



PARKER PLAZA WEST

2109 & 2129 W. PARKER ROAD | PLANO, TEXAS



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PARKER PLAZA WEST is a 103,985 SF, multi-tenant shopping center located at the signalized, northwest corner of Parker Rd & Custer Rd, Plano, Texas. Built in 1991, this neighborhood shopping center offers premier retail frontage in established, densely populated central Plano. Plano is top of the list for many high credit corporations and their employees. With so many businesses moving to Plano & great public schools, this is an ideal location for expanding retailers to open shop. Parker Plaza underwent a significant façade remodel in 2025 and will make an already dynamic corner, a destination for retailers and customers in the years to come.

LOCATION

NWC of Parker Road & Custer Road
2109 & 2129 W. Parker Road, Plano, Texas 75203

RATES

Contact Broker for Details

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Total Population	13,894	132,119	342,809
Daytime Population	13,070	144,628	402,523
Average HH Income	\$153,330	\$137,554	\$150,344
Total Households	5,292	52,424	135,146

TRAFFIC COUNTS

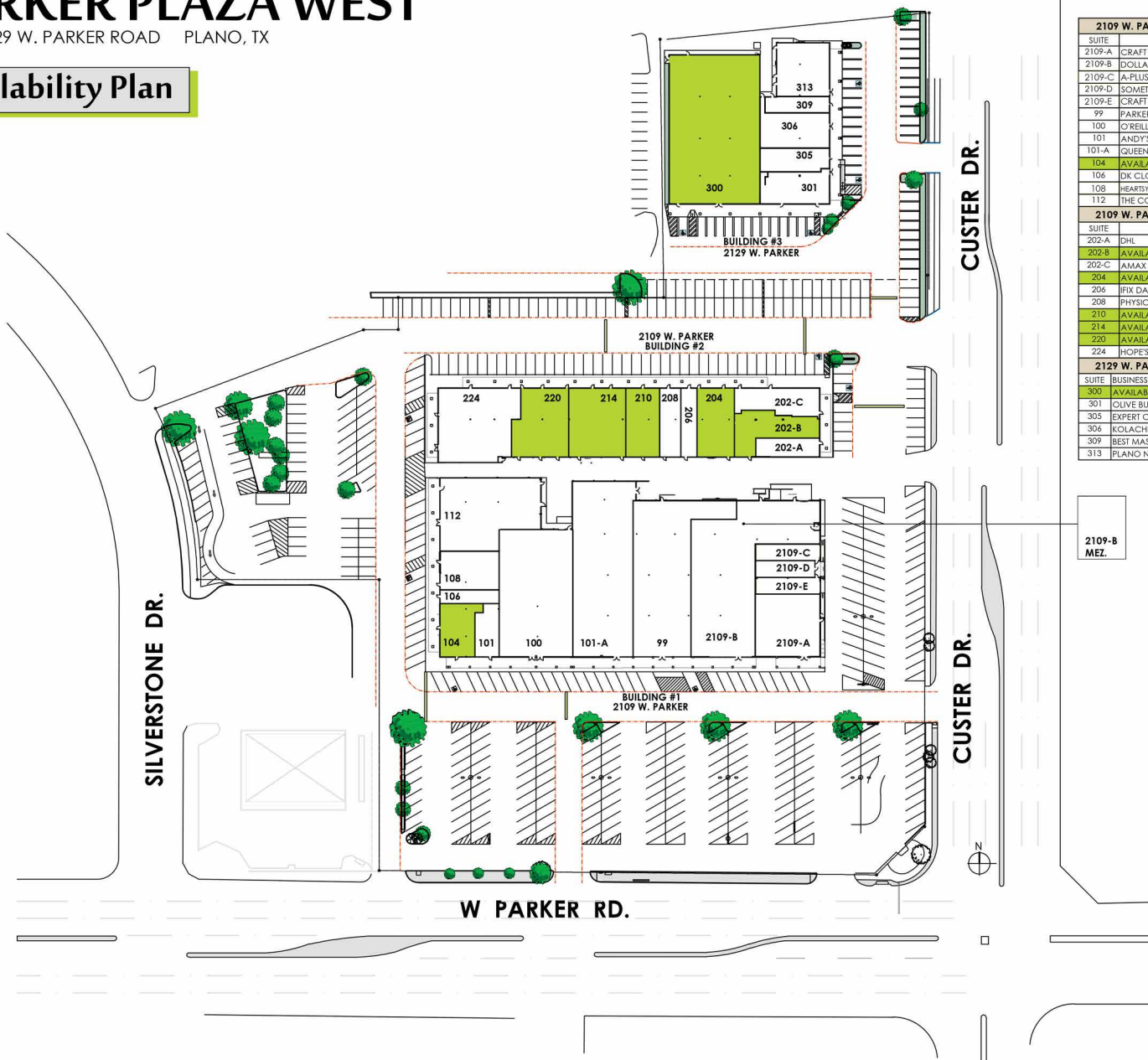
Parker Rd: 26,711 VPD (*24)
Custer Rd: 29,748 VPD (*24)



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2109-2129 W. PARKER ROAD PLANO, TX

