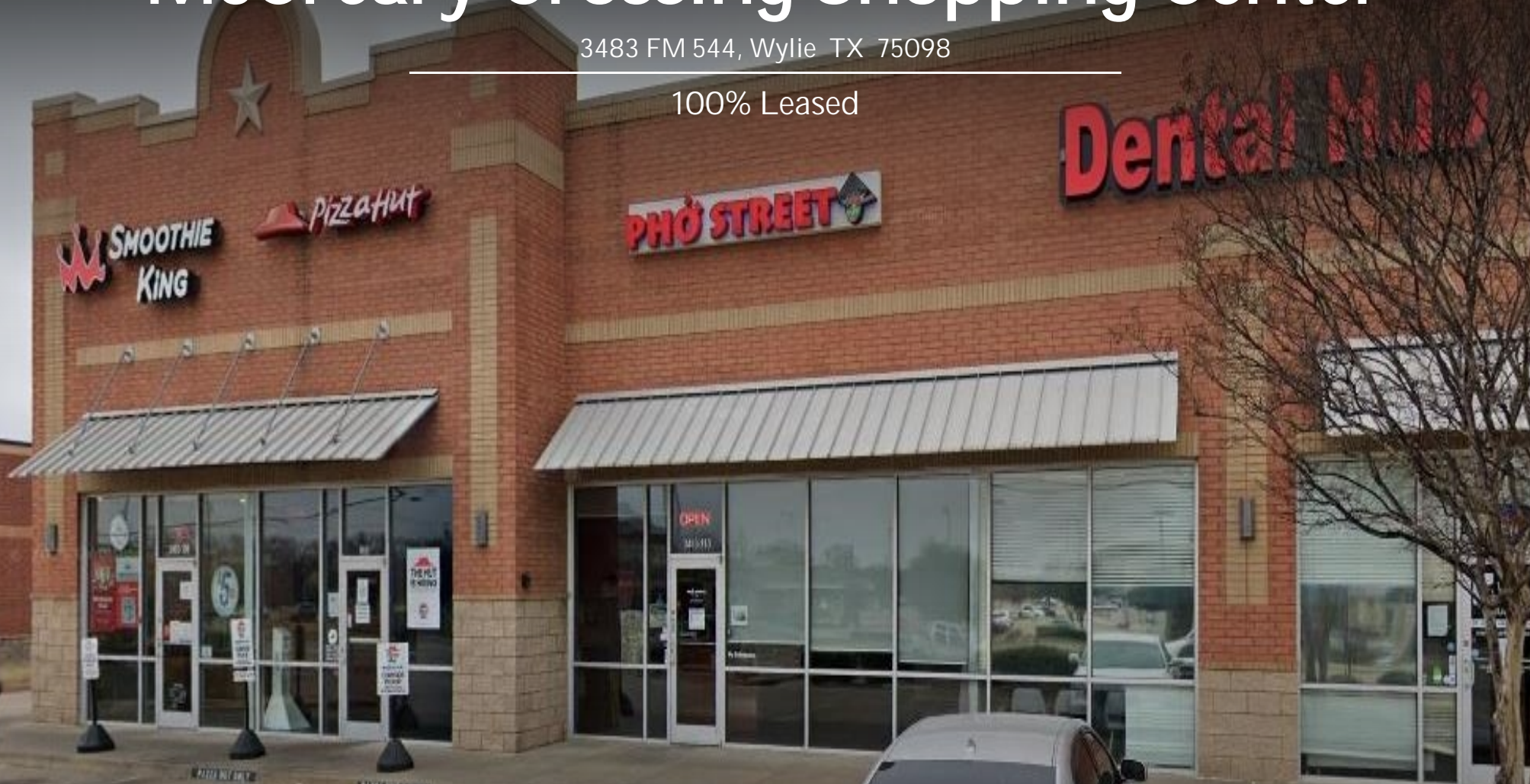


McCreary Crossing Shopping Center

3483 FM 544, Wylie TX 75098

100% Leased



Saul Waranch
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Head of Brokerage
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THE SPACE

Location 3483 FM 544, Wylie, TX, 75098

HIGHLIGHTS

- Fully developed area
- Ample parking
- Excellent visibility and access.



