



HARKINSON • DEWAN  
COMMERCIAL



## RETAIL

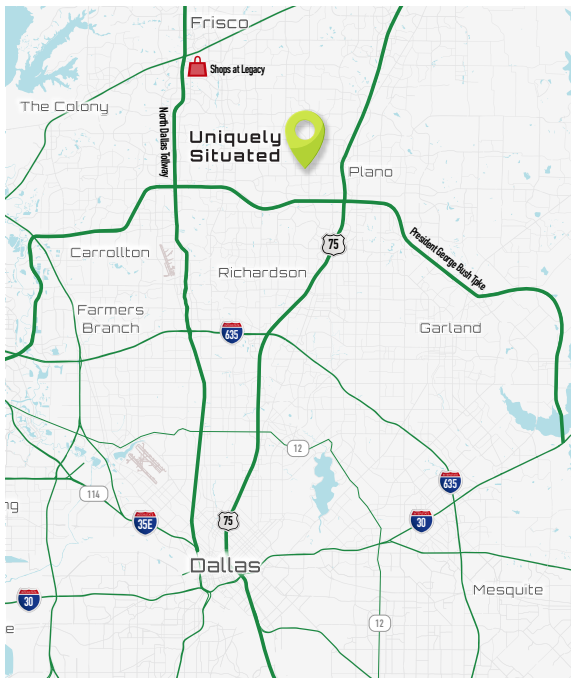
Parker Plaza West  
2109 & 2129 W. Parker Road, Plano TX. .

**Harkinson Dewan Commercial**  
4560 Belt Line Road, Suite 400  
Addison, Texas 75001  
[HarkinsonDewanCommercial.com](http://HarkinsonDewanCommercial.com)  
972-934-8414

## PROPERTY OVERVIEW

**Centrally located at the NWC of Parker and Custer in Plano, Texas**, just North of President George Bush Turnpike, this three-building, 100,000 + SF, multi-tenant neighborhood shopping center offers premier retail frontage in established, densely populated central Plano. Plano is top of the list for many high credit corporations and their employees. With so many businesses moving to Plano and great public schools, **this is an ideal location** for expanding retailers to open shop. Ranked as #3 most recession-resistant city, Plano has many features to make it a desirable location for commerce.

Leased and Managed by Harkinson Dewan Commercial since 1991, Parker Plaza will be undergoing a significant façade remodel in 2025 and will make an already dynamic corner, **a destination for retailers and customers** in the years to come.



