



# Avid

REAL ESTATE ADVISORS

**www.avidrea.com**

**214.379.1040**

## 2.948 Acres Fronting PGBT in Plano

**4820 Mapleshade Ln  
Plano, TX 75093**

**CONTACT BROKER FOR MORE INFORMATION:**

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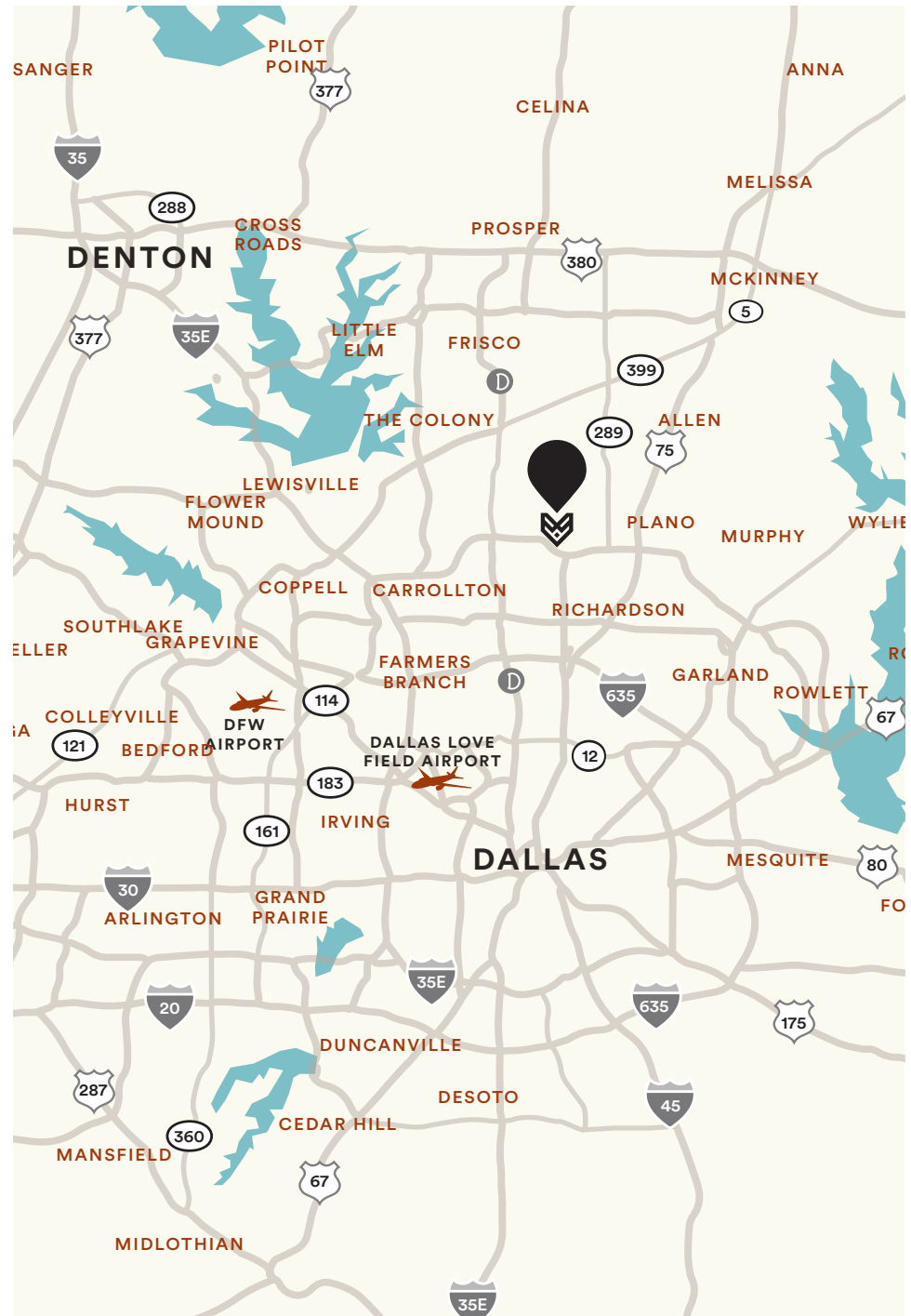


