

FOR LEASE

W SPRING CREEK PKWY & COIT RD PAD SITE RD

6100 COIT RD. PLANO, TX 75023



PROPERTY INFO

- + +/-0.67 acres available (effectively 30,000 SF)
- + Ideal Uses: Retail, Restaurant, Automotive, Financial, Medical, Office
- + Highly trafficked intersection with approximately 80,000+ vehicles driving past the site daily.
- + The site is surrounded by a dense residential population boasting very strong household incomes
- + Along with bringing significant daytime traffic to the area, the nearby PSA sports complex, Carpenter Park and Recreation Center and Archgate Park also bring heavy night time and weekend traffic to the area as well.
- + Attractive presence of national, local and regional retailers in the surrounding area serve as significant traffic generators to the site as well



ZONING

- + Retail

Traffic Counts

Coit Rd	44,500 vpd
W Spring Creek Pkwy	37,668 vpd

Source: CoStar 2019

2019 Demographic Summary

	1 Mile	3 Miles	5 Miles
2019 Estimated Pop	16,323	141,304	340,794
2024 Estimated Pop	17,076	150,047	373,045
Daytime Pop	14,033	140,067	388,347
Households	6,340	54,375	138,282
Avg HH Income	\$124,660	\$134,342	\$122,701
2019 Employees	4,784	54,825	196,506
2019 Businesses	540	4,776	15,192

Retail Science from CBRE

www.cbre.com/TXretail

CBRE

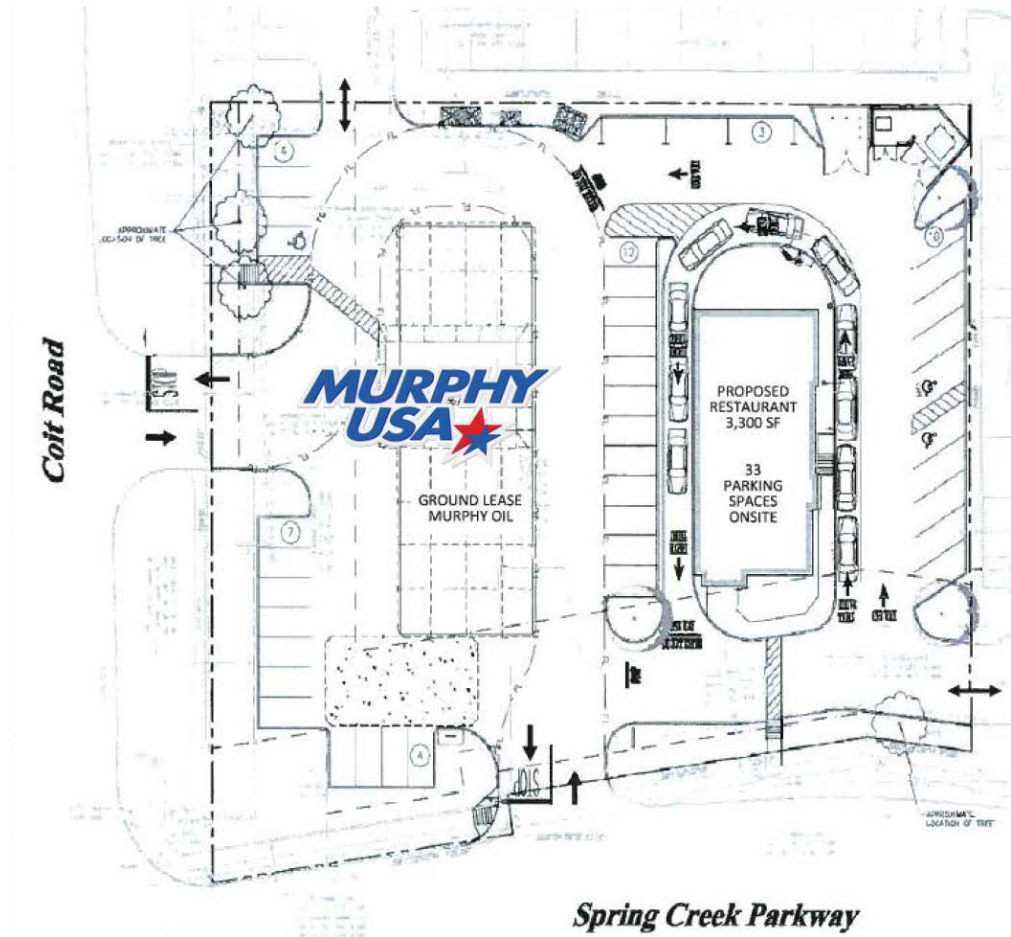
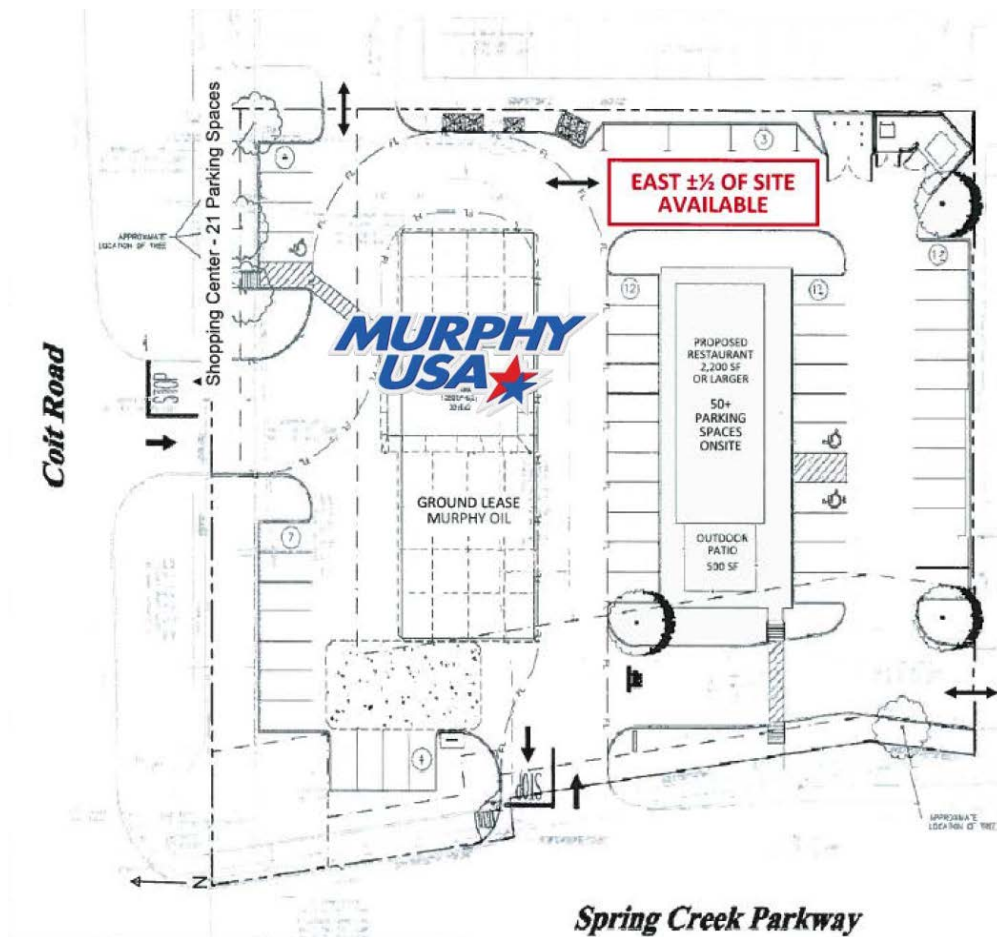
FOR LEASE | W SPRING CREEK PKWY & COIT RD PAD SITE | 6100 COIT RD. PLANO, TX 75023