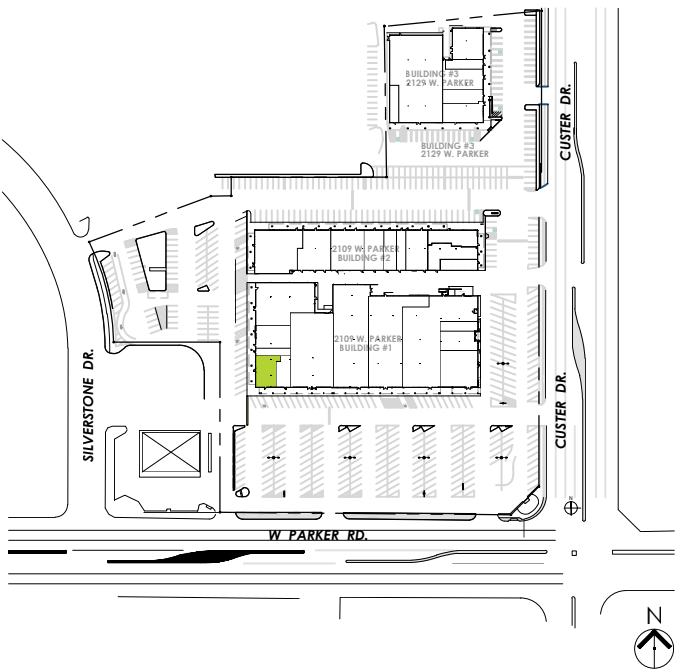
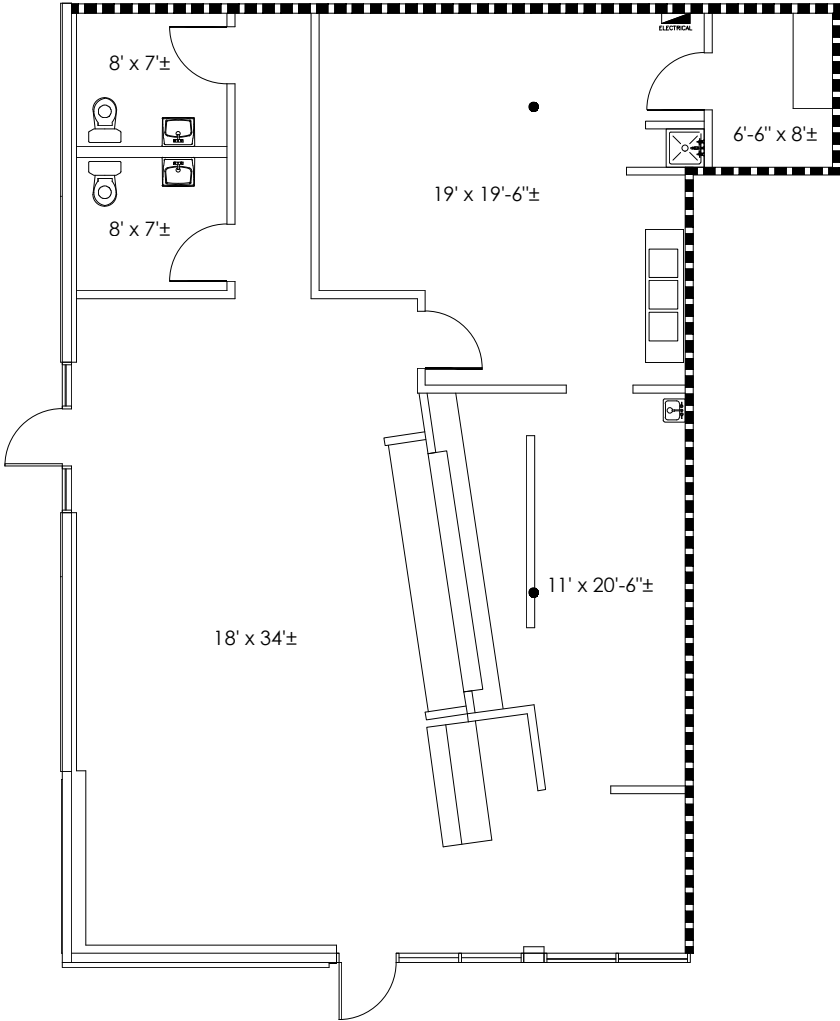
Availability Plan

