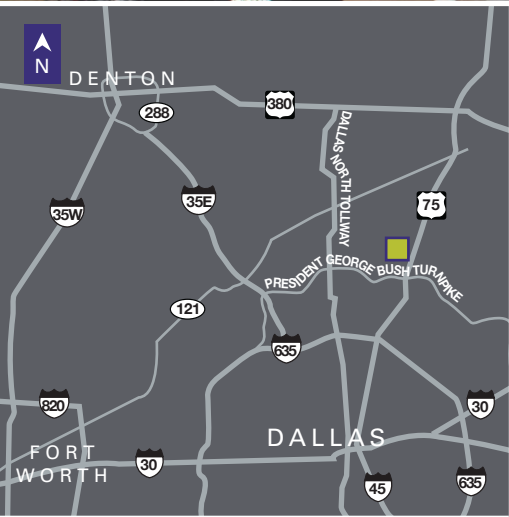


▶ **COLLIN CREEK SHOPPING CENTER ■ PLANO, TX**

SW Corner of North Central Expressway (U.S. 75) & 15th Street ■ Plano, Texas 75075

▶ **LOCATED IN THE HEART OF PLANO'S PRIMARY RETAIL CORRIDOR** ◀



CITY MAP

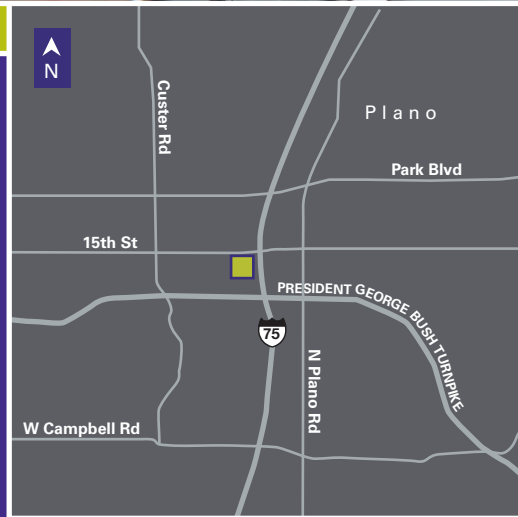
OCCUPANCY DETAILS

SQUARE FOOTAGE AVAILABLE

24,335 SF 2,978 SF
2,842 SF 2,270 SF

ANCHOR TENANTS

Ashley Furniture Big Lots
Conn's World Market
Dollar Tree Floor & Decor
Freed's Furniture Hobby Lobby