Tenant	Floor	Lease Type
Smoothie King	Ground	Retail
Pizza Hut	Ground	Retail
Pho Street	Ground	Retail
Dental Hub	Ground	Retail
Tracy Nail & Spa	Ground	Retail
CBD Pros	Ground	Retail
Matress Firm	Ground	Retail

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,852	92,819	191,054

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$128,606	\$129,765	\$122,940

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,844	28,086	61,544



Report a map error

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,765	25,861	73,691
2010 Population	7,669	72,215	142,049
2021 Population	9,852	92,819	191,054
2026 Population	11,163	103,897	216,286
2021 African American	2,043	12,592	24,574
2021 American Indian	22	411	973
2021 Asian	2,909	23,284	40,457
2021 Hispanic	1,119	12,233	30,679
2021 Other Race	364	4,138	10,412
2021 White	4,160	48,898	107,455
2021 Multiracial	353	3,457	7,081
2021-2026: Population: Growth Rate	12.65 %	11.40 %	12.55 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	60	665	1,756
\$15,000-\$24,999	39	681	1,995
\$25,000-\$34,999	64	967	2,748
\$35,000-\$49,999	199	2,455	5,509
\$50,000-\$74,999	376	3,725	9,165
\$75,000-\$99,999	403	3,791	9,132
\$100,000-\$149,999	786	7,443	14,858
\$150,000-\$199,999	590	4,154	7,976
\$200,000 or greater	328	4,204	8,405
Median HH Income	\$112,565	\$107,801	\$100,951
Average HH Income	\$128,606	\$129,765	\$122,940

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	652	9,263	26,209
2010 Total Households	2,290	22,390	46,550
2021 Total Households	2,844	28,086	61,544
2026 Total Households	3,197	31,235	69,435
2021 Average Household Size	3.46	3.30	3.10
2000 Owner Occupied Housing	579	7,436	20,641
2000 Renter Occupied Housing	40	1,231	4,299
2021 Owner Occupied Housing	2,539	23,251	46,934
2021 Renter Occupied Housing	306	4,835	14,610
2021 Vacant Housing	46	670	1,886
2021 Total Housing	2,890	28,756	63,430
2026 Owner Occupied Housing	2,881	26,099	52,458
2026 Renter Occupied Housing	317	5,136	16,976
2026 Vacant Housing	62	835	2,003
2026 Total Housing	3,259	32,070	71,438
2021-2026: Households: Growth Rate	11.85 %	10.75 %	12.20 %



Source: esri

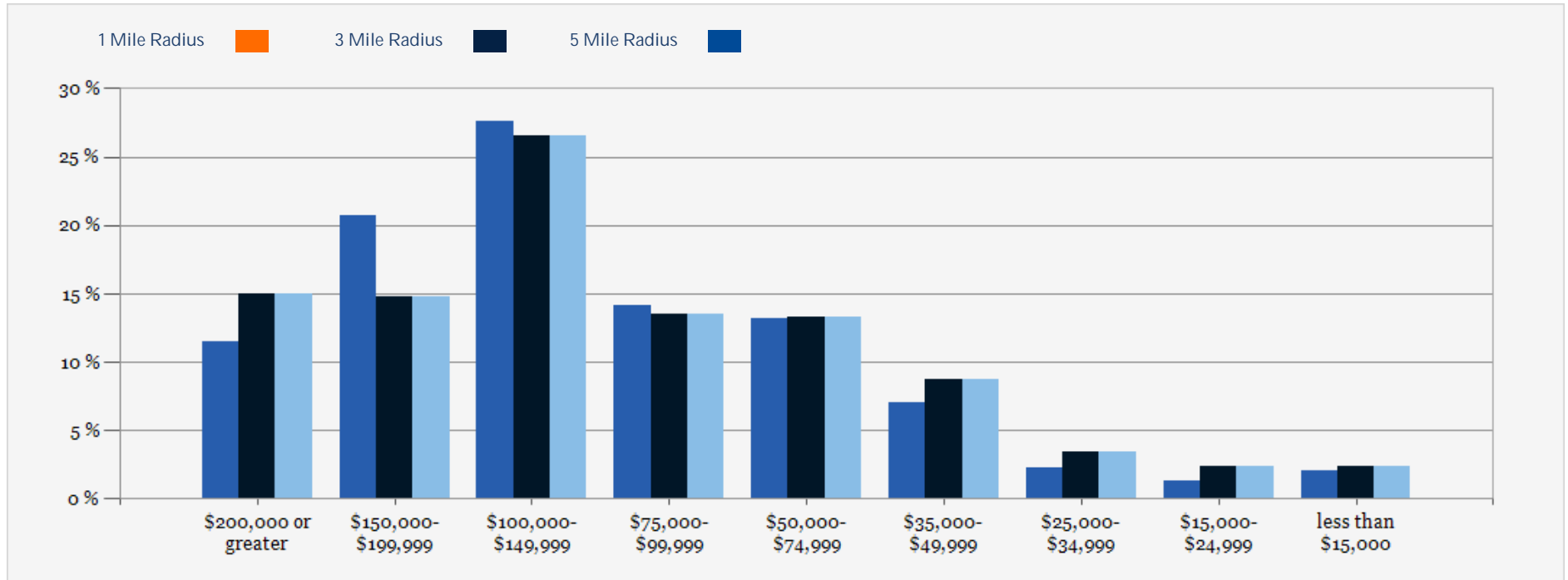
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	751	5,976	12,949
2021 Population Age 35-39	1,018	7,736	14,699
2021 Population Age 40-44	956	8,054	14,885
2021 Population Age 45-49	763	7,299	14,013
2021 Population Age 50-54	552	6,006	12,535
2021 Population Age 55-59	464	5,289	12,040
2021 Population Age 60-64	388	4,368	10,316
2021 Population Age 65-69	267	3,283	7,871
2021 Population Age 70-74	199	2,354	5,835
2021 Population Age 75-79	93	1,270	3,366
2021 Population Age 80-84	53	654	1,771
2021 Population Age 85+	36	469	1,258
2021 Population Age 18+	6,627	64,890	138,605
2021 Median Age	34	35	36

