



MORADA PLANO | 1009 14TH STREET , PLANO, TX 75074

Features

- Morada Plano is a 5 story multi-family community in the heart of historic downtown Plano
- 333 parking spaces available
- 184 apartment units: studios to 2 bedrooms situated in 2 buildings with exceptional high-end amenities and superior finishes
- Restaurant space with patio
- Downtown Plano is a vibrant community of urban living, performing arts, galleries, event venues, and unique shops/restaurants that are independently owned and operated

FOR LEASE

TOTAL SF: 12,381
AVAILABLE SF: 12,381
MIN CONTIGUOUS SF: 1,019
MAX CONTIGUOUS SF: 5,120
CONTACT FOR MORE INFORMATION
NNN: \$8.00 PER SF/YR EST.

Traffic Counts

14th Street	15,842 VPD
K Avenue	15,326 VPD

Demographics

	YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population		11,146	116,146	312,531
Total Households		4,189	45,574	124,677
Average Household Income		\$62,037	\$99,988	\$106,897
5 Year Growth Population		26.4%	22.2%	18.6%

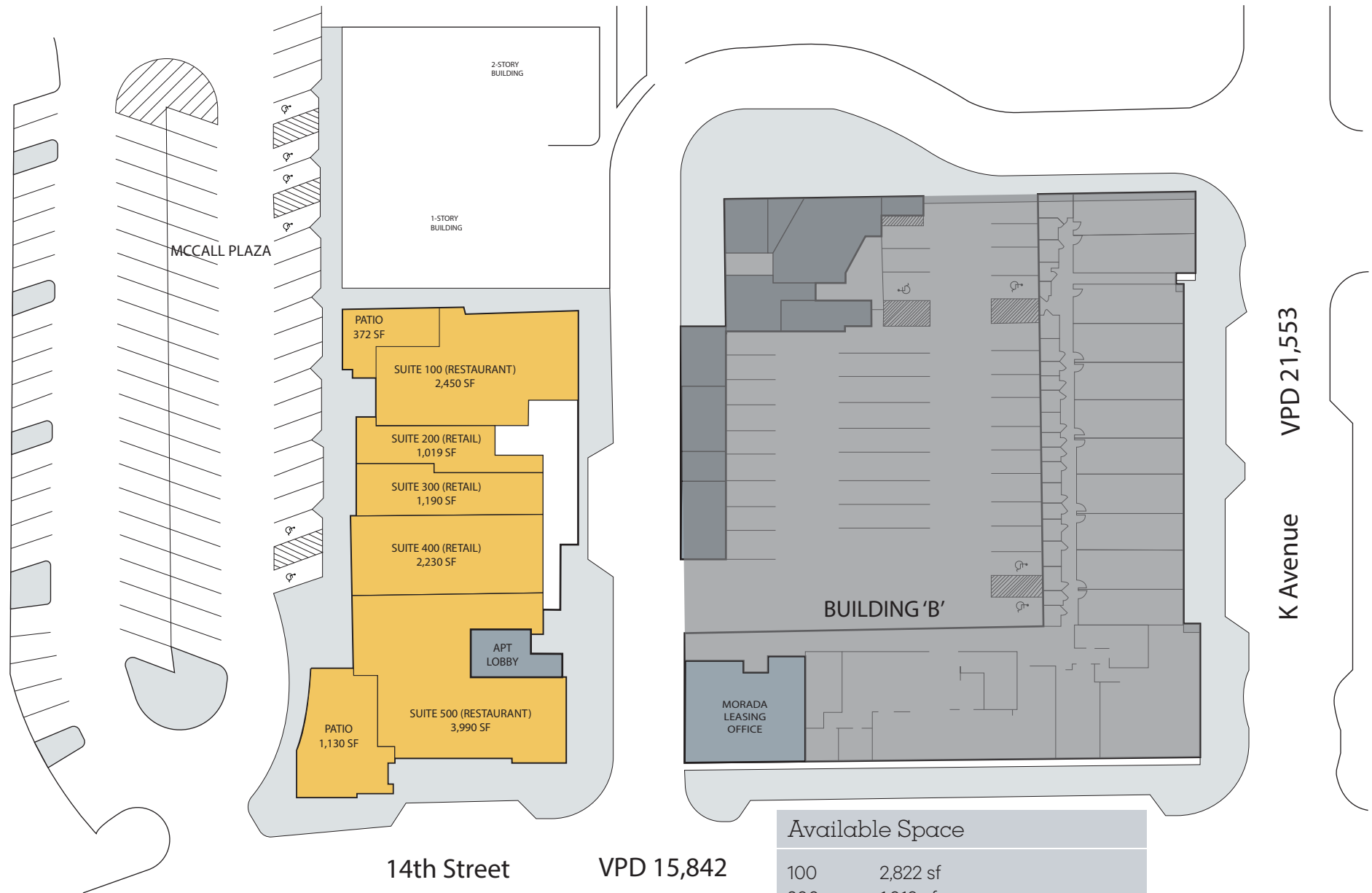
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Area Retailers & Businesses



