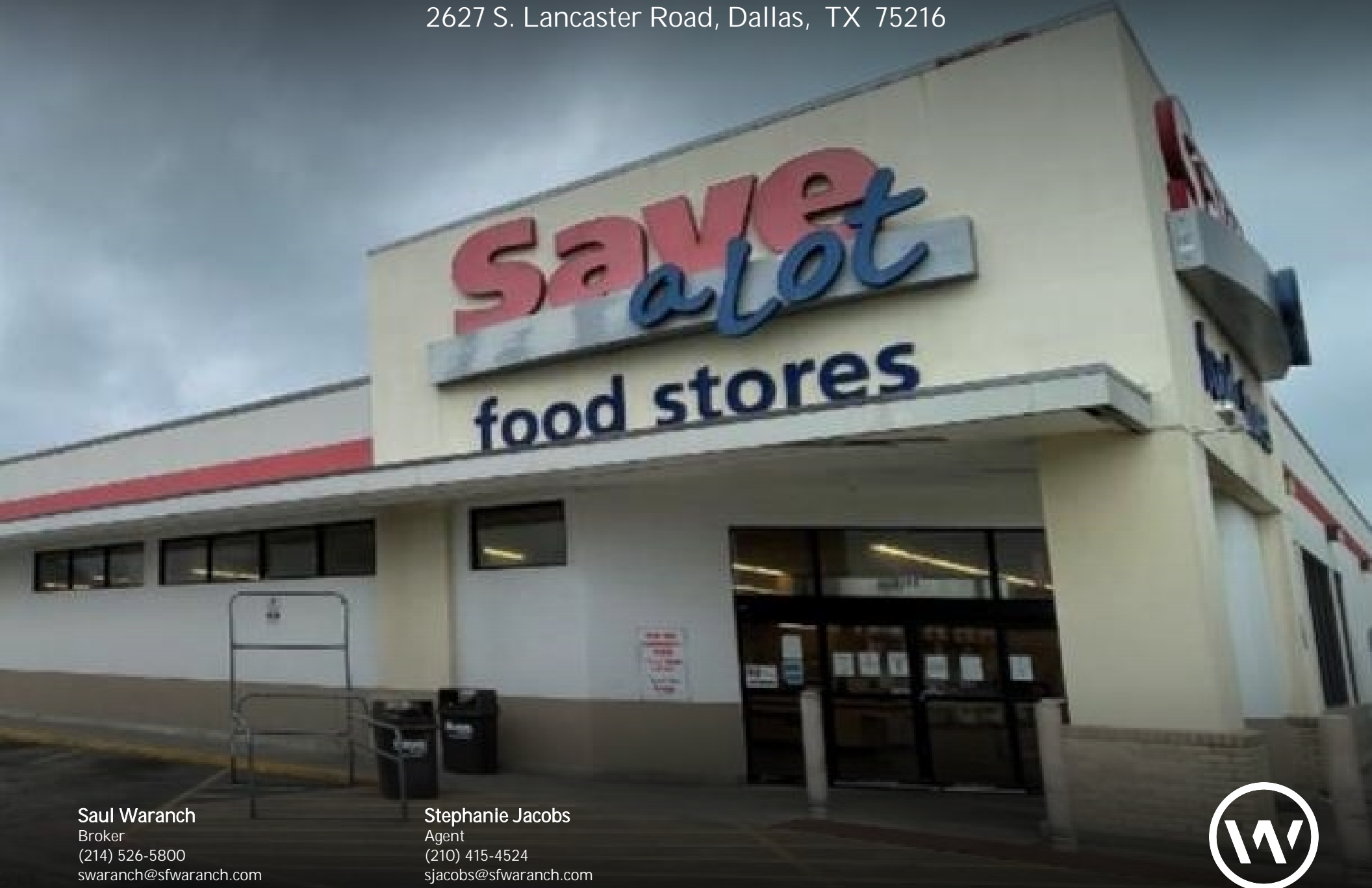


Crest Plaza Shopping Center

2627 S. Lancaster Road, Dallas, TX 75216



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Stephanie Jacobs
Agent
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THE SPACE

Location 2627 S. Lancaster Road, Dallas,, TX, 75216

HIGHLIGHTS

- Shell opportunities - new construction
- Great visibility from road
- Great location across from transit station
- Local and national tenancy
- Pylon space signage available



