

# High-Visibility Space Along Quinlan's Commercial Corridor for Lease

**SERVICE-READY SPACE IN AN ESTABLISHED RETAIL CORRIDOR**



Large Open Customer-Facing Area  
Multiple Existing Private Rooms  
Near Major Retail and Dining  
±18,253 VPD Along SH 34  
Supports Multiple Business Models

**8883 State Highway 34 | Quinlan, TX 75474**

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## NON-ENDORSEMENT & DISCLAIMER NOTICE

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Potential uses, dimensions, access, utilities, jurisdictional status and development concepts are presented for informational purposes only and are subject to independent verification, engineering and applicable governmental approvals.



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# Property Overview

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**VISIBLE | FUNCTIONAL | SERVICE-READY**

M&D CRE is pleased to present a  $\pm 1,500$  SF commercial suite for lease along Highway 34, featuring open customer-facing space, multiple private rooms and rear support areas suited to a range of office, retail and service users.

For Info:  
Shane Hendrix | 214.460.8926



# Property Overview

## FRONT-OF-HOUSE TO BACK-OF-HOUSE FUNCTIONALITY

M&D CRE is pleased to present a ±1,500 SF commercial suite for lease along Highway 34 in Quinlan, Texas. The space combines a large open customer-facing area with multiple private rooms, a central hallway, restroom facilities and rear support space, creating a configuration that can accommodate a range of office, retail and service-oriented users without necessarily requiring a complete interior rebuild.

The existing layout supports a variety of operating models. The open front area may function as reception, waiting, showroom, training or customer-service space, while the private rooms can support offices, consultations, treatment functions or additional work areas. Rear support space includes cabinetry, sink area, shelving and rear access, providing useful separation between customer-facing and operational functions.

Positioned along an established commercial corridor with ±18,253 VPD, the property benefits from proximity to major retail, dining and everyday-service destinations. The suite is currently vacant and available for lease. Potential uses remain subject to tenant verification and applicable approvals.

For more information, please contact **Shane Hendrix** at **214.460.8926** or [shane.hendrix@mdcregroup.com](mailto:shane.hendrix@mdcregroup.com).

## IDEAL FOR

- Professional Offices
- Medical/Wellness
- Beauty/Barber
- Counseling/Therapy
- Financial/Insurance Services
- Retail & Service Users
- Training/Education
- Administrative Services

| Offering         | For Lease                                       |
|------------------|-------------------------------------------------|
| Available Space  | ±1,500 SF                                       |
| Configuration    | Five Private Offices, Restroom & Rear Work Area |
| Access           | Main Entrance + Alternative Rear Access         |
| Lease Structure  | NNN—Triple Net                                  |
| Utilities        | City Water, City Sewer, Electricity Available   |
| Vehicles Per Day | ±18,253 VPD                                     |



For Info:  
Shane Hendrix | 214.460.8926



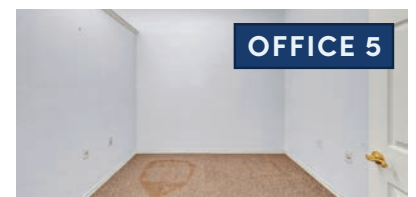
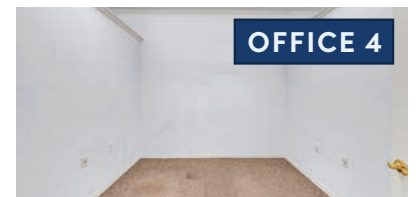
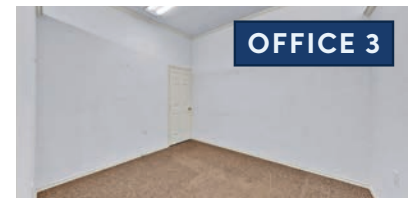
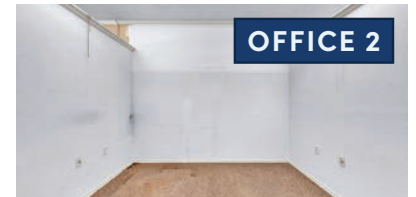
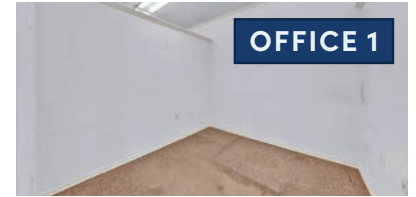
## 8883 SH 34 | QUINLAN