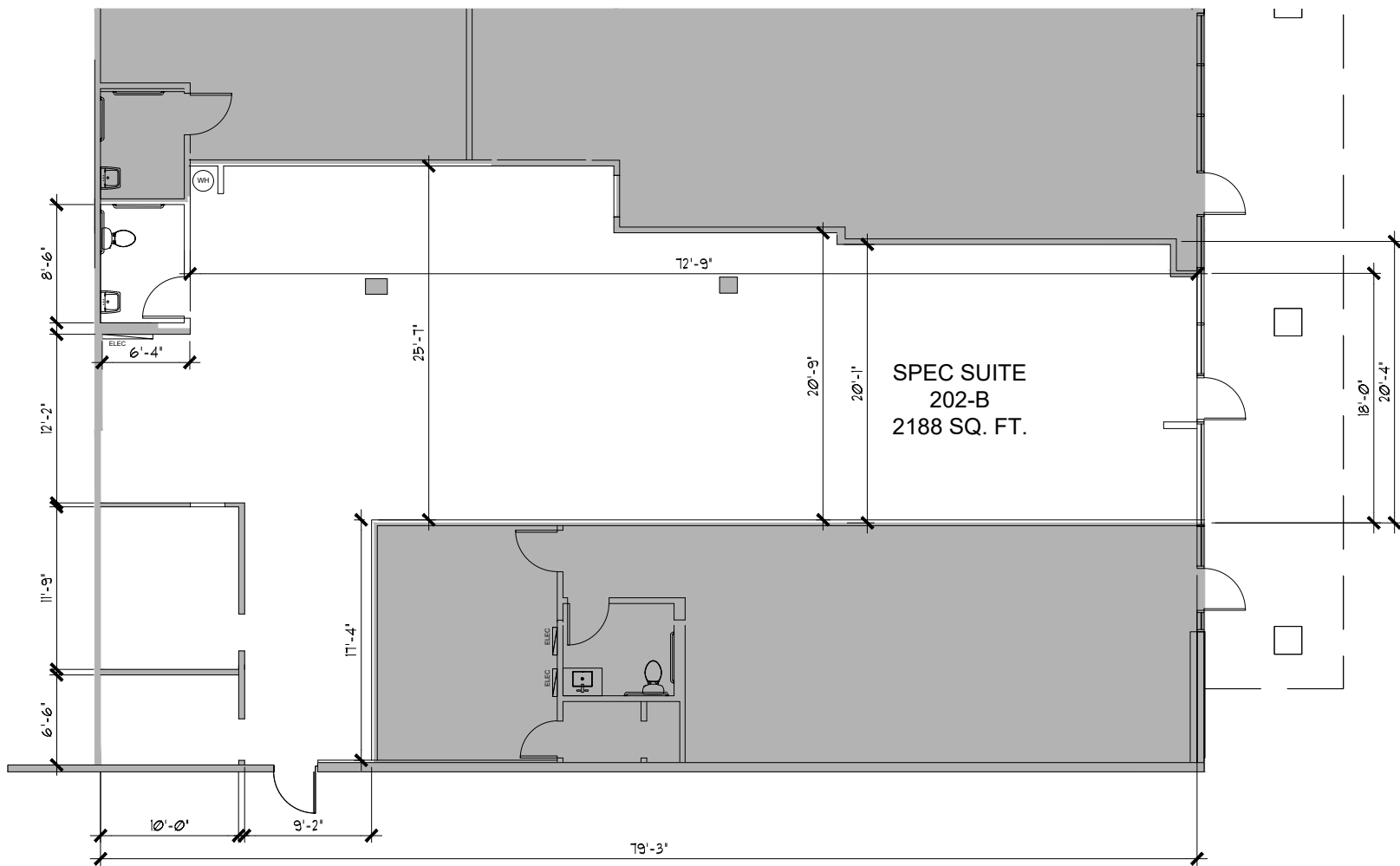


2109 W. PARKER RD. - BUILDING #1		
SUITE	BUSINESS	Sq. Ft.
2109-A	CRAFT MEDS	4206
2109-B	DOLLAR TREE	11546
2109-C	A-PLUS PRINT & EMBROIDERY	946
2109-D	SOMETHING WIRELESS	959
2109-E	CRAFT MED	949
99	PARKER SALON SUITES	9265
100	O'REILLY AUTO SUPPLY	8913
101	ANDY'S DONUTS	1300
101-A	QUEEN'S BEAUTY SUPPLY	9943
104	AVAILABLE	2670
106	DK CLOCK SHOP	842
108	HEARTYING-HOMESCHOOLHUB	2389
112	THE COMMISSION CHURCH	6451
2109 W. PARKER RD. - BUILDING #2		
SUITE	BUSINESS	Sq. Ft.
202-A	DHL	1080
202-B	AVAILABLE	2188
202-C	AMAX	1930
204	AVAILABLE	1495
206	FIX DALLAS MAC & PC	1130
208	PHYSICAL THERAPY	2495
210	AVAILABLE	2566
214	AVAILABLE	3989
220	AVAILABLE	3691
224	HOPES DOOR	5546
2129 W. PARKER RD. - BUILDING #3		
SUITE	BUSINESS	Sq. Ft.
300	AVAILABLE	12931
301	OLIVE BURGER	3514
305	EXPERT CLIPS	1646
306	KOLACHE FACTORY	2040
309	BEST MASSAGE	1113
313	PLANO NAIL BAR	3033

2109-B
MEZ.