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,484	126,142	305,875



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$45,801	\$49,928	\$62,578



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,967	39,599	100,346

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
	Express Ice	Ground			Ice and water kiosk
2611	Save-a-Lot	Ground	23,790	Retail	Neighborhood grocery store
2619	Life's Second Chance	Ground	3,224	Retail	Treatment center
2627	CSL Plasma Center	Ground	13,588	Retail	National medical provider
2639	Cliff's Check Cashing	Ground	3,172	Retail	Regional check cashing and payment center
2641	Y & K Tax Service	Ground	1,200	Retail	Local tax office
2655	Oak Street Health	Ground	8,500 SF	Retail	
2663	Available	Ground	21,500	Retail	Gross rental rate- Space in shell condition
2703-07	Feeders Supply Company	Ground	12,575	Retail	Hardware and feed store
2713-A	Younger Nails	Ground	2,000	Retail	Nail salon
2713-B	Available	Ground	7,320	Retail	Gross rental rate - Space in shell condition
2715	Metro PCs	Ground	1,300	Retail	National cell phone provider
2717	Big Mo's	Ground	1,360	Retail	Wings restaurant.
2721-2723	Available	Ground	1,600	Retail	Former barber and hair stylist space.
2723	Insurance Office	Ground	1,280	Retail	
2725	AutoZone	Ground	10,400	Retail	National auto supply store
2729	Crown Dental	Ground	5,309	Retail	Local dentist office

PROPERTY FEATURES

CURRENT OCCUPANCY	73.00 %
TOTAL TENANTS	11
BUILDING SF	121,367
GLA (SF)	112,735
LAND SF	419,003
LAND ACRES	9.619
YEAR BUILT	1948
YEAR RENOVATED	2020
ZONING TYPE	Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	Two
NUMBER OF PARKING SPACES	Ample





CREST PLAZA SHOPPING CENTER

2627 S. LANCASTER ROAD
DALLAS, TEXAS

E ELMORE AVE

S LANCASTER RD

S LANCASTER RD

S LANCASTER RD

E ELMORE AVE

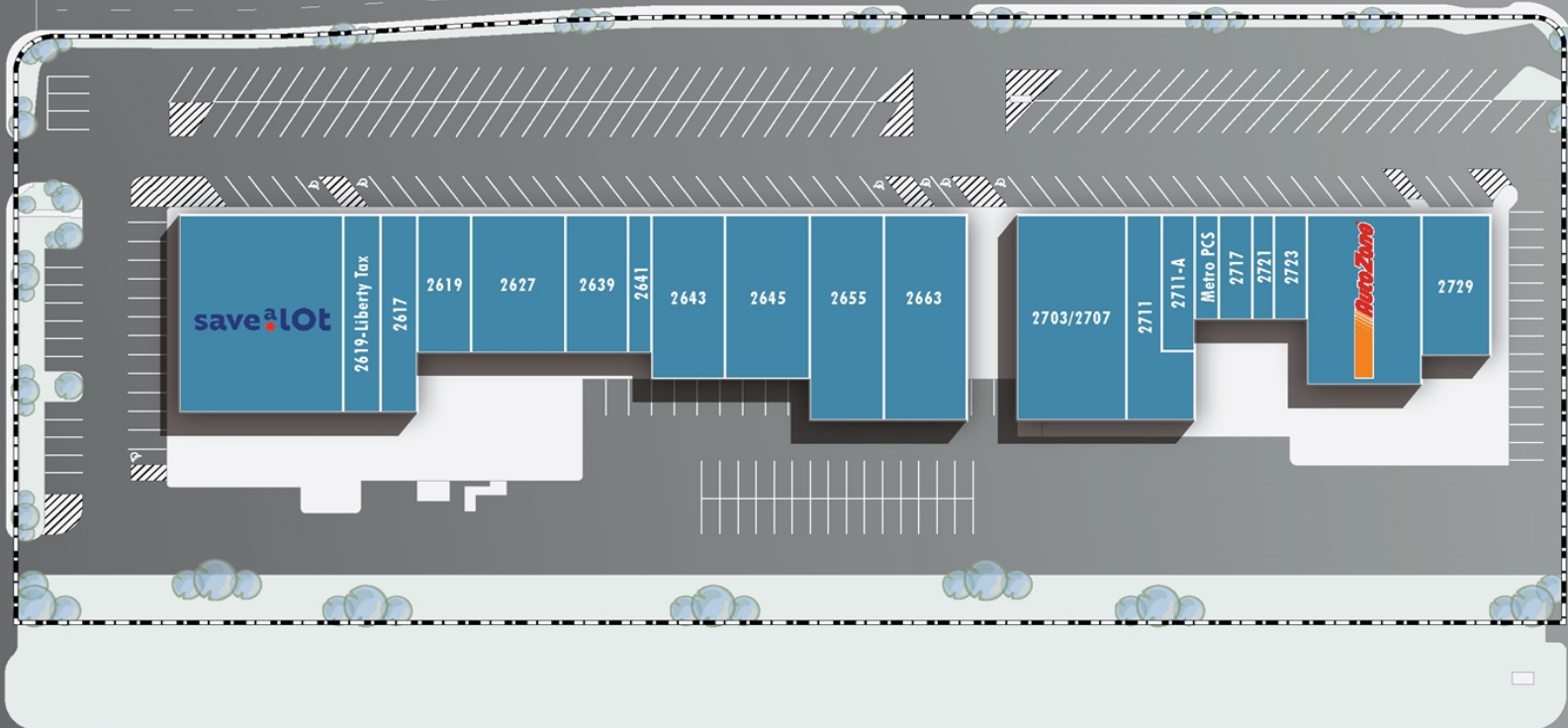
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S DENLEY DR

