

NEW KROGER MARKETPLACE ANCHORED SHOPPING CENTER  
SHOP SPACE & PADS  
HIGH INCOMES & STRONG RESIDENTIAL DENSITY



214.378.1212

## COIT MARKETPLACE FOR LEASE

SWC SH 121 & COIT RD  
PLANO, TX

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DEVELOPED BY:  
**UCD**  
UNITED COMMERCIAL  
DEVELOPMENT

## LOCATION

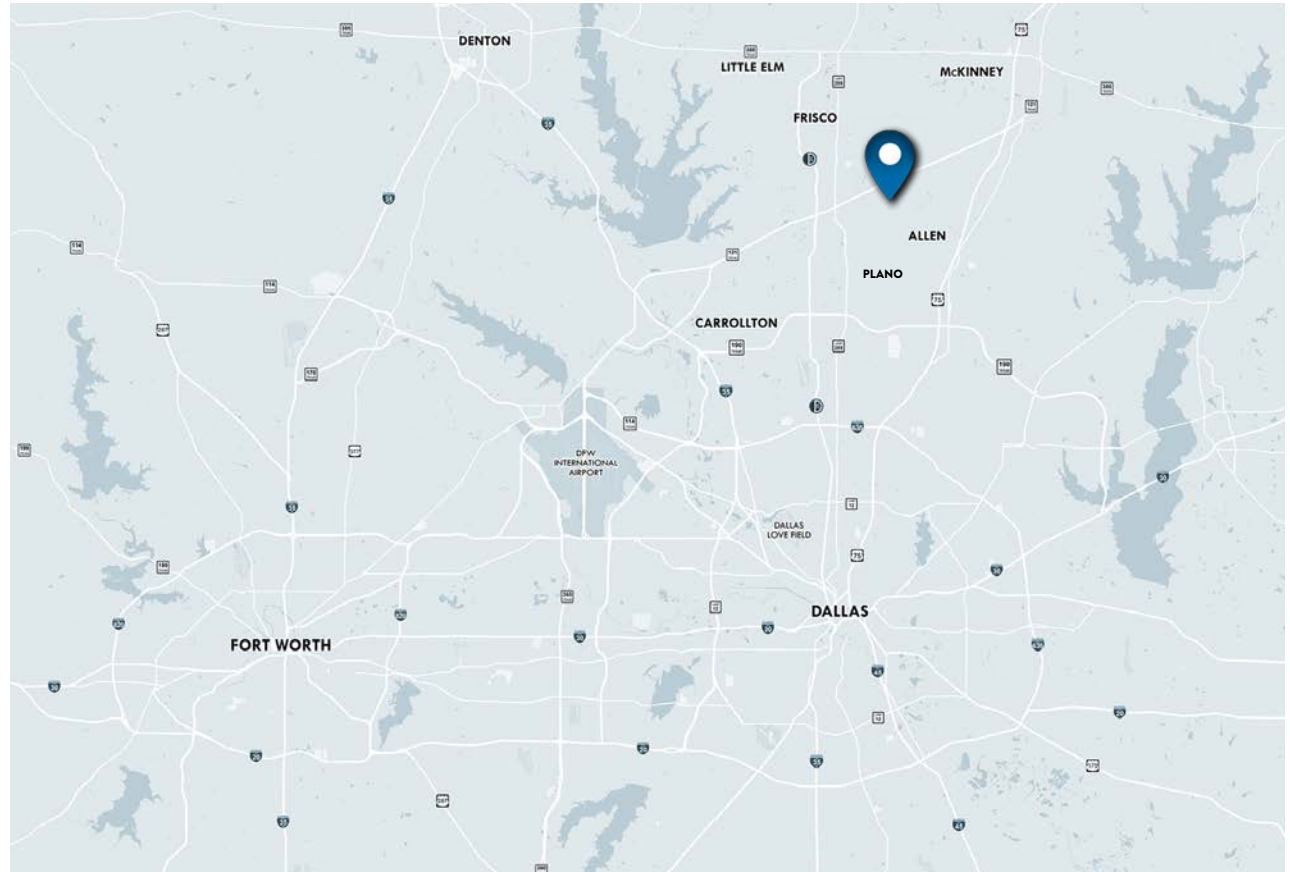
**SWC SH 121 & COIT RD**  
**PLANO, TX 75025**

