

BISONHEAD SHOPPING CENTER

8998 Preston Rd, Frisco, Texas 75034

FOR LEASE



DETAILS

2,085 SF In-line Space Available

1,885 SF End Cap Available

Can be combined for 3,970 SF

+/-4 Acre Pad Site Available

TRAFFIC COUNT

Preston Rd - 34,589 vpd

Main St - 13,498 vpd

(City of Frisco, 2012)

PRICING

Call for Rates

FRISCO

SEC OF PRESTON RD (SH 289) & MAIN ST

ABOUT PROPERTY

- Located at a signalized intersection
- High visibility from Preston Rd & Main St
- Just north of the Collin County Community College Campus

WHAT'S NEARBY



MARK COHEN

5330 Alpha Rd Ste 200
Dallas, TX 75240

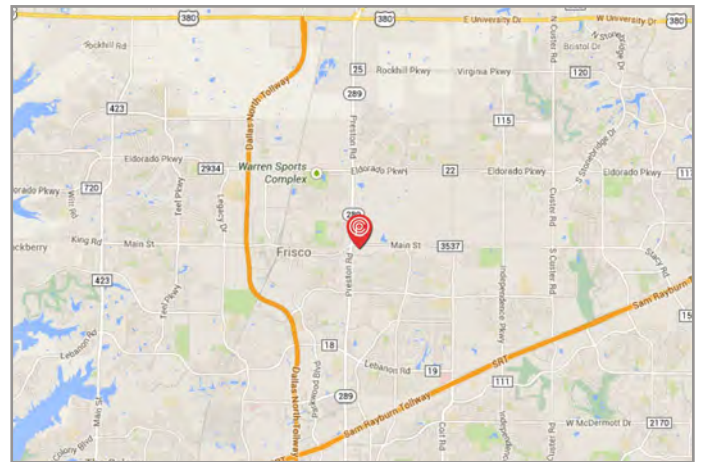
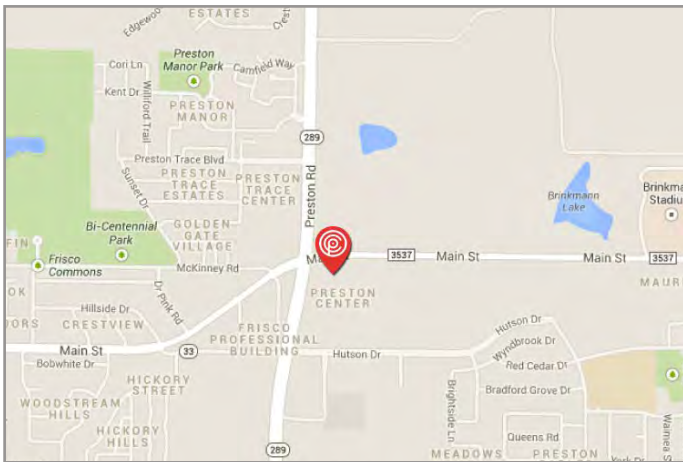
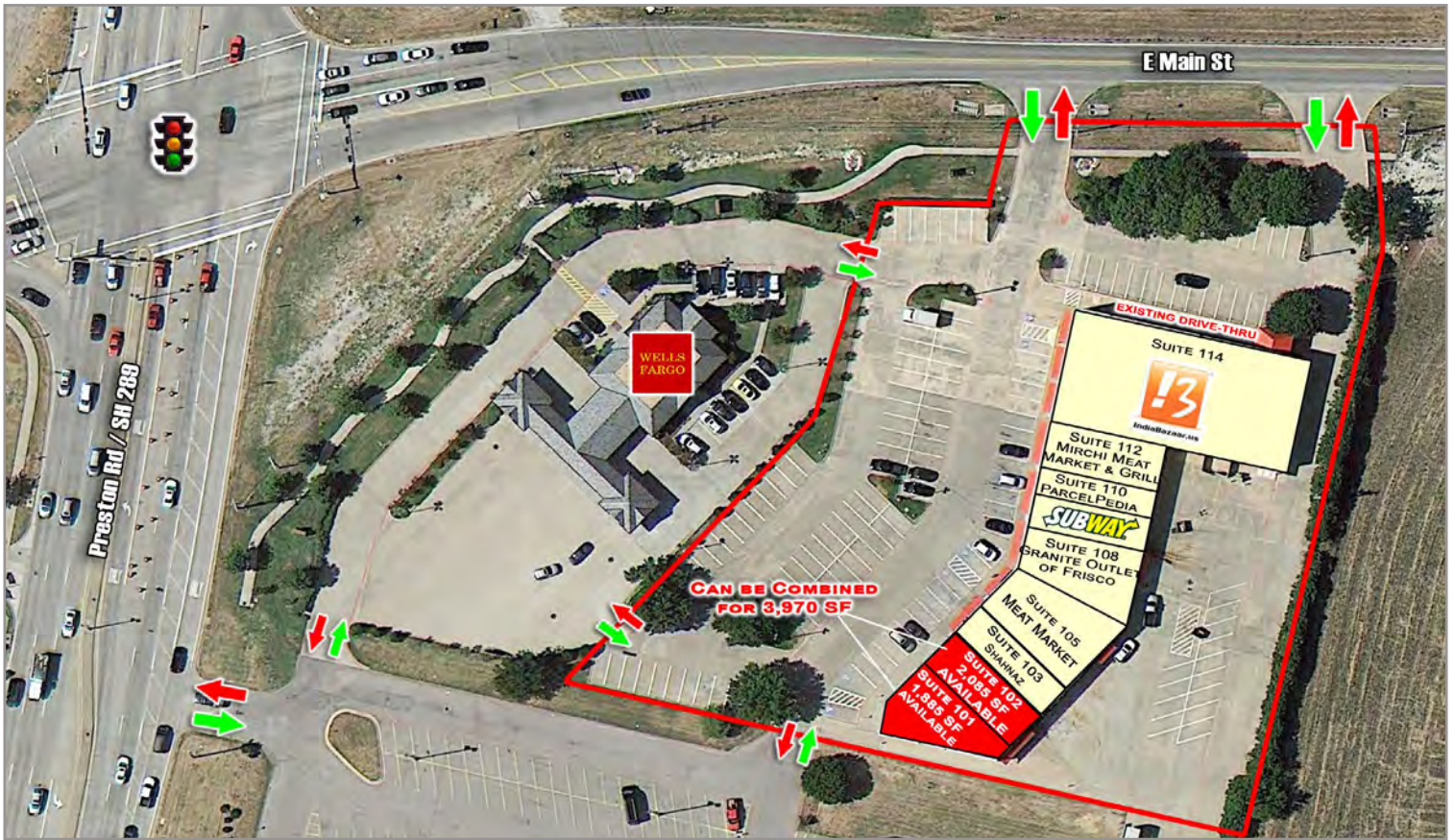
(972) 991-9590 x26 (office)

