

FAIRVIEW PLAZA SHOPPING CENTER

441 STACY RD. FAIRVIEW, TX 75069

SHOP COS.



Thomas Glendenning / **THOMAS@SHOPCOMPANIES.COM** / **214-960-4528**

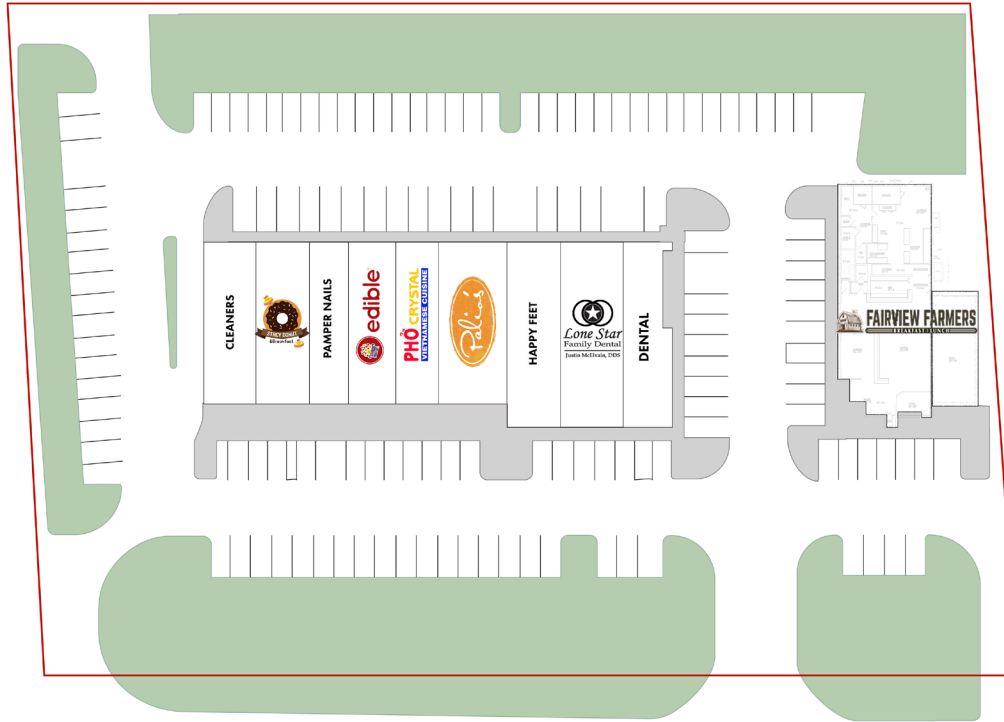
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E STACY ROAD

PROJECT SCOPE

Highly visible opportunity with excellent positioning for medical, retail, or service users fronting Stacy Road in the dominant Fairview/Allen retail corridor. The immediate trade area offers a bevy of regional dining, retail, and entertainment options with Fairview Town Center, Allen Premium Outlets and the Village at Allen all within a mile. In addition to excellent exposure, the property benefits from the surrounding high-income communities and rapidly developing residential

DETAILS

- 100% Leased

TRAFFIC COUNTS

o E. Stacy Rd:	31,709 VPD-19
o N. Central Expy:	180,730 VPD-19

AREA ATTRACTIONS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	12,382	81,688	220,743
Avg. HH Income	\$129,151	\$132,109	\$131,279
Total Housing Units	4,137	27,957	76,828
Daytime Population	12,586	80,211	209,697
Medium Home Value	\$335,352	\$322,909	\$345,865