E ELMORE AVE

E HOBSON AVE



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,416	126,784	279,110
2010 Population	15,877	120,386	273,604
2021 Population	16,484	126,142	305,875
2026 Population	16,909	130,805	323,321
2021 African American	8,104	55,510	127,584
2021 American Indian	57	653	1,841
2021 Asian	34	873	2,662
2021 Hispanic	8,136	63,996	147,616
2021 Other Race	4,320	29,562	61,527
2021 White	3,624	36,435	104,479
2021 Multiracial	342	3,071	7,678
2021-2026: Population: Growth Rate	2.55 %	3.65 %	5.60 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,288	8,802	18,087
\$15,000-\$24,999	670	5,167	10,774
\$25,000-\$34,999	552	4,959	11,145
\$35,000-\$49,999	796	6,380	14,979
\$50,000-\$74,999	850	6,626	17,480
\$75,000-\$99,999	361	3,349	11,042
\$100,000-\$149,999	335	2,973	10,262
\$150,000-\$199,999	57	695	3,227
\$200,000 or greater	58	648	3,350
Median HH Income	\$34,382	\$36,488	\$44,079
Average HH Income	\$45,801	\$49,928	\$62,578

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,503	42,699	93,617
2010 Total Households	4,877	38,469	88,886
2021 Total Households	4,967	39,599	100,346
2026 Total Households	5,054	40,764	106,366
2021 Average Household Size	3.31	3.14	2.94
2000 Owner Occupied Housing	3,484	22,325	47,379
2000 Renter Occupied Housing	1,636	17,024	39,203
2021 Owner Occupied Housing	3,035	19,647	44,757
2021 Renter Occupied Housing	1,932	19,951	55,589
2021 Vacant Housing	634	5,476	14,350
2021 Total Housing	5,601	45,075	114,696
2026 Owner Occupied Housing	3,175	20,689	47,352
2026 Renter Occupied Housing	1,879	20,074	59,015
2026 Vacant Housing	620	5,469	14,132
2026 Total Housing	5,674	46,233	120,498
2021-2026: Households: Growth Rate	1.75 %	2.90 %	5.85 %



