



WILLOW BEND MARKET | 5960 W PARKER RD, PLANO, TX 75093

Features

This Tom Thumb anchored shopping center is strategically located in prestigious West Plano at Parker Road and Dallas North Tollway. The center also boasts heavy traffic counts as well as high visibility. Tenants include On the Border, Starbucks, Newk's Eatery, Chase and more. 15,817 SF sublease space available adjacent to Tom Thumb. willowbendmarket.com

FOR LEASE

TOTAL SF: 130,082
AVAILABLE SF: 20,841
MIN CONTIGUOUS SF: 1,024
MAX CONTIGUOUS SF: 15,817
CONTACT FOR MORE INFORMATION
NNN: \$13.95 PER SF/YR EST.

Traffic Counts

Dallas North Tollway	144,131 VPD
W Parker Road	34,444 VPD
Parkwood Boulevard	19,778 VPD

Demographics

YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population	11,611	112,021	346,836
Total Households	4,299	52,881	105,061
Average Household Income	\$236,178	\$147,789	\$147,238
5 Year Population Growth	-0.19%	0.30%	0.27%

Emilie Paulson

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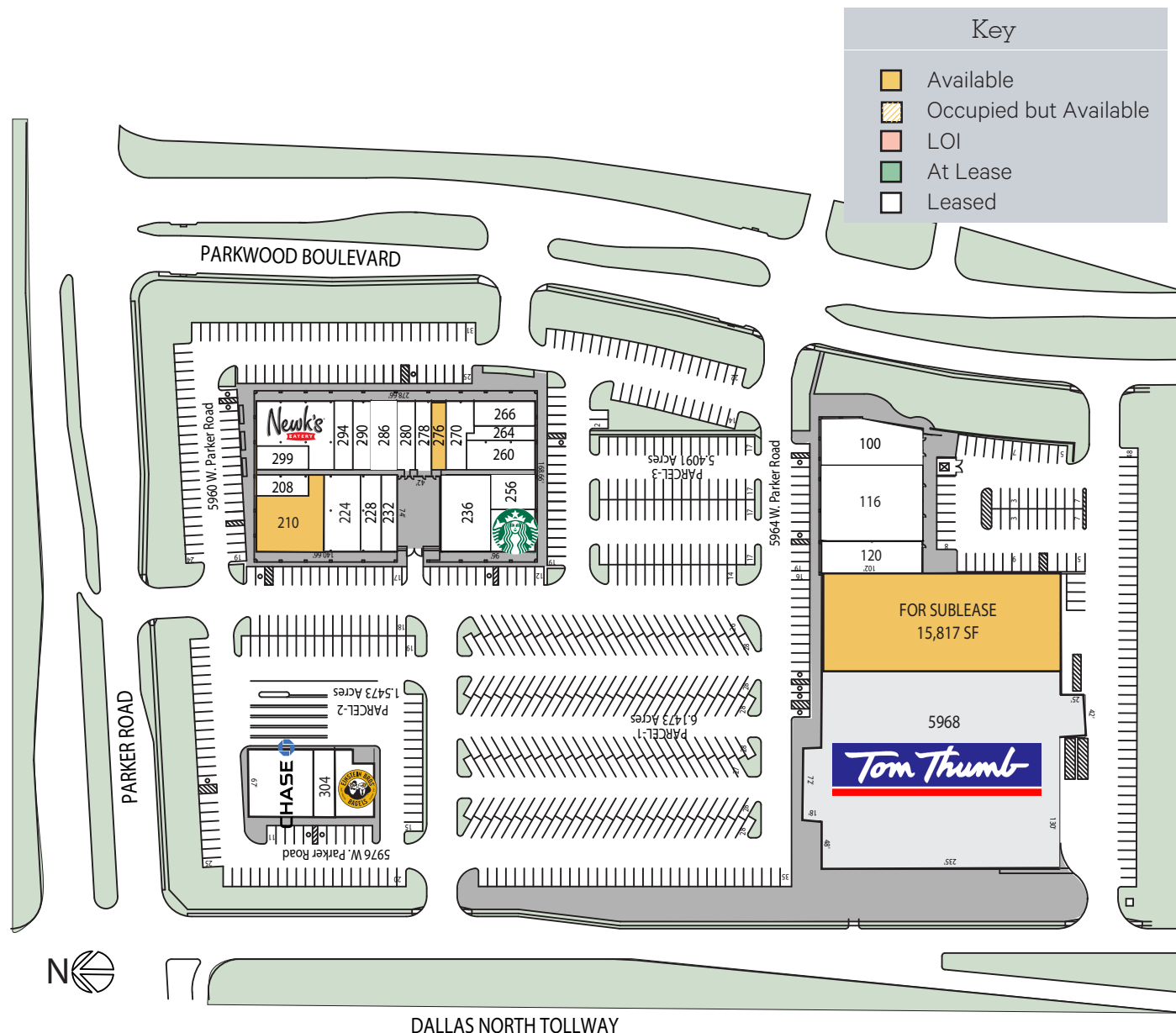
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Area Retailers & Businesses