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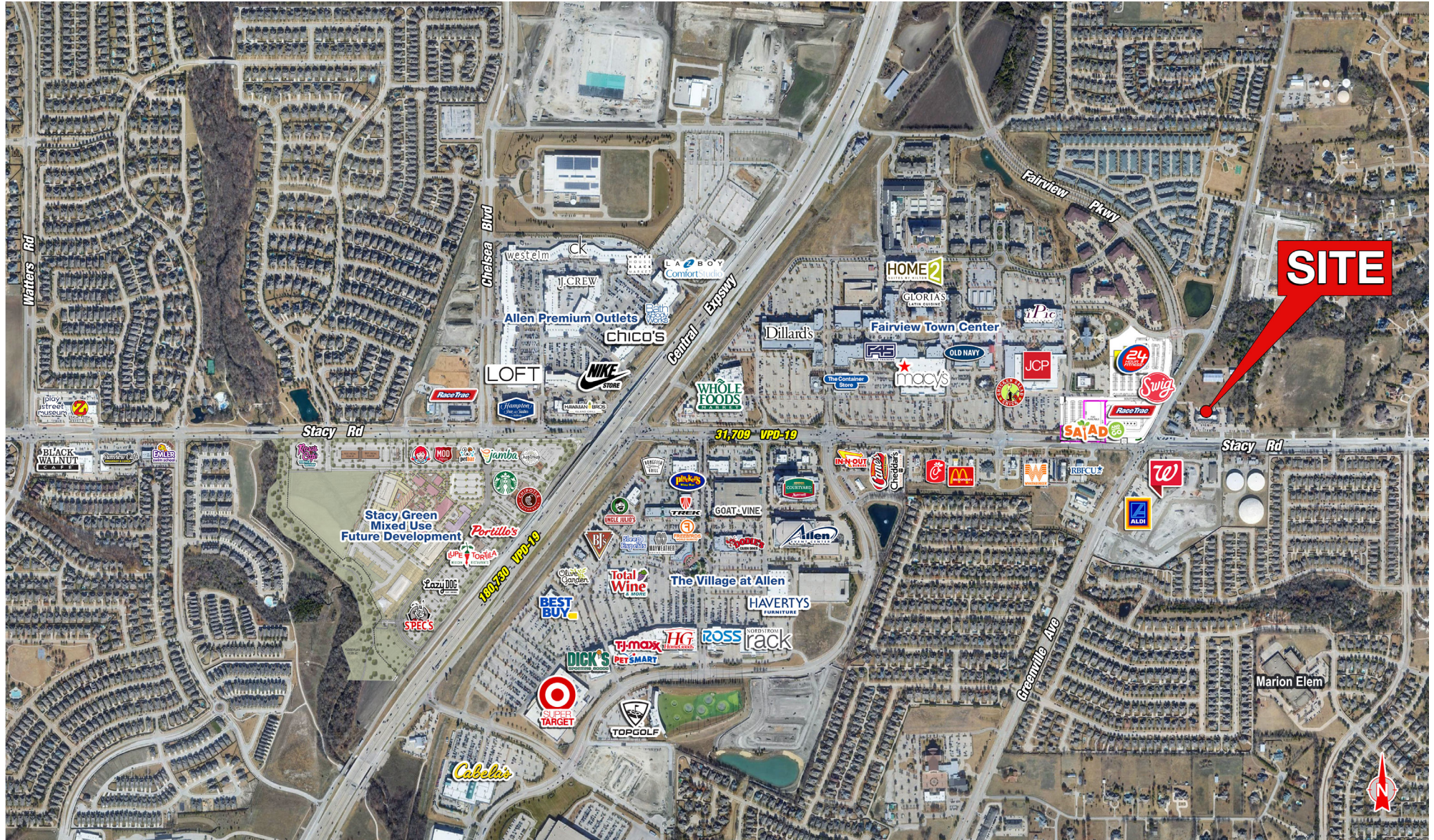
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This aerial map of the Allen, Texas area provides a detailed view of the region's infrastructure and commercial landscape. Key features include:

- Road Network:** Major thoroughfares such as Independence Pkwy, Sam Rayburn Tollway, Exchange Pkwy, and McDermott Rd are clearly marked. Local roads like Ridgeview Dr, Waters Rd, and Greenville Ave are also visible.
- Commercial and Retail Centers:** The map highlights several shopping and business districts, including Calloway's, Target, CVS, and Kroger. Other notable locations are the Allen Premium Outlets and the Stacy Green Mixed Use Future Development.
- Education and Recreation:** Educational institutions like Evans Elementary, Korr Elementary, and Ereckson Middle are indicated. Recreational areas such as the RaceTrac and Calloway's are also shown.
- Proposed Site:** A red arrow points to a specific location labeled "SITE" in the upper right quadrant of the map, near the intersection of Exchange Pkwy and Greenville Ave.
- Future Development:** Several areas are marked as "FUTURE DEVELOPMENT" or "FUTURE MIXED USE DEVELOPMENT", indicating planned growth in the region.

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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.

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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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