

Hillcrest Crossing

6311 Hillcrest Road, Frisco TX 75035



Prepared By:

Saul Waranch
The S.F. Waranch Company
Broker
(214) 526-5800
swaranch@sfiwaranch.com

Jeff Lewin
The S.F. Waranch Company
Head of Brokerage
(214) 336-7715
jlewin@sfiwaranch.com



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



Ohio Dr

College Pkwy

7-ELEVEN 39165

7-Eleven Delivery

Banfield Pet Hospital

Schoolhouse 226

Hillcrest Rd

Jackson Ln

Jackson Ln

Columbia Dr

Google

Ingles

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



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 African American	1,894	10,304	29,196
2020 American Indian	77	552	1,168
2020 Asian	3,096	23,745	74,523
2020 Hispanic	2,219	14,937	32,353
2020 Other Race	481	4,456	8,342
2020 White	12,278	63,436	171,873
2020 Multiracial	702	4,050	10,992
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
2000 Owner Occupied Housing	3,349	10,492	26,220
2000 Renter Occupied Housing	441	2,818	6,919
2020 Owner Occupied Housing	4,655	22,430	66,128
2020 Renter Occupied Housing	2,153	17,790	39,825
2020 Vacant Housing	258	3,153	7,032
2020 Total Housing	7,066	43,373	112,985
2025 Owner Occupied Housing	4,959	25,055	73,800
2025 Renter Occupied Housing	2,263	22,205	48,543
2025 Vacant Housing	302	3,452	7,196
2025 Total Housing	7,524	50,711	129,539
2020-2025: Households: Growth Rate	5.95%	16.40%	14.60%

Source: esri

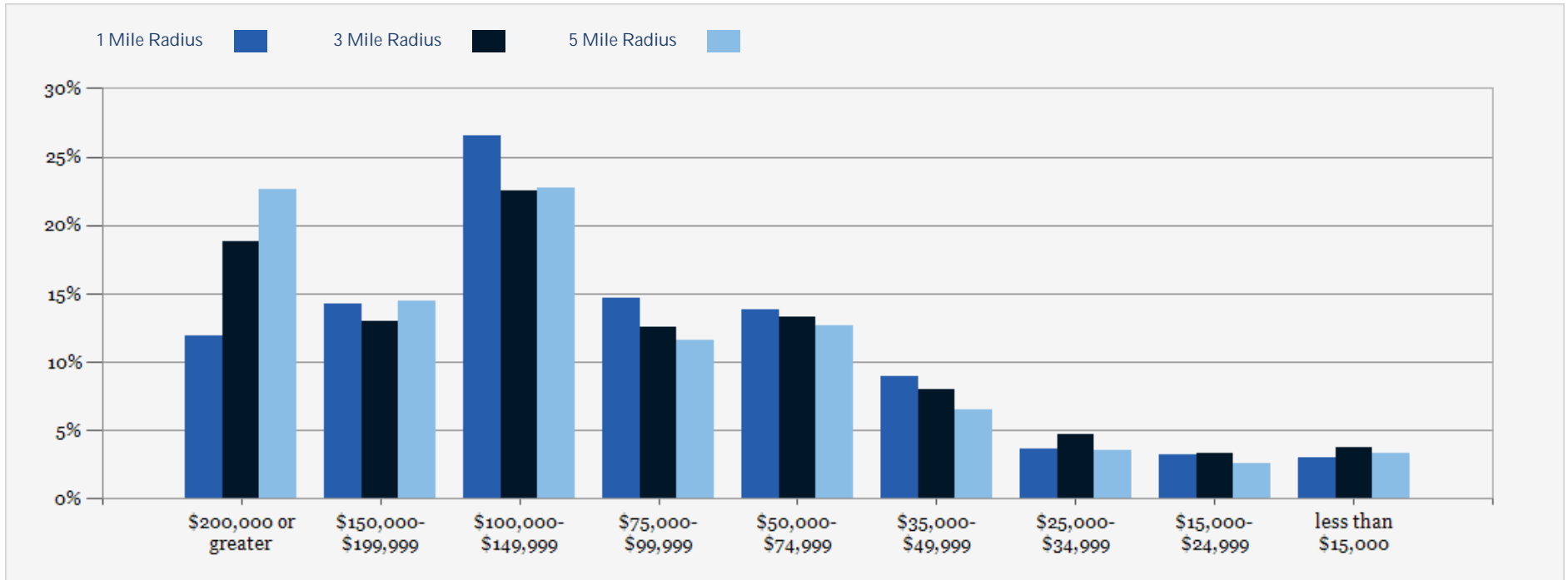
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,046	7,948	20,410
2020 Population Age 35-39	1,538	9,661	25,280
2020 Population Age 40-44	1,669	9,258	25,259
2020 Population Age 45-49	1,588	8,614	24,140
2020 Population Age 50-54	1,403	7,243	20,799
2020 Population Age 55-59	1,201	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