## TRAFFIC COUNTS

**SH 121**                      **COIT RD**  
75,624 VPD 2020        31,939 VPD 2021

## PROPERTY HIGHLIGHTS

- ★ **ANCHORED BY 123,000 SF LARGE FORMAT KROGER MARKETPLACE**
- ★ **ESTIMATED DELIVERY Q3 2024**
- ★ **ONE OF THE FEW NEW GROCERY STORE ANCHORED DEVELOPMENTS PLANNED IN DFW FOR EARLY 2025 OPENING**
- ★ **AVERAGE HOUSEHOLD INCOMES OVER \$170,000 IN 3 MILE RADIUS**
- ★ **STRONG DAYTIME POPULATION**
- ★ **OVER 100,000 VEHICLES PER DAY AT THE INTERSECTION**
- ★ **STATE HWY 121 HAS BEEN EXPANDED INTO A SIX-LANE FREEWAY WITH AN ADDITIONAL SIX LANES OF PARKWAY FROM HWY 75 TO INTERSTATE 35**
- ★ **FULL SERVICE HOSPITAL, BAYLOR SCOTT & WHITE MEDICAL CENTER, LOCATED AT THE INTERSECTION**

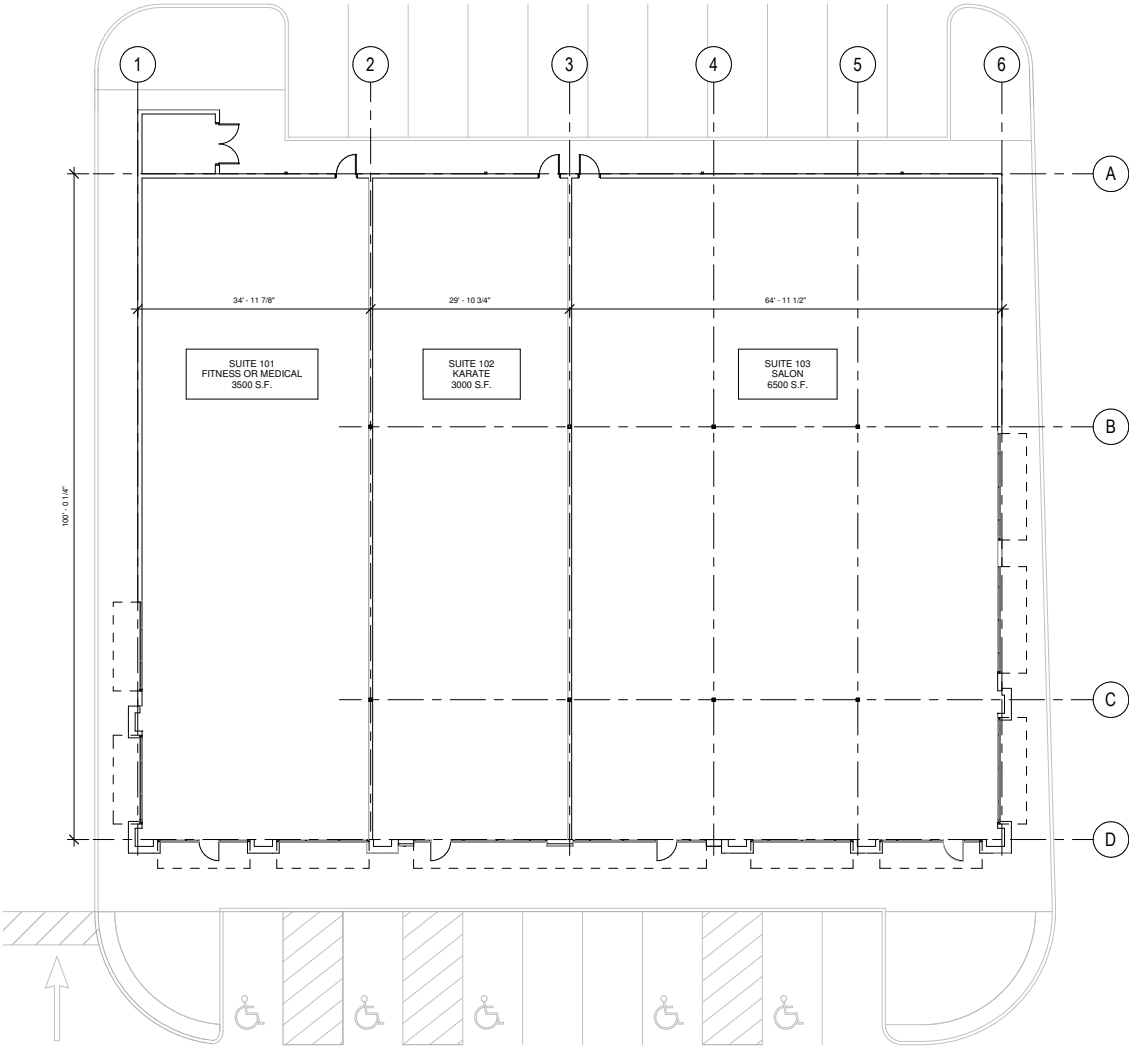