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,644	\$88,969	\$82,729
Average Household Income 25-34	\$111,621	\$105,959	\$100,042
Median Household Income 35-44	\$121,493	\$118,520	\$111,333
Average Household Income 35-44	\$137,564	\$139,175	\$131,794
Median Household Income 45-54	\$129,166	\$123,295	\$118,030
Average Household Income 45-54	\$141,790	\$148,165	\$144,950
Median Household Income 55-64	\$107,587	\$108,971	\$105,789
Average Household Income 55-64	\$127,446	\$136,992	\$134,008
Median Household Income 65-74	\$75,832	\$85,646	\$82,478
Average Household Income 65-74	\$99,452	\$111,564	\$107,158
Average Household Income 75+	\$69,114	\$71,161	\$72,087

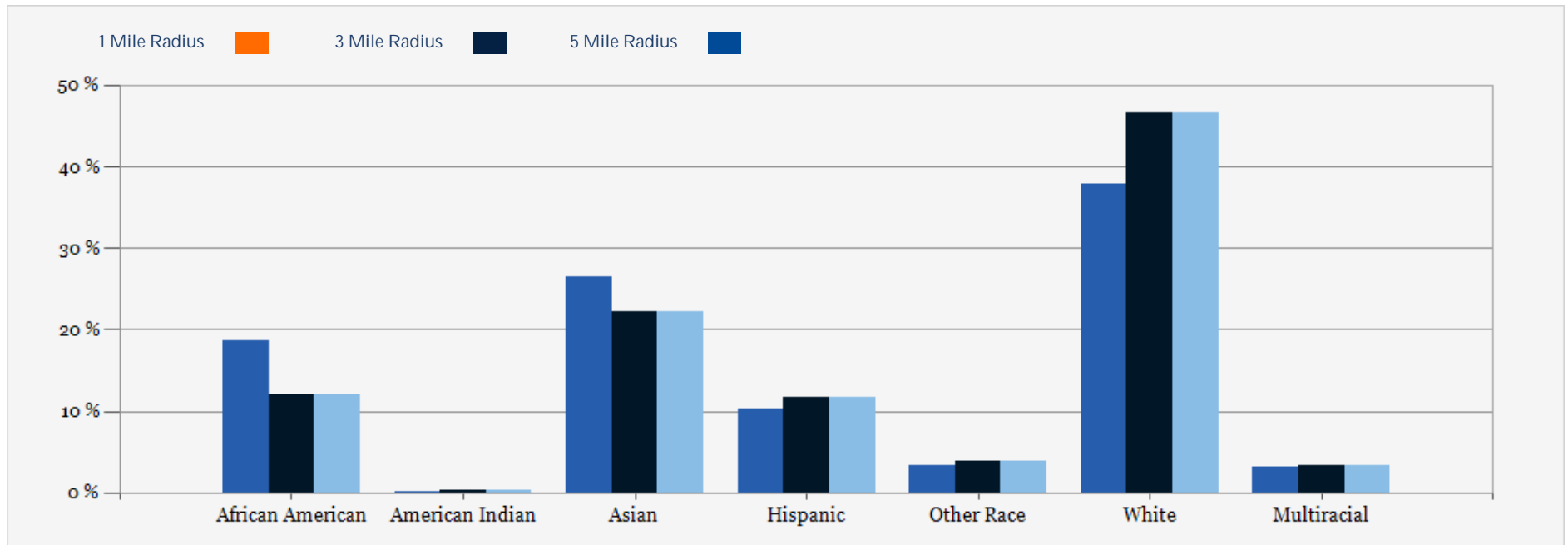
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	915	8,450	17,530
2026 Population Age 35-39	1,129	8,919	17,786
2026 Population Age 40-44	1,050	8,266	16,079
2026 Population Age 45-49	836	7,463	14,692
2026 Population Age 50-54	607	6,288	13,196
2026 Population Age 55-59	486	5,342	12,060
2026 Population Age 60-64	439	4,886	11,538
2026 Population Age 65-69	350	3,914	9,669
2026 Population Age 70-74	230	2,764	7,138
2026 Population Age 75-79	141	1,817	4,945
2026 Population Age 80-84	74	918	2,596
2026 Population Age 85+	44	573	1,702
2026 Population Age 18+	7,575	72,917	157,934
2026 Median Age	34	35	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$104,251	\$101,140	\$92,356
Average Household Income 25-34	\$122,865	\$117,877	\$111,545
Median Household Income 35-44	\$129,028	\$126,073	\$117,415
Average Household Income 35-44	\$149,684	\$152,824	\$144,325
Median Household Income 45-54	\$144,331	\$133,459	\$125,899
Average Household Income 45-54	\$156,068	\$162,541	\$157,855
Median Household Income 55-64	\$118,167	\$118,140	\$113,985
Average Household Income 55-64	\$142,120	\$151,521	\$148,449
Median Household Income 65-74	\$88,029	\$96,643	\$90,740
Average Household Income 65-74	\$112,190	\$125,348	\$120,156
Average Household Income 75+	\$79,746	\$80,559	\$82,137

