



 **VENTURE** **COLLIN CREEK VILLAGE** **FOR LEASE**

214.378.1212

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NWC US 75 & PLANO PKWY
PLANO, TX

LOCATION

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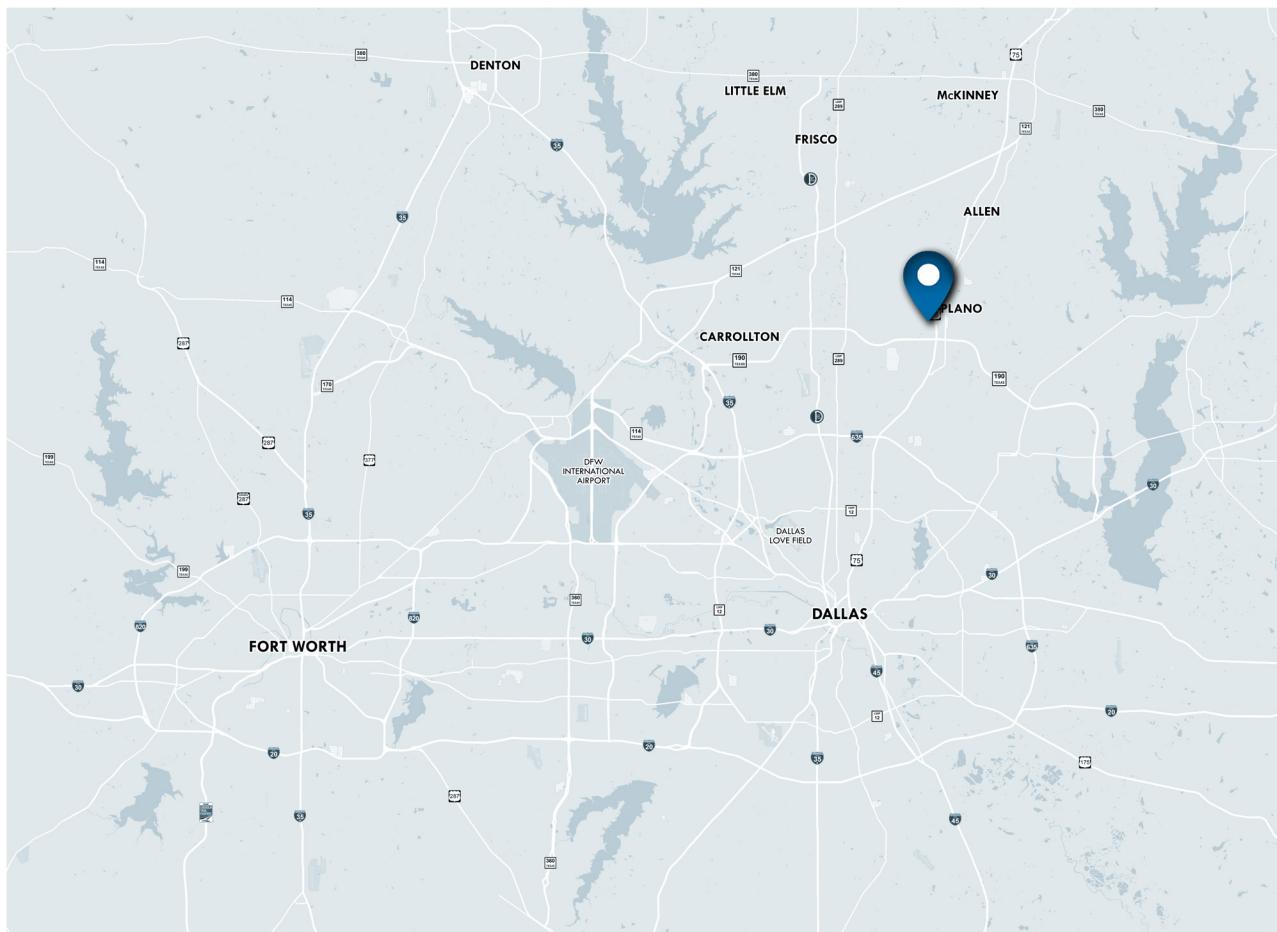
AVAILABLE SPACES