- + Unrestricted visibility from Coit Rd
- + Signage opportunities along both Spring Creek Pkwy and Coit Rd for maximum visibility
- + Dedicated curb cuts and cross-access through the adjoining shopping center



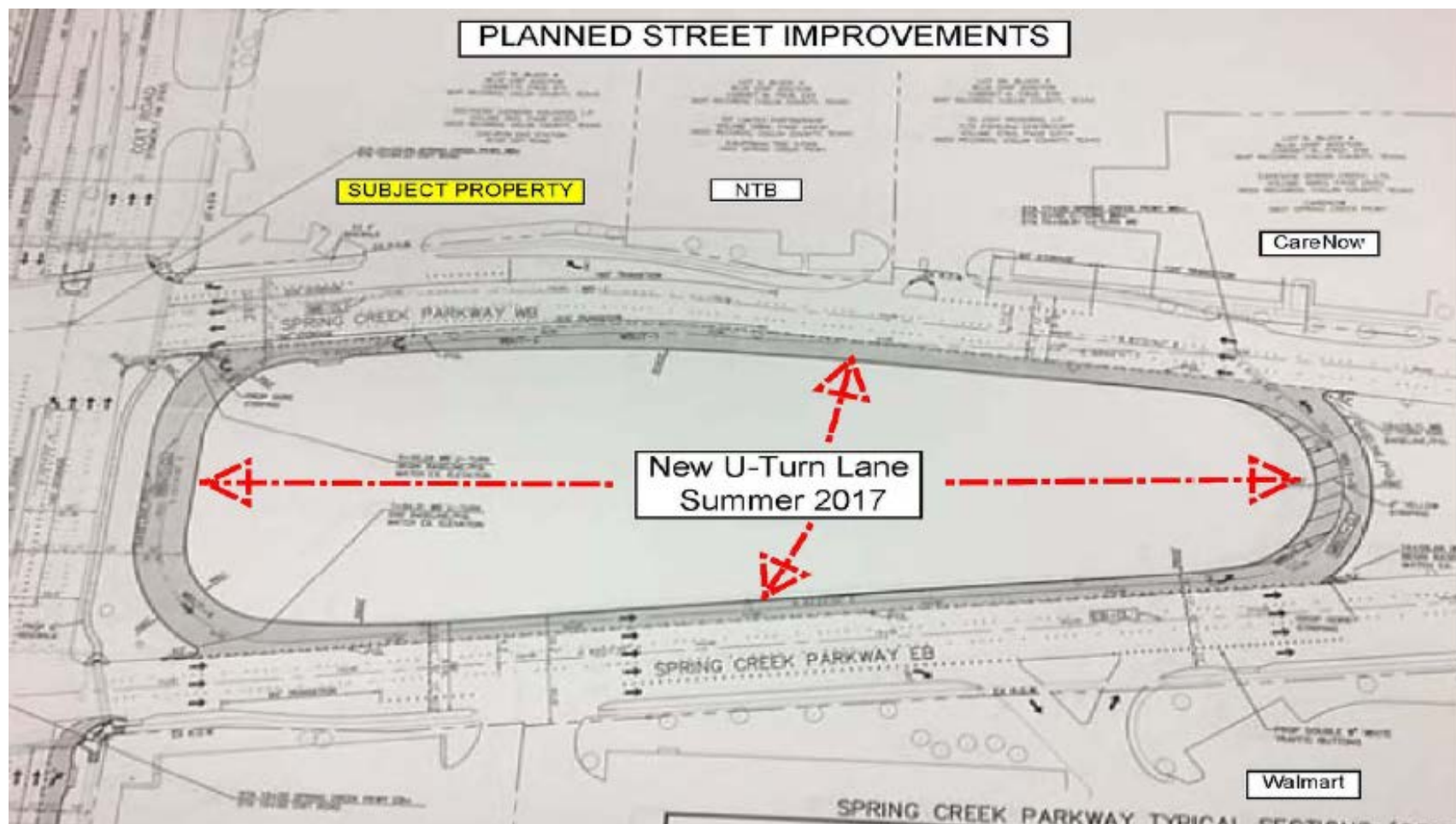
FOR LEASE | W SPRING CREEK PKWY & COIT RD PAD SITE | 6100 COIT RD. PLANO, TX 75023

CONCEPTUAL DRAWINGS



Unparalleled Access!

- + Recently completed dedicated U-Turn lanes along Spring Creek Pkwy, making the property easily accessible coming from any direction on Spring Creek
- + Curb cut on Coit south-bound, for direct left turn access in to the adjoining center with cross-access to the site.



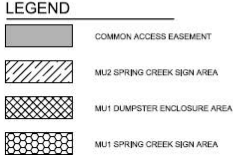
SURROUNDING RECREATION DRAW

+ Significant night-time and weekend traffic generated from nearby PSA sports complex, Carpenter Park and Recreation Center and Archgate Park for soccer, baseball, football and basketball. The facilities below add approximately 4 million visitors per year to the 1-mile radius.

- + PSA Sports Complex: 2.2 million annual visitors. 143,000 SF with 14 indoor basketball and volleyball courts and 20,000 SF indoor turf arena.
- + Carpenter Park Recreation Center offering Cardio room, weight room, two gymnasiums, indoor track, indoor pool, racquetball courts, squash courts, game rooms and more. Originally opened in 1990 as Plano's first Rec center. Underwent a \$7.2M renovation & expansion in 2017
- + Carpenter Park has 4 baseball fields, 12 multi-purpose fields, skate park. It is undergoing \$15M renovation and improvements to be completed by Fall 2020. Renovation includes: installation of four artificial turf fields, two new restroom buildings, additional trail to create a loop around the entire park, playground replacement, re-grading of the entire site, new irrigation, new field lights and poles, tree planting and additional parking
- + Archgate Park has 9 soccer fields, 7 baseball/softball fields, hike and bike trails.



6100 COIT RD. PLANO, TX 75023



CONTACT US

Justin Rasansky

Associate
214 252 1181

justin.rasansky@cbre.com

Scott Muller

Senior Vice President

214 252 1185

scott.muller@cbre.com

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. FLYER LAST UPDATED 06/05/2019.

www.cbre.com/TXretail



Retail Science from CBRE

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	