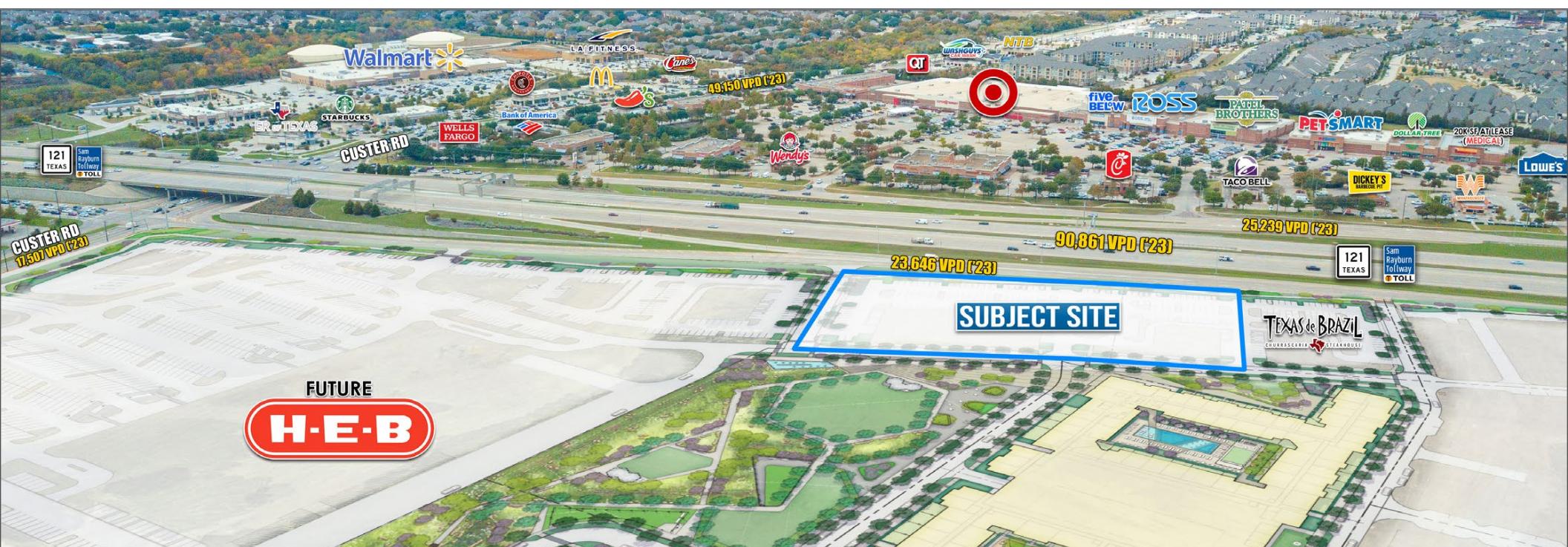


CRESTVIEW SHOP SPACE AVAILABLE

Allen, TX



LOCATION: SEC Highway 121 & Custer Rd
Allen, TX 75013

PROPERTY HIGHLIGHTS:

- Total GLA:** +/- 31,015 SF
- Opportunity adjacent to future HEB, Urban Park, and Custer 121 multifamily development (Phase 1: 434 units, Phase 2: 406 units, Phase 3: 360 units - 1,200 total units)
- Near McDermott Towne Crossing (1.5M annual visits), McKinney Towne Crossing (5.5M annual visits), Target (1.6M annual visits), and Walmart (2.1M annual visits)
- Contact broker for pricing

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------|-----------|-----------|-----------|
| Total Population | 10,445 | 136,775 | 366,719 |
| Daytime Population | 10,774 | 102,420 | 324,483 |
| Average HH Income | \$199,404 | \$186,277 | \$171,823 |

TRAFFIC COUNTS: (traffic data sourced from TXDOT & Placer.ai)

| | |
|--------------|-------------------|
| Highway 121: | 90,861 VPD (2023) |
| Custer Rd: | 17,507 VPD (2023) |

CONTACT:
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COOPER MONROE

| 214.534.3683 | TEY@FALCONCOMPANIES.COM
| 501.515.0173 | CMONROE@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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FALCONCOMPANIES.COM