LOCATION DETAIL



5207 MCKINNEY AVENUE ■ SUITE 22
DALLAS, TEXAS 75205
214.953.1400 ■ www.frpltd.com



► **COLLIN CREEK SHOPPING CENTER ■ PLANO, TX**

SW Corner of Central Expressway (U.S. 75) & 15th Street ■ Plano, Texas 75075

► **STRATEGICALLY POSITIONED JUST NORTH OF THE PRESIDENT GEORGE W. BUSH TURNPIKE** ◀



ABOUT COLLIN CREEK

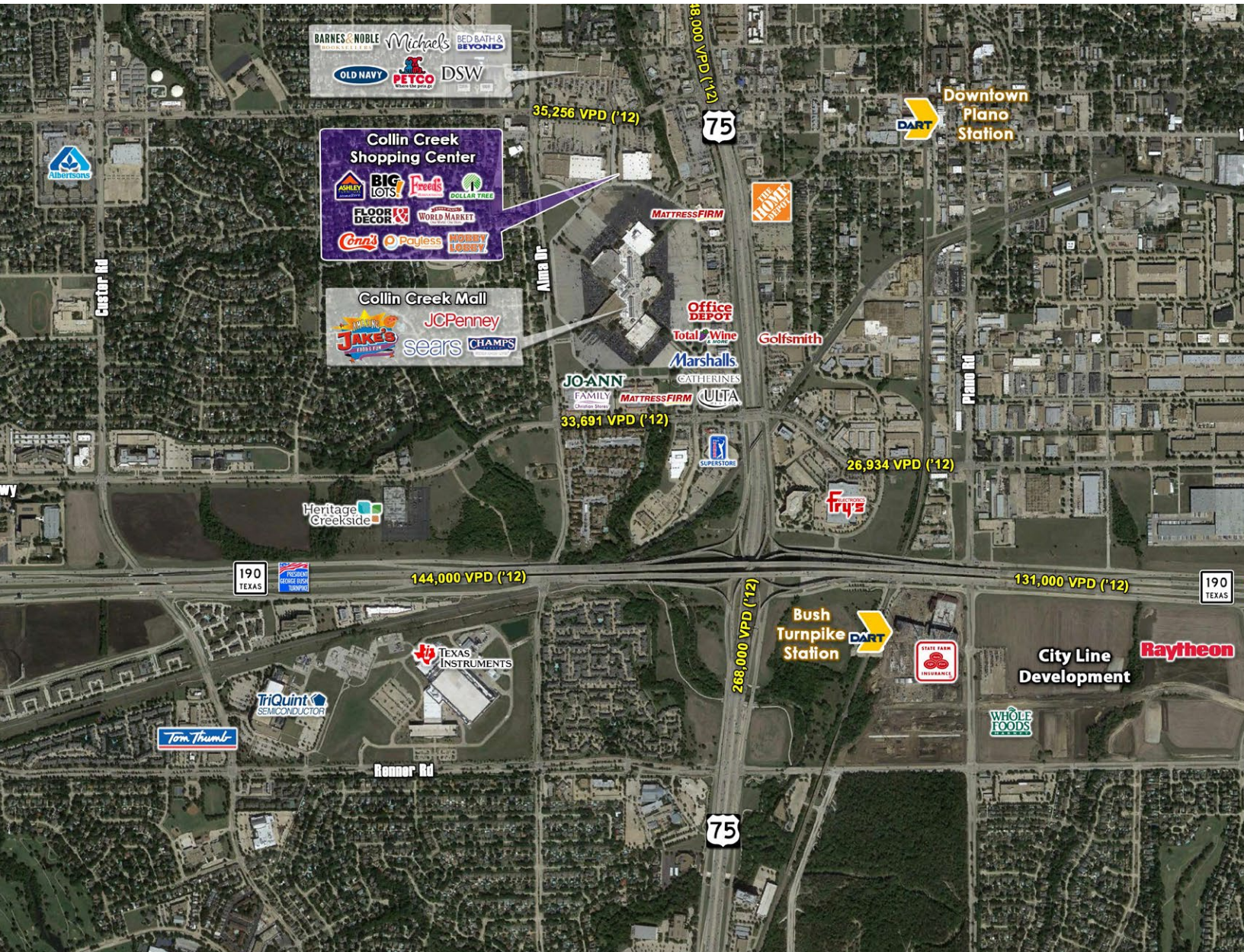
Located at the southwest corner of North Central Expressway (SH 75) at 15th Street in Plano, Texas, Collin Creek Shopping Center is easily accessible from both major thoroughfares. With a great mix of retail stores, restaurants and service uses in the area, Collin Creek draws shoppers from Plano, Richardson and the Allen/McKinney areas.