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

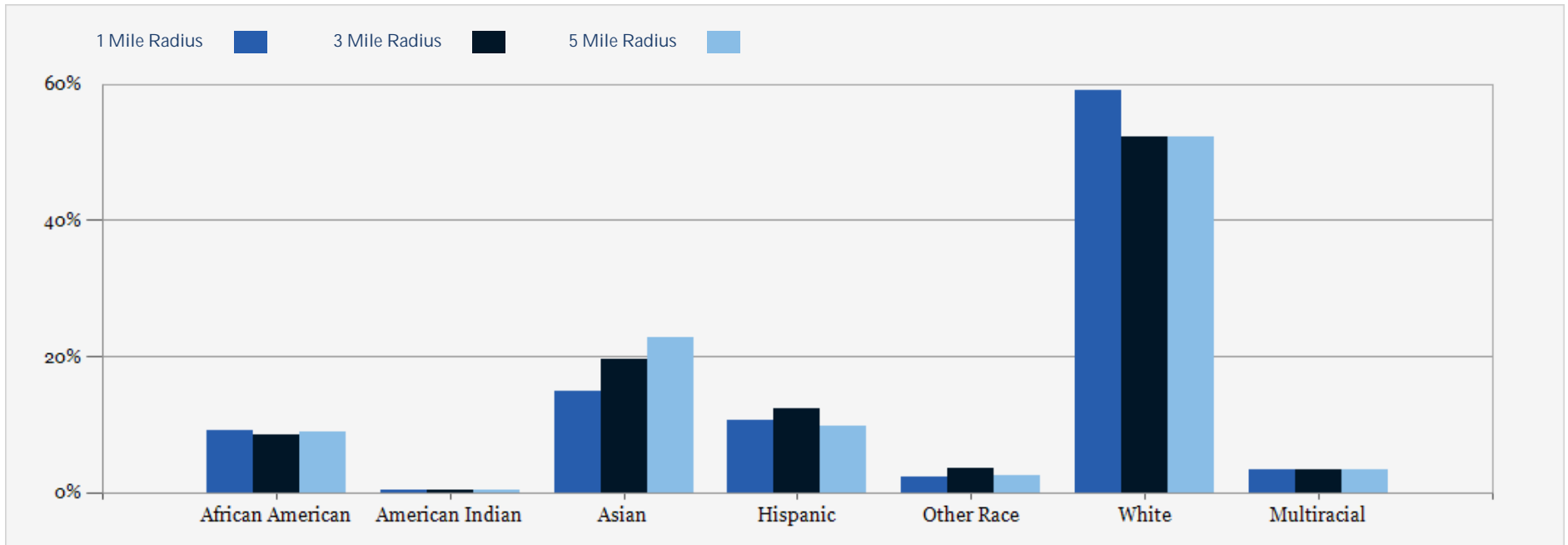
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,609	11,092	28,803
2025 Population Age 35-39	1,497	11,714	29,653
2025 Population Age 40-44	1,734	10,680	27,914
2025 Population Age 45-49	1,492	8,786	24,513
2025 Population Age 50-54	1,357	7,847	22,304
2025 Population Age 55-59	1,181	6,546	18,955
2025 Population Age 60-64	1,019	5,829	16,526
2025 Population Age 65-69	666	4,094	12,427
2025 Population Age 70-74	469	2,878	8,966
2025 Population Age 75-79	336	1,977	5,970
2025 Population Age 80-84	186	1,082	3,076
2025 Population Age 85+	137	786	2,220
2025 Population Age 18+	14,694	92,069	247,912
2025 Median Age	36	35	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,769	\$91,454	\$99,356
Average Household Income 25-34	\$114,522	\$118,147	\$126,349
Median Household Income 35-44	\$118,207	\$128,182	\$142,619
Average Household Income 35-44	\$144,419	\$161,696	\$172,101
Median Household Income 45-54	\$125,593	\$144,025	\$160,850
Average Household Income 45-54	\$151,798	\$183,587	\$202,705
Median Household Income 55-64	\$115,888	\$125,442	\$144,436
Average Household Income 55-64	\$143,683	\$167,474	\$186,993
Median Household Income 65-74	\$85,314	\$89,328	\$101,440
Average Household Income 65-74	\$118,746	\$123,466	\$136,416
Average Household Income 75+	\$73,890	\$78,640	\$89,923