721 SUITE 414	721 SUITE 436
5,058 SF (COMING SOON)	5,086 SF

721 SUITE 420	901 SUITE 400
1,888 SF	2,656 SF

721 SUITE 418	909 SUITE 50
1,015 SF	6,980 SF

721 SUITE 426
4,059 SF



TRAFFIC COUNTS

US 75	PGBT
263,190 VPD 2024	178,049 VPD 2024

PROPERTY HIGHLIGHTS

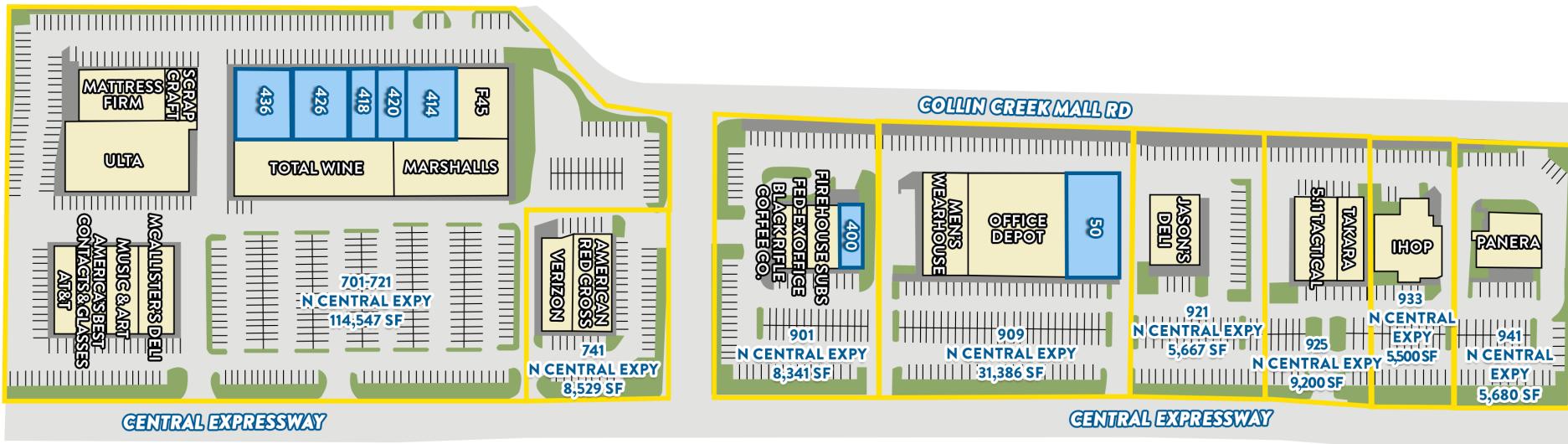
- ★ **SHOPPING CENTER IS ADJACENT TO A \$1 BILLION REDEVELOPMENT INCLUDING RETAIL, RESTAURANT, RESIDENTIAL AND PARK SPACE**
- ★ **263,190 VPD ALONG CENTRAL EXPY/75**
- ★ **JOIN MARSHALLS, TOTAL WINE, AND OFFICE DEPOT**

2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,253	119,030	329,492
EST. DAYTIME POPULATION	12,598	91,025	187,752
EST. AVG. HH INCOME	\$126,087	\$129,998	\$141,355

AREA ATTRACTIONS



Address-701 North Central Expy

Suite	Tenant	SF
400	AT&T	4,309
300	America's Best Eyewear	3,570
200	Music & Arts	3,231
100	McAlister's Deli	4,366
TOTAL		15,466

Address -721 North Central Expy

Suite	Tenant	SF
318	Mattress Firm	7,410
310	Scrap Craft	1,440
300	Ulta	11,790
436	VACANT	5,086
426	VACANT	4,059
418	VACANT	1,015
420	VACANT	1,888
414	COMING AVAILABLE SOON	5,058
404	F45	3,721
200	Total Wine	30,393
100	Marshall's	27,211
TOTAL		99,071

Address- 741 North Central Expy

Suite	Tenant	SF
200	Verizon	4,146
100	American Red Cross	4,383
TOTAL		8,529

Address- 901 North Central Expy

Suite	Tenant	SF
100	Black Rifle Coffee Co	2,218
200	FedEx Office	2,216
300	Firehouse Subs	1,251
400	VACANT	2,656
TOTAL		8,341

Address- 909 North Central Expy

Suite	Tenant	SF
200	Men's Wearhouse	5,229
100	Office Depot	19,177
50	VACANT	6,980
TOTAL		31,389

Address- 921 North Central Expy

Suite	Tenant	SF
100	Jason's Deli	5,667
TOTAL		5,667

Address- 925 North Central Expy

Suite	Tenant	SF
100	5.11 Tactical	5,000
200	Takara Noodle & Dumpling House	4,200
TOTAL		9,200

Address- 933 North Central Expy

Suite	Tenant	SF
N/A	Ihop	5,500

Address- 941 North Central Expy

Suite	Tenant	SF
N/A	Panera	5,680

OVERALL TOTAL **188,850**









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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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.

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.

Venture Commercial Real Estate, LLC.	476641	info@venturedfw.com	214-378-1212
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Amanda Throckmorton Welles	649514	awelles@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date