



COLONIAL
COMMERCIAL REAL ESTATE LLC

CREME DE LA CREME

1201 West McDermott Road
Allen, Texas 75013

RETAIL PROPERTY FOR LEASE



- 34,000 vehicles per day
- Area's average household income is \$147,000 within 1 mile of property
- Area's population within 5 miles of property is 269,000
- Great Visibility

3228 Collinsworth St., Fort Worth, TX 76107

817.632.6200

817.632.6201 fax

www.ColonialCRE.com

Property Information

1201 West McDermott Road, Allen, Texas 75013

Available Lease Space:

Suite 106 - 1,760 SF

Suite 108 - 2,000 SF

Suite 112 - 2,700 SF

Rental Rates:

Suite 106 - \$24.00 per square foot plus \$8.26 NNN

Suite 108 - \$24.00 per square foot plus \$8.26 NNN

Suite 112 - \$24.00 per square foot plus \$8.26 NNN

Traffic Count:

34,000 vehicles per day

Lot Size:

1.29 Acres

Details:

Suites 106 and 108 - Former gym.

Suite 112 - Former Kid to Kid space.

Property Information and Highlights:

Located west of North Central Expressway, on West McDermott Drive near the signalized intersection with Alma Drive.

Area's average household income is \$147,000.00 within a one (1) mile radius of the property.

Area population within a five (5) mile radius of the property is 269,000 residents.

Property is ten minutes north of Dallas.

Nearby Retailers:

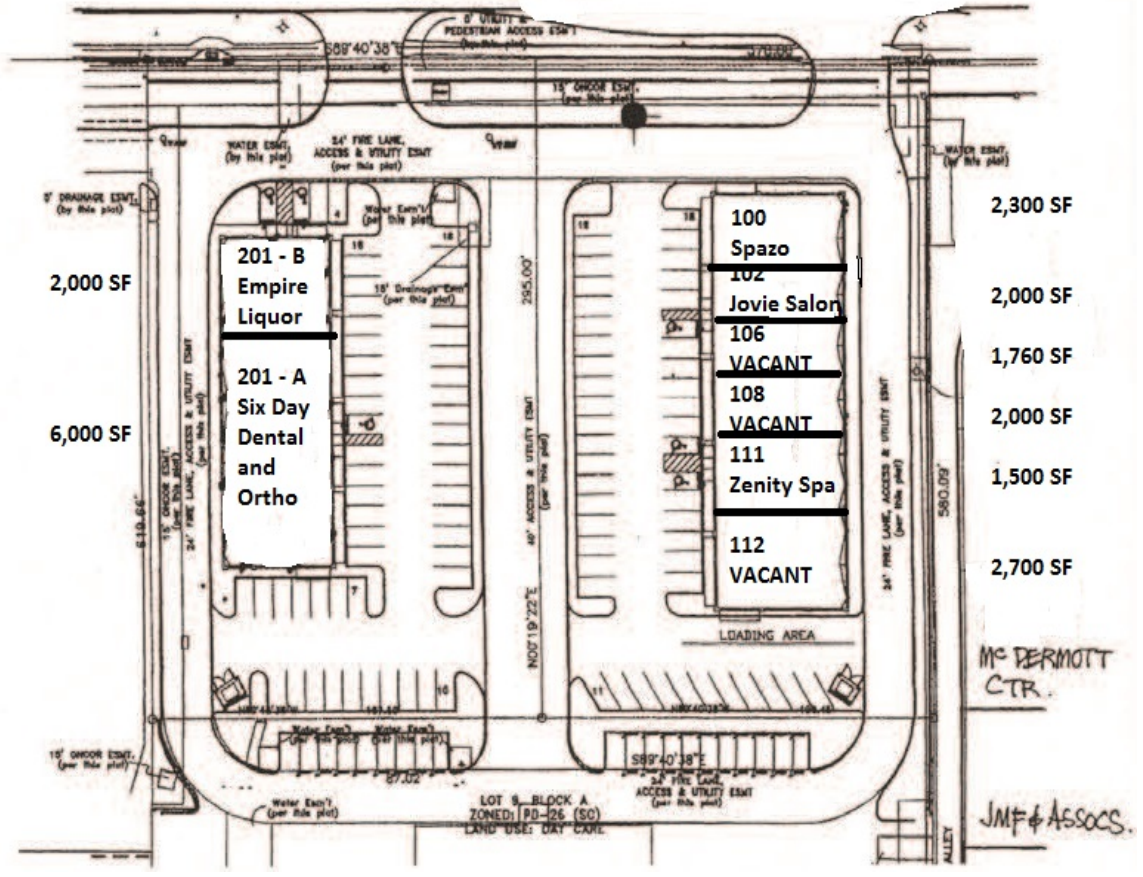
Spazo Restaurant and Bar, Jovie Salon, Edward Jones, Capital One Bank, Target,

Goodyear, Walgreens, 7-Eleven, Kroger, Lowes, In and Our Burger, Great Clips

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Creme de la Creme Site



The data contained herein was obtained from sources deemed to be reliable, but is in no way warranted by Colonial Commercial Real Estate, LLC. The property is offered subject to errors, omissions, change in price and/or terms or removal from the market without notice. Colonial Commercial Real Estate, LLC has not inspected or investigated this property for potential environmental problems or compliance with the American Disabilities Act.





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.

11-2-2015



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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