Building 1 - Suite 104
2,670 SF

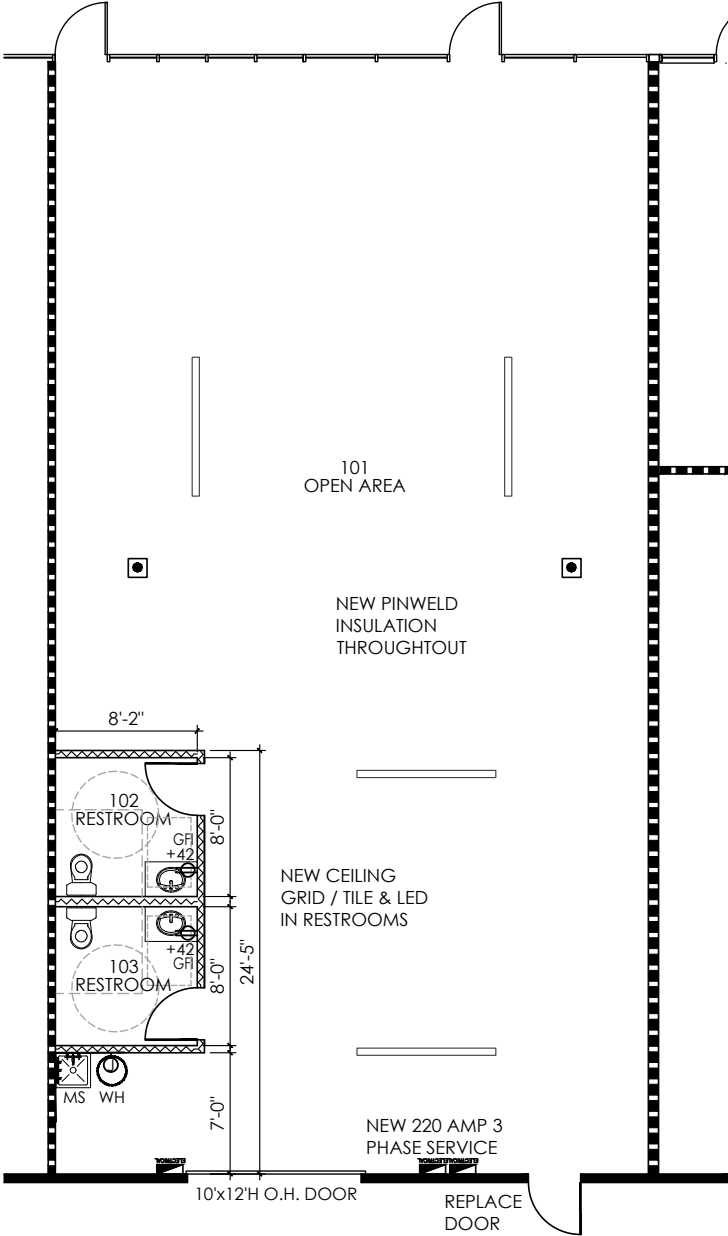




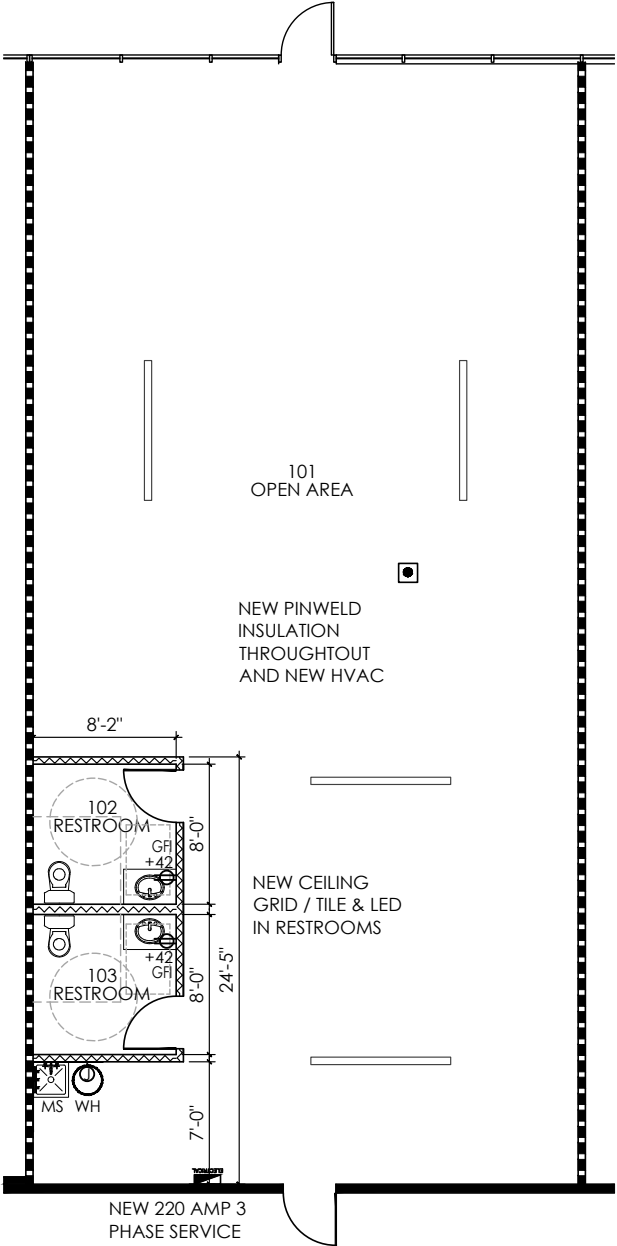
01 SUITE 202-B

1/8" = 1'-0"

