

# PLANO MARKETPLACE

1401-1409 Jupiter Place, Plano, TX 75074



**BAYLOR WORMAN**

DIR: (214) 600-5525 | MOB: (214) 227-2729

License No. 784561 (TX)

[baylor.worman@matthews.com](mailto:baylor.worman@matthews.com)

**GRAYSON DUYCK**

DIR: (214) 295-4247 | MOB: (214) 796-0289

License No. 7725363 (TX)

[grayson.duyck@matthews.com](mailto:grayson.duyck@matthews.com)

**MATTHEWS**<sup>TM</sup>  
 REAL ESTATE INVESTMENT SERVICES

**OPPORTUNITY OVERVIEW:**

- **± 14,000 SF Available for Junior Box User**
  - Will deliver in Whitebox Condition
- **Suite 105: ±2,000 SF Chiropractor Office Available**
  - Tenant Operating (DND)
  - Space available 1/15/25
- At lease with entertainment user on 40,000 SF
- Strong Traffic counts at intersections, with great visibility and multiple access points
- Ample Parking
- Great Co-Tenancy to match the surrounding market
- NNN: ~ \$4.15 PSF

**DEMOGRAPHICS:**

POPULATION	1-MILE	3-MILE	5-MILE
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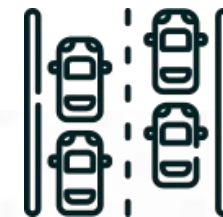
Current Year Estimate	14,868	104,574	290,803
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HOUSEHOLDS	1-MILE	3-MILE	5-MILE
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Current Year Estimate	4,951	39,539	107,726
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INCOME	1-MILE	3-MILE	5-MILE
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Average Household Income	\$67,094	\$90,604	\$101,504
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**14th St ± 15,265 VPD**

**Jupiter Rd. ± 21,808 VPD**

E 15TH ST

14TH ST

AVAILABLE 

OCCUPIED 

AT LEASE 



JUPITER RD

**REVISED ANCHOR SPACE PLAN**



RETAIL SPACE AVAILABLE

MATTHEWS™  
REAL ESTATE INVESTMENT SERVICES

1401-1409 JUPITER PLACE

Plano, TX 75074



KELLY-MOORE PAINTS  
Burlington

target

SHIPLEY DO-NUZIS  
FUZZY'S TACO SHOP  
Days Inn

75

± 155,000 VPD

Michaels DSW OLD NAVY  
BARNES & NOBLE petco  
BED BATH & BEYOND

HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES  
6  
Comfort INN & SUITES  
BW Best Western  
RedRoof Denny's

Ashley HOMESTORE  
BJ's RESTAURANT BREWHOUSE  
Jack in the box  
WELLS FARGO

BIG LOTS! HOBBY LOBBY  
Conrad's FLOOR DECOR  
DICK'S SPORTING GOODS  
DOLLAR TREE

Total Wine & MORE  
Marshall's  
ULTA  
MCALISTER'S

Orangetheory

PET SMART 24 FITNESS  
ROSS Party City  
DRESS FOR LESS H MART

Fiesta at home BEST BUY  
buy buy BABY

Firestone  
ALDI Public Storage DQ  
Auto DISCOUNT TIRE cricket

SUBJECT PROPERTY

JUPITER RD

± 21,808 VPD

14TH ST

± 15,265 VPD

MEN'S WEARHOUSE  
Office DEPOT THE VITAMIN SHOPPE

Tom Thumb  
TAKE 5 Auto Jack  
Starbucks PAPA JOHN'S

Comfort INN & SUITES  
Residence Inn Marriott  
COURTYARD BY MARRIOTT

O'Reilly AUTO PARTS  
TACO BELL

Public Storage

Kroger  
CAFO Starbucks

Shutterfly

ESE  
ELLIOTT ELECTRIC SUPPLY

PRESIDENT GEORGE BUSH TPKE ± 59,000 VPD

WHOLE FOODS MARKET  
WELLS FARGO  
Chick-fil-ee CVS pharmacy

Chevron  
McDonald's  
BURGER KING

Google Earth



Information About Brokerage Services

11-2-2015

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:
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.

Table with 4 columns: Name, License No., Email, Phone. Rows include Kyle Matthews/Matthews Retail Group Inc., Licensed Broker/Broker Firm Name or Primary Assumed Business Name, Designated Broker of Firm, Licensed Supervisor of Sales Agent/Associate, and Sales Agent/Associate's Name.

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Brochure contains select information pertaining to the business and affairs of 1401-1409 Jupiter Place, Plano, TX 75074 ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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