Source: esri

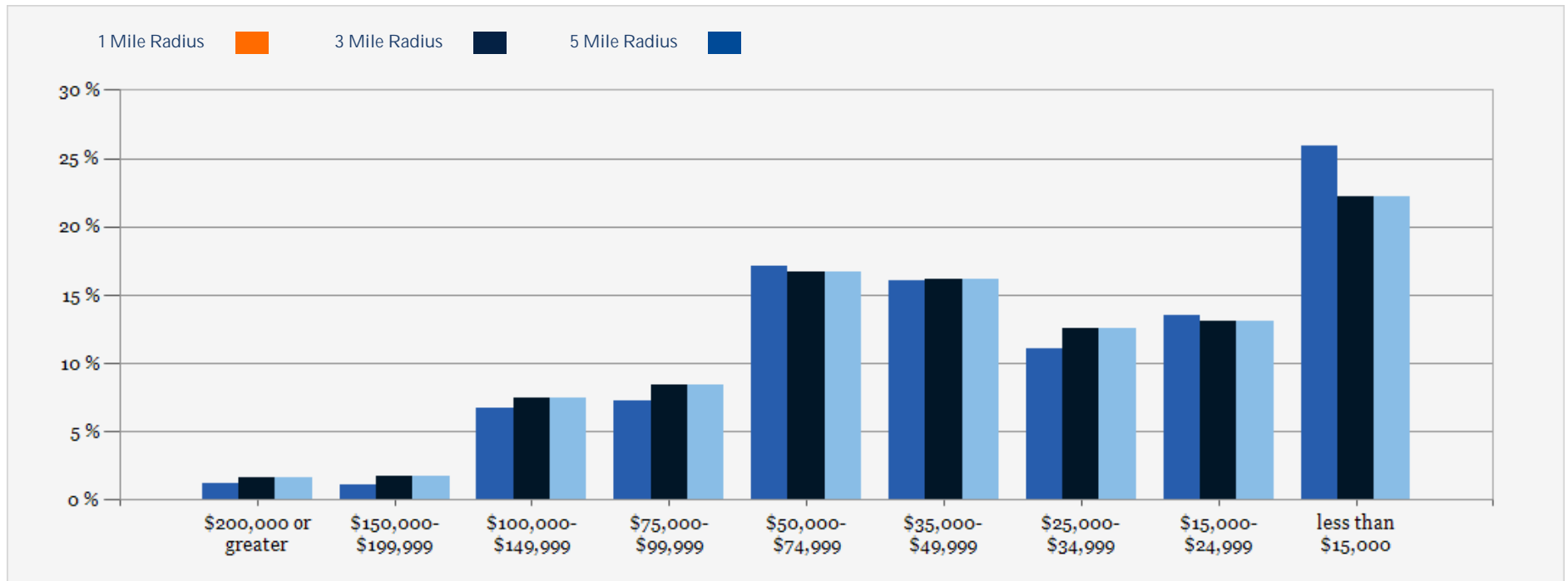
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,162	8,989	24,410
2021 Population Age 35-39	1,081	8,227	21,639
2021 Population Age 40-44	914	7,026	18,565
2021 Population Age 45-49	944	6,940	17,617
2021 Population Age 50-54	848	6,693	16,645
2021 Population Age 55-59	932	6,935	16,621
2021 Population Age 60-64	914	6,537	15,526
2021 Population Age 65-69	777	5,847	13,363
2021 Population Age 70-74	600	4,879	11,203
2021 Population Age 75-79	505	3,411	7,426
2021 Population Age 80-84	329	2,042	4,415
2021 Population Age 85+	280	1,763	3,962
2021 Population Age 18+	11,787	90,664	227,217
2021 Median Age	35	34	34

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,836	\$41,711	\$55,239
Average Household Income 25-34	\$52,756	\$53,226	\$69,208
Median Household Income 35-44	\$38,498	\$39,599	\$51,862
Average Household Income 35-44	\$48,706	\$55,018	\$70,371
Median Household Income 45-54	\$47,266	\$48,685	\$54,437
Average Household Income 45-54	\$56,277	\$62,215	\$75,050
Median Household Income 55-64	\$36,883	\$39,295	\$44,780
Average Household Income 55-64	\$50,410	\$52,853	\$63,440
Median Household Income 65-74	\$30,214	\$34,503	\$36,797
Average Household Income 65-74	\$37,767	\$42,136	\$51,620
Average Household Income 75+	\$31,431	\$33,002	\$39,134