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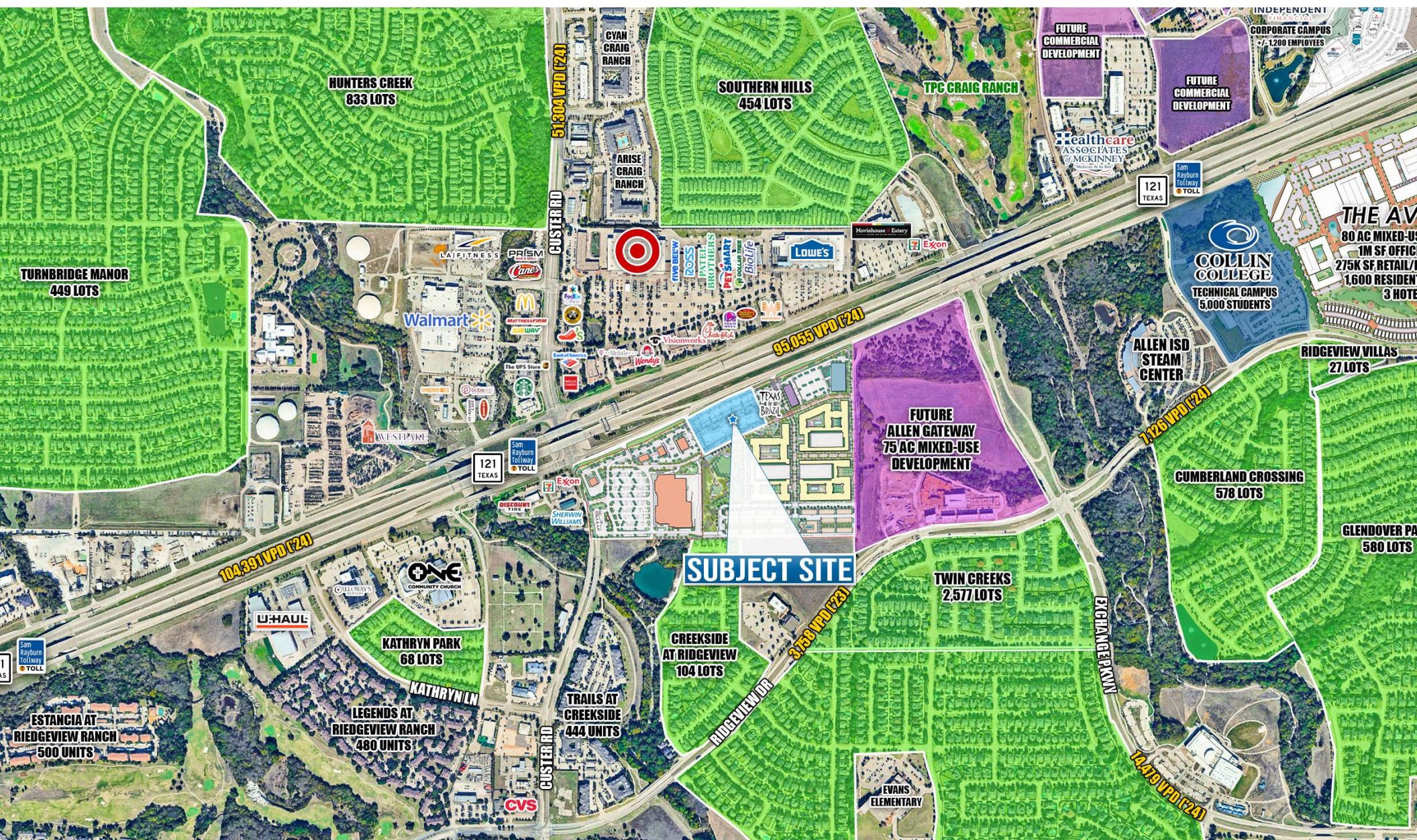
