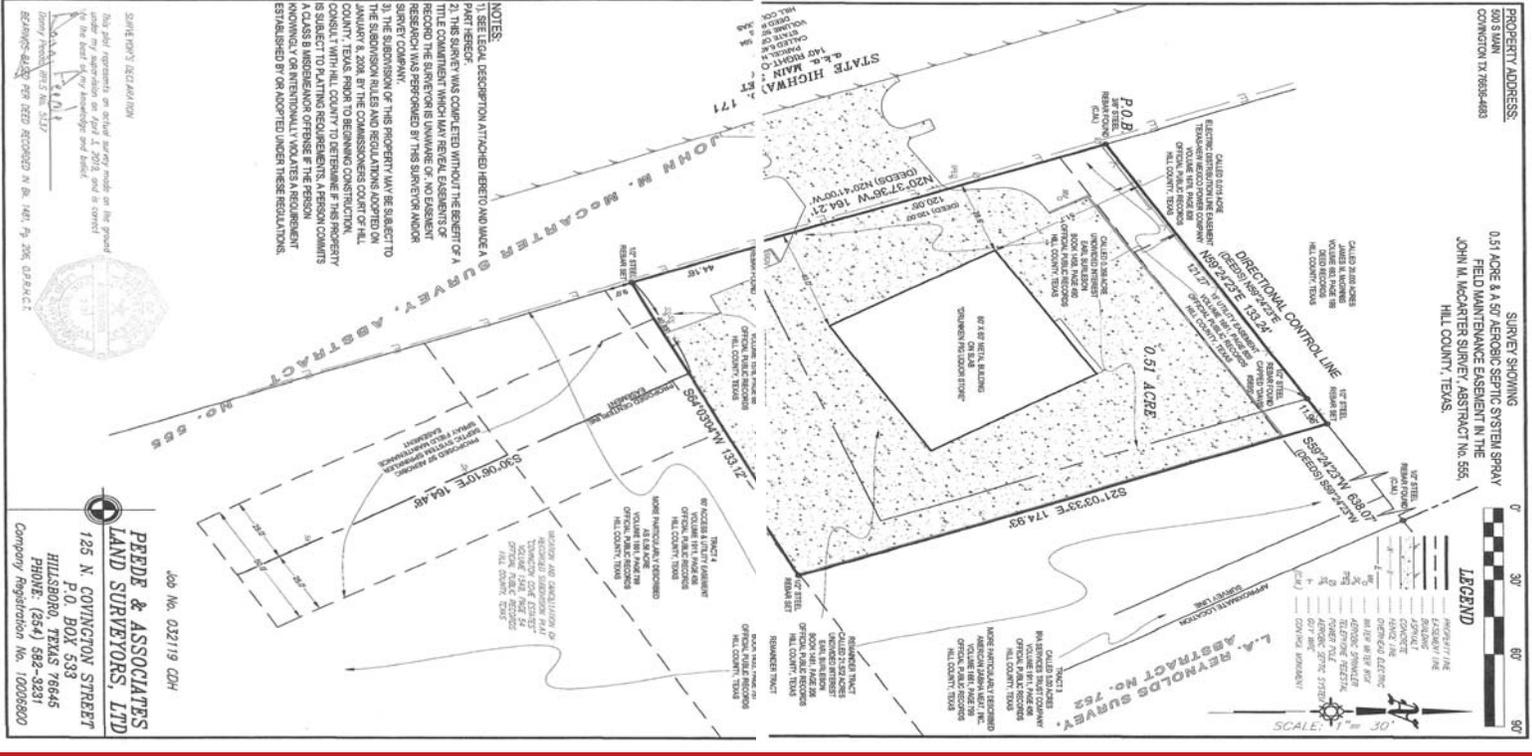
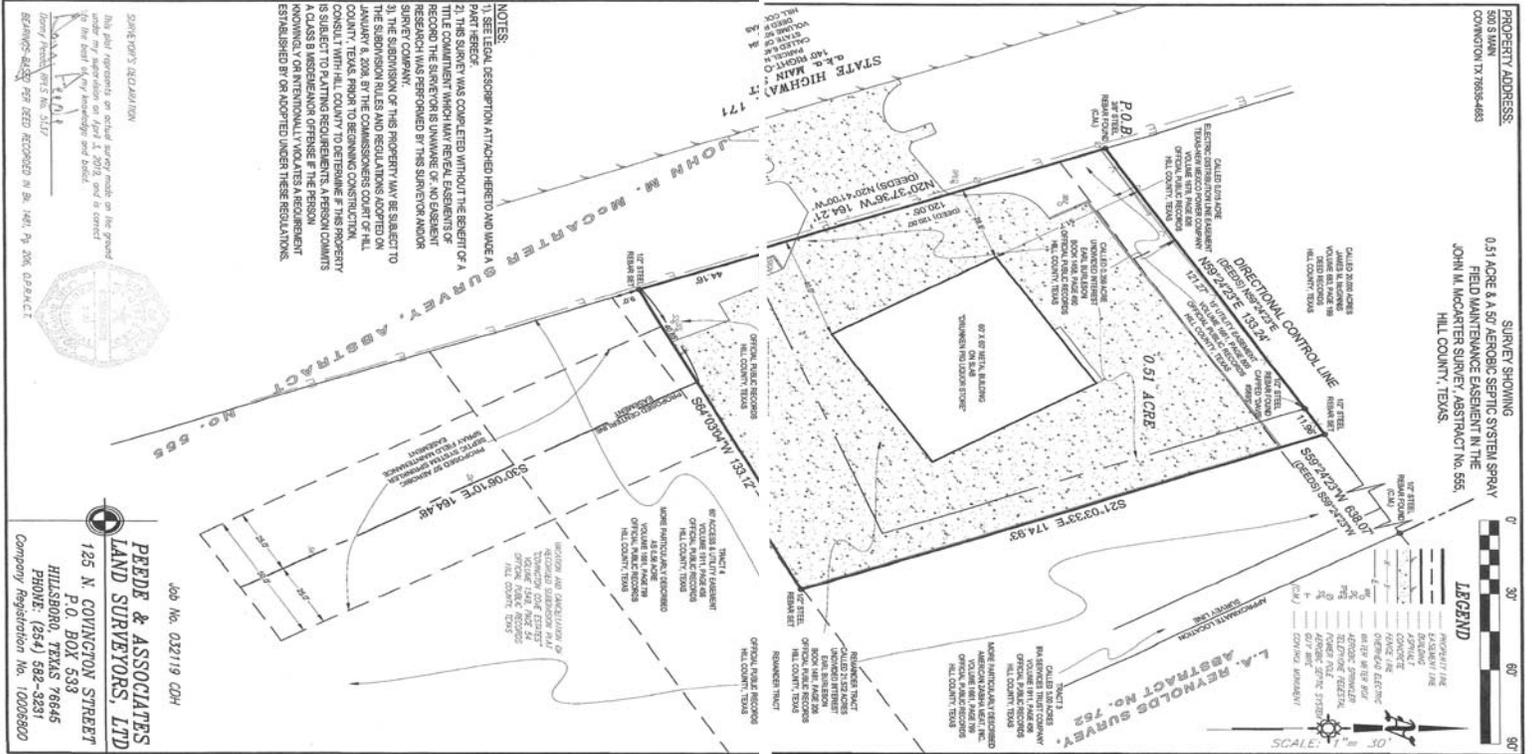
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SURVEY



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AERIAL MAP & DEMOGRAPHICS

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	2 MILE	5 MILES	10 MILES
POPULATION	49,081	274,692	1,246,024
AV HH INCOME	\$88,807	\$108,271	\$109,068
MEDIAN AGE	36.7	38.3	37.6
HOUSEHOLDS	16,975	99,716	464,925
DAILY TRAFFIC	Approx. 21,326 CPD @ 14th St and Del Sol Dr (2022 MPSI)		

Information for the property located at 3000 14th St., Plano, TX includes data gathered from Collin County tax records, public records data providers and NTRIS historical data records.



Information About Brokerage Services

Texas law requires all real estate licensees 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 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.

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:
 - 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 coincidental 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.

ANA Commercial	9001995	sales@anabrokers.com	(972)726-6000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Timothy Heydari	609904	theydari@anabrokers.com	(972)726-6000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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