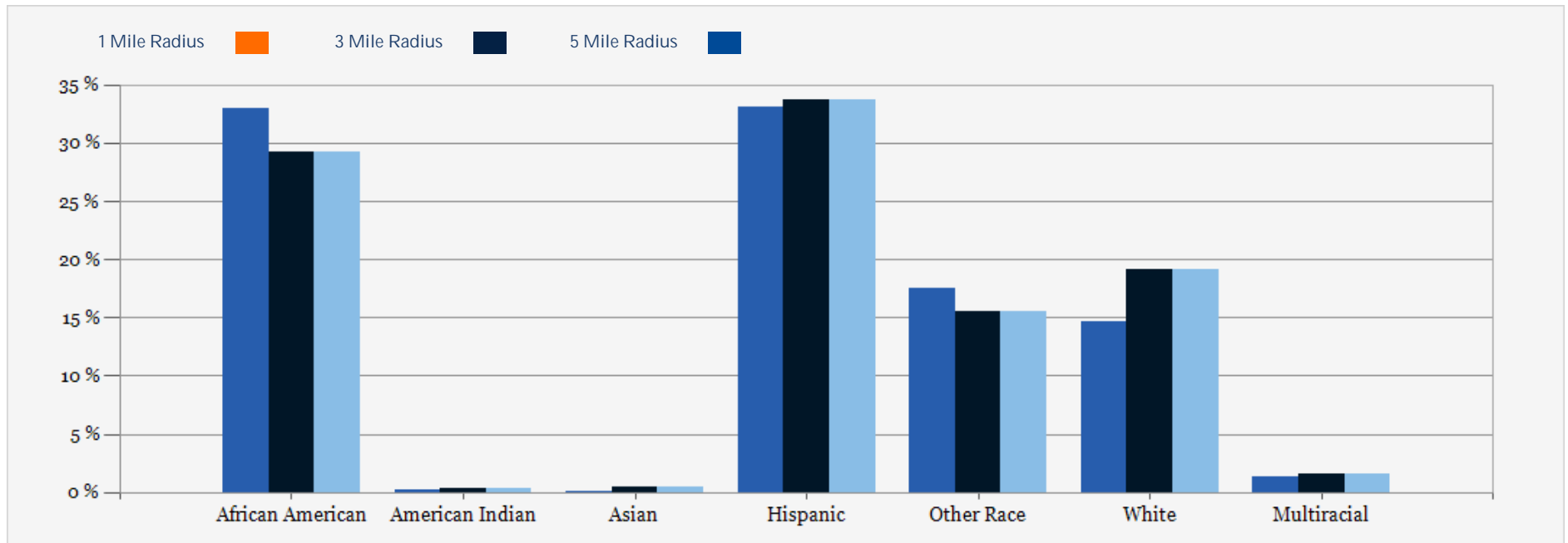
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,136	8,984	25,331
2026 Population Age 35-39	1,064	8,536	23,151
2026 Population Age 40-44	1,069	8,053	21,106
2026 Population Age 45-49	939	7,194	18,877
2026 Population Age 50-54	907	6,795	17,183
2026 Population Age 55-59	859	6,553	16,193
2026 Population Age 60-64	928	6,625	15,954
2026 Population Age 65-69	870	6,462	14,684
2026 Population Age 70-74	675	5,285	11,959
2026 Population Age 75-79	561	4,145	9,477
2026 Population Age 80-84	405	2,503	5,623
2026 Population Age 85+	309	2,002	4,537
2026 Population Age 18+	12,149	94,156	241,298
2026 Median Age	36	34	34

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,233	\$47,494	\$60,977
Average Household Income 25-34	\$57,782	\$58,529	\$78,525
Median Household Income 35-44	\$42,714	\$44,524	\$56,769
Average Household Income 35-44	\$54,302	\$61,773	\$79,393
Median Household Income 45-54	\$51,542	\$52,786	\$59,760
Average Household Income 45-54	\$63,335	\$70,206	\$85,307
Median Household Income 55-64	\$40,880	\$43,769	\$50,972
Average Household Income 55-64	\$57,240	\$59,909	\$72,568
Median Household Income 65-74	\$33,416	\$36,195	\$39,012
Average Household Income 65-74	\$42,446	\$47,098	\$58,865
Average Household Income 75+	\$36,043	\$37,546	\$45,205

