



Component Realty

Park Mall Plaza

Plano, Texas



Property Information:

Description:

High-density, diverse demographics surround this Aldi Foods anchored retail center in the heart of Plano, Texas. The shopping center features a blend on neighborhood service tenants, restaurants and national-credit retail tenants.

Location:

SEC of Park Blvd & K Ave
Plano, Texas 75074

Size:

Building: 126,838 SF
Space Available: 100% Leased

2013 Demographics:

	1 Mile	3 Miles	5 Miles
Avg. HH Income	\$55,444	\$83,008	\$100,359
Population	14,688	95,571	258,423
Latino Population	52.3%	25.0%	15.8%

Traffic Counts:

K Ave: 26,933 vpd | Park Blvd: 18,522 vpd (CoP 2012)

Area Retailers:



Contact:



Component Realty

Marcelo Pippa

3131 Turtle Creek Blvd, Suite 900

Dallas, Texas 75219

Office: 214.521.5559 | Fax: 214.520.2336

mpippa@componentrealty.com

www.ComponentRealty.com

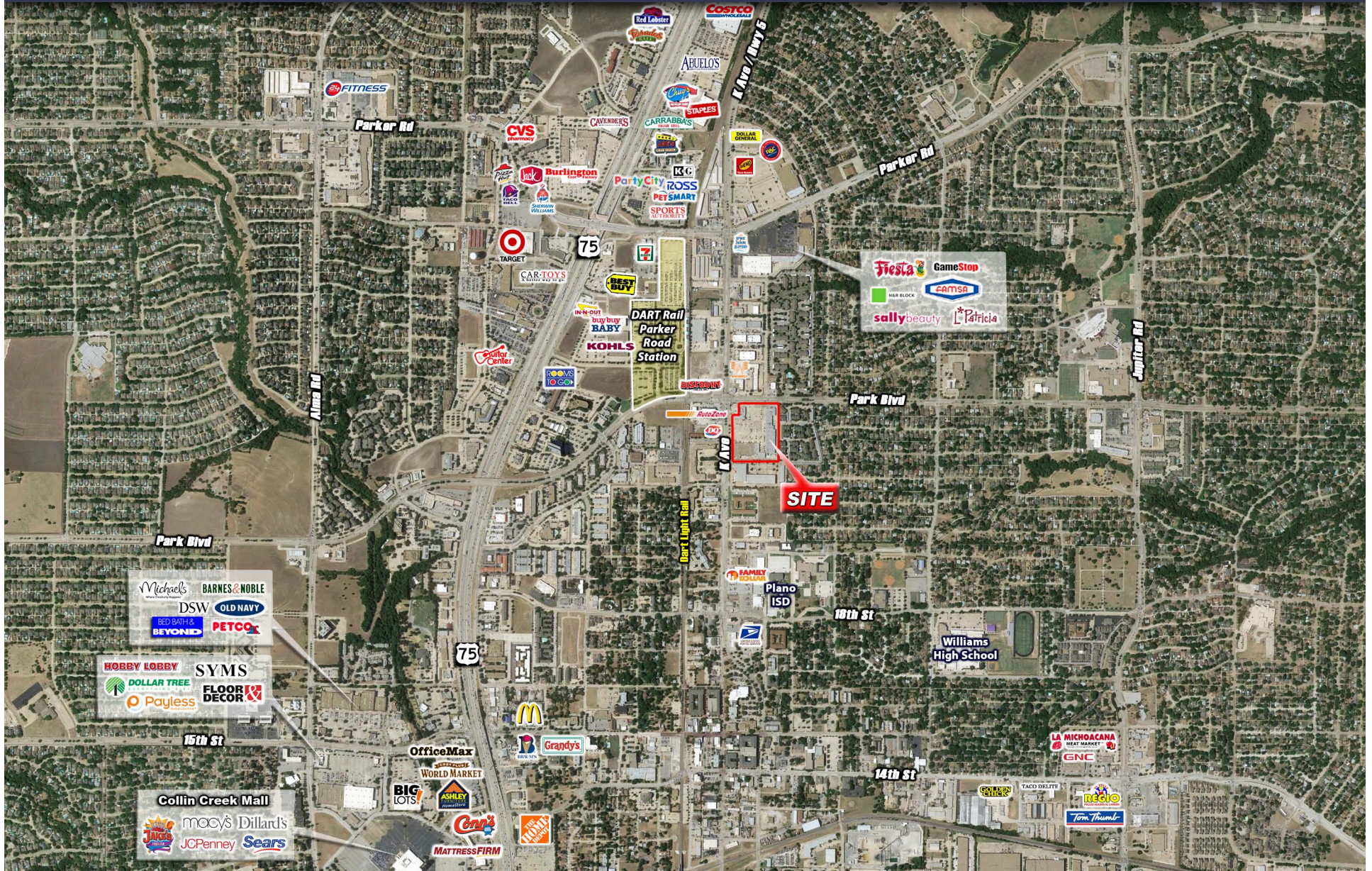
The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties, or representations are made to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



