

FOR LEASE

## Plaza 380 Retail Center

26785 E University Dr | Aubrey, TX 76227



### SPACE AVAILABLE

2,016 SF

### PRICING INFORMATION

\$40 PSF + NNN

### LOCATION

NWQ of E University Dr  
and Magnolia

### TRAFFIC GENERATORS

- Great location! Up to 2,016 sf available in exclusive retail strip center with frontage on busy Hwy 380.
- More than 40,000 Vehicles Per Day pass center on Hwy 380.
- Perfect location for nail salon/beauty bar, fitness/yoga studio, chiropractic/medical office, cash store, worship center.
- Easy access to DNT & FM 423. Good parking with solid ingress/egress.
- Supporting fast growing Collin & Denton county communities: Little Elm, Savannah, Union Park, Paloma Creek, Providence Village
- Join successful tenants KidZania Dental, Fresh Thai, Puppy's Place
- Move-in ready End Cap space and white boxed in-line retail suites.
- More than 5k High Value Rooftops within 1 mile.

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
Population	12,753	14,993	41,258	104,367
Employees	332	1,155	2,310	2,147
Average HH Income	104,473	103,538	106,152	105,998
2018-2023 Annual Rate	18.74%	17.35%	17.98%	17.28%
Traffic Count	40,000 VPD HWY 380 @Magnolia Blvd.			

\*Costar.com 2019



DOLLAR GENERAL



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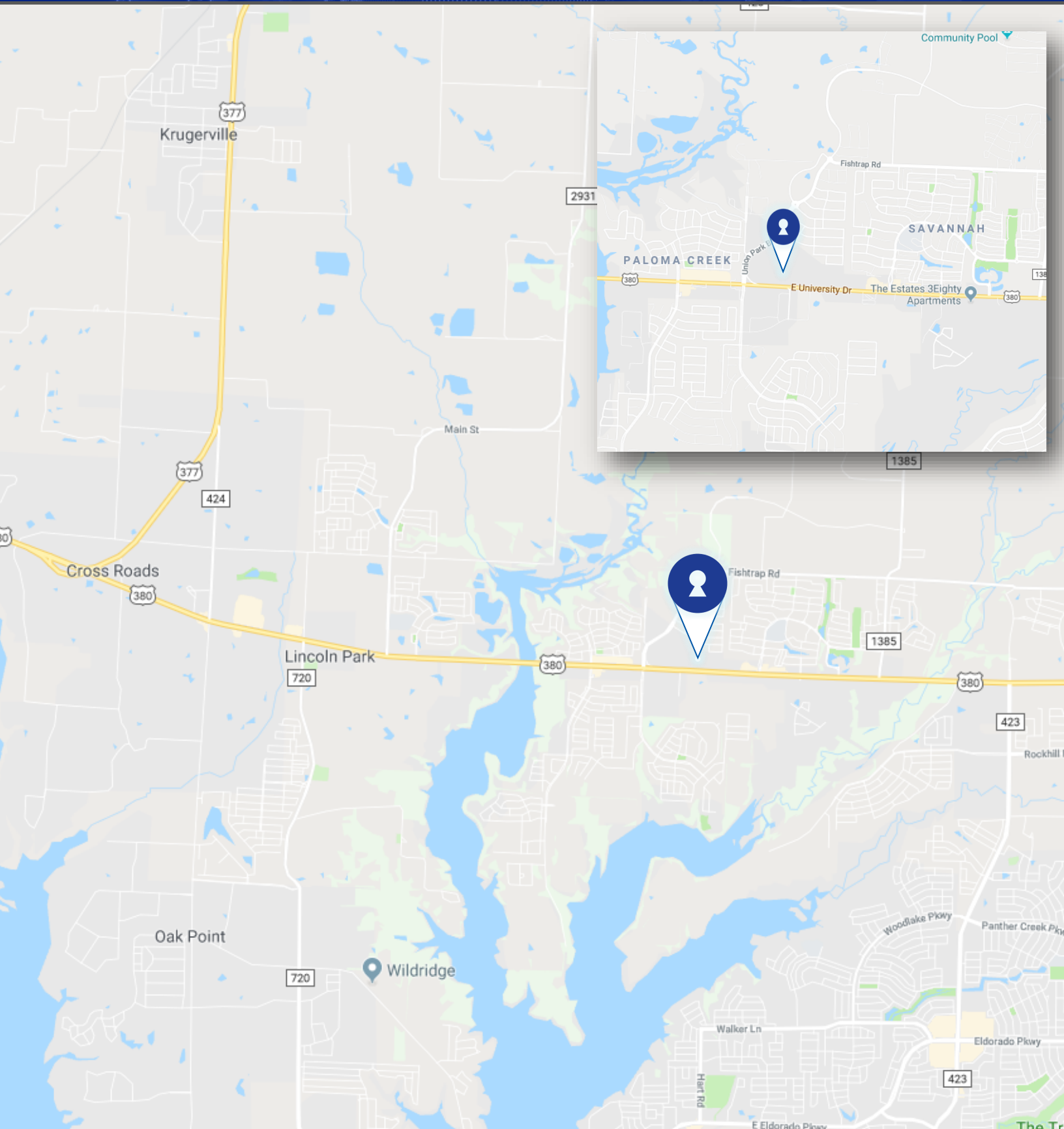
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COMMERCIAL REAL ESTATE