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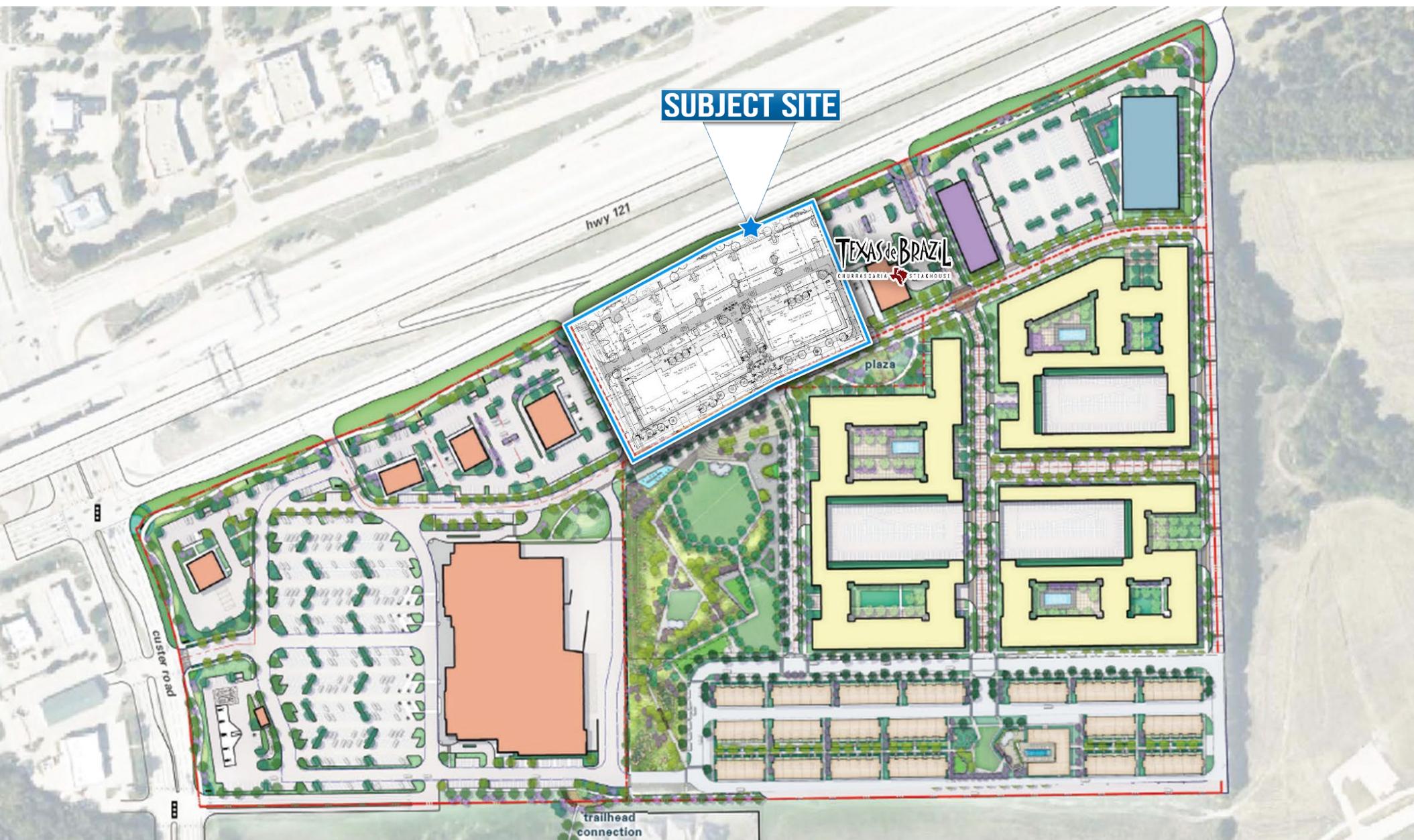
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