5

MINUTES TO  
US-75

8

MINUTES TO  
PRESIDENT GEORGE  
BUSH TURNPIKE

13

MINUTES TO  
SHOPS AT LEGACY



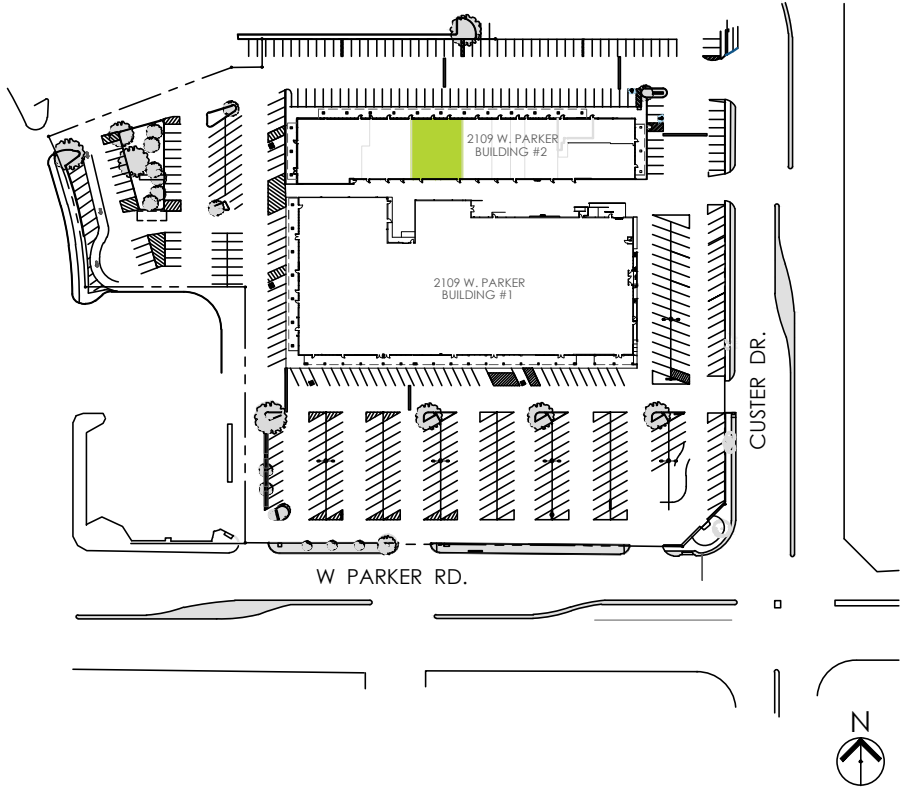
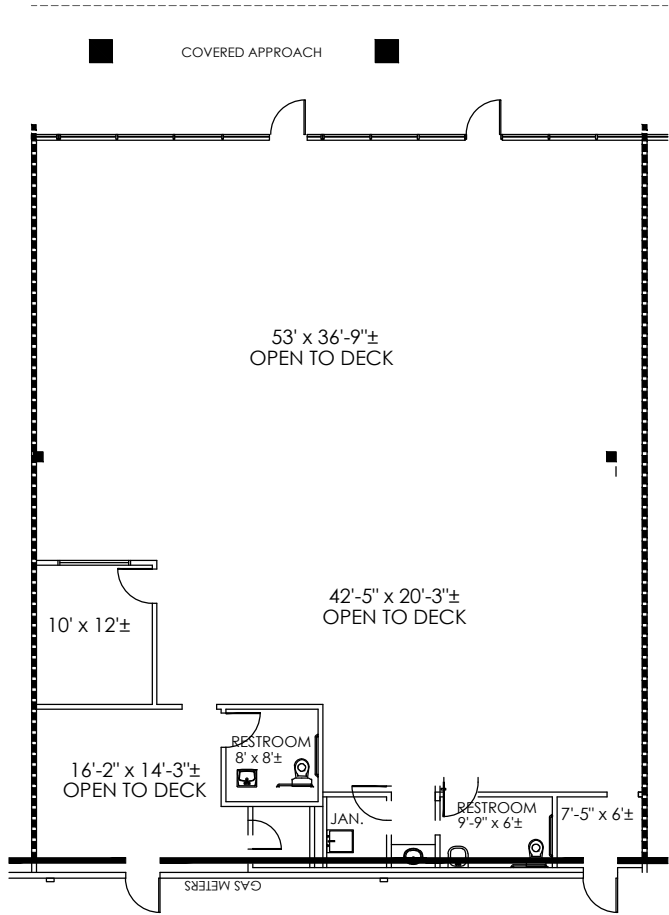
ADDRESS	2109 & 2129 W Parker Road, Plano, TX 75203
LOCATION	NWC of Parker Road & Custer Road
PROPERTY TYPE	Neighborhood Center
RENTABLE SQ. FEET	103,985 SF
STORIES	1 Story
AMENITIES	Signalized Hard Corner / Premier Retail Frontage
PARKING RATIO	5.1 / 1,000 SF
TRAFFIC COUNT	39,762 vehicles per day - Parker Road 36,601 vehicles per day - Custer Road
AVERAGE HOUSEHOLD INCOME	\$123,597 - within 1 mile of property