## Property Details

LOCATION	4820 Mapleshade Ln, Plano, TX 75093
AVAILABLE	2.948 AC
PRICE	Please Call for Pricing
ZONING	CC - Corridor Commercial
HIGHLIGHTS	<ul style="list-style-type: none"><li>» Across from 110-Acre Beacon Square mixed-use development and the Star Center</li><li>» Frontage on President George Bush Tollway</li><li>» Proximity to UTD Campus (27,642 students &amp; 2,674 employees)</li></ul>
AREA RETAIL & TRAFFIC DRIVERS	Walmart, Sonic, KFC, Steak N' Shake, Murphy USA, Rosa's Cafe, Smoothie King, Subway, Verizon, Sam's Club, Discount Tire, McDonald's
TRAFFIC COUNTS	Pres. George Bush Toll 136,452 CPD 2022      Mapleshade Ln 10,580 CPD 2019

## Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	12,549	132,241	375,189
EST. POP GROWTH 2024-29	2.2%	1.2%	1.0%
MEDIAN AGE	40.6	39.4	37.8
NUMBER OF HOUSEHOLDS	6,549	57,435	167,809
AVG HOUSEHOLD INCOME	\$125,930	\$160,525	\$144,366
MED HOUSEHOLD INCOME	\$98,831	\$110,696	\$144,366



4820 MAPLESHADE LN, PLANO, TX  **Avid Real Estate Advisors**



**Baylor Scott & White  
Medical Center - Plano  
790 Employees**



# Survey

## SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83), distances are surface with a combined scale factor of 1.00015271.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0370K, with an effective date of June 7, 2017, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.

## NOTE REGARDING UTILITIES

Utility locations are per observed evidence.

## SITE BENCHMARKS:

- The site benchmark is an "X" cut with box set in the south line of a concrete sidewalk south of the south right-of-way of Mapleshade Lane, and being approximately 0.5 feet in a westerly direction from the northeast corner of the site. **ELEVATION=698.51' (NAVD 88)**
- The site benchmark is an "X" cut with box set in a concrete curb line abutting a fire hydrant pad, and being approximately 63 feet in a northwesterly direction from westernmost interior corner of the site. **ELEVATION=704.40' (NAVD 88)**



## PROPERTY DESCRIPTION

Lot 3, Block 1, of REPLAT OF LOTS 1R, 2R AND 3, BLOCK 1, 190 MAPLESHADE ADDITION, an Addition to the City of Plano, Texas, according to the plat thereof recorded in Volume 2015, Page 718, Plat Records, Collin County, Texas.

## TITLE COMMITMENT NOTES

This survey was prepared with the benefit of a commitment for title insurance provided by Chicago Title Insurance Company, G.F. Number CTDA136-8000361901303, Effective Date June 6, 2019. This commitment was relied upon for encumbrance research, and the surveyor has performed no independent title search. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey. The following exceptions from Schedule "B" were addressed as follows:

Item 10(f): Building setback lines and easements as shown on plat recorded under Volume 2015, Page 718, Plat Records, Collin County, Texas. (building setback lines and easements affecting the subject property, shown hereon)

Item 10(g): Frontage abutting State Highway No. 190 President George Bush Turnpike, further defined under Volume 4131, Page 639, Real Property Records, Collin County, Texas. (document contains a description which abuts the subject property, tract shown hereon for reference)

Item 10(h): Easement as recorded under Volume 4131, Page 645, Real Property Records, Collin County, Texas. (easement crosses the subject property, shown hereon)

Item 10(i): Easement as recorded under Clerk's File No. 20140930001060980, Real Property Records, Collin County, Texas, as corrected under Clerk's File No. 20142015001126680, Real Property Records, Collin County, Texas. (easement crosses the subject property, shown hereon)

Item 10(j): Detached Sign Unity Agreement as recorded under Clerk's File No. 20151009001288100, Real Property Records, Collin County, Texas. (agreement contains a description which includes the subject property)

