

Hillcrest Crossing

6311 Hillcrest Road, Frisco TX 75035



Prepared By:

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THE SPACE

Location	6311 Hillcrest Road Frisco, TX 75035
County	Collin County
Cross Street	College Street
Square Feet	1,995
Annual Rent PSF	\$24.00
Lease Type	NNN

HIGHLIGHTS

- Second generation space in developed area.
- Drive up capability.
- Tenant finish out dollars available.
- New construction



POPULATION

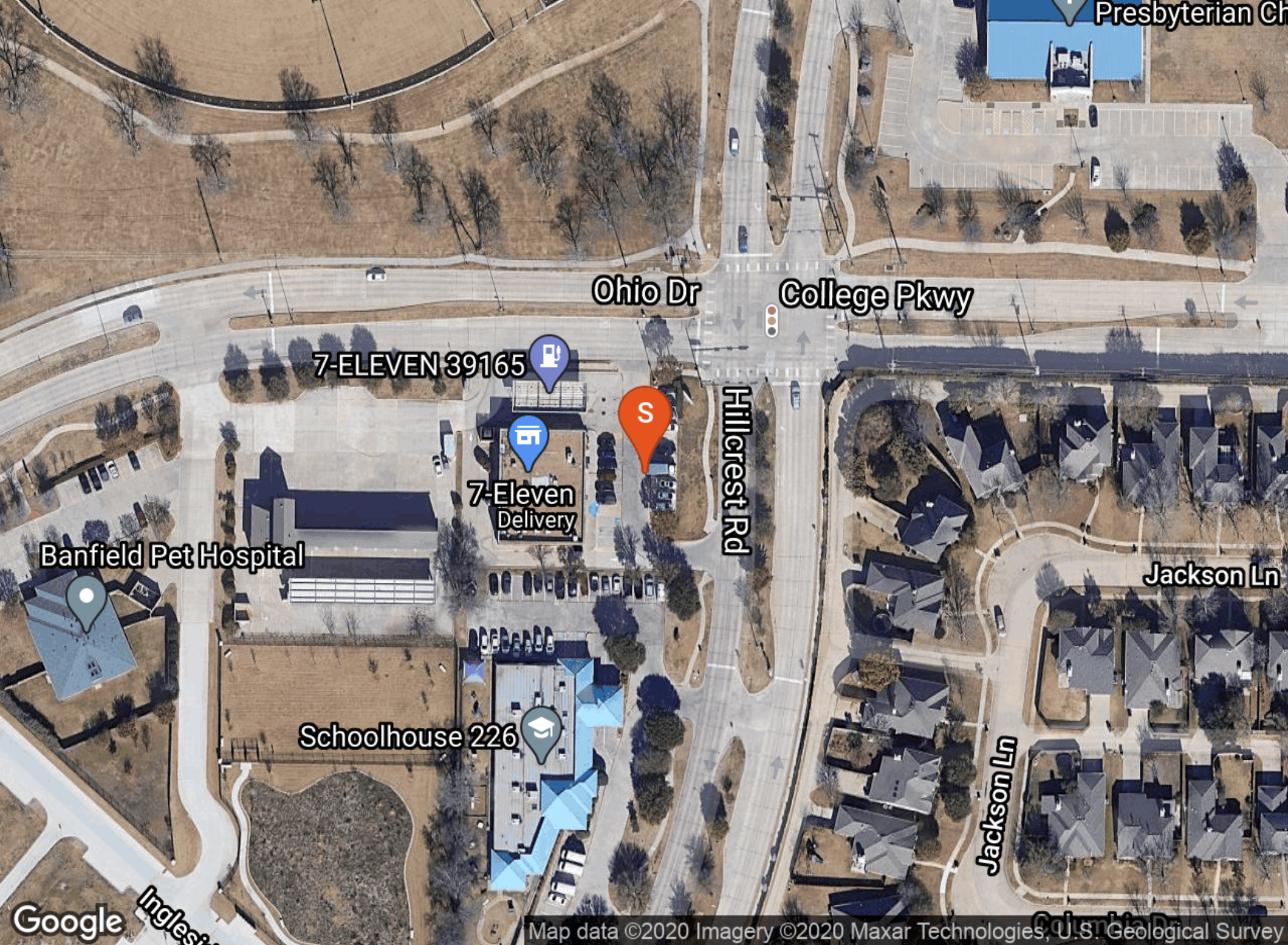
1.00 MILE	3.00 MILE	5.00 MILE
18,535	106,604	296,292

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$121,240	\$135,416	\$149,498

