



14TH STREET MARKET | 2200 E 14TH STREET, PLANO, TX 75074

Features

Anchored by leading grocer Tom Thumb, 14th Street Market offers the traffic draw of a great tenant mix of Internet-resistant concepts such as Wingstop, Papa John’s, MetroPCS, State Farm and a number of others. The location at the intersection of two key thoroughfares, 14th Street (FM 544) and Jupiter Road provides the center visibility and access in the dense Plano trade area. Highly visible space available with ample parking for various retail and service-oriented users.

FOR LEASE

TOTAL SF: 79,429
AVAILABLE SF: 2,880
MIN CONTIGUOUS SF: 1,080
MAX CONTIGUOUS SF: 1,800
CONTACT FOR MORE INFORMATION

Traffic Counts

14th Street	43,936 VPD
Jupiter Road	42,214 VPD

Demographics

YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population	12,569	107,098	293,013
5 Year Population Growth	8.51%	12.52%	10.25%
Daytime Population	17,139	117,395	317,828
Average Household Income	\$60,065	\$102,507	\$106,854

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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



Current Tenants

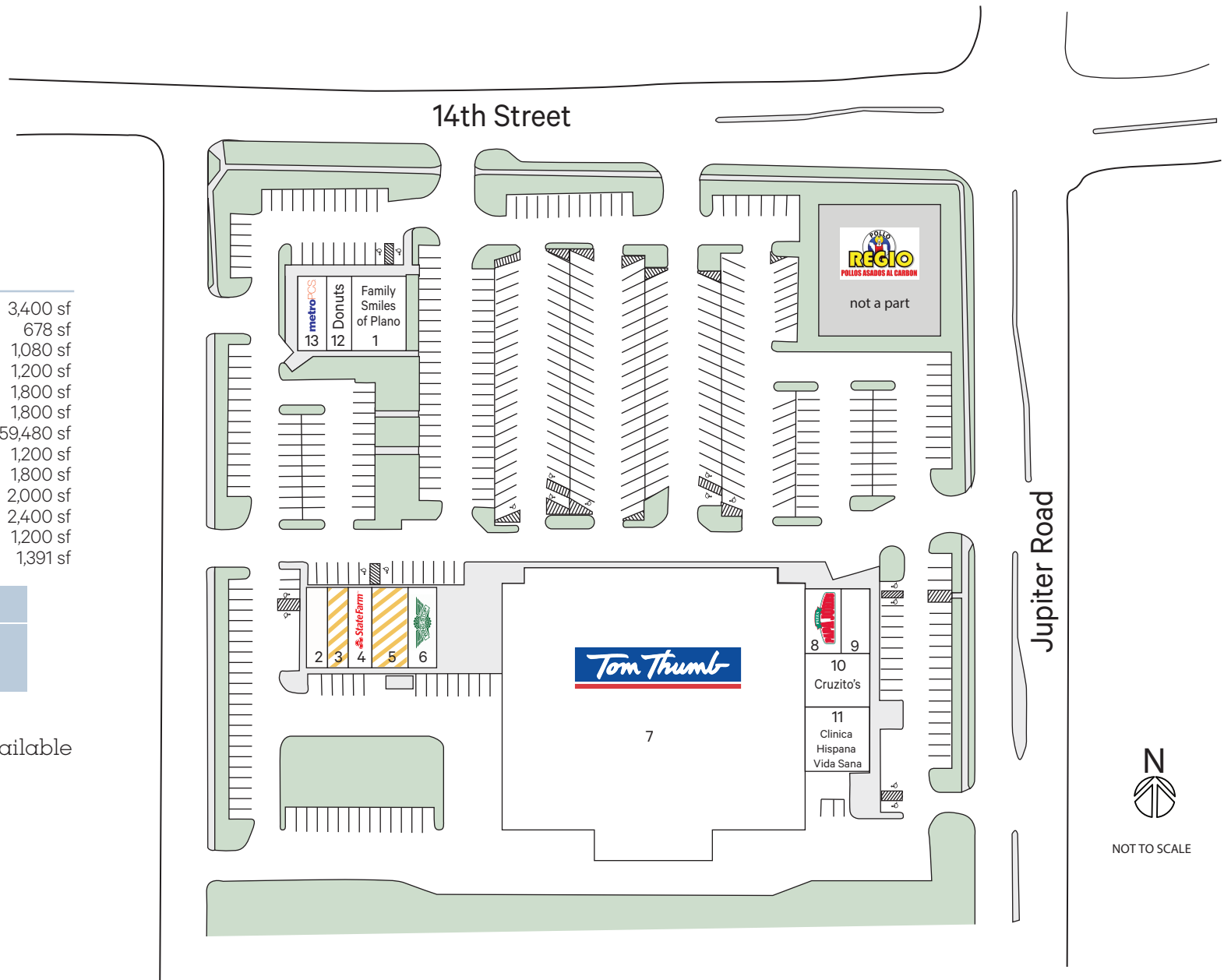
1	Family Smiles of Plano	3,400 sf
2	Rubio's Salon	678 sf
3	Post N Print (Occupied but Available)	1,080 sf
4	State Farm	1,200 sf
5	Liberty Tax (Occupied but Available)	1,800 sf
6	Wingstop	1,800 sf
7	Tom Thumb	59,480 sf
8	Papa John's Pizza	1,200 sf
9	Charleys Philly Steaks	1,800 sf
10	Cruzito's	2,000 sf
11	Clinica Hispana Vida Sana	2,400 sf
12	14th Street Donuts	1,200 sf
13	Metro PCS	1,391 sf

Available Space

3	1,080 sf
5	1,800 sf



Occupied but Available



NOT TO SCALE

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CITY
LINE

NOT A PART

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SITE

Under Construction
Heritage Creek
2.3m sf office space
1,300 apartments
15 story hotel
50k sf retail

Under Construction
1.35m sf office space
1,250 apartments
150-room hotel
60k sf retail/restaurant

Palisades
80 Acres
2.4M SF
mixed-use development
Under Construction

State Farm
129,180 SF
Data Center



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 on 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 listening 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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Buyer/Tenant/Seller/Landlord Initials

Date

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