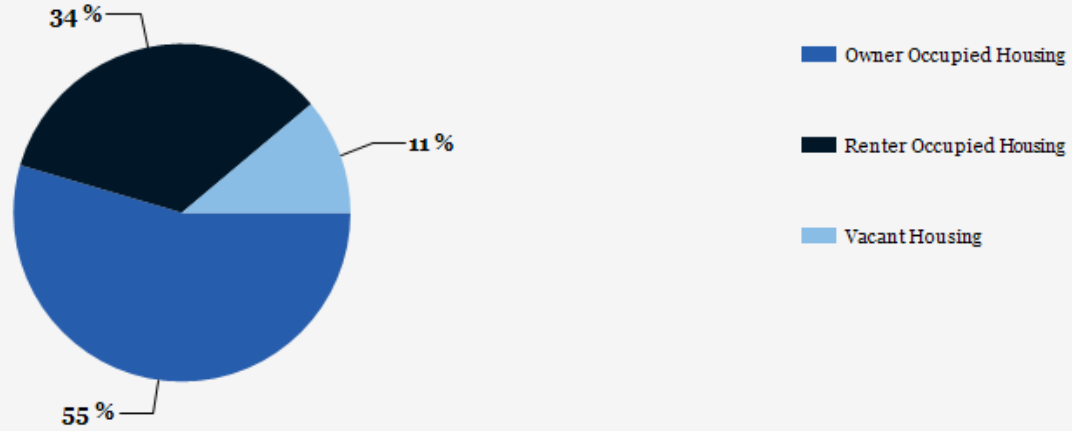
2021 Household Income



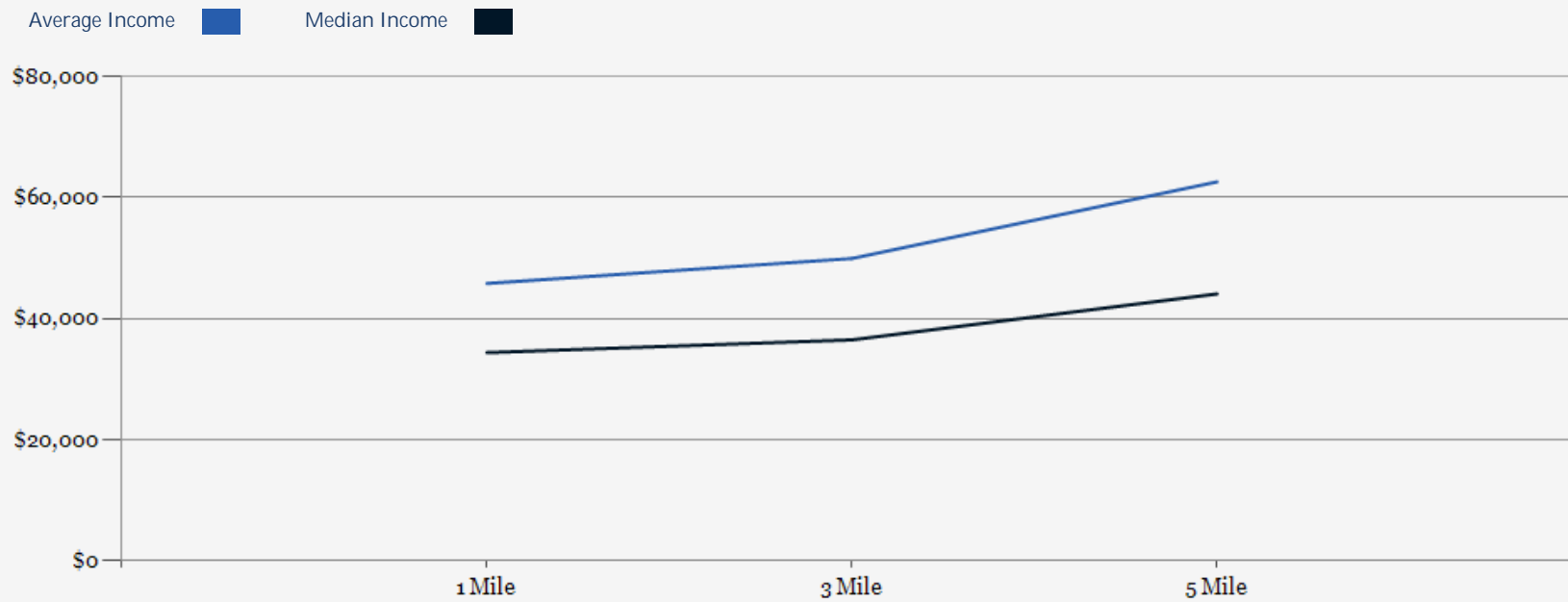
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



Crest Plaza Shopping Center

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to The S.F. Waranch Company. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The S.F. Waranch Company has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The S.F. Waranch Company has not verified, and will not verify, any of the information contained herein, nor has The S.F. Waranch Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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powered by CREOP



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.

Saul F. Waranch	9003270	sfwaranch@sfwaranch.com	214-526-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Saul F. Waranch	0395950	swaranch@sfwaranch.com	214-893-4788
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date