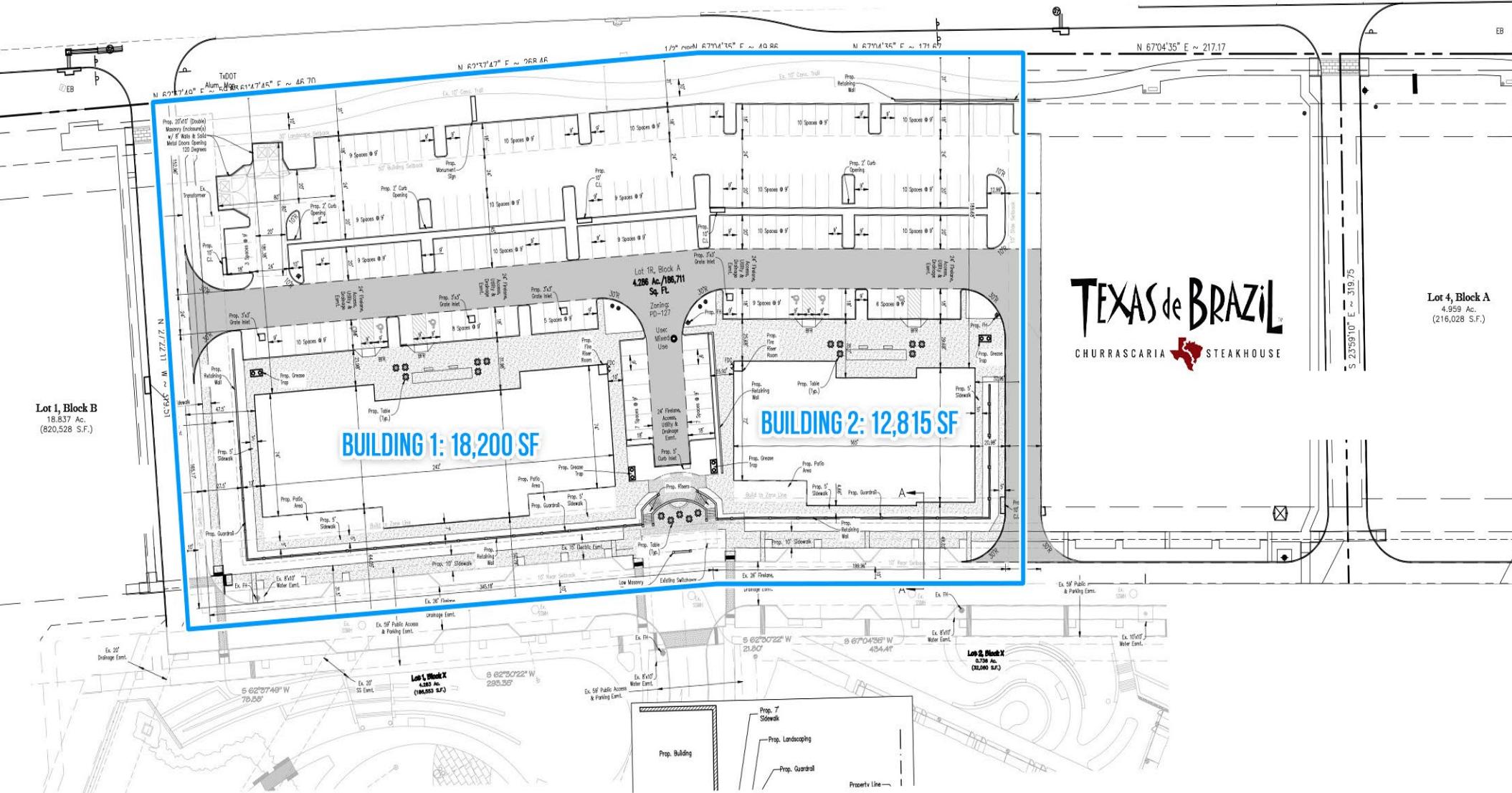
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FACADE: BUILDING 1