▶ COLLIN CREEK SHOPPING CENTER ■ AERIAL MAP

SW Corner of Central Expressway (U.S. 75) & 15th Street ■ Plano, Texas 75075

▶ **DRAWS SHOPPERS FROM PLANO, RICHARDSON AND THE ALLEN/MCKINNEY AREA** ◀



POPULATION ESTIMATE

1 mile	11,277
3 miles	103,938
5 miles	293,774

15th Street west of I-75
23,224 vpd

15th Street east of I-75
14,370 vpd

I-75 south of 15th Street
261,639 vpd

I-75 north of 15th Street
245,170 vpd

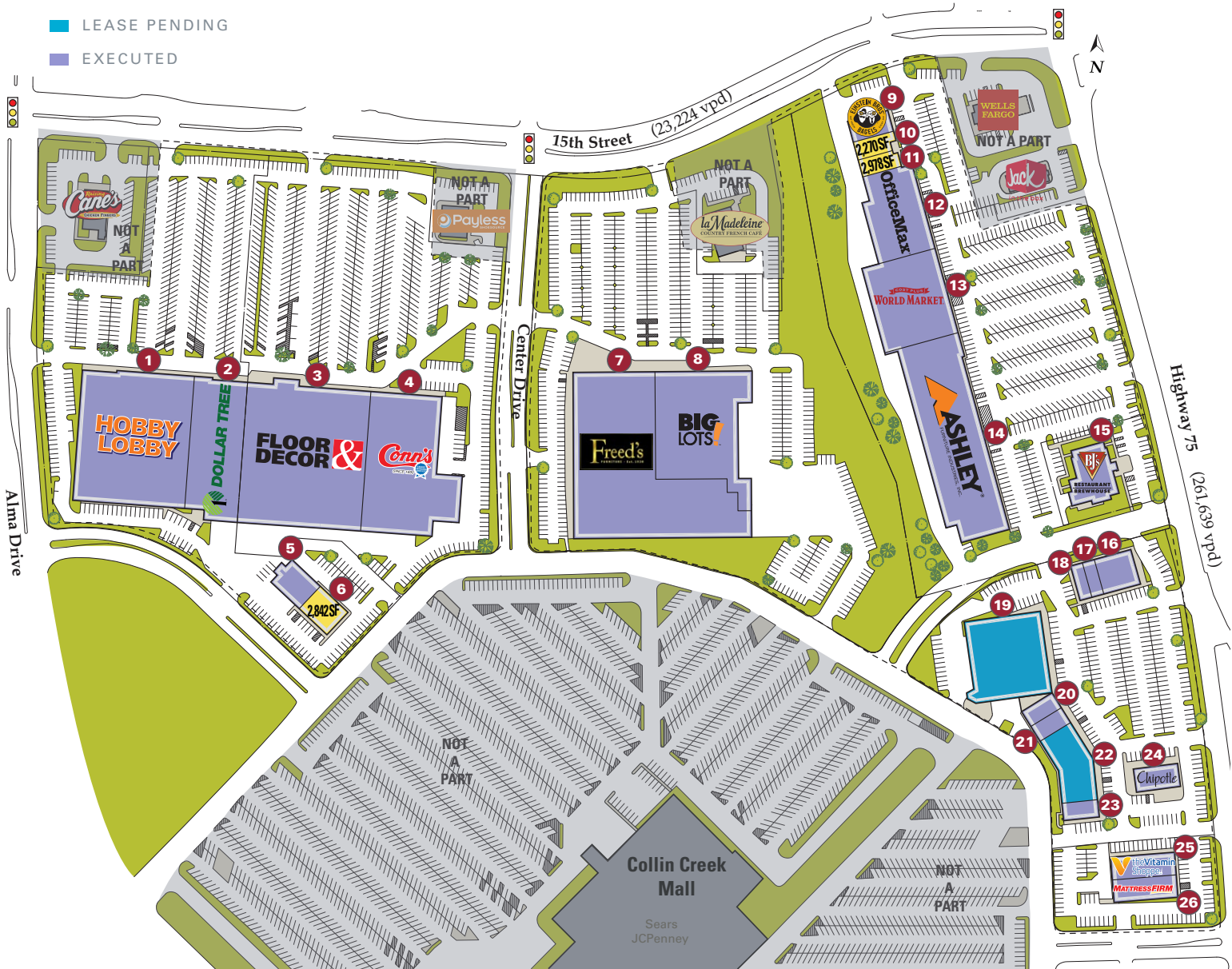
AVERAGE HOUSEHOLD INCOME

1 mile	\$66,849
3 miles	\$89,197
5 miles	\$99,335

COLLIN CREEK SHOPPING CENTER ■ SITE PLAN

SW CORNER OF CENTRAL EXPRESSWAY (U.S. 75) & 15TH STREET ■ PLANO, TEXAS 75075

- AVAILABLE
- LEASE PENDING
- EXECUTED



#	TENANT (ADDRESS)	SQUARE FEET	#	TENANT (ADDRESS)	SQUARE FEET
1.	Hobby Lobby (900 W 15th St #A)	60,000	19.	Lease Pending (1021 N Central Expy)	24,335
2.	Dollar Tree (900 W 15th St #C)	23,900	20.	Movie Trading Company (1017 N Central Expy #100)	3,000
3.	Floor & Decor (800 W 15th St #A)	68,786	21.	AI's Formal Wear (1017 N Central Expy #110)	1,347
4.	Conn's Inc (800 W 15th St #B)	39,706	22.	Lease Pending (1017 N Central Expy #131)	9,080
5.	MasterTech Auto - Mertz (900 W 15th St #B)	6,309	23.	Souper Salad (1017 N Central Expy #250)	3,837
6.	AVAILABLE (900 W 15th St #D)	2,842	24.	Chipotle (1009 N Central Expy)	4,518
7.	Freed's Furniture (600 W 15th St #B)	70,853	25.	The Vitamin Shoppe (1001 N Central Expy #100)	5,411
8.	Big Lots (600 W 15th St #A)	37,576	26.	Mattress Firm (1001 N Central Expy #200)	5,425
9.	Einstein Bros Bagels (1201 N Central Expy #1)	3,600			
10.	AVAILABLE (1201 N. Central Expy #3)	2,270		TOTAL GLA	481,402
11.	AVAILABLE (1201 N. Central Expy #4)	2,978			
12.	Office Max (1201 N. Central Expy #19)	22,600			
13.	Cost Plus World Market (1201 N Central Expy #25)	22,534			
14.	Ashley Furniture (1201 N Central Expy #30)	45,148			
15.	BJ's Restaurant (1101 N Central Expy)	6,347			
16.	Tokyo Harbor (1025 N Central Expy #100)	5,700			
17.	Game Stop (1025 N Central Expy #220)	1,900			
18.	Jenny Craig (1025 N Central Expy #300)	1,400			



COLLIN CREEK SHOPPING CENTER ■ DEMOGRAPHICS

