



Property Highlights

- 211,718 SF Shopping Center at the northeast corner of Parker Rd & K Ave/Hwy 5 in Plano
- Anchored by H Mart - Asian Grocery
- Excellent visibility at signalized intersection
- Easy access with 8 points of Ingress/egress
- Availability:
 - Up to 7,435 SF Retail/Office Space
 - .25 AC Pad Site / $\pm$ 10,000 SF
- Lease Rate: Call for rates and terms
- NNNs: \$5.54 PSF

Traffic Counts

Parker Road: 22,639 VPD ('19)

K Avenue: 19,886 VPD ('19)

Area Retailers



Demographics

	3 mile
2020 Population	120,101
Average HH Income	\$94,500
Daytime Population	120,013

For More Information:

Mark Hajdu - 214.676.7214

Ed Frieze - 214.402.9409

Triumph Commercial Real Estate

5310 Harvest Hill Rd
Suite 229

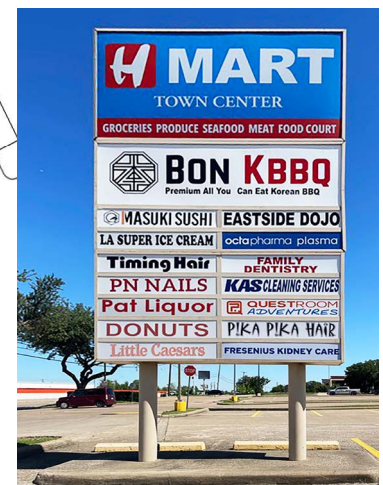
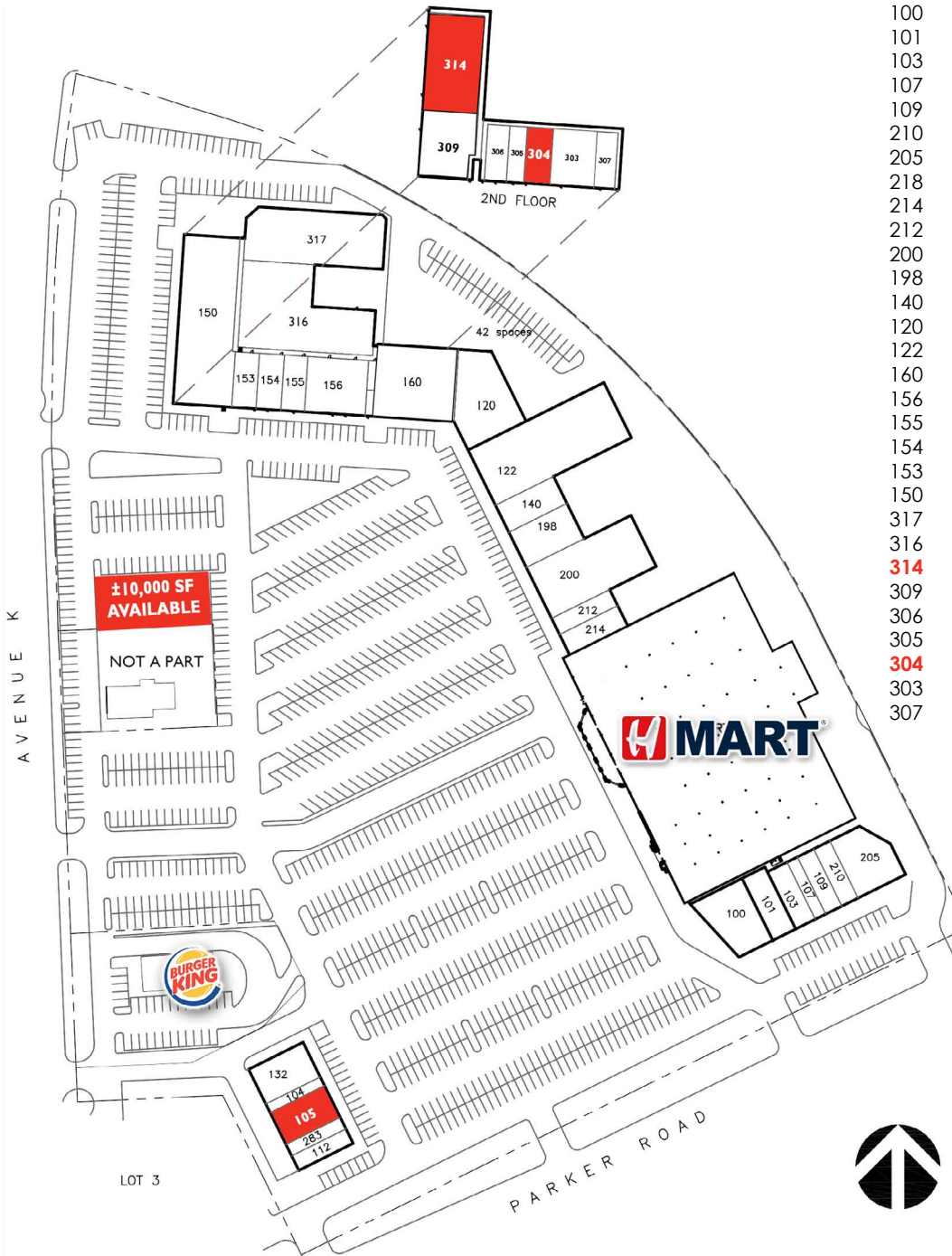
Dallas, Texas 75230