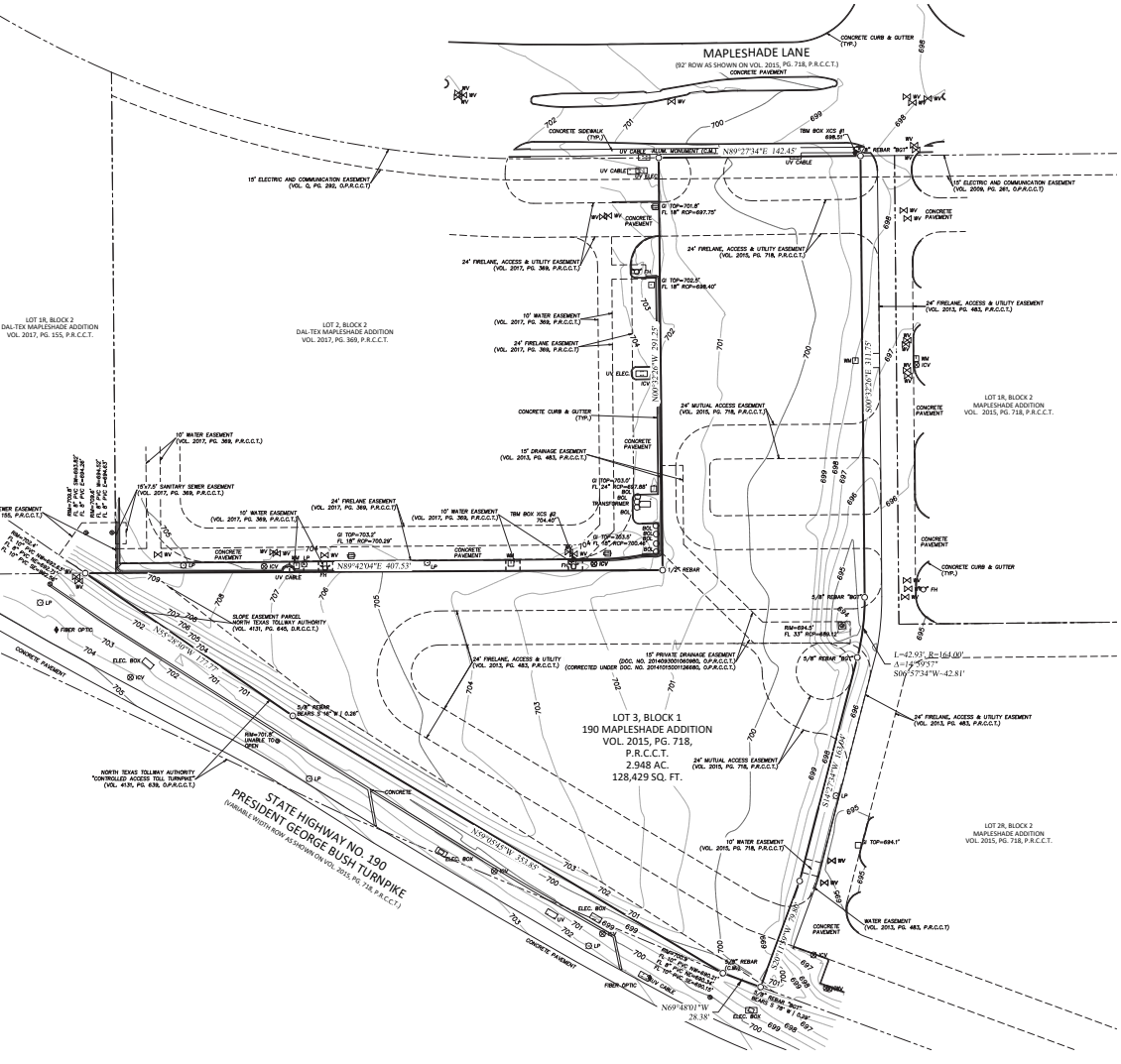
Item 10(k): Declaration and Maintenance Agreement as recorded under Clerk's File No. 20160128000103240, Real Property Records, Collin County, Texas. (agreement contains a description which includes the subject property)

## SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. This survey meets the minimum requirements for a Category 1A, Condition II Land Title Survey. Fieldwork was completed on 07/26/2019.

Date of Plat/Map: August 26, 2019

John H. Barton III, RPLS# 6737



## LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable to
- electric meter
- fence or guardrail
- dept. connection
- hydrant
- drain
- drain inlet
- gas valve
- gas meter
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- transmission line
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility service pole
- utility sign
- water shutoff
- water valve
- water meter
- cable to rise
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

## LEGEND OF ABBREVIATIONS

- D.R.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

## VICINITY MAP - NOT TO SCALE



CATEGORY 1A, CONDITION II  
LAND TITLE SURVEY  
LOT 3, BLOCK 1  
MAPLESHADE ADDITION  
CITY OF PLANO, COLLIN COUNTY, TEXAS



4821 Merlot Avenue, Suite 210  
Grapevine, Texas 76051  
Phone: 817-488-4960

CR NUMBER: 2019.001.076

DRAWN BY: RCS

CHECKED BY: JHB

REV:

MAPLESHADE

PLANO  
TEXAS

CATEGORY 1A,  
CONDITION II  
LAND TITLE  
SURVEY

SHEET:





# Information About Brokerage Services

11-2-2015



*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.

### Avid Real Estate Advisors, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

#9008251

License No

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214.379.1040

Phone

### Ryan Jordan

Designated broker of Firm

#622105

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rjordan@avidrea.com

E-mail

214.379.1043

Phone

Licensed Supervisor of Sales Agent/Associate

License No

E-mail

Phone

Sales Agent/Associate's Name

License No

E-mail

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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