DIMENSIONS TO BE FIELD VERIFIED

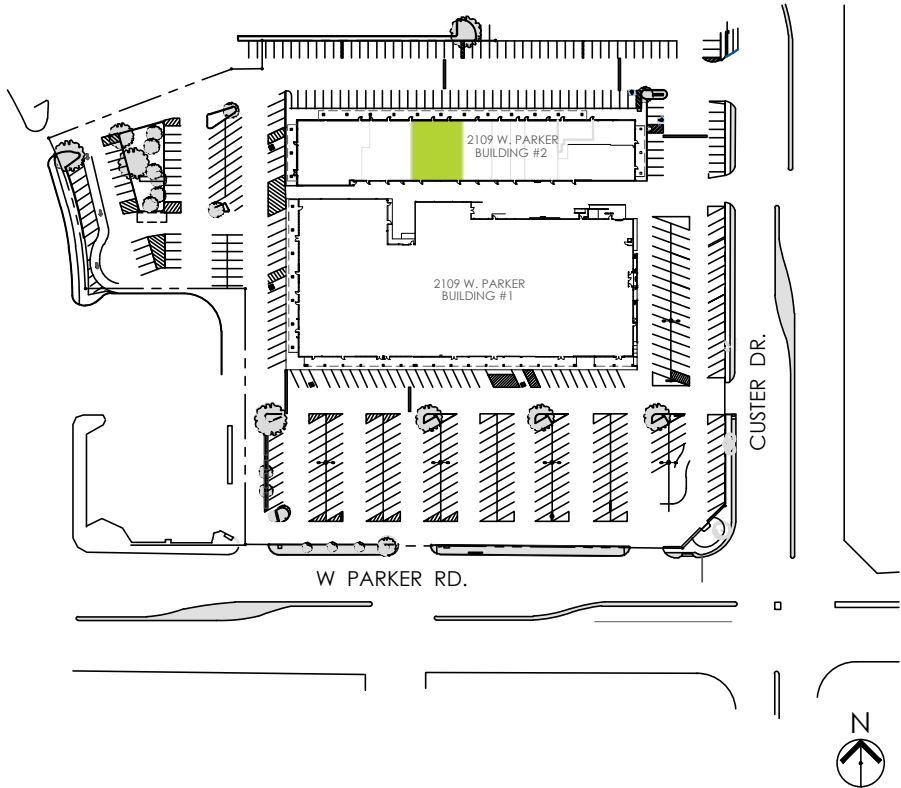
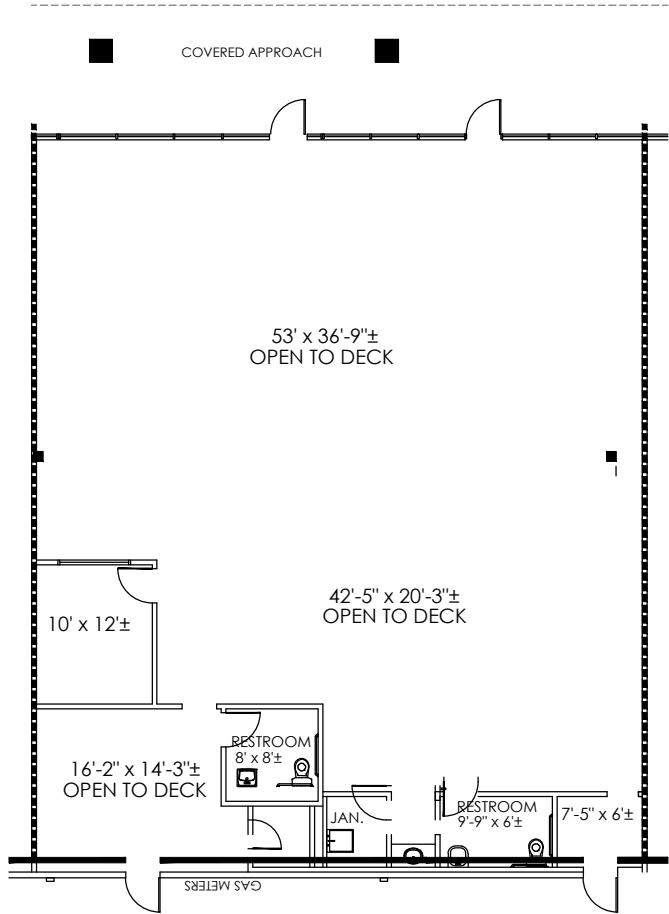


