



FOR LEASE

9724 COIT RD

Plano, TX 75025



Tracy Gray
Managing Partner
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PROPERTY HIGHLIGHTS

AVAILABLE SPACE:

+/- 1,772 SF

PRICING:

Contact Broker

- Proposed Retail/Restaurant Site behind Liquor King
- Ten Minutes from Grandscape Entertainment Complex and The Shops at Legacy
- Across the street from Kroger Marketplace with QT, Bojangles, Starbucks, and more



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population	14,001	146,497	365,502
Est. Average HH Income	\$191,680	\$172,295	\$160,075
Traffic Counts	Sam Rayburn Tollway +/- 144,428 VPD		Coit Rd +/- 21,297 VPD

EXISTING
(CONC)

6. GENERAL CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK AND TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL DIMENSIONS ARE TO FACE OF WALL, FINISH OR FACE OF EXISTING WALL.
8. ANY DISCREPANCIES OR AMBIGUOUS ITEMS WILL BE REPORTED TO THE ARCHITECT IMMEDIATELY AND THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT.
9. CONTRACTOR SHALL COORDINATE ALL LAYOUT WORK WITH EQUIPMENT OPERATORS AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND PROVISION OF ALL OTHER PROVIDED EQUIPMENT.
10. ALL DIMENSIONS SHALL BE TO FACE OF WALL OR FINISH OF F.C.
11. THE MECH. DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. SHOULD THE MECH. DRAWINGS AND ARCHITECTURAL DRAWINGS AND THE CONSULTANT DRAWINGS SUCH AS ELECTRICAL, BE IN CONFLICT, THE MECH. DRAWINGS SHALL PREVAIL.
12. THE ENGINEER/DESIGNER AND THE CONTRACTOR SHALL RECEIVE INSTRUCTIONS FROM THE ARCHITECT IMMEDIATELY UPON THE COMMENCEMENT OF WORK. ANY WORK PERFORMED IN CONFLICT WITH THE DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY.
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	EXISTING INTERIOR PARTITION WALL TO REMAIN
	NEW INTERIOR PARTITION WALL
	EXISTING EXTERIOR WALL TO REMAIN
	NEW EXTERIOR WALL BY PERM. WALL FINISHES TO MATCH EXISTING

CODE	EXAMPLE	DESCRIPTION
P1 (F)		EXISTING EXTERIOR PERIMETER WALL OF METAL STUD @ 16" O.C. AND WALL ASSEMBLY (TO DETERMINE VERIFY INSULATED SIZE AND SPACING)
P1 (F)		NEW PARTITION 2"X6" METAL STUDS @ 16" O.C. WITH GYP. ON BOTH SIDES REF. SHEET G-02B AND SEE DETAILS PAGE 4. (NOTES FOR HEIGHT)
P2 (F)		F.M. STUDS @ 16" O.C. WITH GYP. ON BOTH SIDES TO UNDERLIE OF ROOF (SHAKE BARRIERS)

NOTE:
ALL PARTITIONS NOT NOTED ON PLAN
SHALL BE P1 (N)

(N) - INDICATES NEW WALL
(E) - INDICATES EXISTING WALL TO REMAIN

1. ALL DIMENSIONS SHOWN ARE TO FACE OF GYP. BOARD, UNLESS NOTED OTHERWISE.
2. WHERE INDICATED FURNITURE BY OWNER.
3. IT MEANS THAT FURNITURE SHOWN IN THIS PERMIT SET IS FOR REFERENCE ONLY.
4. GC TO INSTALL FIRE EXTINGUISHERS PER THE FIRE MARSHAL'S RECOMMENDED LOCATIONS.
5. ALL INTERIOR WALLS TO BE TRIM, BECCORD, AND PAINTED. PROVIDE A LEVEL 8 FINISH WITH AN ORANGE PEEL TEXTURE AT OWNERS DISCRETION.
6. ALL EXTERIOR DOORS SHOWN ARE EXISTING.
7. G.C. TO VERIFY & PROVIDE WOOD JOISTING AS REQUIRED TO SUPPORT ALL FIXTURES.