FOR MORE DETAILED DEMOGRAPHICS VISIT fidelisrealtypartners.com/Properties/CollinCreekShoppingCenter

	Lat/Long: 33.0191 / -96.7098	1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	11,863	106,573	294,261
	2022 Projected Population	13,824	123,212	335,687
	2010 Census Population	9,872	94,291	263,329
	2000 Census Population	9,605	92,936	245,753
	Projected Annual Growth 2017 to 2022	3.3%	3.1%	2.8%
	Historical Annual Growth 2000 to 2017	1.4%	0.9%	1.2%
	2017 Median Age	33.9	39.2	39.6
HOUSEHOLDS	2017 Estimated Households	4,224	39,904	114,636
	2022 Projected Households	4,836	45,349	128,634
	2010 Census Households	3,584	35,402	102,003
	2000 Census Households	3,397	33,731	91,907
	Projected Annual Growth 2017 to 2022	2.9%	2.7%	2.4%
	Historical Annual Growth 2000 to 2017	1.4%	1.1%	1.5%
RACE AND ETHNICITY	2017 Estimated White	56.7%	66.1%	64.5%
	2017 Estimated Black or African American	10.4%	9.9%	9.6%
	2017 Estimated Asian or Pacific Islander	9.5%	9.9%	16.1%
	2017 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2017 Estimated Other Races	22.9%	13.5%	9.4%
	2017 Estimated Hispanic	39.2%	26.4%	18.4%
INCOME	2017 Estimated Average Household Income	\$68,038	\$89,953	\$99,416
	2017 Estimated Median Household Income	\$61,987	\$79,094	\$85,853
	2017 Estimated Per Capita Income	\$24,318	\$33,706	\$38,759
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	12.6%	7.3%	4.7%
	2017 Estimated Some High School (Grade Level 9 to 11)	5.5%	4.4%	3.6%
	2017 Estimated High School Graduate	19.8%	18.5%	15.0%
	2017 Estimated Some College	22.4%	21.4%	20.0%
	2017 Estimated Associates Degree Only	4.8%	6.3%	6.7%
	2017 Estimated Bachelors Degree Only	23.4%	27.5%	31.6%
	2017 Estimated Graduate Degree	11.4%	14.6%	18.4%
BUSINESS	2017 Estimated Total Businesses	1,708	6,142	14,671
	2017 Estimated Total Employees	18,675	73,519	177,914
	2017 Estimated Employee Population per Business	10.9	12.0	12.1
	2017 Estimated Residential Population per Business	6.9	17.4	20.1

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each

party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A TREC NO. OP-K

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08/21/12