SUITE 204

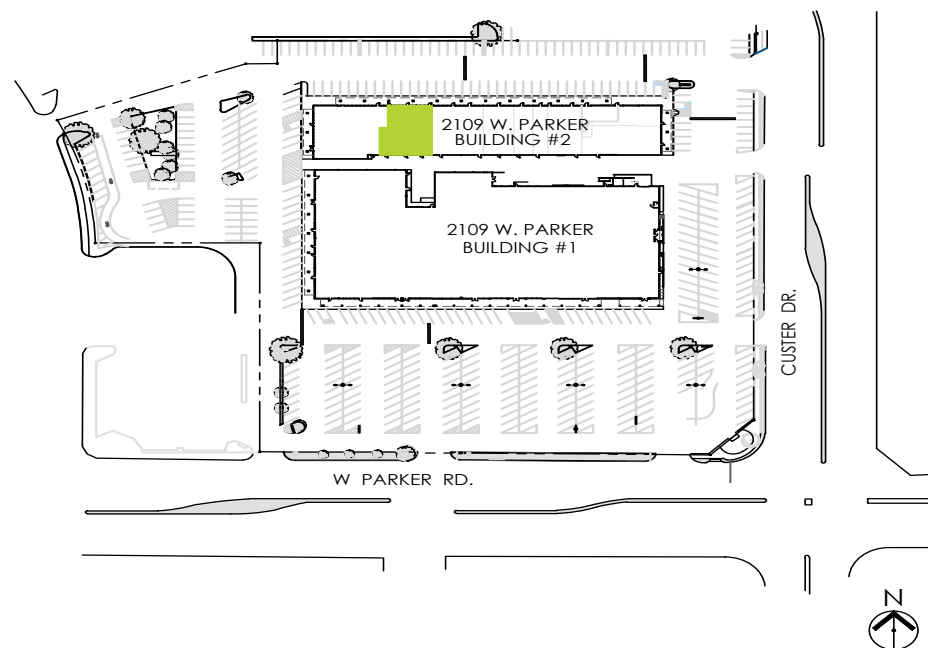
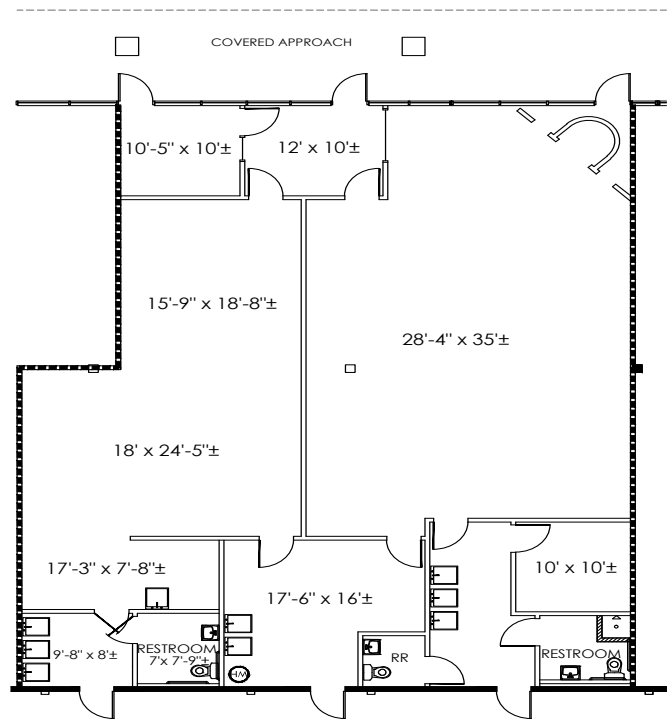


SUITE 210

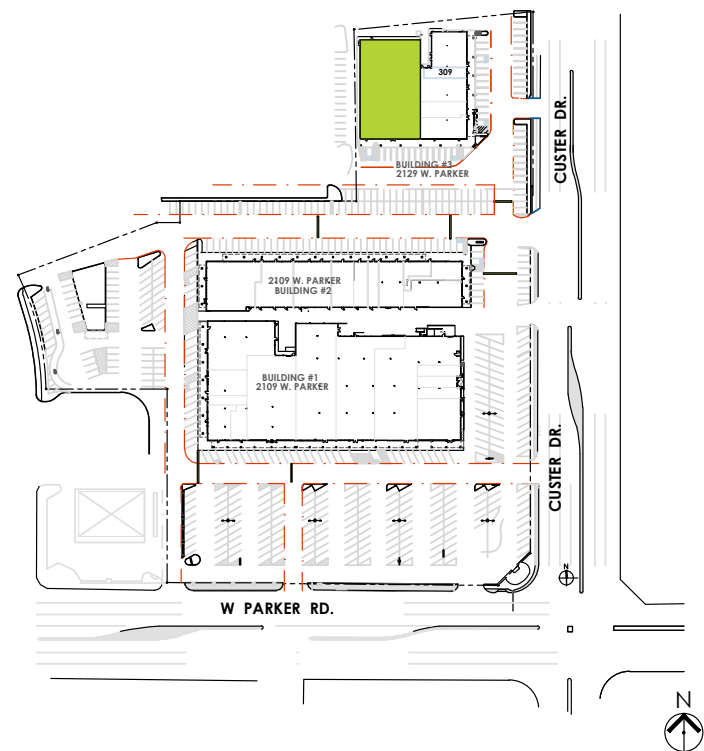
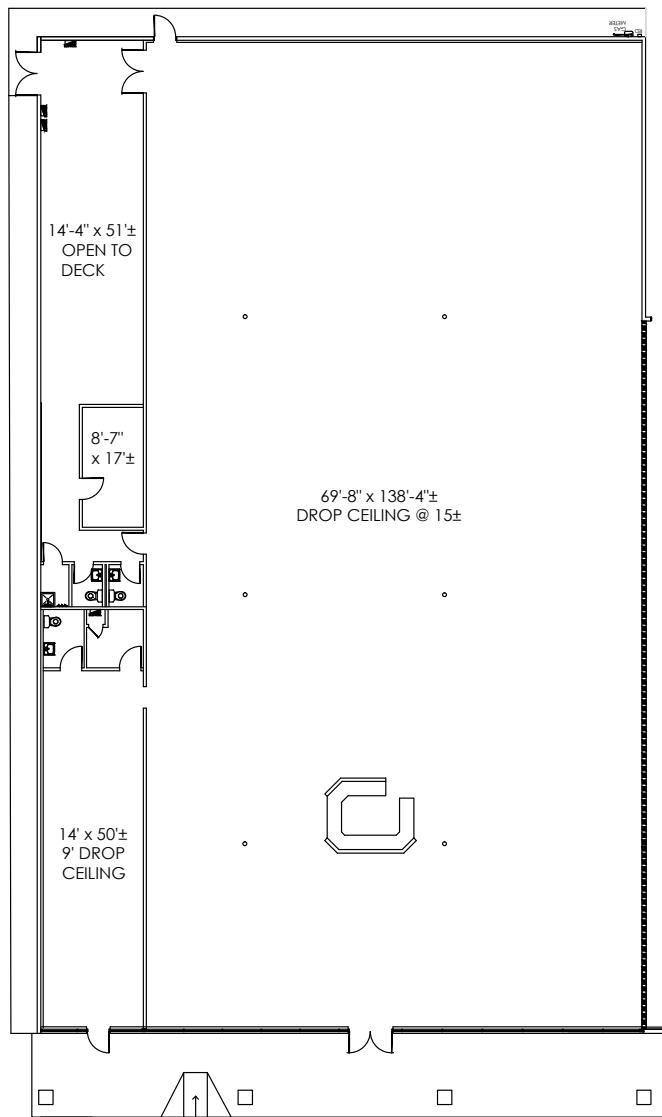
Building 2 - Suite 214
3,989 SF