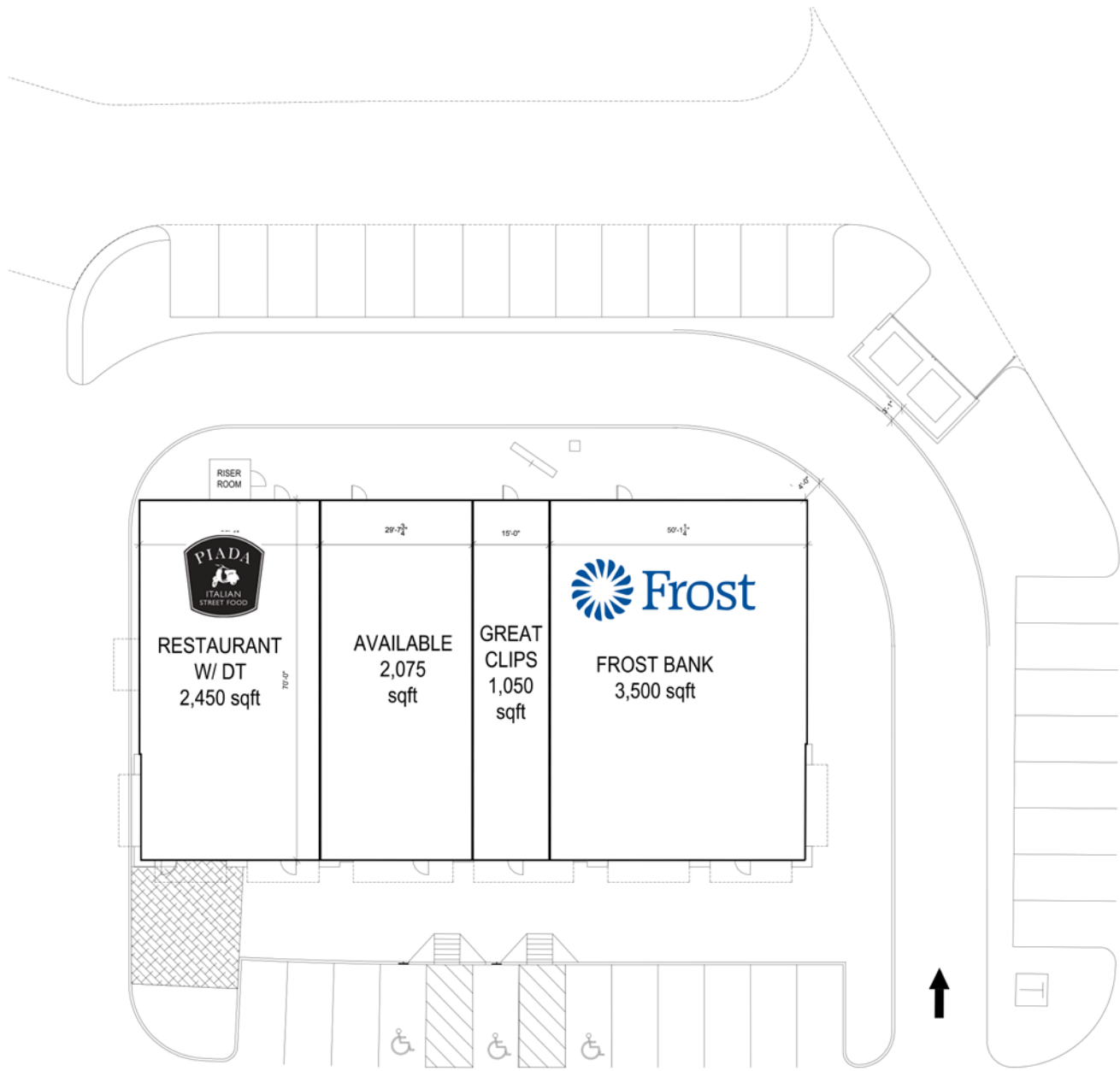
## 2024 DEMOGRAPHIC SUMMARY

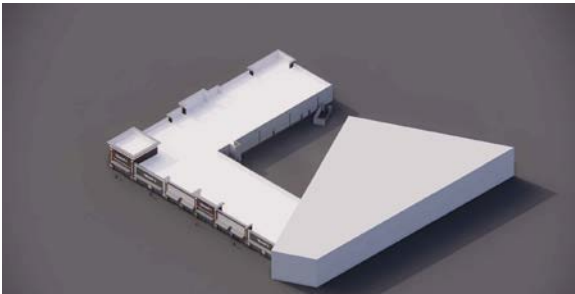
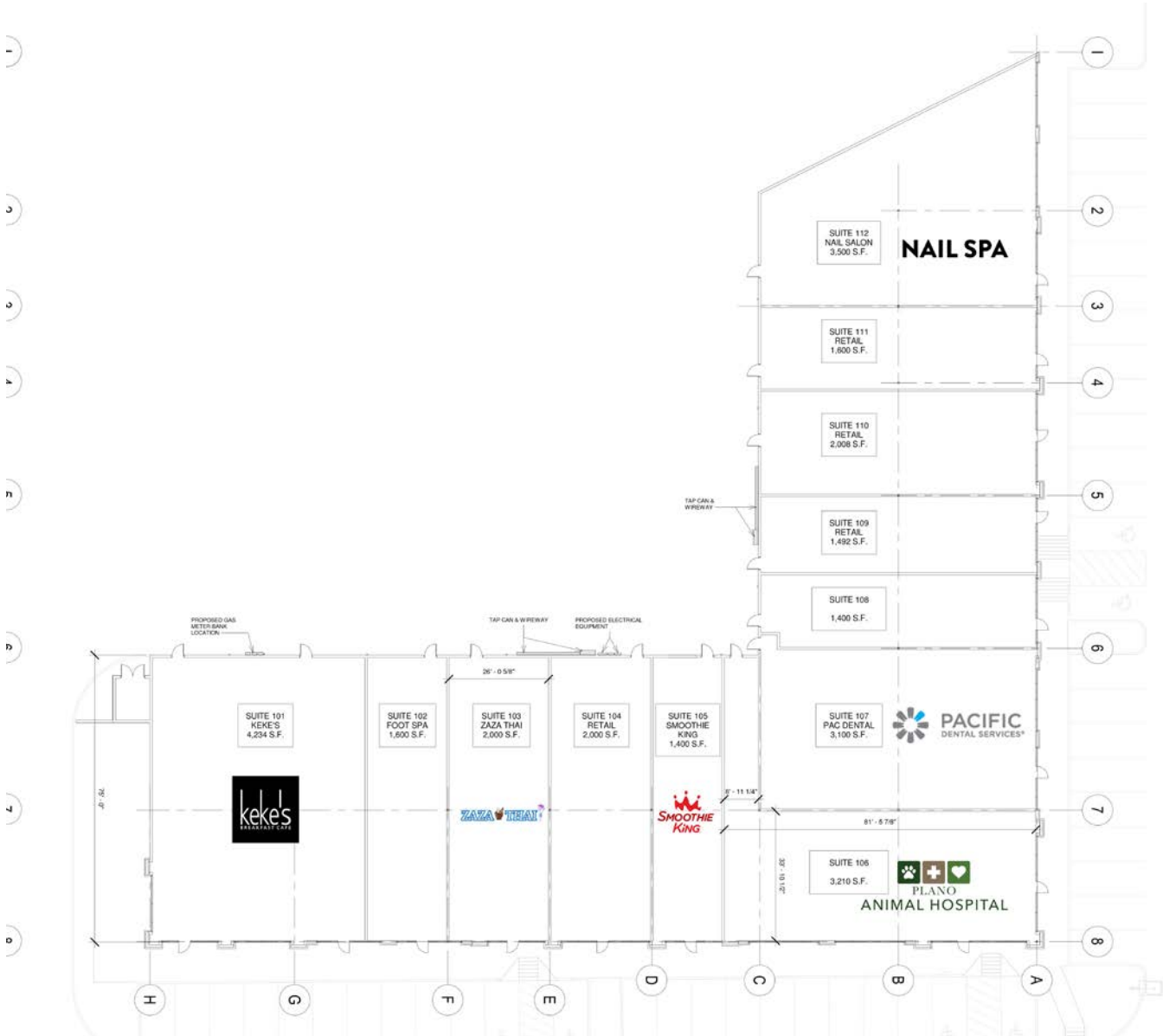
	1 MILE	3 MILES	5 MILES
EST. POPULATION	<b>12,866</b>	<b>141,754</b>	<b>346,036</b>
EST. DAYTIME POPULATION	<b>3,353</b>	<b>51,307</b>	<b>158,089</b>
EST. AVG. HH INCOME	<b>\$171,196</b>	<b>\$173,180</b>	<b>\$159,615</b>







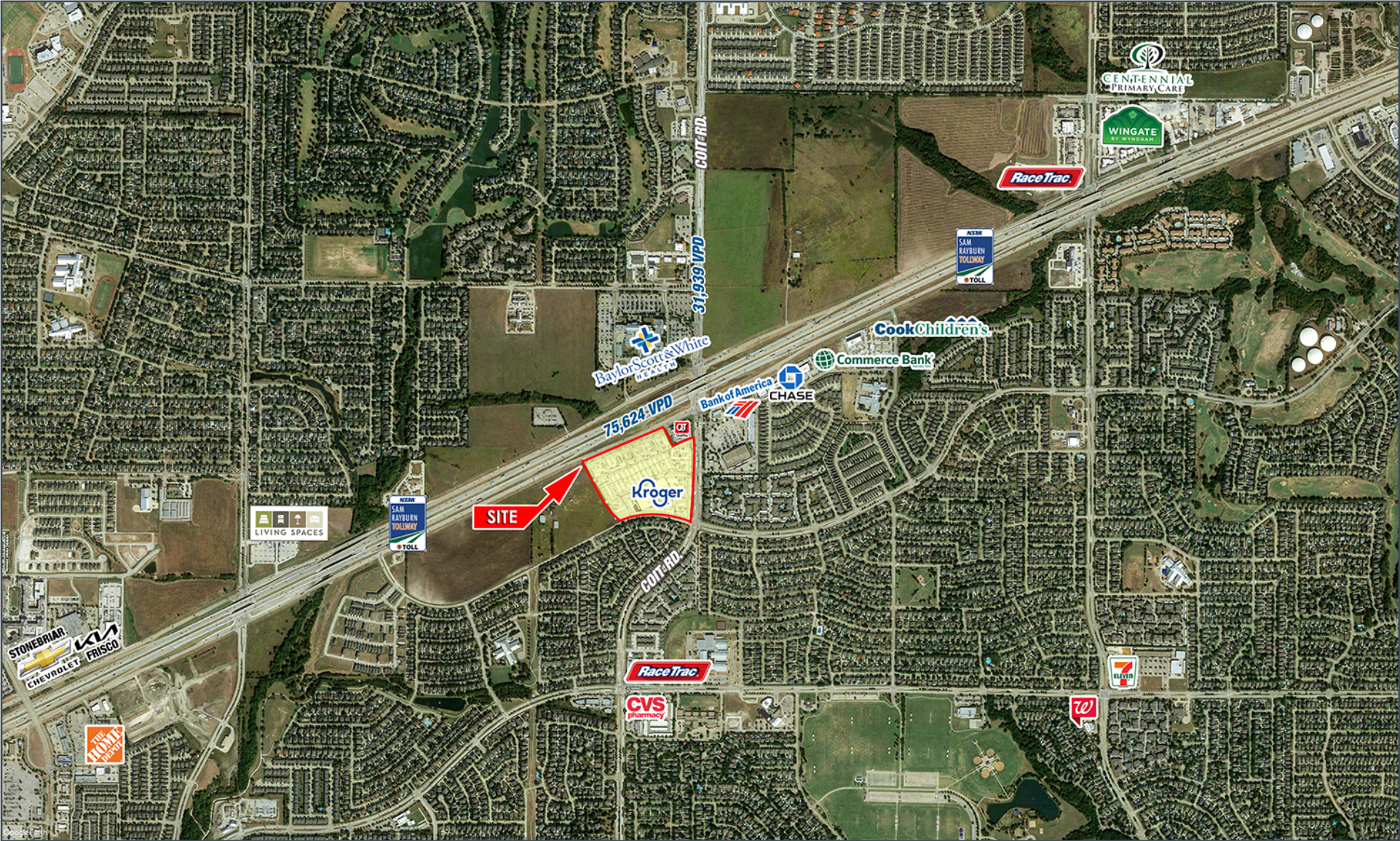




















DEVELOPED BY:



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## 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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
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**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker's Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent's Supervisor's Name	License No.	Email	Phone
<b>Amy Pjetrovic</b>	<b>550374</b>	<b>apjetrovic@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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<b>Natalia Singer</b>	<b>617025</b>	<b>nsinger@venturedfw.com</b>	<b>214-378-1212</b>
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<b>Mia Ureña</b>	<b>748118</b>	<b>murena@venturedfw.com</b>	<b>214-378-1212</b>
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