

FOR SALE

4001 W SPRING CREEK PARKWAY

4001 W Spring Creek Parkway Plano , TX 75024



PROPERTY DESCRIPTION

Former national gas and convenience store location is available for sale at the northwest corner of the signalized intersection of W Spring Creek Parkway and Coit Road in the city of Plano. Situated on approximately 1.15 AC with high visibility frontage on W Spring Creek Parkway and Coit Road, the convenience store structure measures approximately 3,328 SF, and the gas pump canopy area measures approximately 3,703 SF. Excellent accessibility to major thoroughfares, retail and service destinations, and surrounded by densely populated residential areas. Underground storage tanks in place. Buyer to verify all information.

PROPERTY HIGHLIGHTS

- Land area approximately 1.15AC, convenience store approx. 3,328 SF and gas pump canopy area approx. 3,703 SF
- Signalized intersection at W Spring Creek Parkway and Coit Road
- 2022 Traffic Count estimates: 35,639 (Coit Rd. & Stonewood Dr. N), and 36,028 (Coit Rd. & San Marino Dr. S)
- Former national gas station & convenience store location
- Approximately 167 feet of frontage on Coit Road, and approx. 235 feet of frontage on Spring Creek Parkway
- Ideal for investment or owner-user
- Property website: <https://buildout.com/website/4001wspringcreek>
- Property video: <https://vimeo.com/745819299>
- HIGHEST & BEST OFFERS DUE BY 5:00 PM ON TUESDAY, OCTOBER 24, 2023

OFFERING SUMMARY

* HIGHEST & BEST OFFER DEADLINE:	October 24, 2023
Approx. Lot Size:	1.15 Acres
Approx. Building Size:	3,328 SF
Zoning:	Retail - City of Plano

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	514	1,956	6,885
Total Population	1,224	4,585	17,008
Average HH Income	\$120,301	\$118,003	\$121,491
2022 VPD	Approx 72,000		

Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087

Jose Duarte, CCIM
972 885 8180



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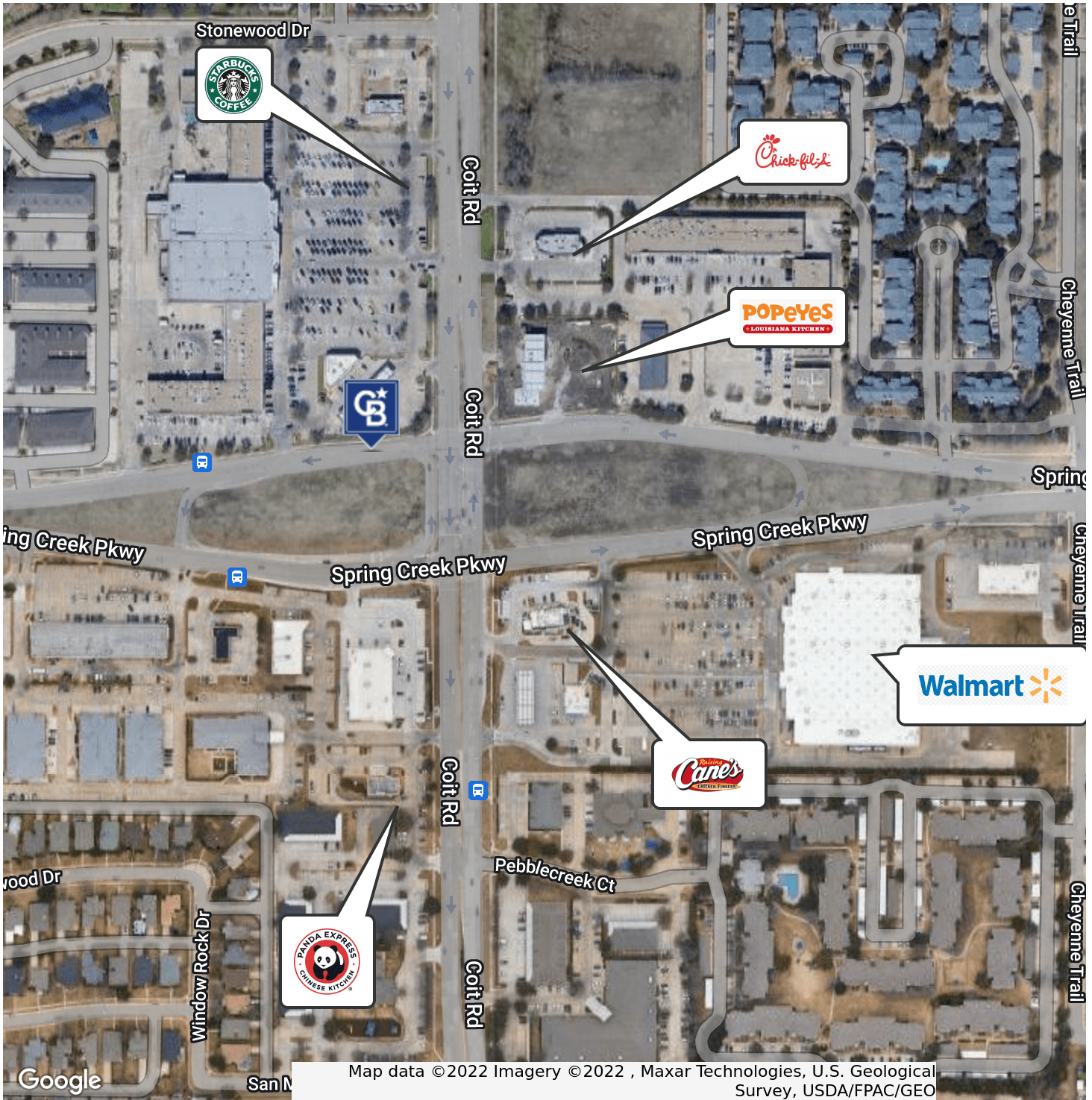


