

RUISSEAU VILLAGE

Plano, TX | 3303-3309 N Central Expy 75023

FOR LEASE



PROPERTY OVERVIEW

This property is a high-visibility retail destination anchored by Burlington, offering prime pylon signage and excellent exposure to the US-75 corridor. It features a diverse mix of national big-box retailers and popular dining options, including Target, Best Buy, Ross, and Starbucks, ensuring consistent foot traffic and a strong regional draw. Currently, the center provides versatile spaces in various sizes to accommodate a wide range of business concepts, from boutique shops to mid-size restaurants. With competitive and reasonable rental rates, this location presents an ideal opportunity for tenants looking to establish a presence in a high-traffic, well-established shopping destination.

PROPERTY SUMMARY

TOTAL SPACE	LAND SIZE
177,832 SF	12.6 ACRES
Available Spaces	1,343 SF – 7,200 SF

RATE:

Mid \$20's PSF/yr

NNN:

Est. \$6.5 PSF/yr



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PROPERTY PHOTO



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SITE PLAN



STE	TENANT	SF	STE	TENANT	SF	STE	TENANT	SF
100	Burlington Coat Factory	54,898	270 -370	Adventure Park	50,193	510	AVAILABLE	2,669
180	Real Estate Company	553	400	AVAILABLE	7,200	520	Asian Food & Bar	1,200
196	Condom Sense	3,150	430	AVAILABLE	1,343	525	Bogda Uyghur Rest.	2,628
200	A-1 Garage Doors	3,500	440	Jazzercise	2,390	527	AVAILABLE	6,400
210	Molly Tea	2,500	460	Merry Maids	1,050	550	Bistro B	3,700
220	Hobby Town USA	6,350	470	AVAILABLE	3,452	560	Support Your Trooms	5,200
240-260	Teso Life	14,812	480	AVAILABLE	2,818	570	J2C Art Studio	2,750
						580	AVAILABLE	4,300



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RETAILER MAP & DEMOGRAPHIC



DEMOGRAPHIC TRENDS



TRAFFIC COUNTS

±248,398 VPD

US-75

±48,560 VPD

Parker Road

	1 MILES	3 MILES	5 MILES
POPULATION	15,655	118,382	313,079
AVG. HH INCOME	\$86,895	\$100,957	\$128,047
HOUSEHOLDS	5,014	42,563	108,659



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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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