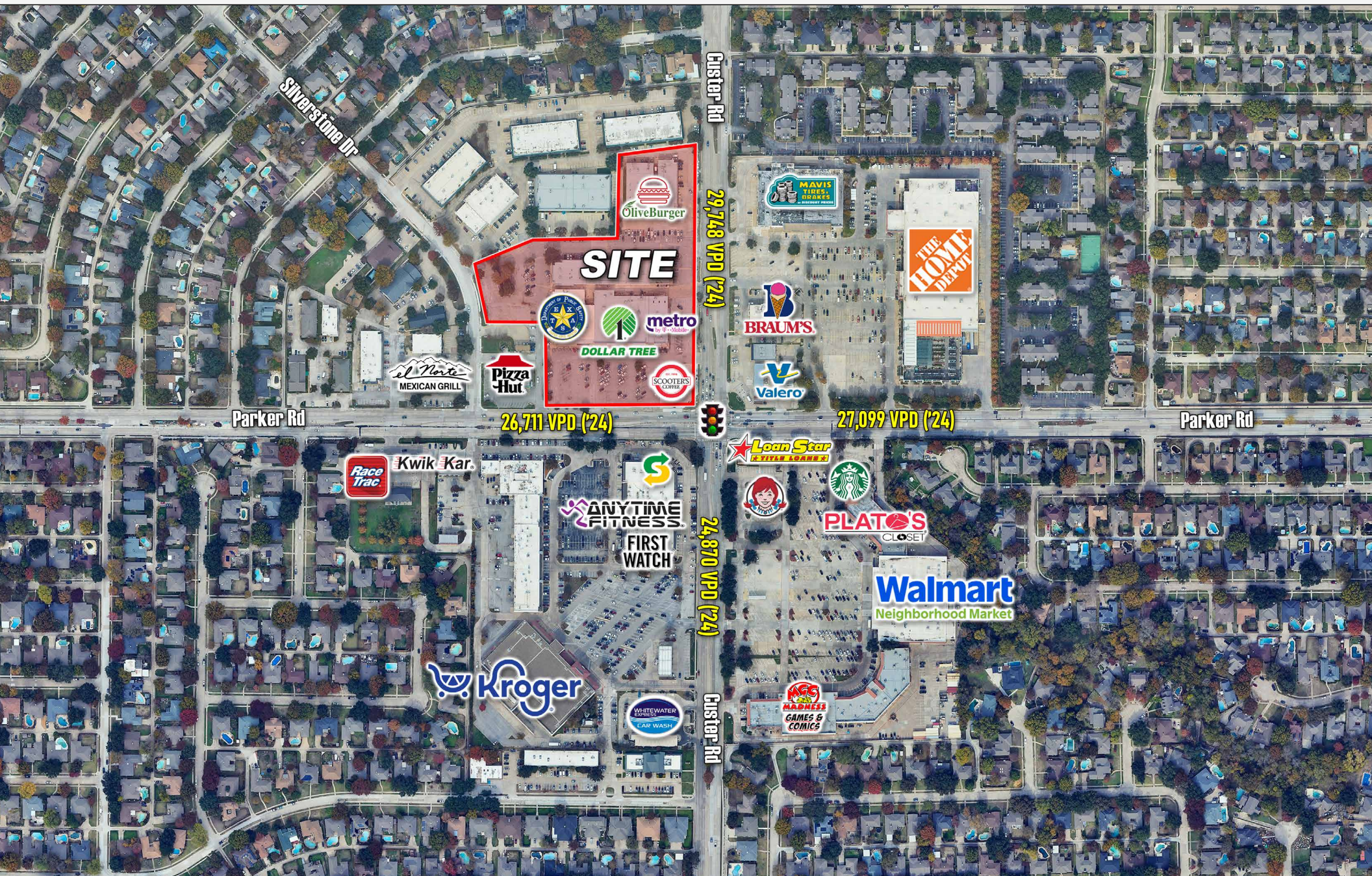
Building 2 - Suite 220
3,691 SF



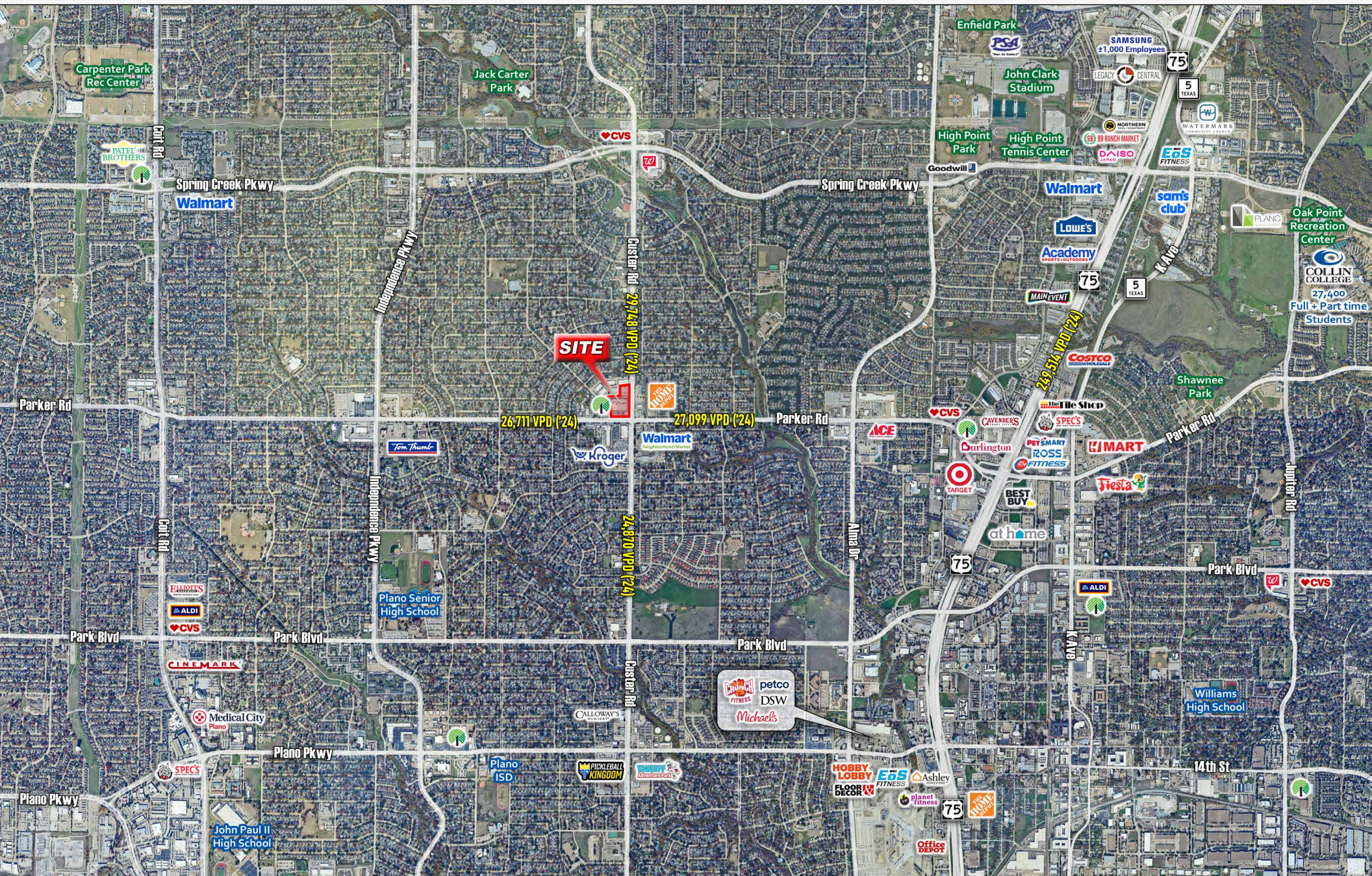
Building 3 - 2129 W. Parker Suite 300
12,931 SF



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FOR MORE INFORMATION, CONTACT:

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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.



11-3-25

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 partners 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 written 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 written 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.

Harkinson Investment Corporation	9005171-BB	jharkinson@harkcorp.com	912-343-8414
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeff Harkinson	303052-B	jharkinson@harkcorp.com	912-343-8414
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov