



**3110 MAIN ST** | 3110 MAIN ST, FRISCO, TX 75033

### Features

3110 Main Street sits in the middle of booming west Frisco and is positioned well immediately across the street from Kroger. With over 16% growth projected over the next five years within three miles, 3110 Main Street is poised for long-term success. The location offers

- Co-tenancy with a popular mix of medical, beauty, quick-serve and other concepts.
- Visibility and access in an affluent trade area with approximately 113,000 people and an average household income of more than \$167,000 within a three-mile radius.

### FOR SUBLEASE

**TOTAL SF:** 14,732  
**AVAILABLE SF:** 1,500  
**MIN CONTIGUOUS SF:** 1,500  
**MAX CONTIGUOUS SF:** 1,500  
**CONTACT FOR MORE INFORMATION**

### Traffic Counts

Main St	36,198 VPD
Teel Pky	11,685 VPD

### Demographics

	YEAR: 2023	1 MILE	3 MILE	5 MILE
Total Population		16,605	113,447	249,958
Daytime Population		13,574	103,012	237,144
Average Household Income		\$201,584	\$174,778	\$158,538
5 Year Population Growth		2.78%	5.12%	5.06%

### Area Retailers & Businesses



#### Kevin Butkus

Vice President  
 214.720.6683  
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#### Corbin Tanenbaum

Vice President  
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# PROPERTY PHOTOS

House Count: +/- 3,673

Cobb Middle School  
929 Students



SITE



MAIN ST | 36,198 VPD



TEEL PKY | 11,685 VPD



# PROPERTY PHOTOS



Cobb Middle School  
929 Students

SITE

TEXANS  
CREDIT UNION

TEEL PKY | 11,685 VPD

MAIN ST | 36,198 VPD

# PROPERTY PHOTOS



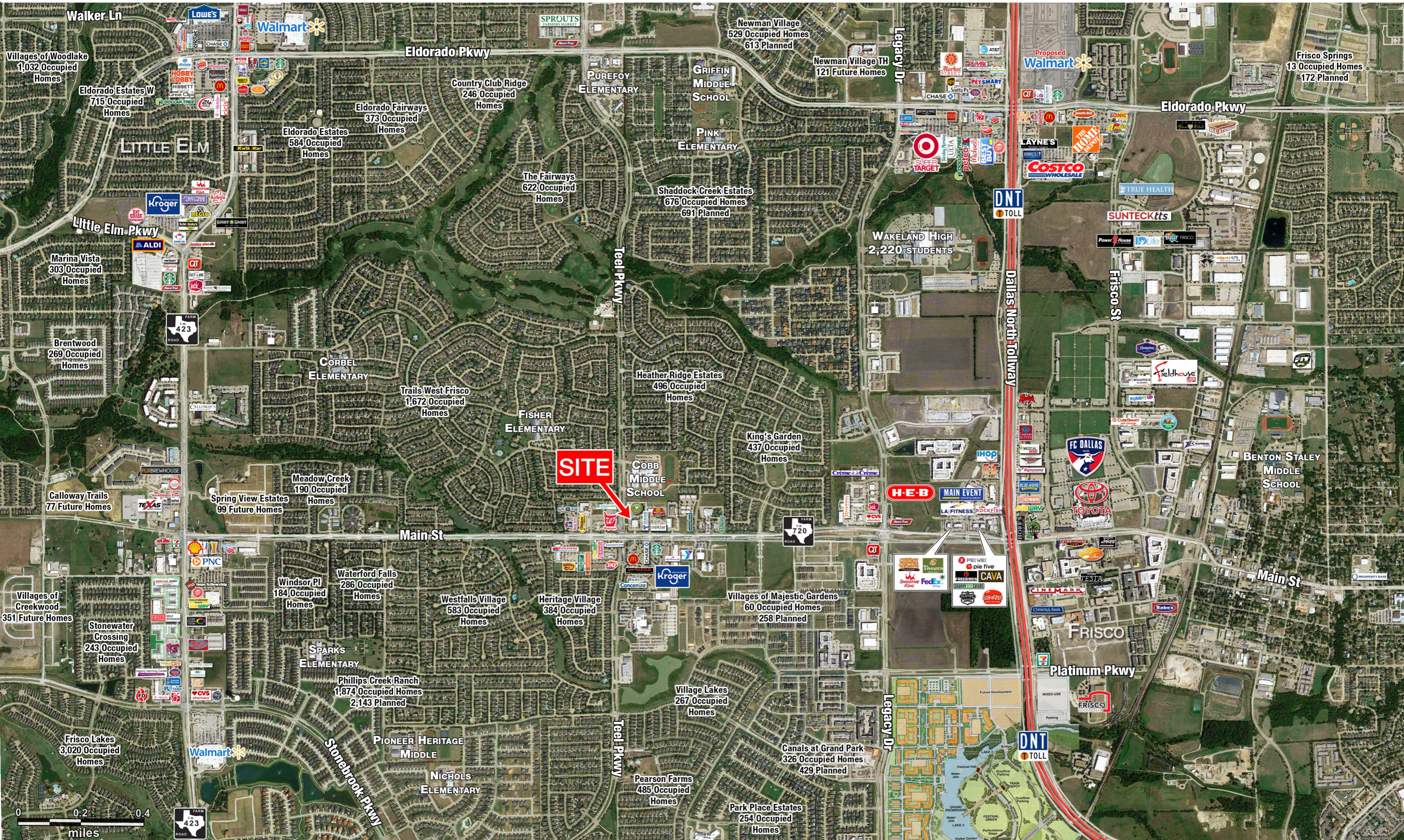
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Cobb Middle School  
929 Students

SITE



MAIN ST | 36,198 VPT



**SITE**

# 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 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

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Phone

Robert E. Young, Jr.

Designated Broker of Firm

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Licensed Supervisor of Sales Agent/ Associate

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Phone

Kevin Butkus

Sales Agent/Associate's Name

678298

License No.

kbutkus@weitzmangroup.com

Email

214-720-6683

Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Date