Component Realty

Park Mall Plaza

Plano, Texas

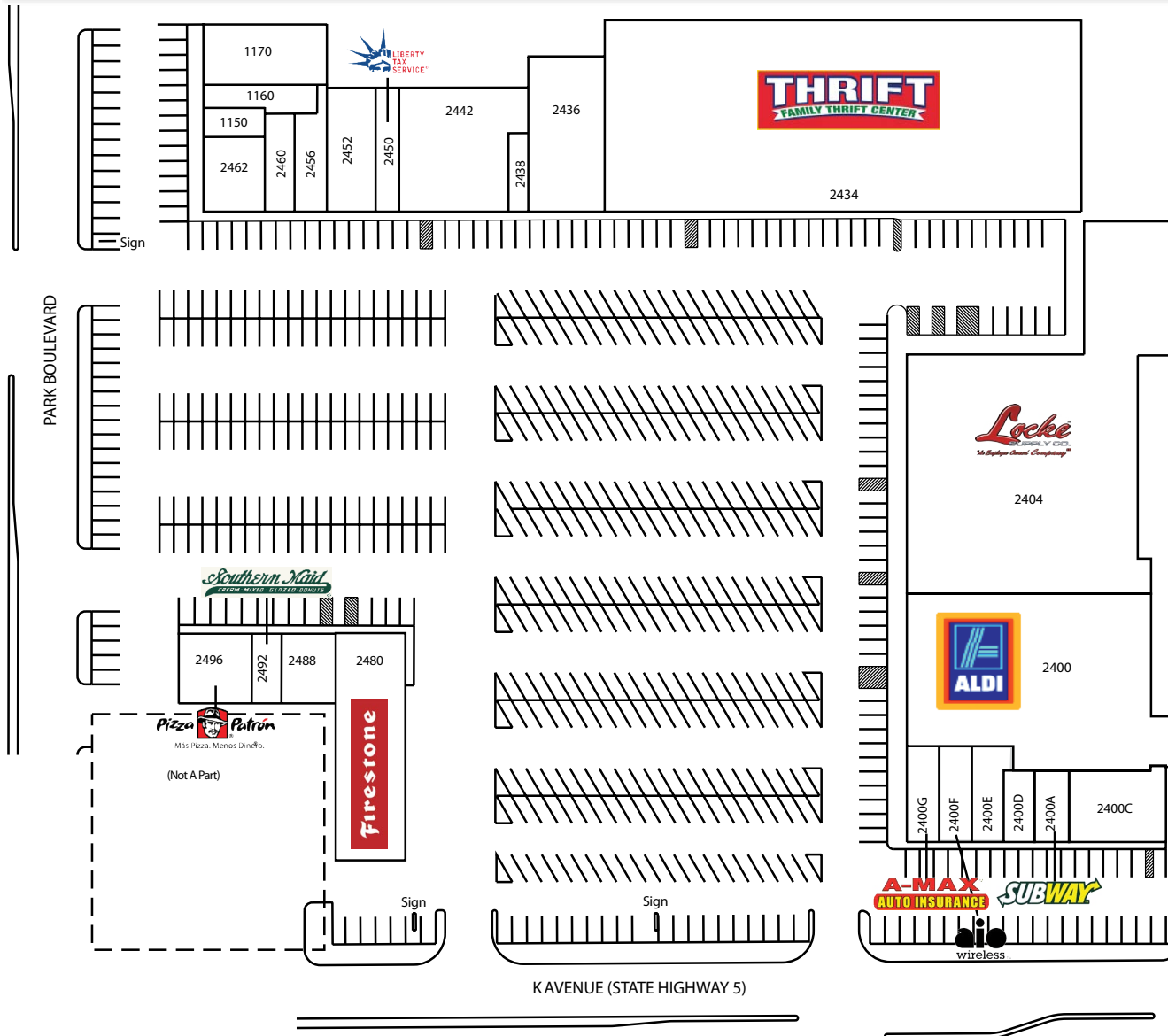




Component Realty

Park Mall Plaza

Plano, Texas



SUITE	TENANT	SQ. FT.
1150	Southwest Funding	680
1160	Formal Vital	1,200
1170	Thrift Antique Mall	3,040
2400	Aldi	17,990
2400A	Subway	1,000
2400C	Bernina Sewing Center	2,850
2400D	Vickie's Unisex Salon	924
2400E	Central Vision Clinic	1,300
2400F	AIO Wireless	1,235
2400G	A-Max Auto Insurance	1,300
2404	Locke Supply	27,956
2434	Family Thrift	36,200
2436	Plano Community Charity	5,000
2438	Park Mall Shoe Service	600
2442	Poor Richard's Cafe	6,200
2450	Liberty Tax Service	1,240
2452	Triple Cards & Co	2,400
2456	Queens Nails	1,528
2460	Park Mall Barber	1,170
2462	Park Mall Animal Clinic	2,000
2480	Firestone	6,525
2488	RMD Laundry	1,575
2492	Southern Maid Donuts	900
2496	Pizza Patron	2,025
Total GLA		126,838

PARKING 671 SPACES



Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

(Form 5/98)

Property: Park Mall Plaza - Plano, Texas

In this transaction, Component Realty, is:

☒ agent for Owner/Landlord only; ☐ agent for Buyer/Tenant only; or ☐ an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord

Date

Buyer or Tenant

Date