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Current Tenants

100	Texas Health Breeze Urgent Care	4,260 sf
116	Phenix Salon Suites	7,608 sf
120	Play Street Museum	3,211 sf
208	Baskin Robbins	1,000 sf
224	UrgentVet	2,619 sf
228	Three Dog Bakery	1,519 sf
232	OD Wellness	1,229 sf
236	Griffin & Grace	3,626 sf
248	Starbucks	1,800 sf
256	First Look MRI	1,569 sf
260	Lover's Egg Roll	2,000 sf
264	Quikset Jewelry & Watch Repair	1,111 sf
266	Legends Popcorn	1,280 sf
270	Lash Nail Bar	1,726 sf
278	Mr. Parcel, Tollway	1,212 sf
280	Stanley Cleaners	1,300 sf
286	Gustoso Pizza & Pasta	1,728 sf
290	Subway	1,266 sf
294	Meetcha Bubble Tea Cafe	951 sf
298	Newk's Eatery	4,538 sf
299	Hair Bar	1,000 sf
300	Chase Bank	4,020 sf
304	Zaap Kitchen	1,500 sf
308	Einstein Bros. Bagels	2,490 sf
5968	Tom Thumb	54,683 sf

Available Space

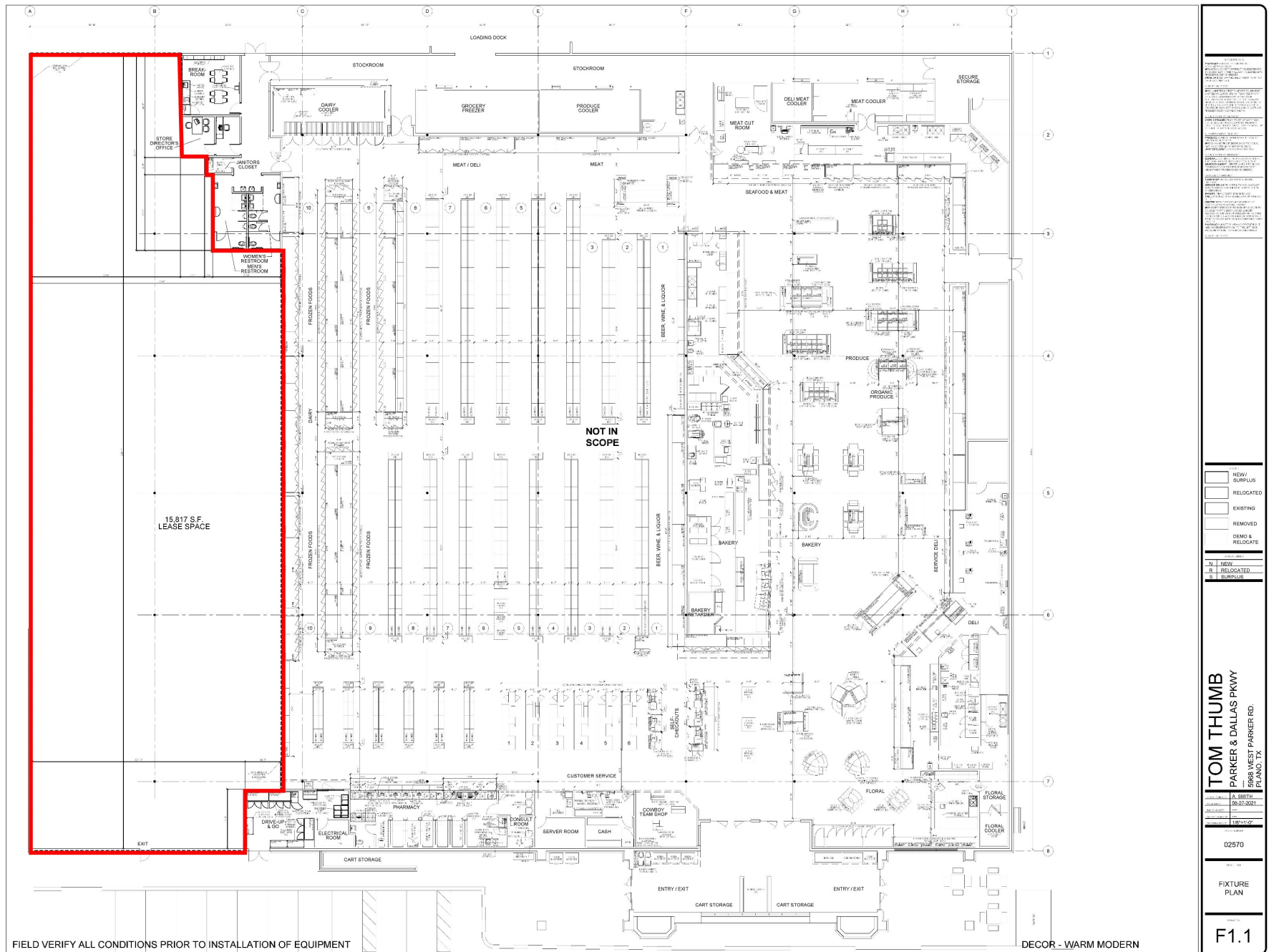
210**	4,000 sf
276	1,024 sf
5968-A Sublease	15,817 sf
** 2nd Gen Restaurant	