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## 8883 SH 34 | QUINLAN



OFFICE 1

OFFICE 2

OFFICE 3

OFFICE 4

OFFICE 5

PRIVATE OFFICES

LOBBY OR SHOWROOM

For Info:  
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## 8883 SH 34 | QUINLAN



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# 8883 SH 34 | QUINLAN — FLOOR PLAN



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## 8883 SH 34 | QUINLAN — AERIALS



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## 8883 SH 34 | QUINLAN — AERIALS



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## Highlights

- ±1,500 SF Commercial Suite
- ±18,253 VPD Along SH 34
- Large Open Customer-Facing Area, Plus Multiple Existing Private Rooms
- Rear Support Area with Sink, Cabinetry and Storage
- Front and Rear Access
- Existing Layout Supports Multiple Business Types
- Suitable for Office, Retail and Service Users
- Surface Parking at the Building
- Existing Configuration May Reduce Major Rebuild Needs
- Located Along an Established Commercial Corridor—Near Major Retail, Dining and Daily-Needs Destinations

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# Location Overview

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Quinlan serves as a regional retail and service center for surrounding Hunt County and Lake Tawakoni communities, with Highway 34 providing direct north-south connectivity through the market.

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# Quinlan, Texas: Regional Access Meets Everyday Commerce

## Quinlan, TX Overview

Quinlan functions as an established commercial and service hub for residents throughout southern Hunt County and the Lake Tawakoni area. State Highway 34 forms a key north-south corridor through the community, connecting the market toward Greenville and I-30 to the north and toward Terrell, US 80 and I-20 to the south.

8883 State Highway 34 S is positioned within one of the city's most active commercial areas, surrounded by grocery, big-box retail, restaurants and neighborhood-serving businesses. This concentration of everyday destinations supports regular customer activity and places the property within an established location for office, retail and service-oriented tenants.