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,808	40,220	105,953



Map data ©2020 Imagery ©2020 Maxar Technologies, U.S. Geological Survey

COLLEGE STREET



HILLCREST ROAD



CONVENIENCE
2,900 SF

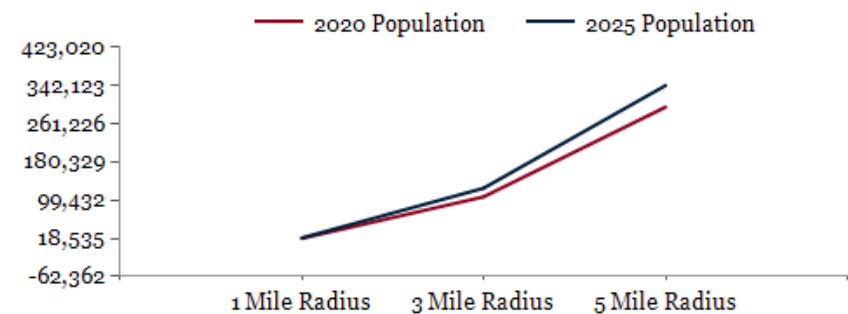
DENTIST
1,506 SF

AVAILABLE
1,995 SF

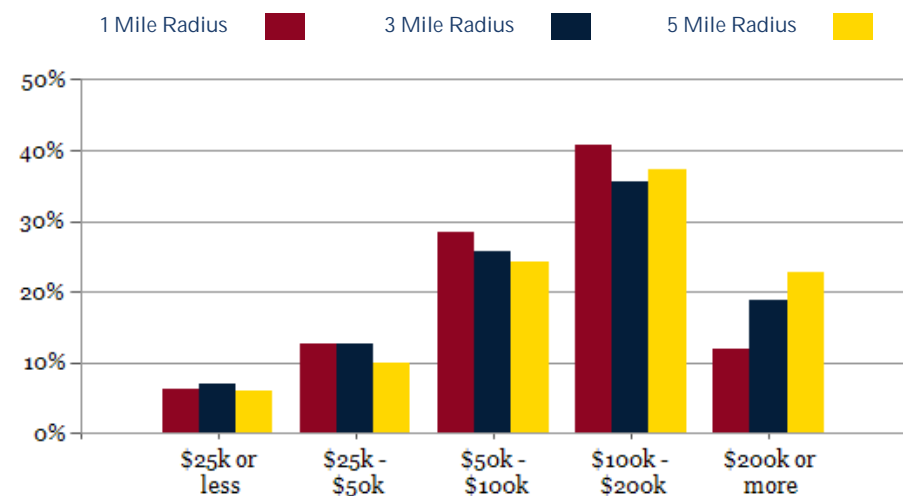
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,555	37,096	93,326
2010 Population	17,189	76,425	198,401
2020 Population	18,535	106,604	296,292
2025 Population	19,726	124,948	342,123
2020-2025: Population: Growth Rate	6.25%	16.15%	14.60%

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	206	1,518	3,562
\$15,000-\$24,999	222	1,344	2,730
\$25,000-\$34,999	246	1,916	3,725
\$35,000-\$49,999	608	3,220	6,867
\$50,000-\$74,999	938	5,335	13,369
\$75,000-\$99,999	1,000	5,034	12,279
\$100,000-\$149,999	1,809	9,059	24,055
\$150,000-\$199,999	968	5,232	15,362
\$200,000 or greater	811	7,562	24,004
Median HH Income	\$103,089	\$106,498	\$116,532
Average HH Income	\$121,240	\$135,416	\$149,498

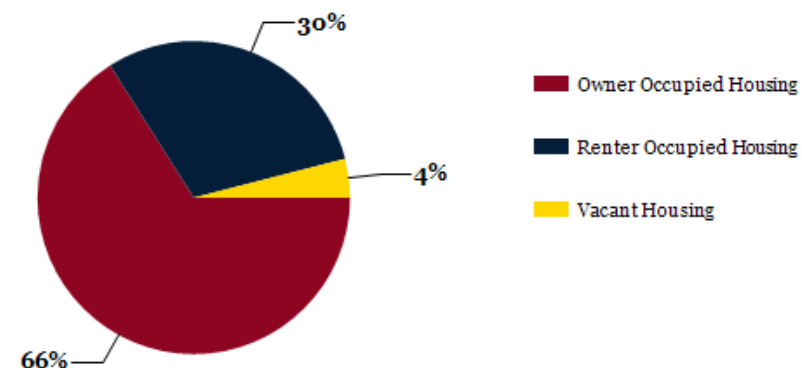
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,267	15,598	37,475
2010 Total Households	6,325	28,616	71,676
2020 Total Households	6,808	40,220	105,953
2025 Total Households	7,222	47,259	122,343
2020 Average Household Size	2.71	2.65	2.79
2020-2025: Households: Growth Rate	5.95%	16.40%	14.60%