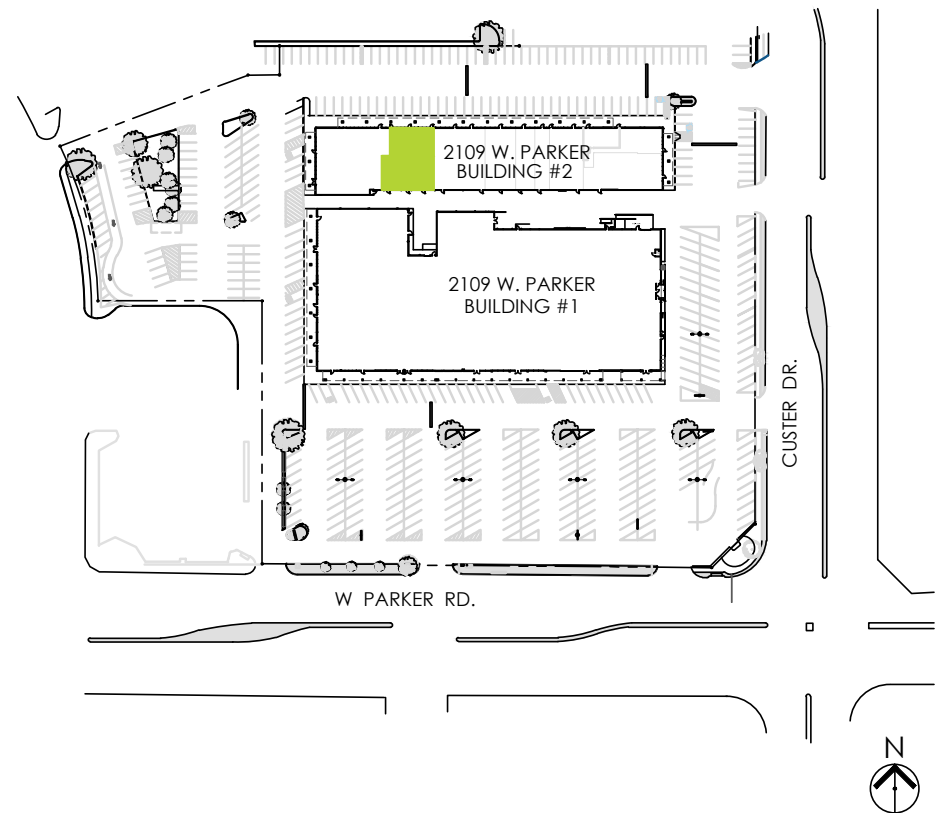
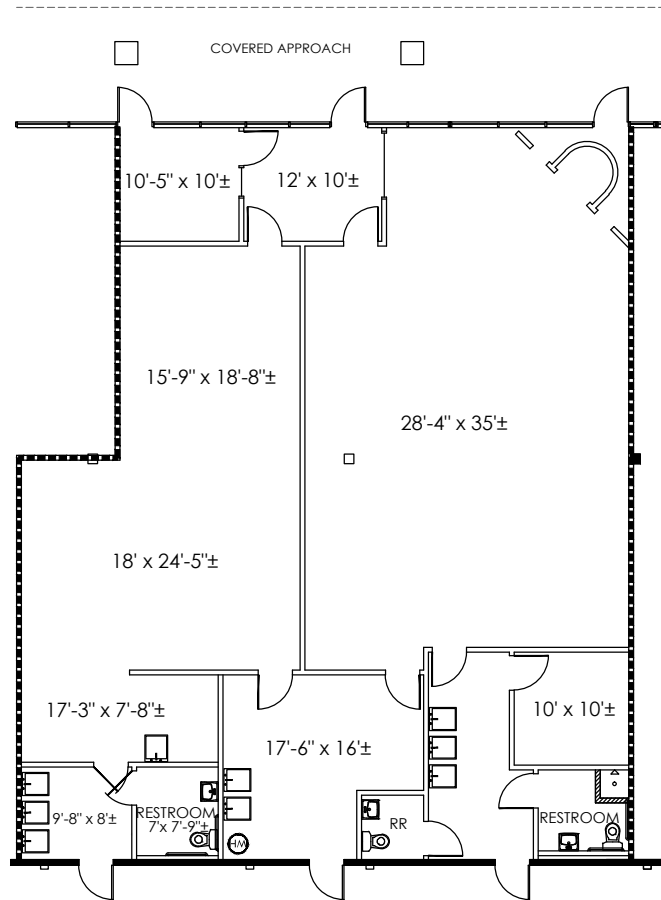
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Building 2 - Suite 214-212