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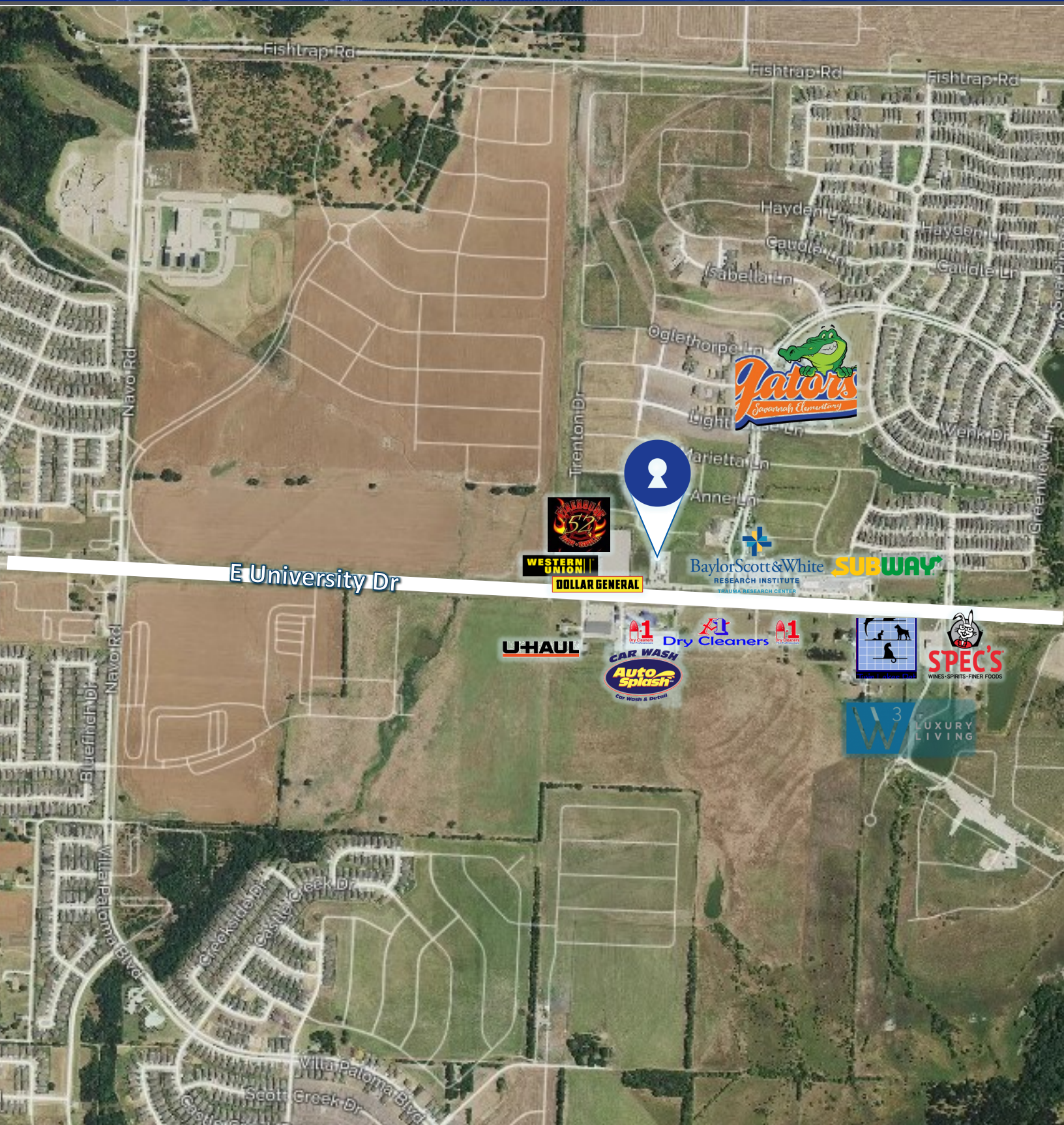


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Suite	Tenant	Space
100	Fresh Thai	1,883 SF
200	KidZania Dental	1,925 SF
300	DZ Puppy	1,036 SF
400	Available	1,008 SF
500	Available	1,008 SF
600	State Farm	1,610 SF
700	Available	724 SF



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# Information On 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 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:
  - 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.

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Broker Firm Name

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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



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