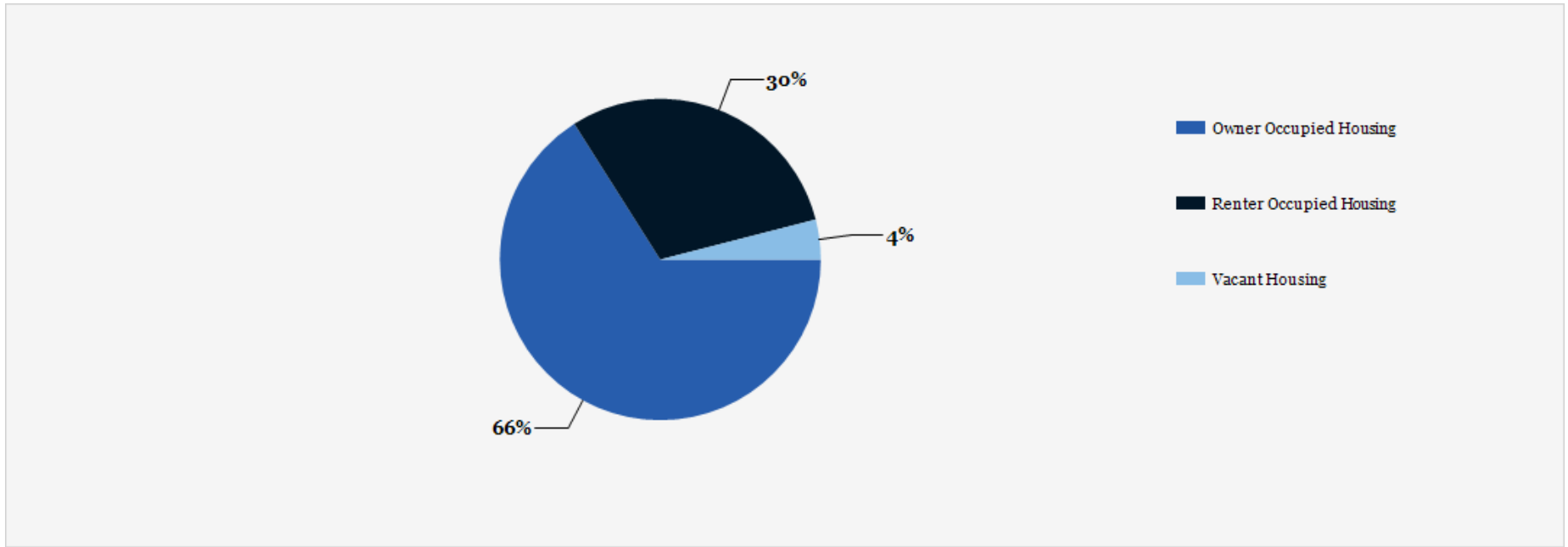
2020 Household Income



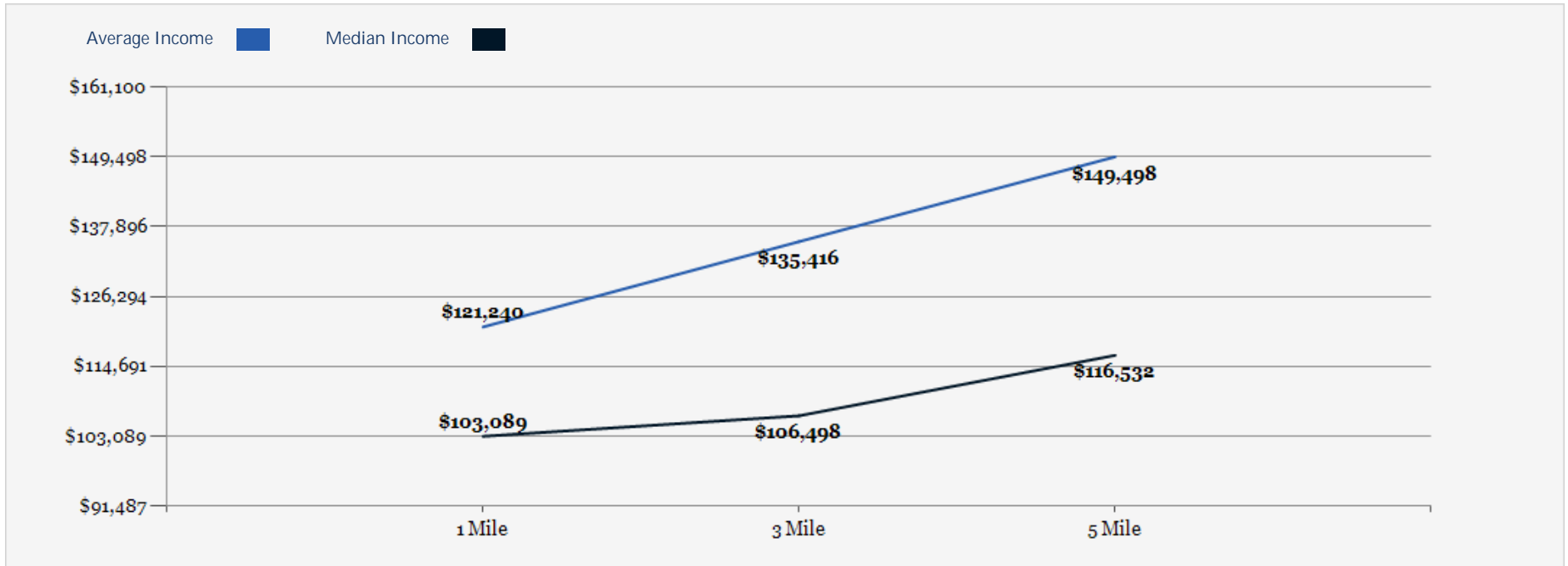
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



Hillcrest Crossing

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The S.F. Waranch Company and it should not be made available to any other person or entity without the written consent of The S.F. Waranch Company.

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:

Saul Waranch

The S.F. Waranch Company
Broker
(214) 526-5800
swaranch@sfwaranch.com

Jeff Lewin

The S.F. Waranch Company
Head of Brokerage
(214) 336-7715
jlewin@sfwaranch.com





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