

Parker Crossing Shopping Center

1120 East Parker Road, Plano, Texas 75074



Estimated Population



1-mile	3-miles	5-miles
13,241	121,625	307,970

Avg Household Income



1-mile	3-miles	5-miles
\$69,627	\$94,234	\$118,416

Traffic Counts

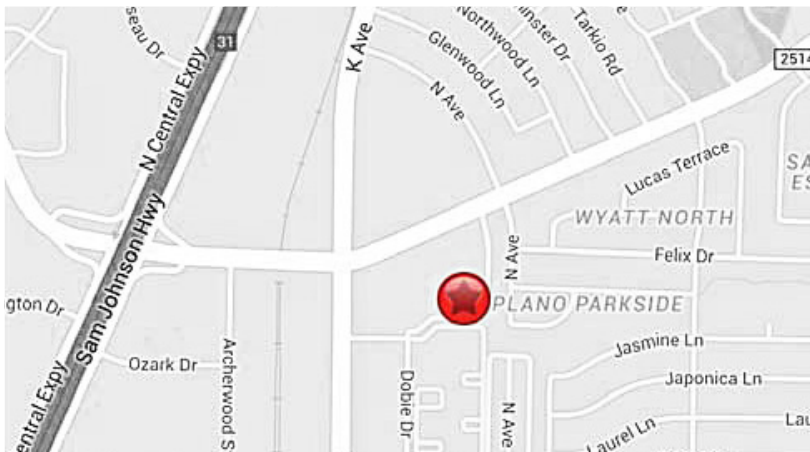


Parker Rd	22,639 VPD
K Ave	25,867 VPD

Year: 2019 | Source: TxDOT

Property Features

- Easy access from North Central Expressway
- Densely populated
- Great mix of retail, medical and restaurant tenants



For more
information contact:

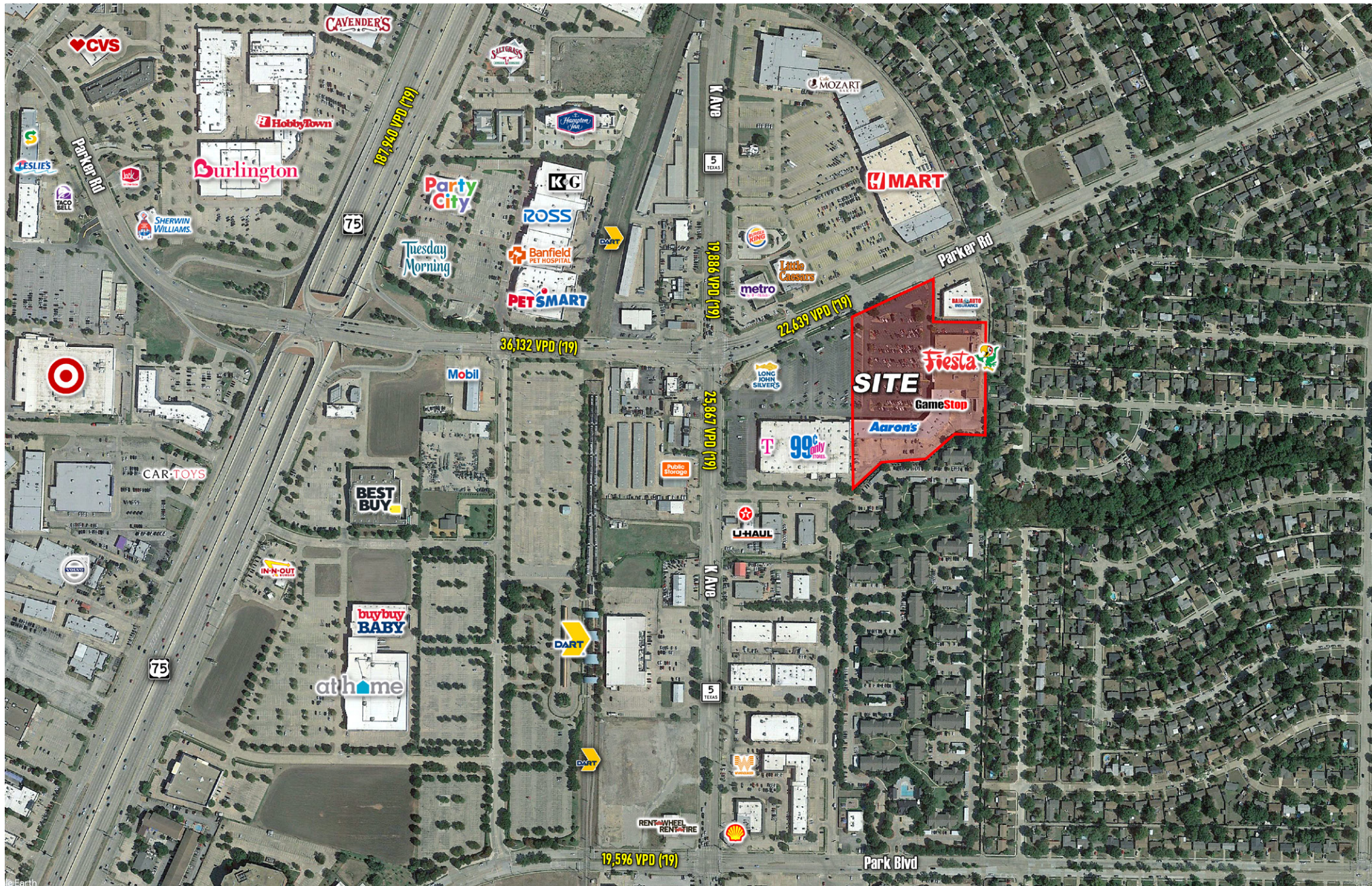
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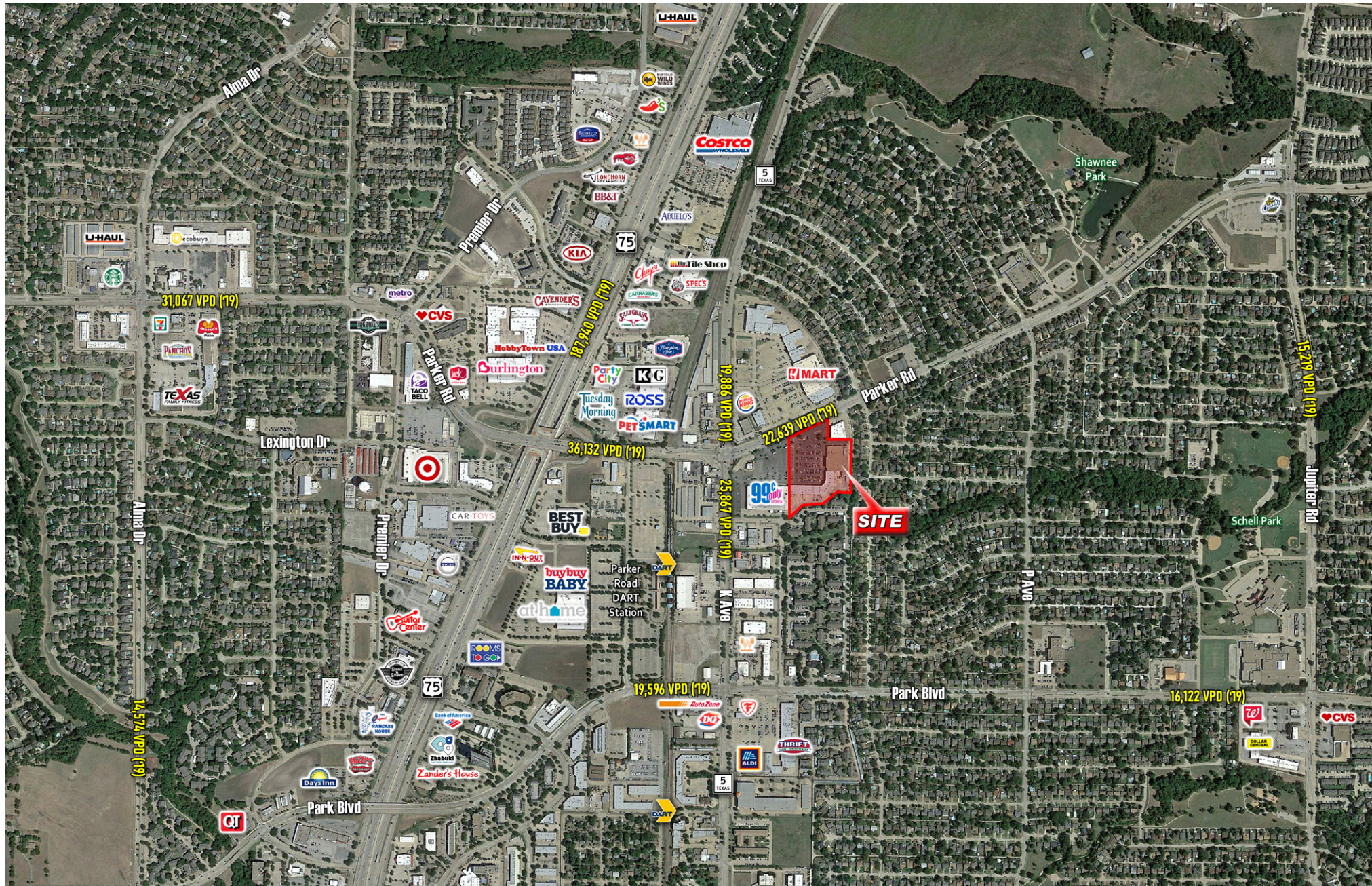
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Suite	Tenant	Sq. Ft
100	Latin Cuts	1,005
101	Affordable Insurance	964
102	Water Inn	964
103	H&R Block	1,615
105	Brident Dental & Orthodontics	2,909
108	Aaron's Rents	6,619
109	Super Laundry City Storage	250
110	Super Laundry City	3,750
112	Boost Mobile	2,080
MR	Mechanical Room	112
195	Mi Doctor	2,969
198	La Hechizera Tacos	2,178
200	Oportun	2,024
203	Vaqueros Western Wear	1,495
205	Gamestop	1,745
206	Highland Nail Salon	955
210	El Super Elote	957
400	Fiesta	44,045
Total Sq Ft		76,636