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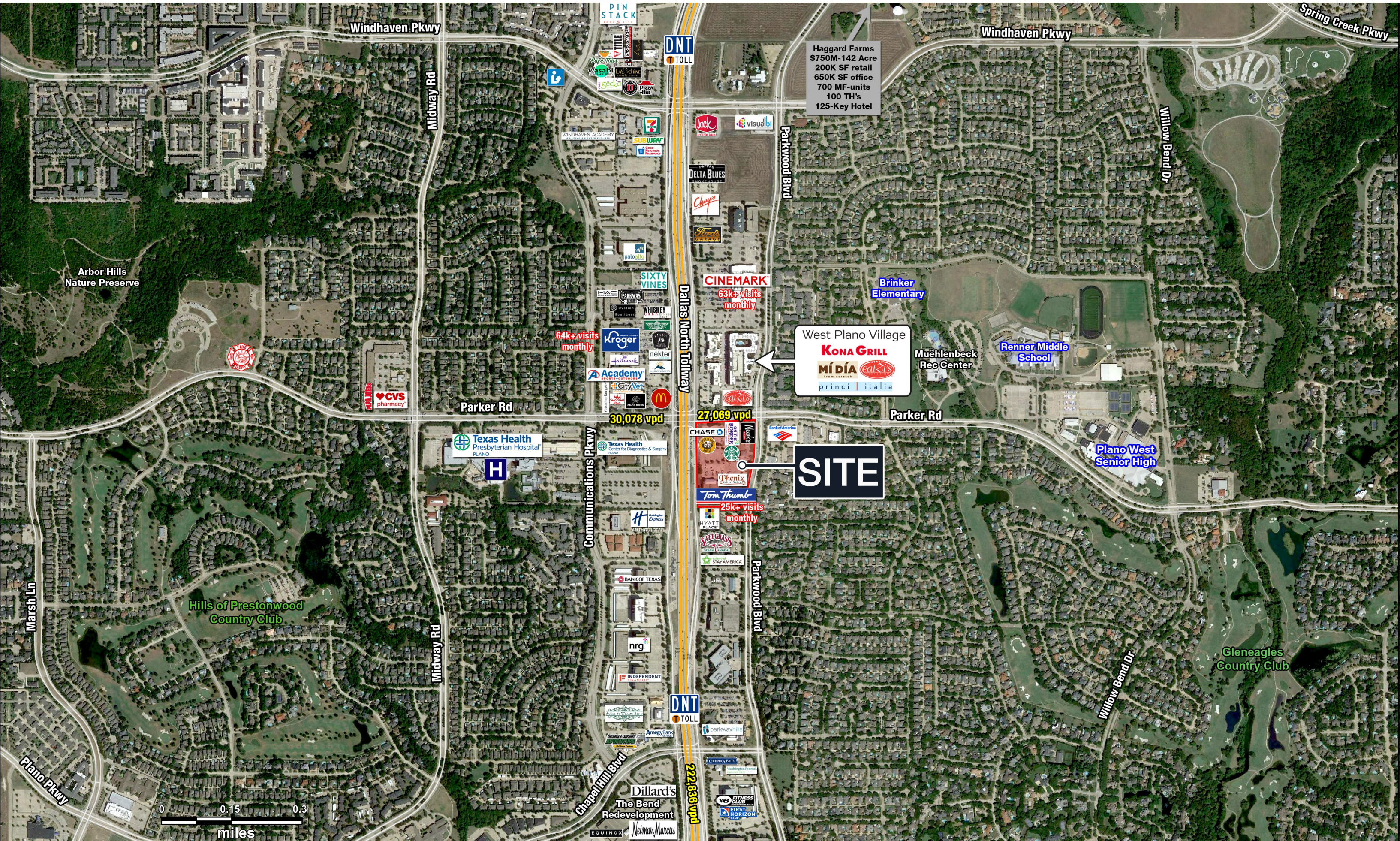
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weitzman®



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



- **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.

- 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.

The broker becomes the property owner's agent

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker

- 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.

- 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.

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.

<div> <div>Weitzman</div> <div>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</div> </div>	<div> <div>402795</div> <div>License No.</div> </div>	<div> <div>twgre@weitzmangroup.com</div> <div>Email</div> </div>	<div> <div>214-954-0600</div> <div>Phone</div> </div>
<div> <div>Robert E. Young, Jr.</div> <div>Designated Broker of Firm</div> </div>	<div> <div>292229</div> <div>License No.</div> </div>	<div> <div>byoung@weitzmangroup.com</div> <div>Email</div> </div>	<div> <div>214-720-6688</div> <div>Phone</div> </div>
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<div> <div></div> <div>Buyer/Tenant/Seller/Landlord Initials</div> </div>			<div> <div></div> <div>Date</div> </div>

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:

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Date