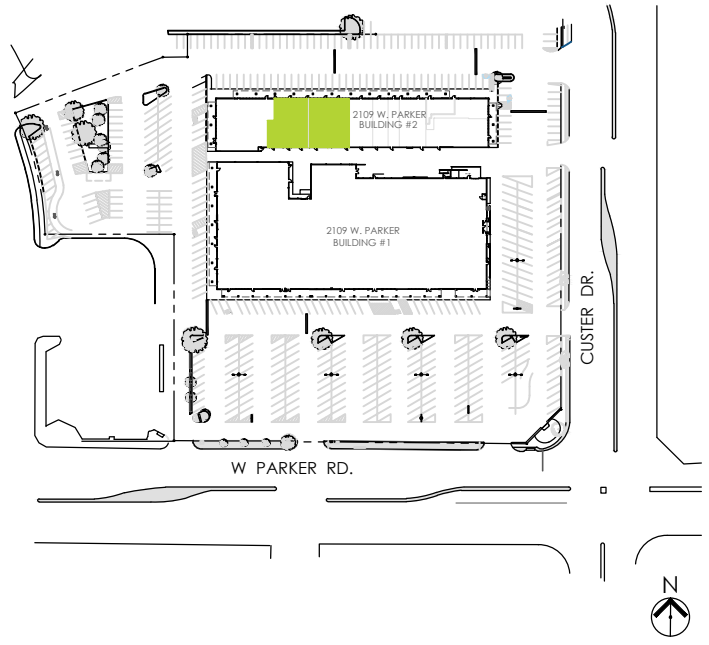
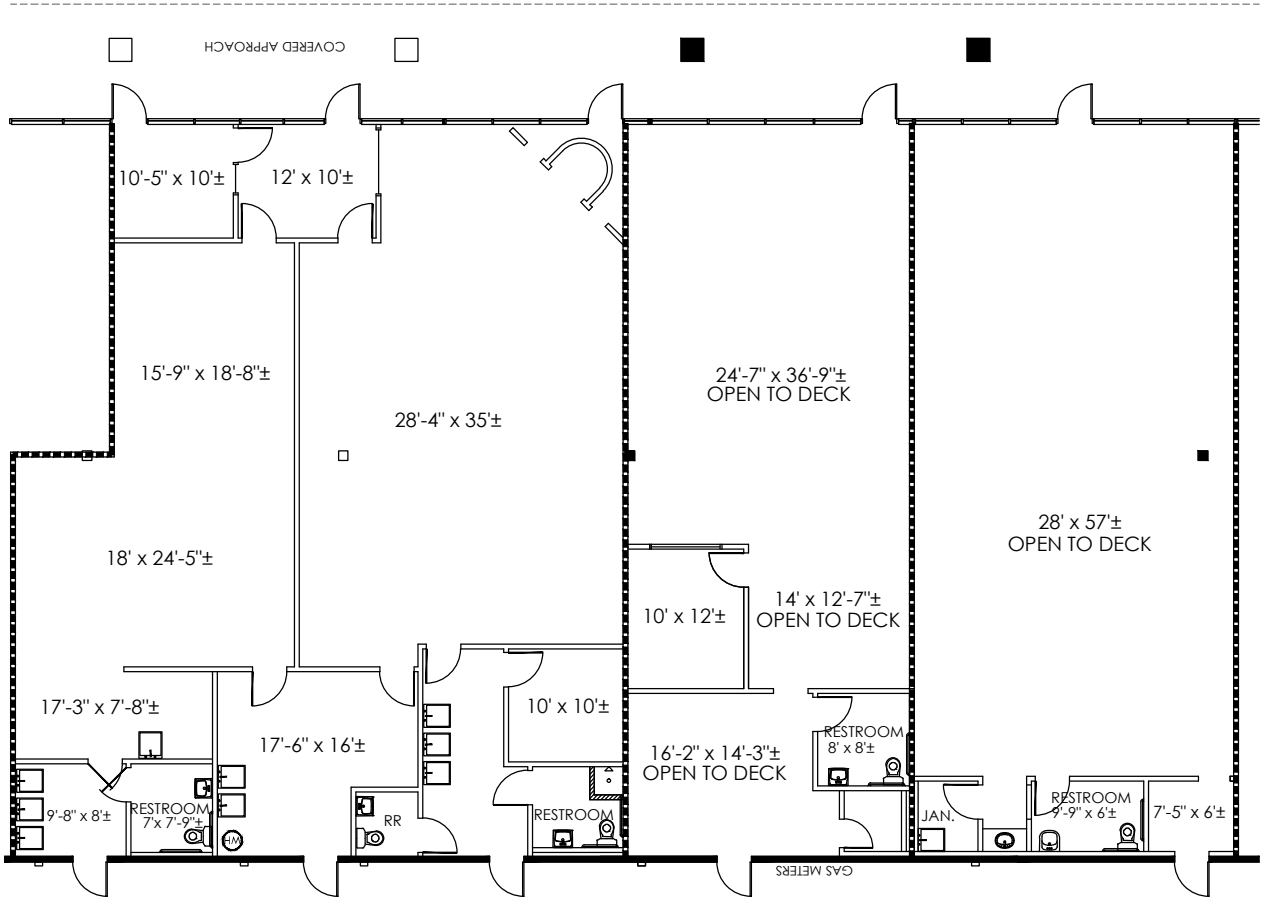
3,989 SF