P1	Cingular
P2	TC Shaved Ice







Population

2000 Population	10,811	92,359	220,586
2010 Population	11,886	96,647	255,085
2020 Population	13,241	121,625	307,970
2025 Population	14,283	133,832	338,690
2000-2010 Annual Rate	0.95%	0.45%	1.46%
2010-2020 Annual Rate	1.06%	2.27%	1.86%
2020-2025 Annual Rate	1.53%	1.93%	1.92%
2020 Male Population	50.7%	49.6%	49.2%
2020 Female Population	49.3%	50.4%	50.8%
2020 Median Age	32.4	36.3	38.1

In the identified area, the current year population is 307,970. In 2010, the Census count in the area was 255,085. The rate of change since 2010 was 1.86% annually. The five-year projection for the population in the area is 338,690 representing a change of 1.92% annually from 2020 to 2025. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 32.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	53.0%	56.8%	58.3%
2020 Black Alone	14.5%	13.3%	10.1%
2020 American Indian/Alaska Native Alone	0.5%	0.5%	0.4%
2020 Asian Alone	9.5%	14.2%	21.2%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	17.9%	11.2%	6.4%
2020 Two or More Races	4.6%	3.9%	3.6%
2020 Hispanic Origin (Any Race)	47.9%	28.1%	17.3%

Persons of Hispanic origin represent 17.3% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	55	101	144
2000 Households	3,598	33,658	78,918
2010 Households	3,736	35,961	94,202
2020 Total Households	4,087	44,465	113,333
2025 Total Households	4,381	48,776	124,576
2000-2010 Annual Rate	0.38%	0.66%	1.79%
2010-2020 Annual Rate	0.88%	2.09%	1.82%
2020-2025 Annual Rate	1.40%	1.87%	1.91%
2020 Average Household Size	3.23	2.73	2.71

The household count in this area has changed from 94,202 in 2010 to 113,333 in the current year, a change of 1.82% annually. The five-year projection of households is 124,576, a change of 1.91% annually from the current year total. Average household size is currently 2.71, compared to 2.70 in the year 2010. The number of families in the current year is 80,071 in the specified area.

Average Household Income

2020 Average Household Income	\$69,627	\$94,234	\$118,416
2025 Average Household Income	\$75,644	\$100,932	\$127,292
2020-2025 Annual Rate	1.67%	1.38%	1.46%

2020 Population 25+ by Educational Attainment

Total	8,436	82,379	209,573
Less than 9th Grade	15.9%	6.8%	3.7%
9th - 12th Grade, No Diploma	7.3%	4.8%	3.2%
High School Graduate	21.9%	14.2%	11.8%
GED/Alternative Credential	4.7%	2.2%	1.7%
Some College, No Degree	18.9%	21.5%	18.6%
Associate Degree	6.8%	7.3%	6.9%
Bachelor's Degree	18.4%	28.9%	34.0%
Graduate/Professional Degree	6.1%	14.3%	20.1%

Data for all businesses in area

	1 mile	3 miles	5 miles
Total Businesses:	1,061	5,313	12,544
Total Employees:	9,848	54,698	143,648
Total Residential Population:	13,241	121,625	307,970
Employee/Residential Population Ratio (per 100 Residents)	74	45	47



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.

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Date