



## Cross Creek Shopping Center 909 W. Spring Creek Parkway Plano, Texas 75074

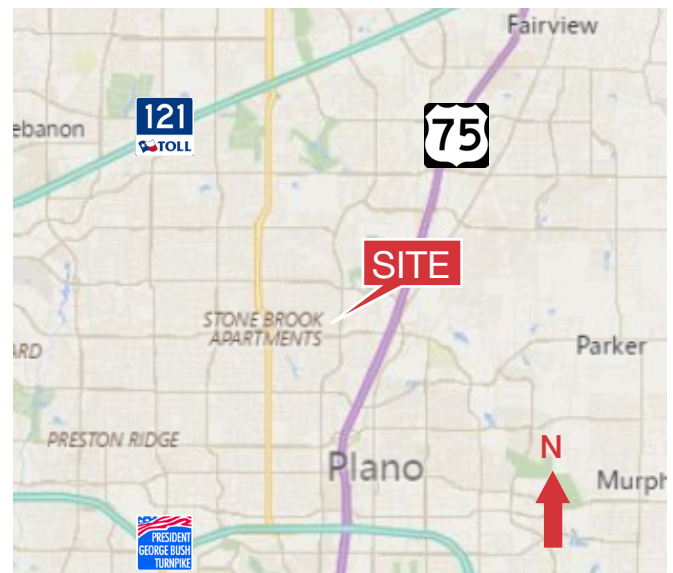


### Property Features

- Suite 410 Available: 2,627 SF
- Former Kumon Space Available
- Strong Demographics
- Well-Trafficked Center
- Lease Rate: Contact Broker
- NNN: \$

### Andrew Shaw

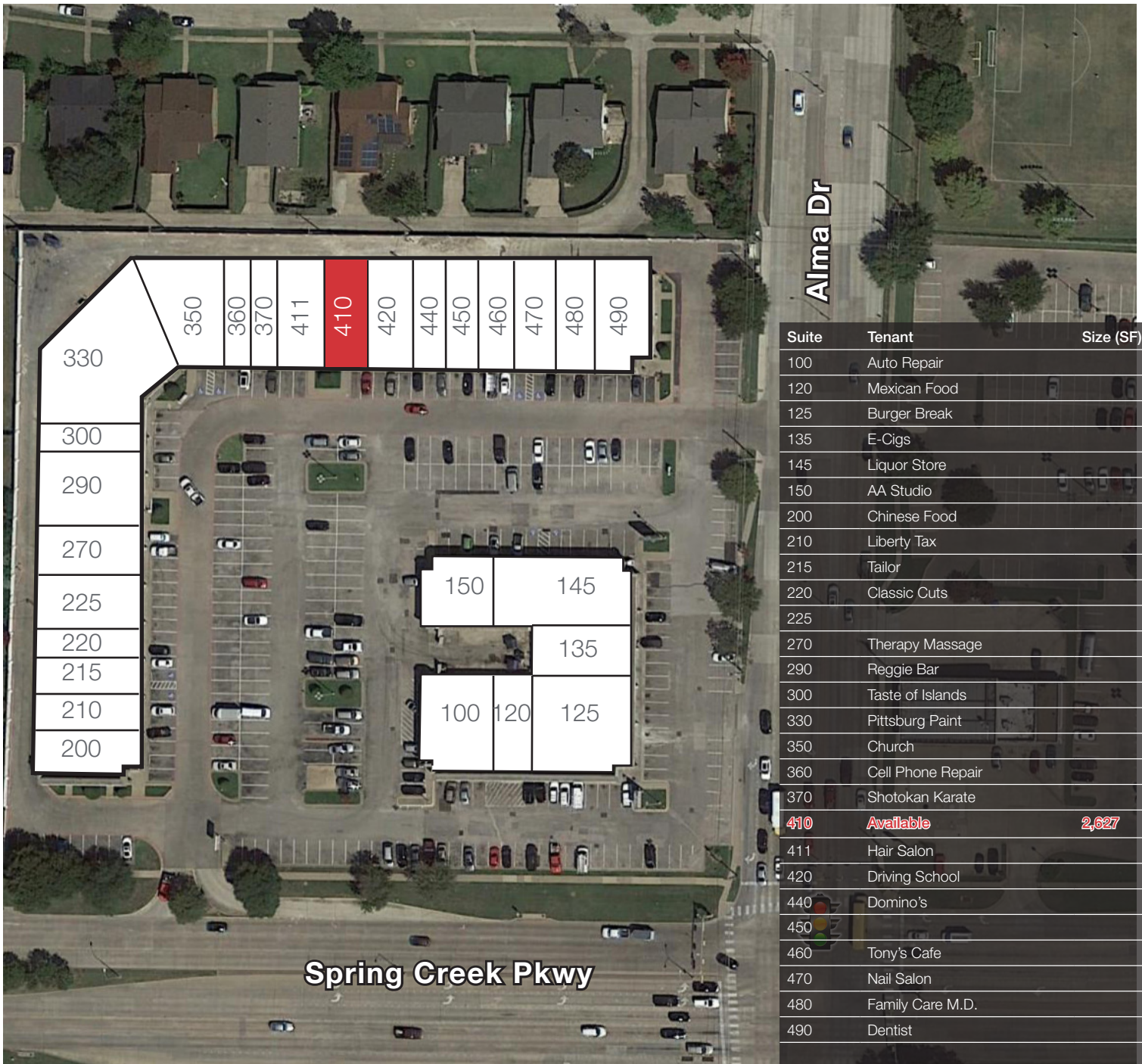
214 256 7104  
ashaw@nairlretail.com



For Lease  
**2,627 SF**

# Cross Creek Shopping Center

909 W. Spring Creek Pkwy.  
 Plano, Texas 75074



Suite	Tenant	Size (SF)
100	Auto Repair	
120	Mexican Food	
125	Burger Break	
135	E-Cigs	
145	Liquor Store	
150	AA Studio	
200	Chinese Food	
210	Liberty Tax	
215	Tailor	
220	Classic Cuts	
225		
270	Therapy Massage	
290	Reggie Bar	
300	Taste of Islands	
330	Pittsburg Paint	
350	Church	
360	Cell Phone Repair	
370	Shotokan Karate	
<b>410</b>	<b>Available</b>	<b>2,627</b>
411	Hair Salon	
420	Driving School	
440	Domino's	
450		
460	Tony's Cafe	
470	Nail Salon	
480	Family Care M.D.	
490	Dentist	

For Lease  
2,627 SF

# Cross Creek Shopping Center

909 W. Spring Creek Pkwy.  
Plano, Texas 75074



## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	18,244	123,560	321,796
Total Households	6,630	45,388	118,049
Average Household Size	2.70	2.70	2.70
Average Household Income	\$79,212	\$102,447	\$113,432

Source: CoStar 2018

## Traffic Counts

- W. Spring Creek Pky. 41,658 VPD
- Alma Dr. 23,894 VPD

Source: CoStar2016



## 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.

**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.

Robert Lynn Company	405391	sbaker@robertlynn.com	214-256-7100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@robertlynn.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Dan Avnery	568106	davnery@nairlretail.com	214-256-7100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew Shaw	655841	ashaw@nairlretail.com	214-256-7100
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date