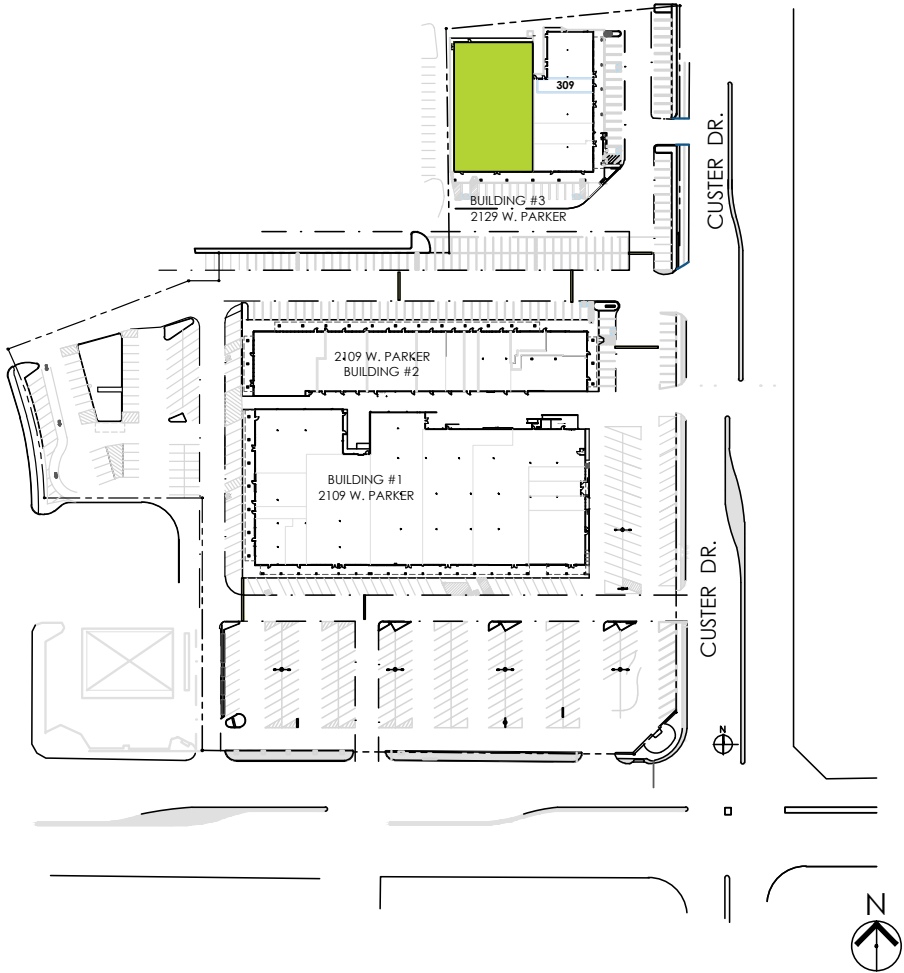
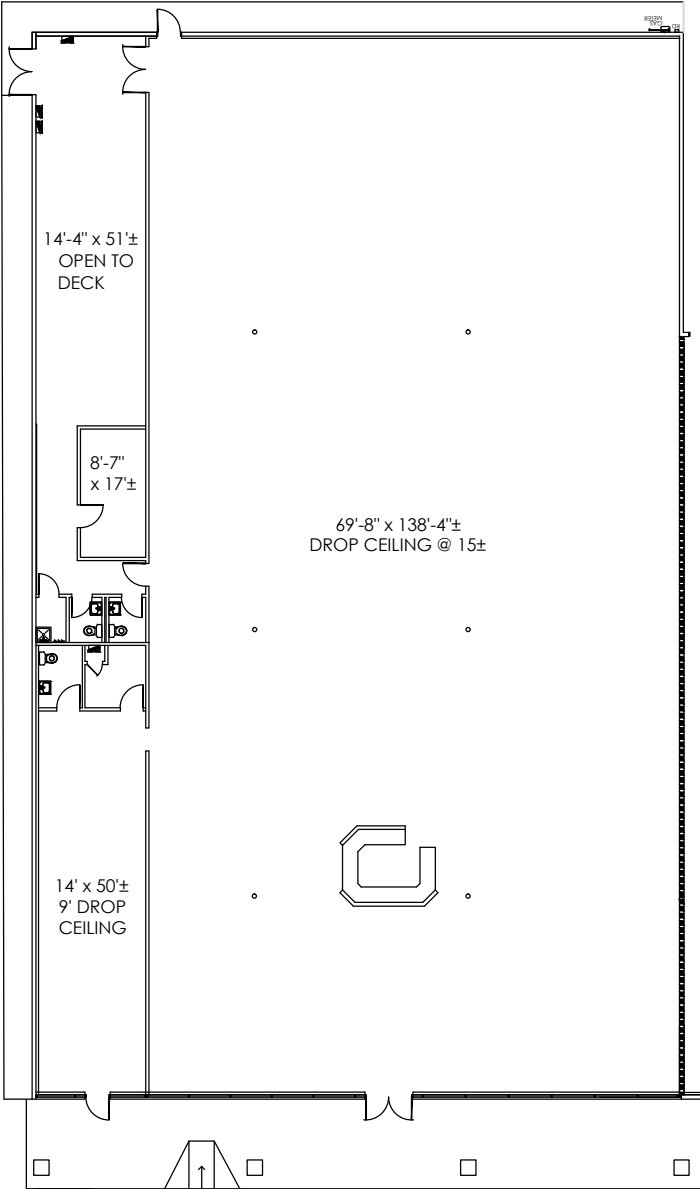
## Building 2 - Suite 220 3,691 SF