BIM Solutions, LLC
3000 Cedar Elm Dr., McKinney, TX 75070



KITCHEN AND STORAGE ADDITION FOR
LIQUOR KING PLANO
9724 COIT ROAD,
PLANO, TEXAS 75025

RELEASE:		
No.	Description	Date

PROPOSED
OVERALL
DIMENSION PLAN

Project number	24044
Date	01.20.2025
Drawn by	Author
Checked by	Checker

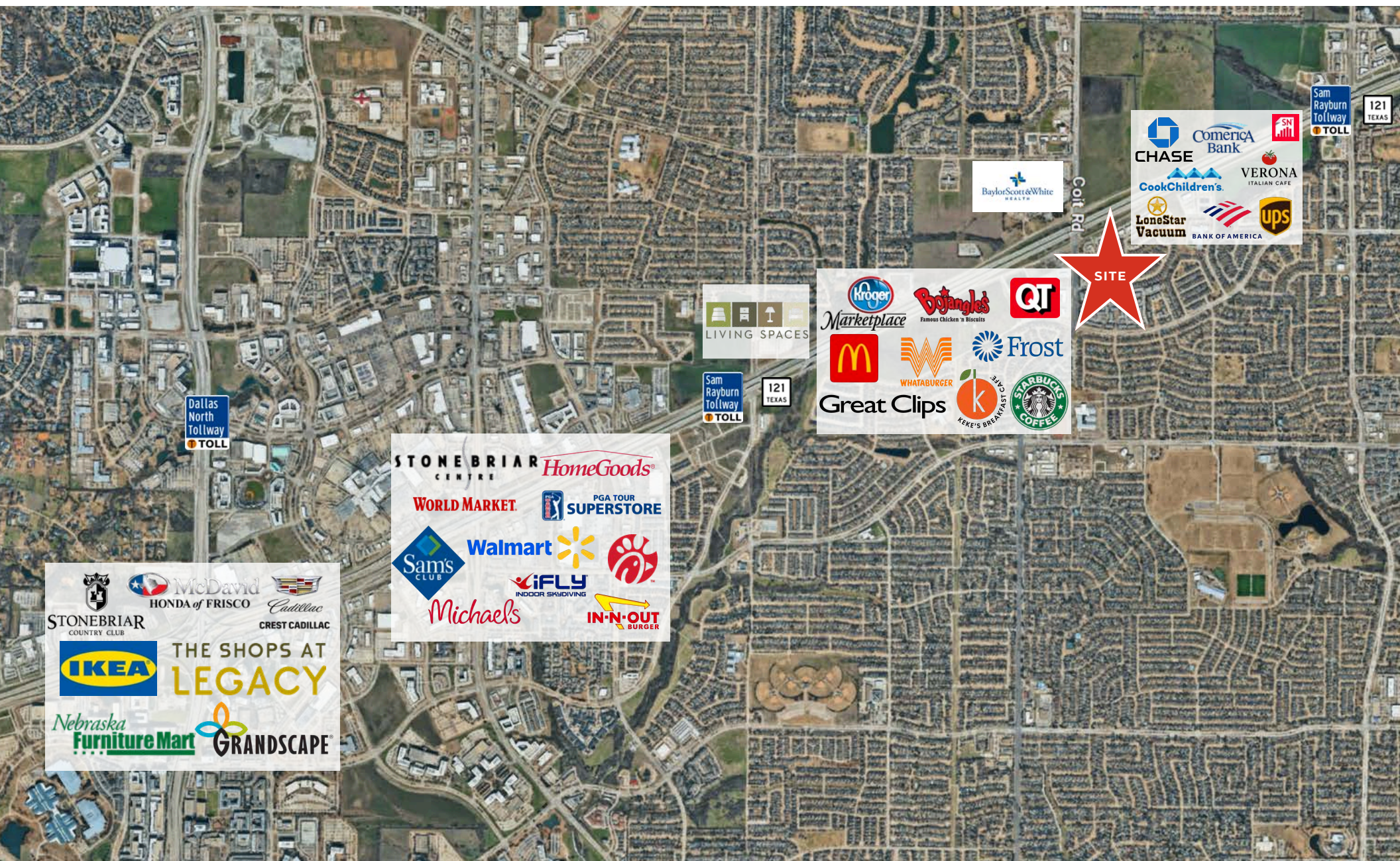
A1

As indicated

PROPERTY PHOTOS



AERIAL





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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	John Hill	0627718	License No.	john@barnethill.com	325-721-4428	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	Tracy Gray	696889	License No.	tgray@levelcommercial.net	817-629-0176	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable			License No.			Phone
Name of Sales Agent/Associate			License No.			Phone