2020 Household Income



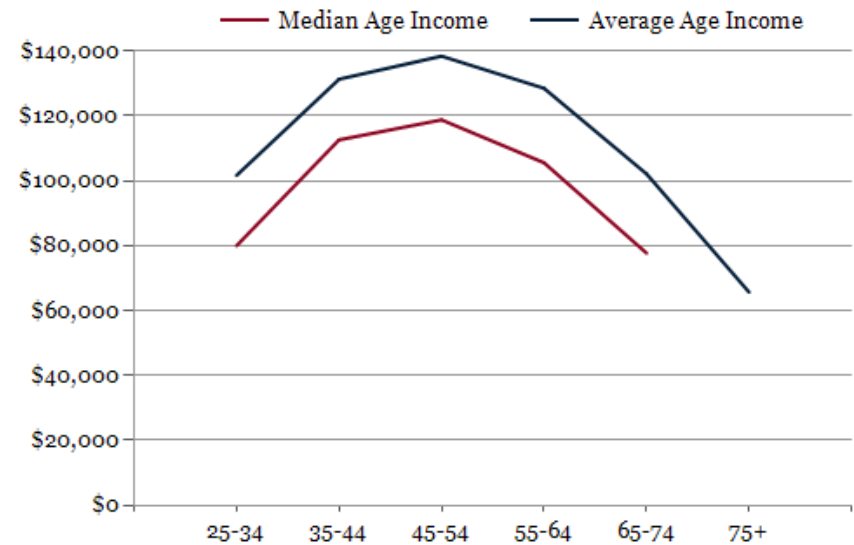
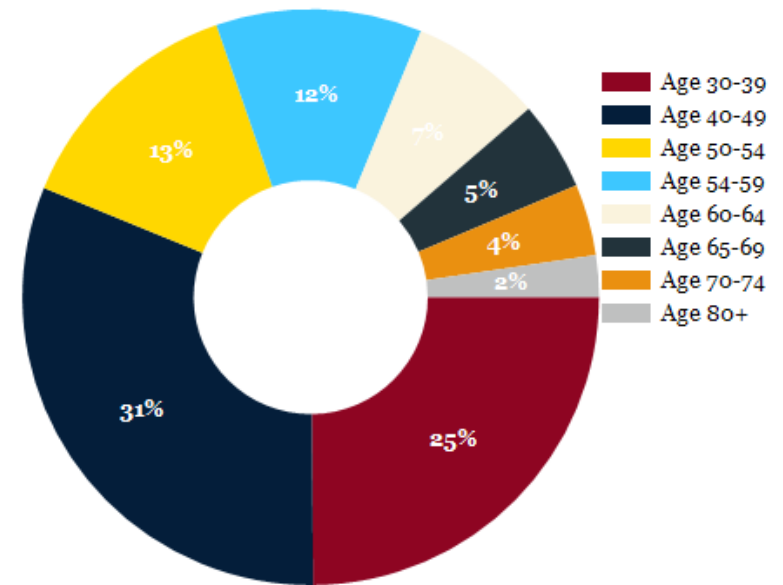
2020 Own vs. Rent - 1 Mile Radius



Source: esri

2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,046	7,948	20,410
2020 Population Age 35-39	1,538	9,661	25,280
2020 Population Age 40-44	1,669	9,258	25,259
2020 Population Age 45-49	1,588	8,614	24,140
2020 Population Age 50-54	1,403	7,243	20,799
2020 Population Age 55-59	1,201	6,201	17,736
2020 Population Age 60-64	769	4,413	13,251
2020 Population Age 65-69	520	3,009	9,540
2020 Population Age 70-74	417	2,265	6,815
2020 Population Age 75-79	243	1,359	3,908
2020 Population Age 80-84	138	743	2,092
2020 Population Age 85+	120	589	1,662
2020 Population Age 18+	13,612	77,489	211,976
2020 Median Age	36	35	36
2025 Median Age	36	35	35

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,993	\$83,710	\$89,259
Average Household Income 25-34	\$101,693	\$104,930	\$111,084
Median Household Income 35-44	\$112,644	\$119,822	\$131,357
Average Household Income 35-44	\$131,357	\$146,465	\$156,313
Median Household Income 45-54	\$118,808	\$133,543	\$150,072
Average Household Income 45-54	\$138,456	\$166,774	\$185,214
Median Household Income 55-64	\$105,581	\$115,807	\$130,805
Average Household Income 55-64	\$128,544	\$151,089	\$168,591
Median Household Income 65-74	\$77,729	\$80,252	\$92,574
Average Household Income 65-74	\$102,157	\$108,212	\$121,607
Average Household Income 75+	\$65,681	\$69,506	\$79,426



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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 tenants, 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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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
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date