

**SHOPS AT BOSSY BOOTS**

**FOR  
LEASE**

# SHOPS AT BOSSY BOOTS

860 & 880 W Exchange Parkway, Allen, TX 75013

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## VIRTUAL VISIT



Click for Google Maps



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Click for Pictures

## PROPERTY STATS



Built 2021



17,291 SF



96 Spaces  
Up to 5.55 / 1,000 SF



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## SUMMARY

KM Realty's Shops at Bossy Boots is a major new development in Allen close to 75. It sits directly across from THR Allen, which provides an incredible flow of traffic. From Solis Mammography to Tropical Smoothie Café, the tenants at Shops at Bossy Boots are top notch, and benefit from cross access and rear access to Race Trac and surrounding other development. We are seeking a non-F&B user to take the remaining 1,225sf space in the main building, and single tenant to lease the entire second building of 6,358sf.



Our 6,358sf second building at Shops at Bossy Boots represents the prime opportunity for a medical group wanting access to THR Allen across the street.



DAILY TRAFFIC COUNTS & KEY DEMOGRAPHICS

111,503

75 & W Exchange



23,712

W Exchange & Raintree



\$132,689

AVG HH INCOME



14,239

IMI POPULATION



10.1%

5YR GROWTH



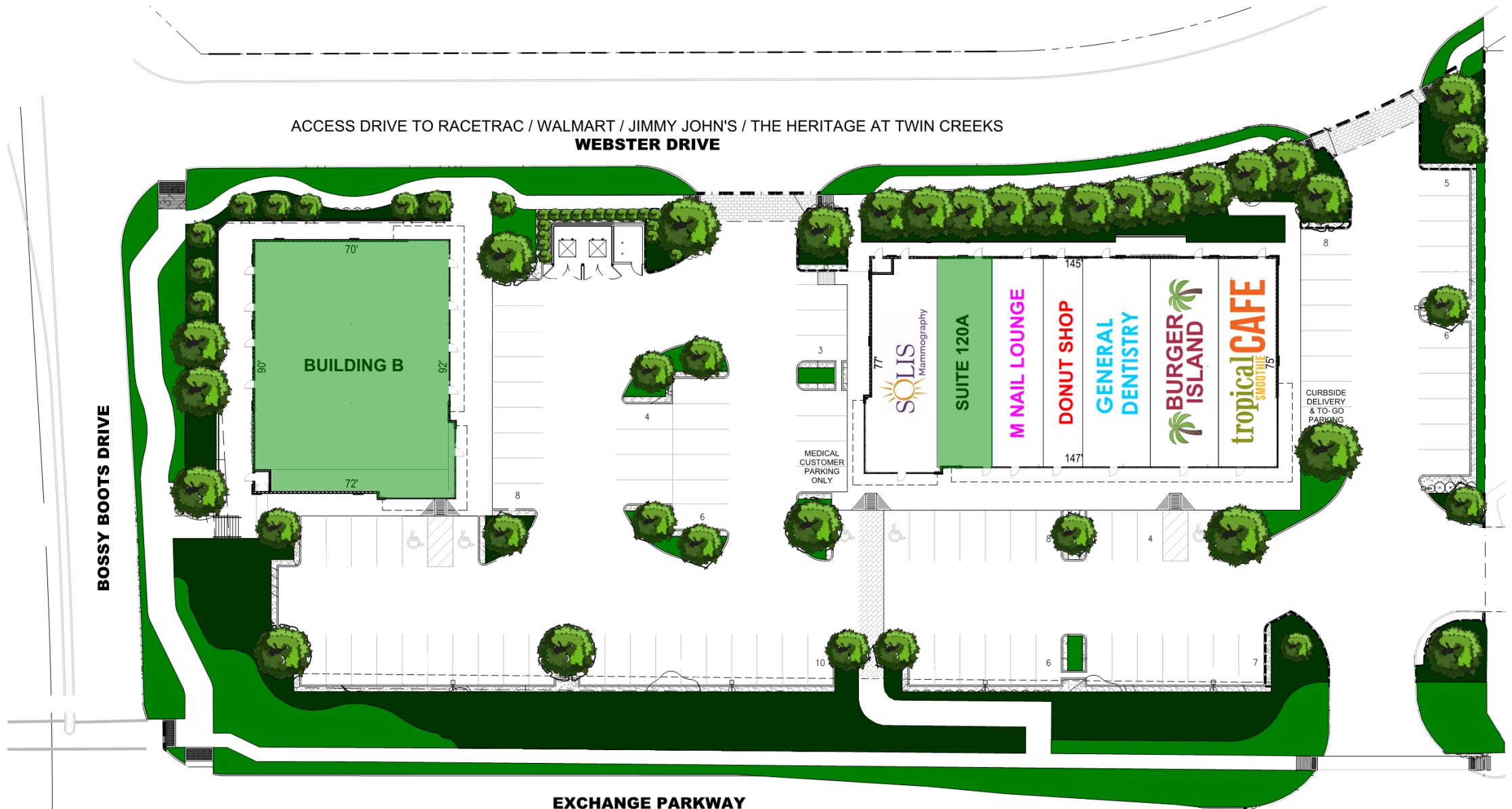
FOOT TRAFFIC DRIVERS



Texas Health Resources®



**SITE PLAN**

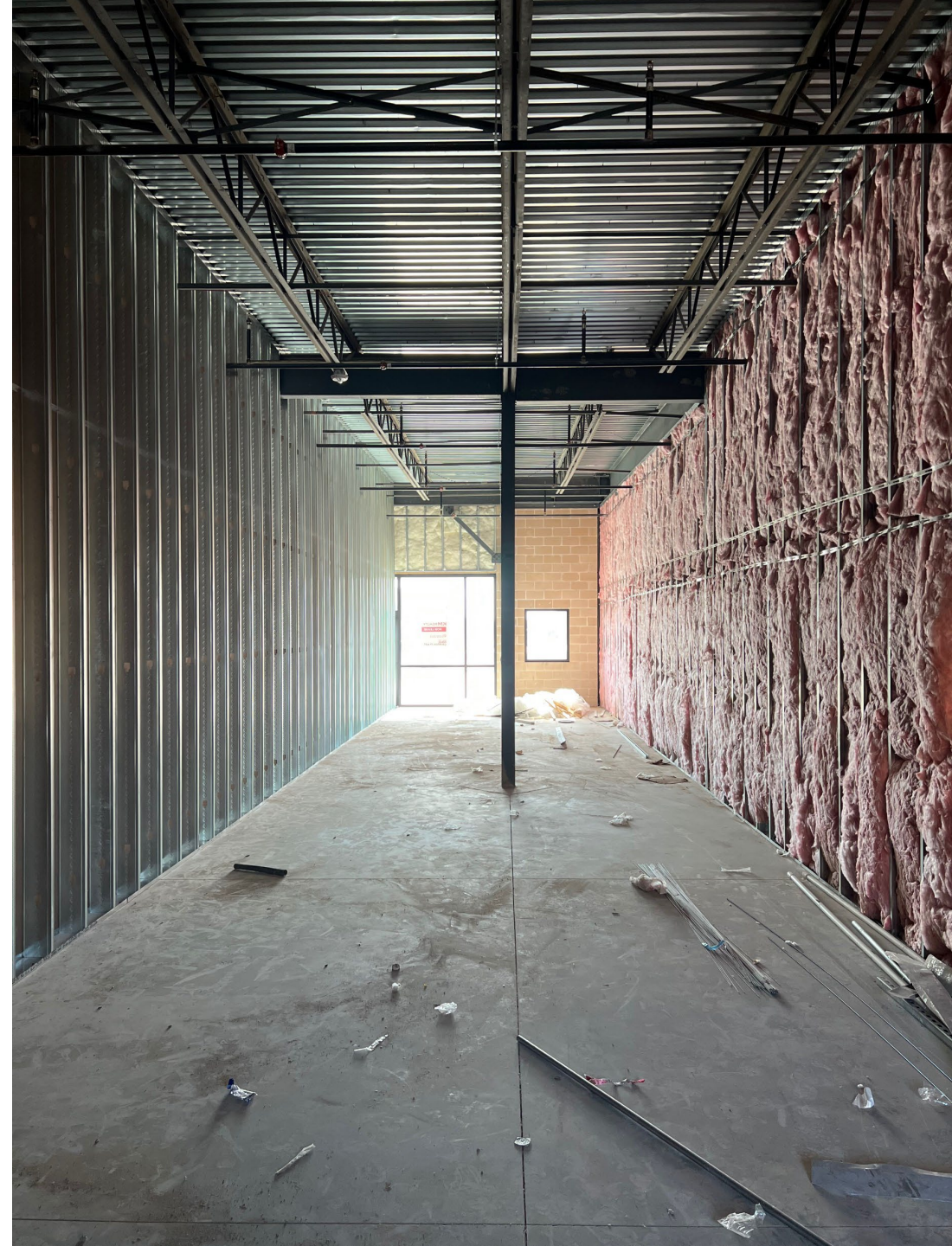


**EXCHANGE PARKWAY**  
29,448 CARS PER DAY (2019 TXDOT AADT)

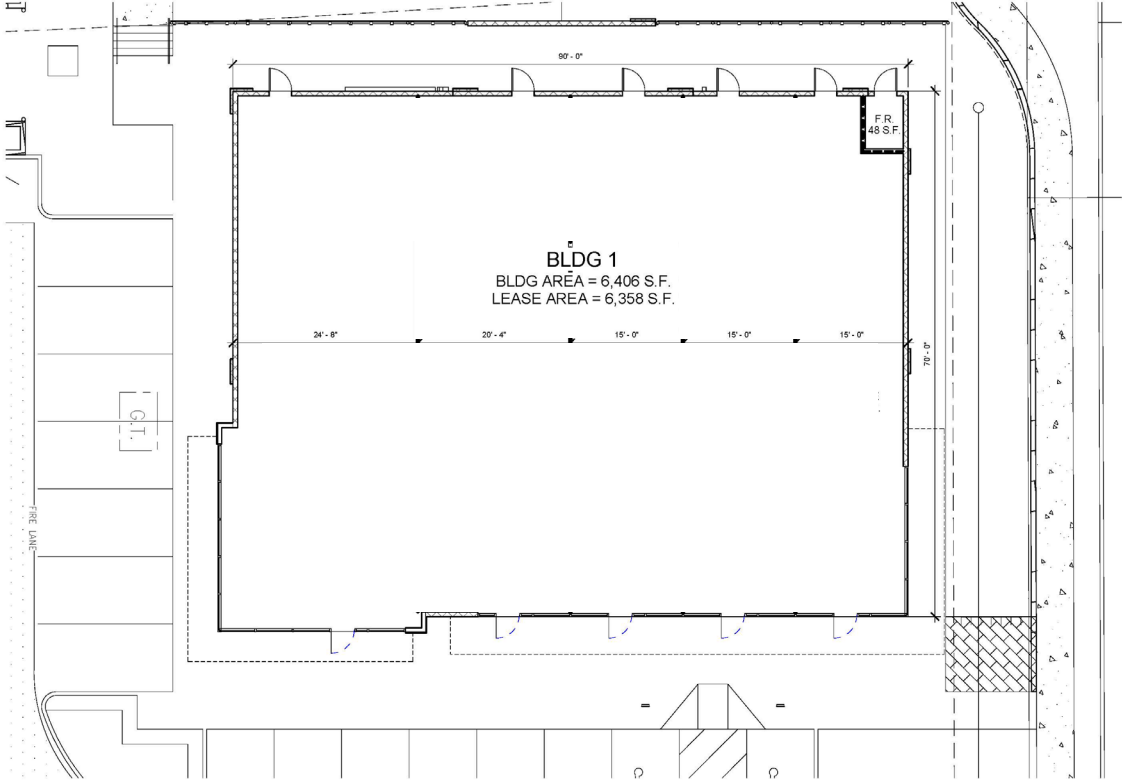
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## BUILDING I AVAILABILITY

1,225 SF  
Front door installed  
In between Solis Mammography and M Nail Lounge



**BUILDING FLOORPLAN**



# SHOPS AT BOSSY BOOTS

## EXTERIOR



**SHOPS AT BOSSY BOOTS**

**INTERIOR**





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**INTERIOR**



# SHOPS AT BOSSY BOOTS

## INTERIOR



**SHOPS AT BOSSY BOOTS**

**EXTERIOR**





## 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James N. Lovitt	735322	nick@kmrealty.net	713-275-2605
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

## LANDLORD'S REPRESENTATION



### NICK LOVITT

Leasing Agent

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KM Realty is exclusively listing this property for lease on behalf of the owner.

See all of our shopping centers at: [kmrealty.net/properties](http://kmrealty.net/properties)

The information contained herein was obtained from sources deemed reliable but has not been verified for accuracy or completeness. This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by landlord, or its broker, that the building, common areas, or that any tenants, which may be referenced on this exhibit, will at any time be occupants of the building or adjacent areas. Landlord reserves the right to modify the size, configuration and/or occupants of the building at any time. The presentation of any information within this exhibit is subject to errors and omissions. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.