**24,969**

2026  
Population

15 MIN—ESRI

**27,512**

2031 Projected  
Population

15 MIN—ESRI

**\$87,050**

2026 Median  
HH Income

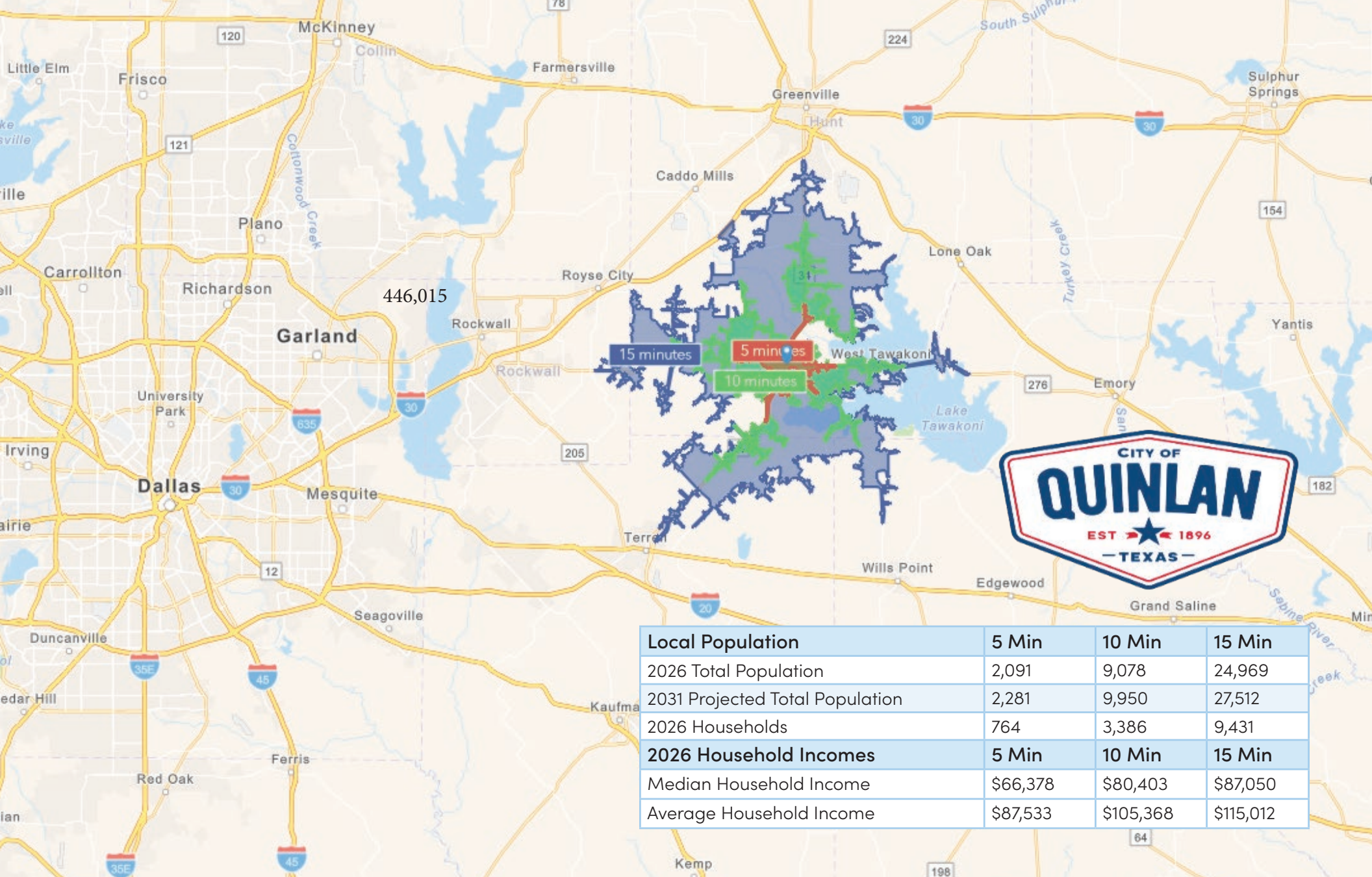
15 MIN—ESRI

**9,431**

2026  
Households

15 MIN—ESRI

**ND CRE**



Listed By:  
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8883 SH 34 QUINLAN

## Shane Hendrix

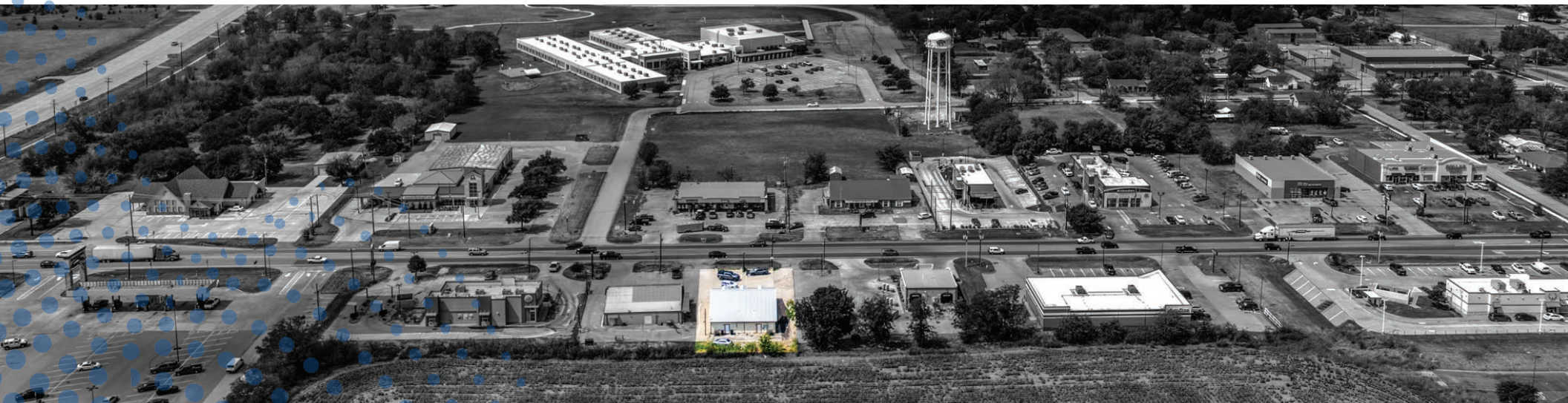
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# Information About Brokerage Services

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

2-10-2025



## 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:
  - 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.

## 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.

|                                                                       |             |                              |                |
|-----------------------------------------------------------------------|-------------|------------------------------|----------------|
| M&D CRE,LLC                                                           | 9010586     | danny@mdregroup.com          | (972) 772-6025 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                        | Phone          |
| Danny Perez                                                           | 0656355     | danny@mdregroup.com          | (972) 772-6025 |
| Designated Broker of Firm                                             | License No. | Email                        | Phone          |
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| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                        | Phone          |
| Shane Hendrix                                                         | 0776260     | shane.hendrix@mdcregroup.com | 214-460-8926   |
| Sales Agent/Associate's Name                                          | License No. | Email                        | Phone          |
| <div></div> <div></div> <div></div> <div></div>                       | Date        |                              |                |
| Buyer/Tenant/Seller/Landlord Initials                                 |             |                              |                |