



# FOR LEASE

The Star  
Dallas Cowboys  
World Headquarters  
\$1B Investment  
91 Acres Mixed-Use

Hall Office Park  
162 Acres  
16 Completed Class A  
Office Towers

## VILLAGE AT 121

SWC OF SH-121 & BELLEVUE DR

## PLANO, TEXAS

**TAYLOR CLUFF** Partner  
tcluff@duwestrealty.com | 214.720.0004

**VICTORIA PAPPAS** Associate  
vpappas@duwestrealty.com | 214.720.0004

# DUWEST

CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205  
**duwestrealty.com**

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# VILLAGE AT 121 | 5500 State Hwy 121, Plano, Texas 75024

## OVERVIEW

- Future Retail Fronting 121
- End Caps with Patio space available
- Located at the southeast quadrant of SH-121 & Dallas North Tollway
- Q4 2024 Delivery
- Anchored by At Home
- Directly across from Stonebriar Centre
- Over 5 million Square Feet of retail within a 1 mile radius of the intersection
- Call for Info & Price

## TRAFFIC COUNTS

SH-121: 171,659 VPD east of Preston Rd

Preston Rd/SH-289: 53,122 VPD

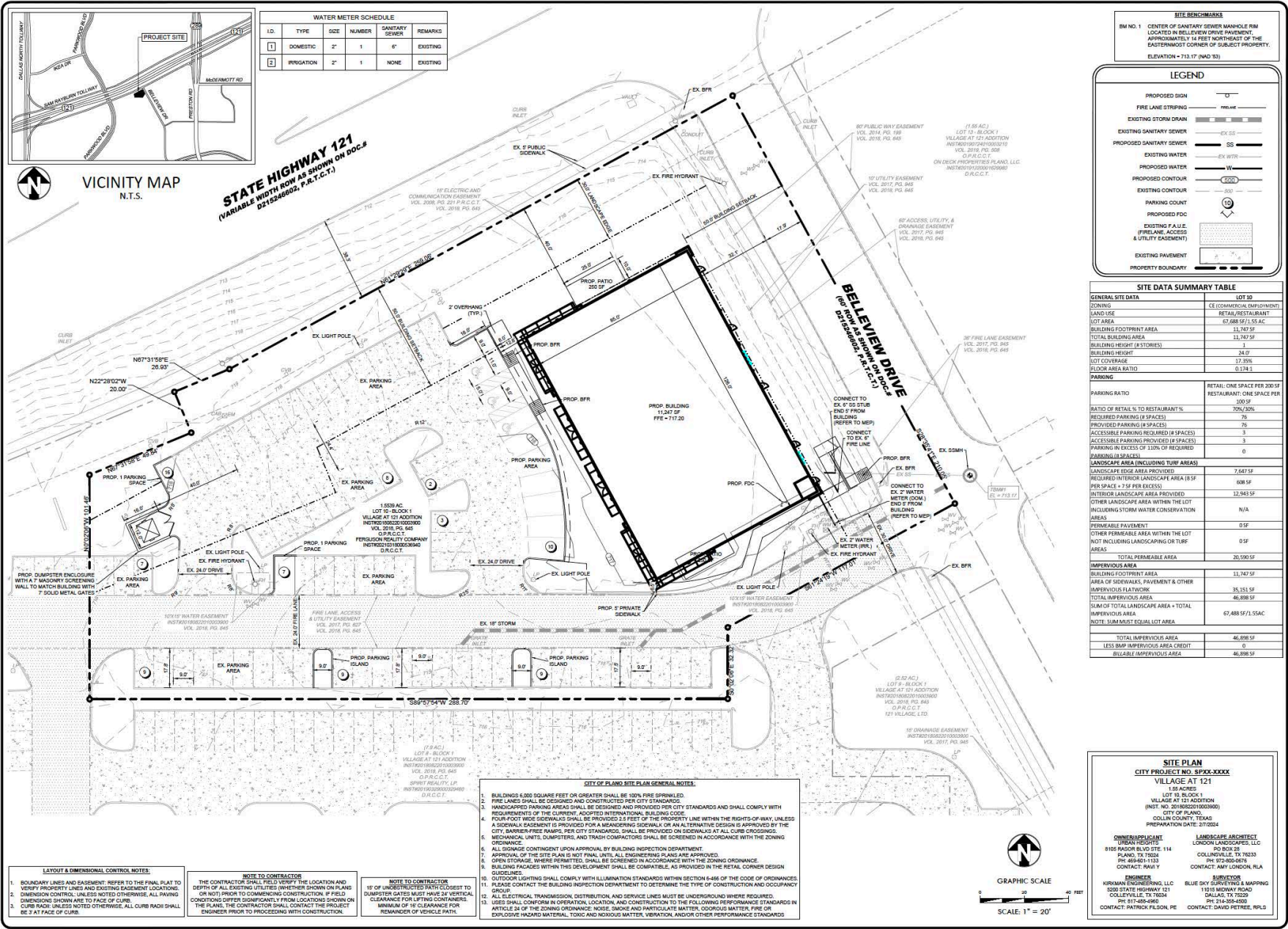
(TXDOT, 2022)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	13,867	108,461	319,171
2028 Projected Pop.	14,723	111,535	329,248
Daytime Pop.	33,197	185,281	375,517
Avg HH Income	\$115,434	\$155,554	\$161,792