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H MART TOWN CENTER

NEC Parker Rd & K Ave - Plano, Texas

SUITE	TENANT	SF
132	Nadine Floor Company	3,115
104	Dollar Express	647
105	AVAILABLE	2,825
283	Tax Prep & More	1,035
112	Little Caesar's	1,400
100	Paris Baguette	3,950
101	La Super Ice Cream	2,083
103	Family Dentistry	1,803
107	PN Nails	951
109	ABC Donuts	1,414
210	KAS Insurance	1,464
205	Pat Liquor	3,620
218	H MART	72,267
214	Rich Beauty Salon	1,772
212	EZSU Hair 1	1,384
200	Jin Korean BBQ	8,477
198	P.T.C. Washateria	2,906
140	D'Art Dental	1,952
120	Miniso	7,344
122	Octapharma	12,000
160	Kickin Crab	5,243
156	Masuki Sushi	4,445
155	Min's Hair	1,229
154	Xiyong Express	1,911
153	Constant Eye Care	1,777
150	Fresenius Dialysis	12,885
317	Jam Station	17,856
316	Baseball Academy	12,000
314	AVAILABLE	7,435
309	Questroom	4,725
306	Han Opera	1,625
305	Your Choice Primary Care	1,274
304	AVAILABLE	1,300
303	Martial Arts	3,250
307	Fresenius Dialysis	2,354



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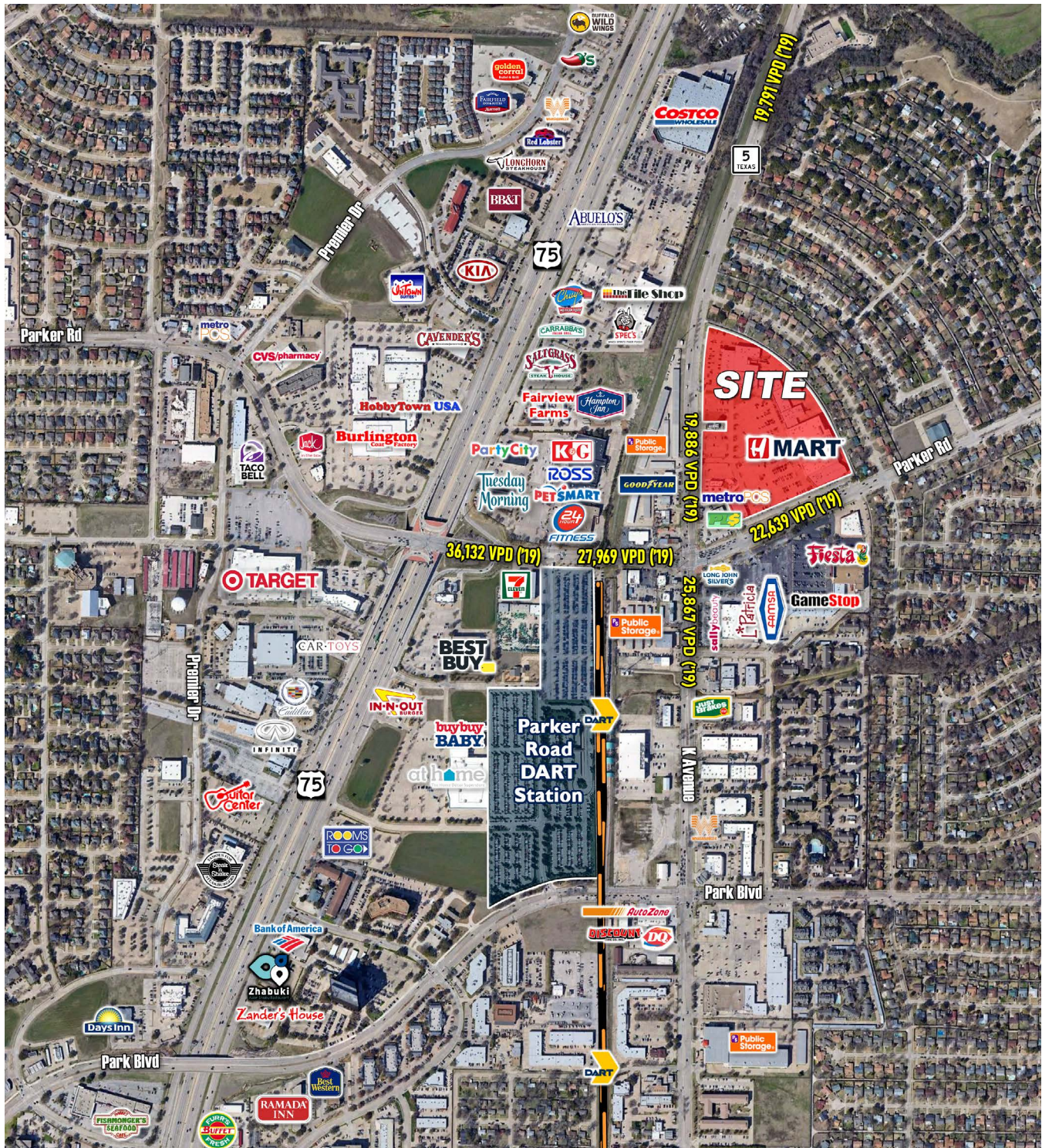
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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:
 - 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.

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.

Triumph Commercial Realty, LLC

Name of Sponsoring Broker (Licensed Individual or Business Entity)

Mark Hajdu

License No.

0368326

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214-676-7214

Name of Designated Broker of Licensed Business Entity, if applicable

Ed Frieze

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable

License No.

Email

Phone

Name of Sales Agent/Associate

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date