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.





Available Space	
100	2,822 sf
200	1,019 sf
300	1,190 sf
400	2,230 sf
500	5,120 sf

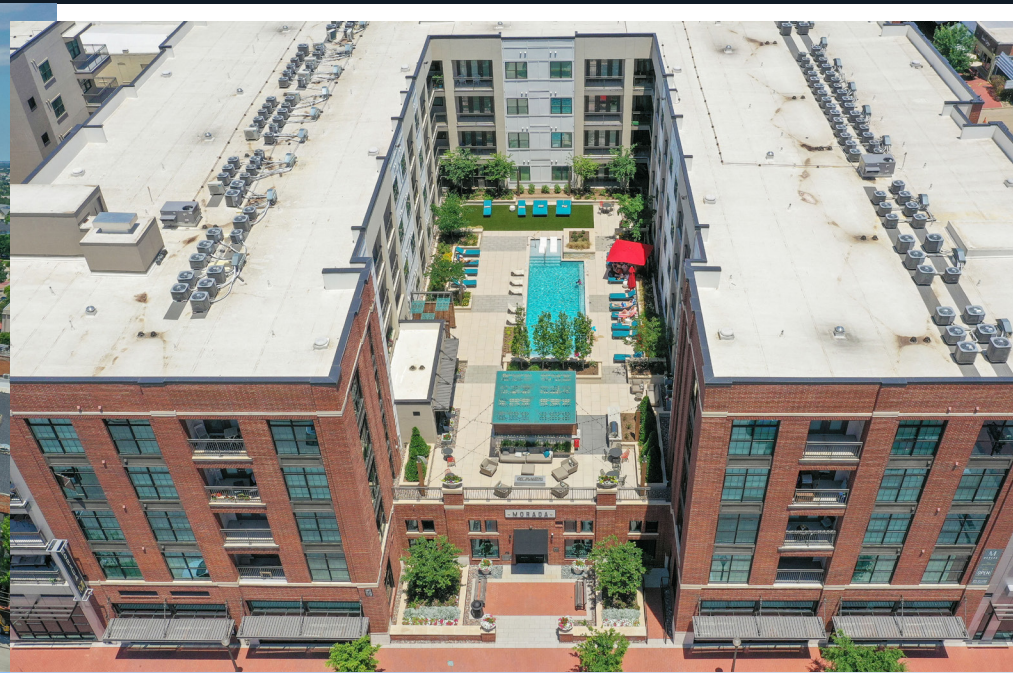
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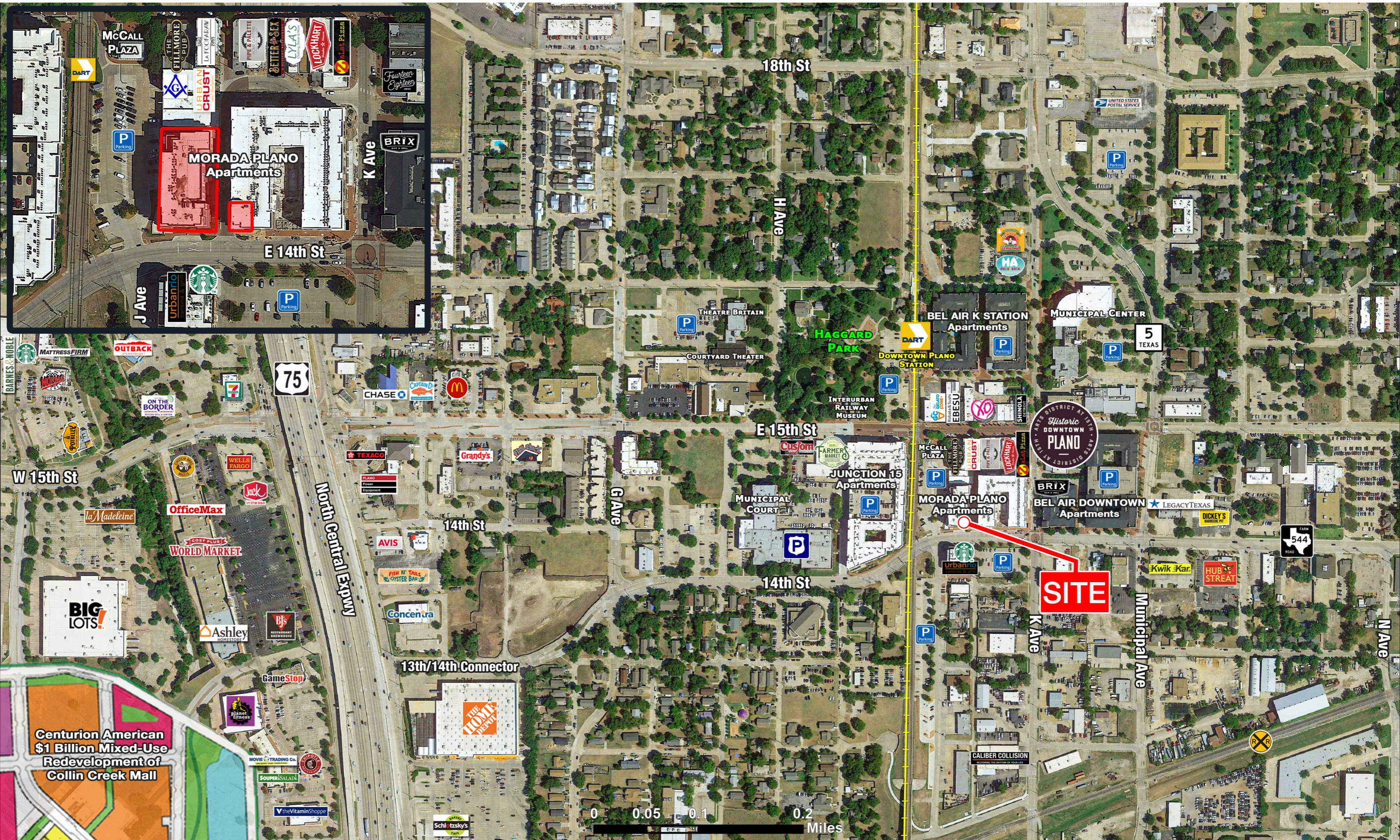
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ENDCAP
RESTURANT &
PATIO
OPPORTUNITY

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SITE

**Centurion American
\$1 Billion Mixed-Use
Redevelopment of
Collin Creek Mall**

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

Aura One 90
386 unit Class A
Apartments

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

State Farm
8,000 Employees

Proposed
CITY LINE

Raytheon

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

BlueCross BlueShield
of Texas

State Farm
129,180 SF
Data Center

Local Businesses:

- JASPERS
- edoko
- SUBWAY
- red mango
- fixin
- GREEN
- Medix
- GOODY
- Fernando's
- CONA VINES
- STARBUCKS
- GOODY

Local Businesses:

- WHOLE FOODS MARKET
- CVS pharmacy
- PEI WEI
- ME Massage Envy
- REEF POINT
- WELLS FARGO
- PIADA
- SUPER CHIX
- Hollywood Spud
- LUNA GRILL
- PHO
- TACO DINER
- THE JOINT chiropractic
- FedEx Office



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