FACADE: BUILDING 2



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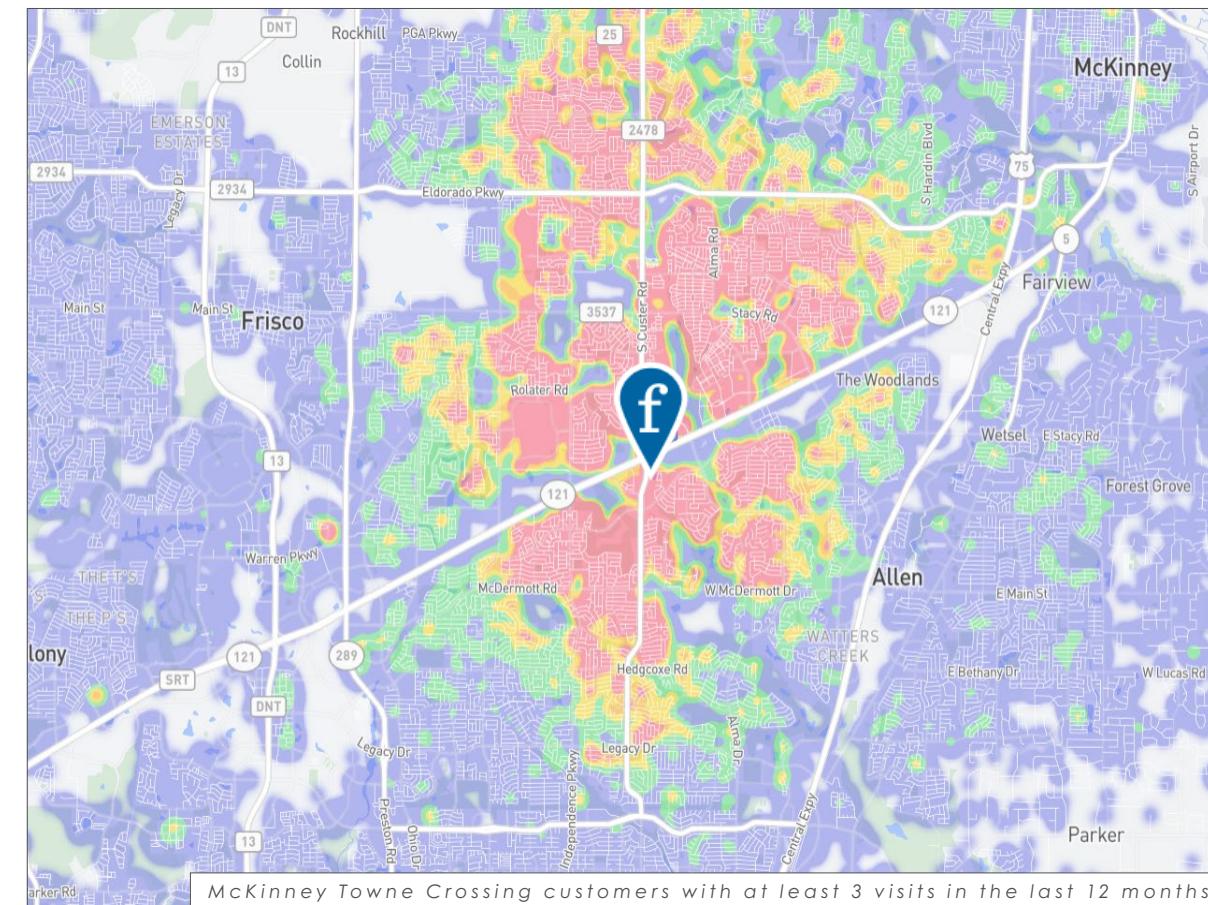
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SEC Highway 121 & Custer Rd, Allen, TX 75013



IMMEDIATE AREA FOOT TRAFFIC (12 mos: August 2023 to August 2024)

| | est. # of Customers | est. # of visits |
|--------------------------|---------------------|------------------|
| McKinney Towne Crossing | 837,500 | 5,500,000 |
| Walmart | 342,000 | 2,100,000 |
| Target | 341,600 | 1,600,000 |
| McDermott Towne Crossing | 232,300 | 1,500,000 |

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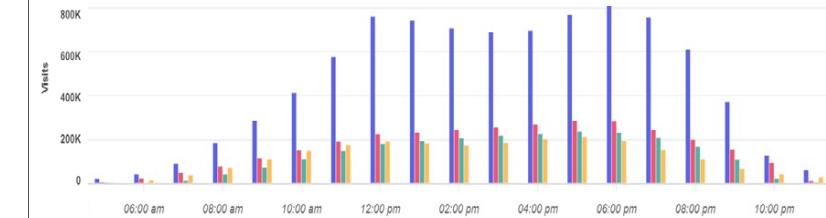
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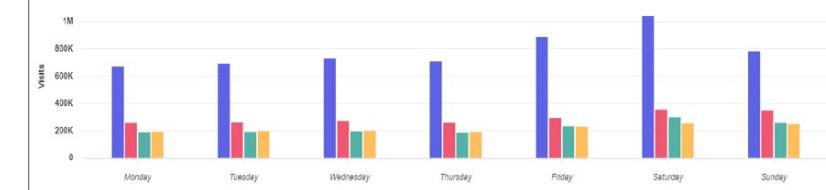
IMMEDIATE AREA FOOT TRAFFIC:

- McKinney Towne Crossing
- Walmart
- Target
- McDermott Towne Crossing

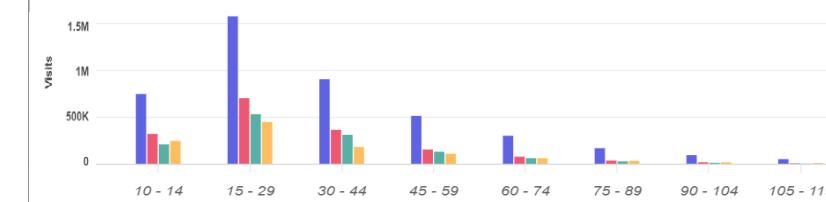
HOURLY VISITS:



DAILY VISITS:



LENGTH OF STAY



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DEMOGRAPHIC SUMMARY

1097 State Highway 121

Ring of 3 miles

KEY FACTS



136,775

Population



102,420

Daytime Population



1.57%
'23-'28 Compound Annual Growth Rate



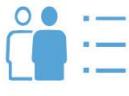
47,041

Households



\$581,093

Median Home Value



36.9

Median Age

INCOME



\$152,433
Median Household Income



\$186,277
Average Household Income



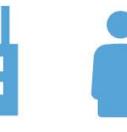
\$64,223
Per Capita Income



\$538,860
Median Net Worth



2,803
Total Businesses



21,083
Total Employees



15.21%
Blue Collar Occupation



84.78%
White Collar Occupation

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$159,565
Total Annual Expenditures



\$6,357
2023 Meals at Restaurants



\$11,330
2023 Meals at Home



\$51,678
Retail Goods



\$6,668
Entertainment



\$1,616
Personal Care



\$11,635
Health Care

Tapestry segments



Boomburbs

24,586 households



Enterprising Professionals

6,437 households



Professional Pride

5,787 households

52.3%
of Households

13.7%
of Households

12.3%
of Households

EDUCATION



8%

High School Diploma



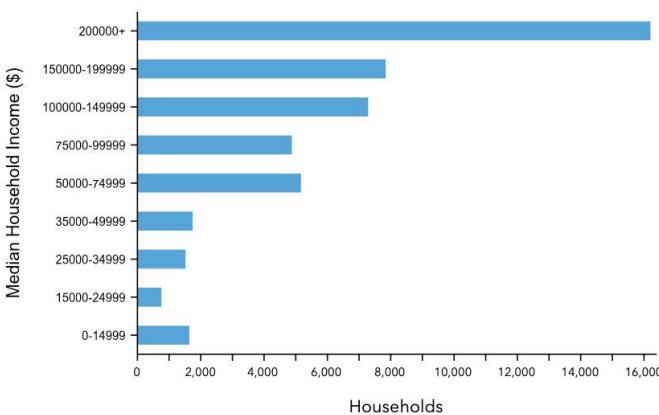
12%

Some College



69.81%

Bachelor's Degree or Graduate Degree



2024 Race and ethnicity (Esri)

The largest group: Asian Alone (41.41)

The smallest group: Pacific Islander Alone (0.06)

| Indicator ▲ | Value | Diff |
|-------------------------------------|-------|--------|
| White Alone | 37.53 | -11.54 |
| Black Alone | 9.54 | -5.96 |
| American Indian/Alaska Native Alone | 0.36 | -0.63 |
| Asian Alone | 41.41 | +33.33 |
| Pacific Islander Alone | 0.06 | -0.07 |
| Other Race | 2.39 | -9.72 |
| Two or More Races | 8.71 | -5.41 |
| Hispanic Origin (Any Race) | 8.95 | -20.31 |

Bars show deviation from

Dallas-Ft. Worth, TX

INFORMATION ABOUT BROKERAGE SERVICES

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.

Falcon Realty Advisors

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

497539

License No.

Timothy Hughes

Designated Broker of Firm

335775

License No.

Sales Agent / Associate's Name

License No.

Buyer / Tenant / Seller / Landlord Initials

Date

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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