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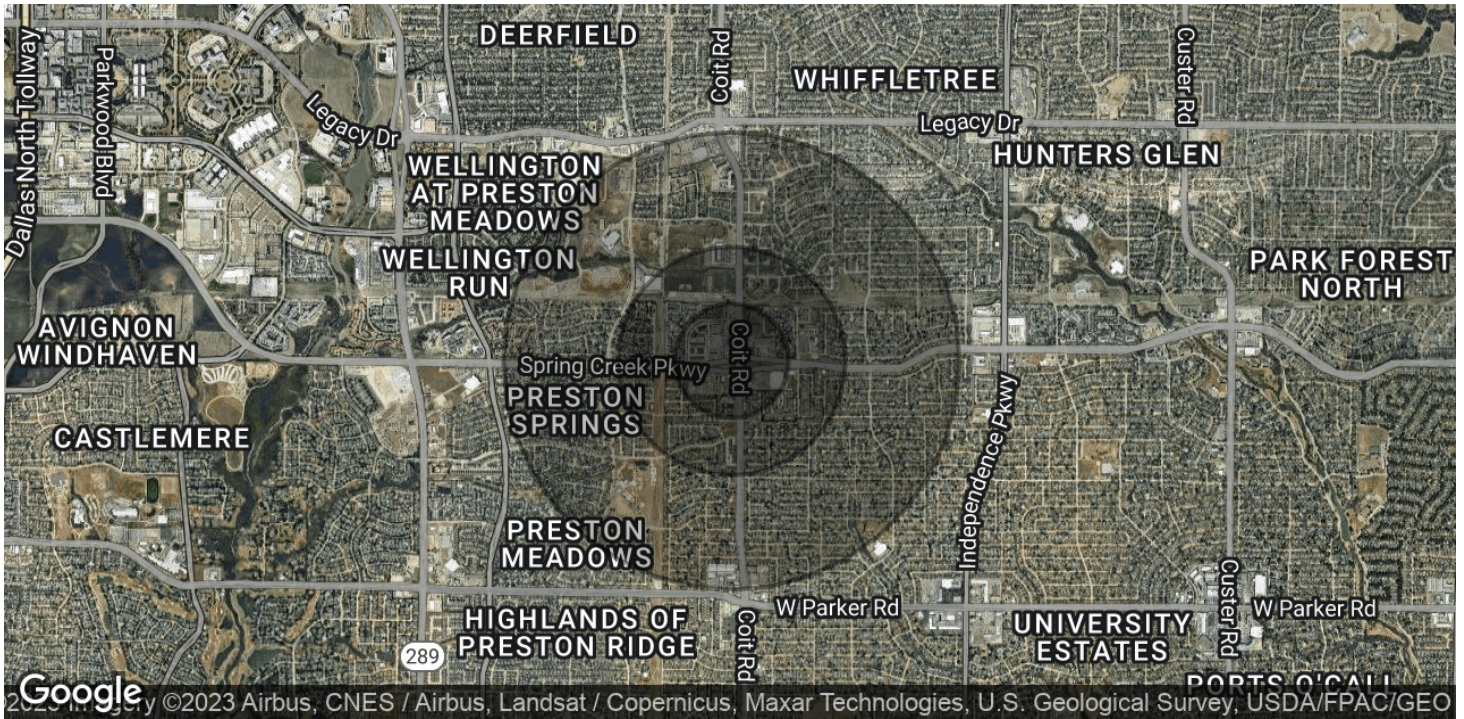


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,224	4,585	17,008
Average Age	42.3	43.4	42.3
Average Age (Male)	40.5	42	41.8
Average Age (Female)	38.9	40.2	41

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	514	1,956	6,885
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$120,301	\$118,003	\$121,491
Average House Value	\$371,743	\$367,601	\$360,152

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

Coldwell Banker Apex Realtors	590914		(972)783-1919
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Angela Harwell	681213	a.harwell@orioncrg.com	(214)578-0087
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date