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**URBAN HEIGHTS**  
8105 RASOR BLVD. STE. 114  
PLANO, TX 75024  
469-651-1153

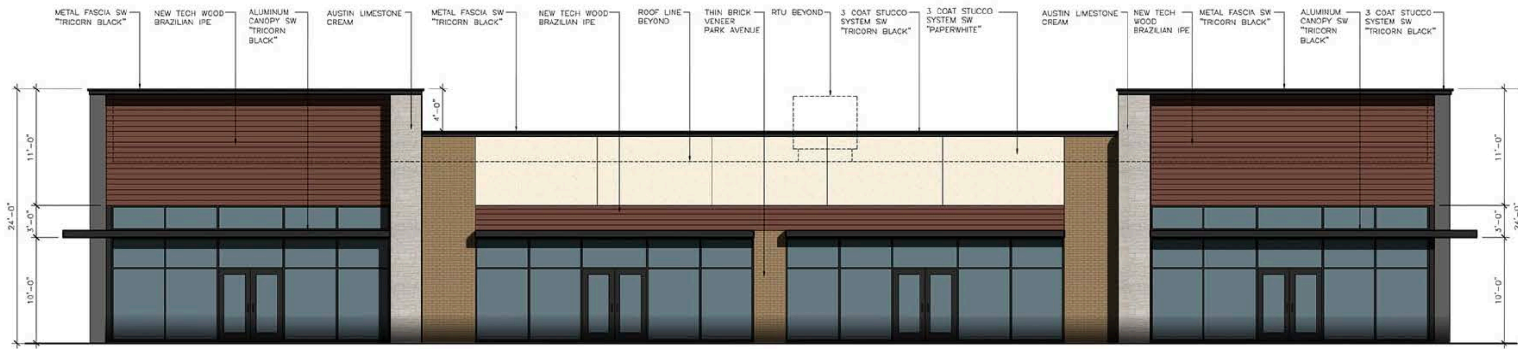
VILLAGE AT 121  
LOT 10, BLOCK 1  
CITY OF PLANO  
COLLIN COUNTY, TEXAS

DATE	DESCRIPTION

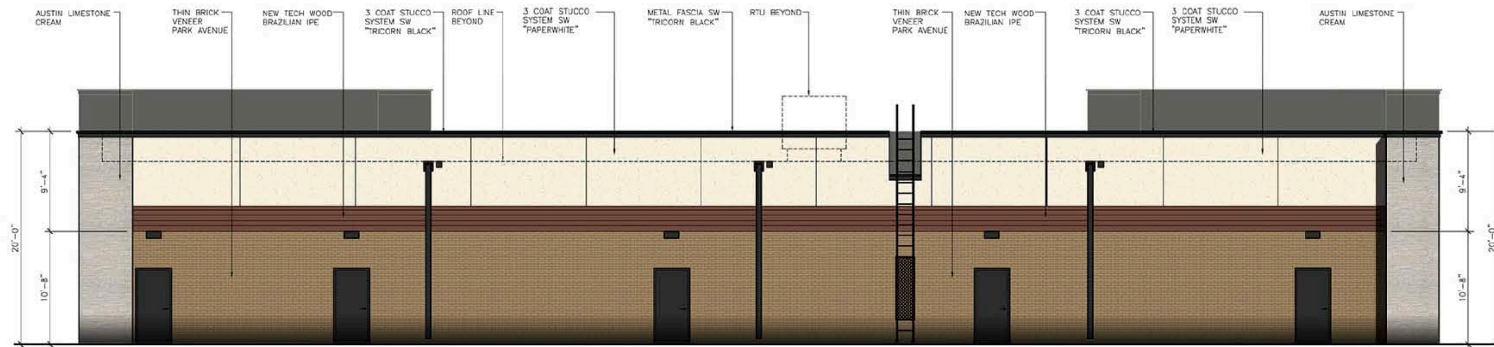
**kirkman ENGINEERING**  
KIRKMAN ENGINEERING, LLC  
5200 STATE HIGHWAY 121  
COLLEVILLE, TX 75034  
TEXAS FIRM NO. 15874  
JOB NUMBER: URB23002  
ISSUE DATE: ---

**PRELIMINARY SITE PLAN**  
SHEET: P5P1.0

# VILLAGE AT 121 | 5500 State Hwy 121, Plano, Texas 75024



1 - NORTH FACING ELEVATION SCALE 3/16"=1'-0"



2 - SOUTH FACING ELEVATION SCALE 3/16"=1'-0"

## MATERIAL BOARD



PRELIMINARY DESIGN

JAW

DRAWING ISSUE & REVISION LOG

PROJECT NAME: 121 SHILL DRIVE  
 PROJECT NUMBER: JAN 24-2018  
 PROJECT DESCRIPTION: MULTI-TENANT RETAIL BUILDING - WOOD USE  
 PROJECT ADDRESS: 5500 STATE HWY 121 & PRESTON ROAD, PLANO, TX 75024

A2.0

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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.

11-2-2015



**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.

DuWest Management Inc.	605046		214-720-0004
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