(972) 387-0152 (fax)

Mark@CenterPointCP.com

SITE PLAN

BISONHEAD SHOPPING CENTER



CenterPoint
COMMERCIAL PROPERTIES

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AERIAL MAP

BISONHEAD SHOPPING CENTER

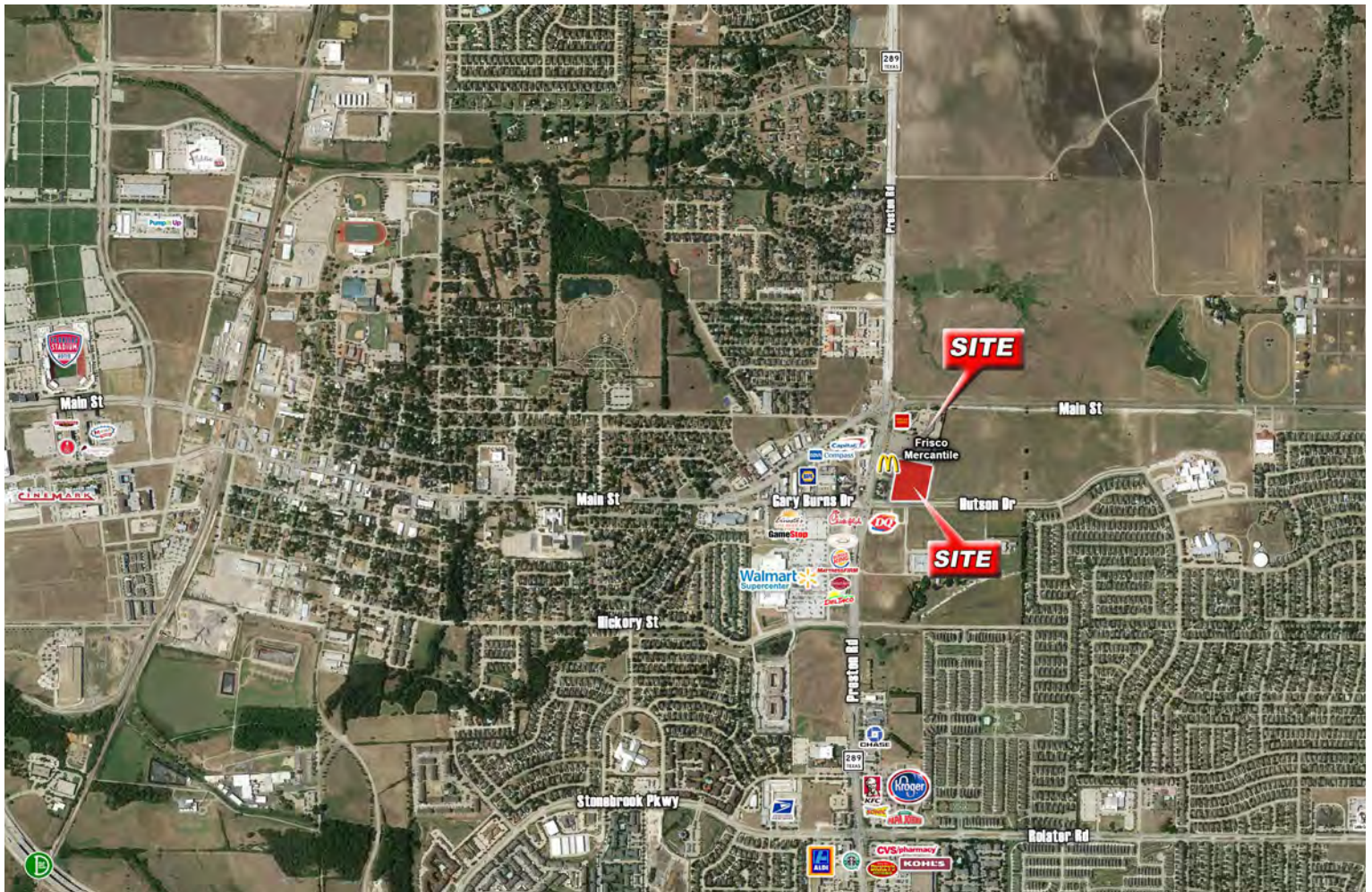


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AERIAL MAP

BISONHEAD SHOPPING CENTER



DEMOGRAPHICS

	1 mile	3 mile	5 mile	7 mile
Estimated Population	9,132	67,950	193,313	400,258
5 Yr Projected Growth	9.7%	17.2%	21.4%	19.5%
Total Households	3,382	23,640	65,037	135,004
Daytime Population	7,411	60,777	173,199	354,429
Average HH Income	\$87,803	\$107,250	\$118,303	\$115,787

[VIEW FULL REPORT](#)



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

CenterPoint Commercial Properties, LLC	0481728	info@centerpointcp.com	972-991-9590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Cohen	0447509	mark@centerpointcp.com	972-991-9590
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