Building 2 - Suites 220, 214, 212  
7,680 SF



Building 3 - Suite 300  
12,931 SF





## 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. **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.

_____ Licensed Broker / Broker Firm or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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](http://www.trec.texas.gov)

# AVAILABILITY PLAN



2109 W. PARKER RD. - BUILDING #1		
SUITE	BUSINESS	Sq. Ft.
2109-A	CRAFT MEDS	4206
2109-B	DOLLAR TREE	11546
2109-C	A-PLUS PRINT & EMBROIDERY	946
2109-D	SOMETHING WIRELESS	959
2109-E	CRAFT MED	949
99	PARKER SALON SUITES	9265
100	O'REILLY AUTO SUPPLY	8913
101	ANDY'S DONUTS	1300
101-A	QUEEN'S BEAUTY SUPPLY	9943
104	SUSHI HANA	2670
106	DK CLOCK SHOP	842
108	HEARTSYNC HOMESCHOOL HUB	2389
112	THE COMMISSION CHURCH	6451
2109 W. PARKER RD. - BUILDING #2		
SUITE	BUSINESS	Sq. Ft.
202-A	DHL	1080
202-B	AVAILABLE	2188
202-C	AMAX	1930
204	AVAILABLE	2695
206	IFIX DALLAS MAC & PC	1130
208	PHYSICAL THERAPY	1495
210	AVAILABLE	2366
212-214	AVAILABLE	3989
220	AVAILABLE	3691
224	HOPE'S DOOR	5546
2129 W. PARKER RD. - BUILDING #3		
SUITE	BUSINESS	Sq. Ft.
300	AVAILABLE	12931
301	OLIVE BURGER	3514
305	EXPERT CLIPS	1646
306	KOLACHE FACTORY	2040
309	BEST MASSAGE	1113
313	PLANO NAIL BAR	3033