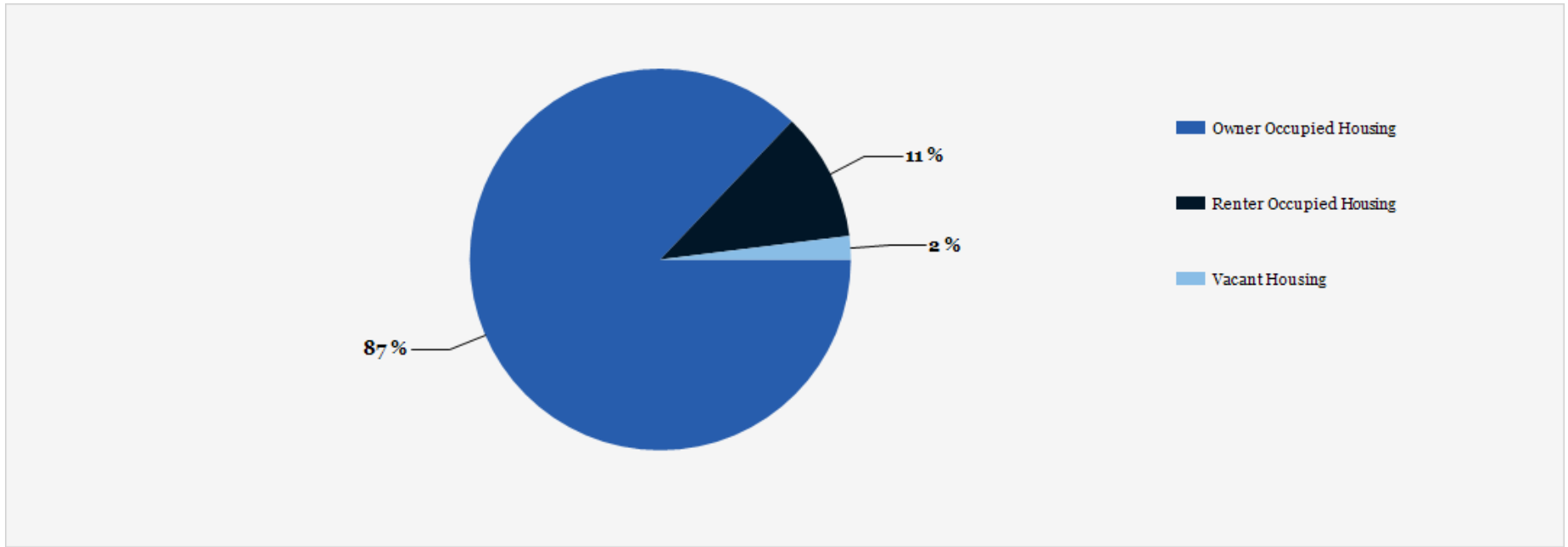
2021 Household Income



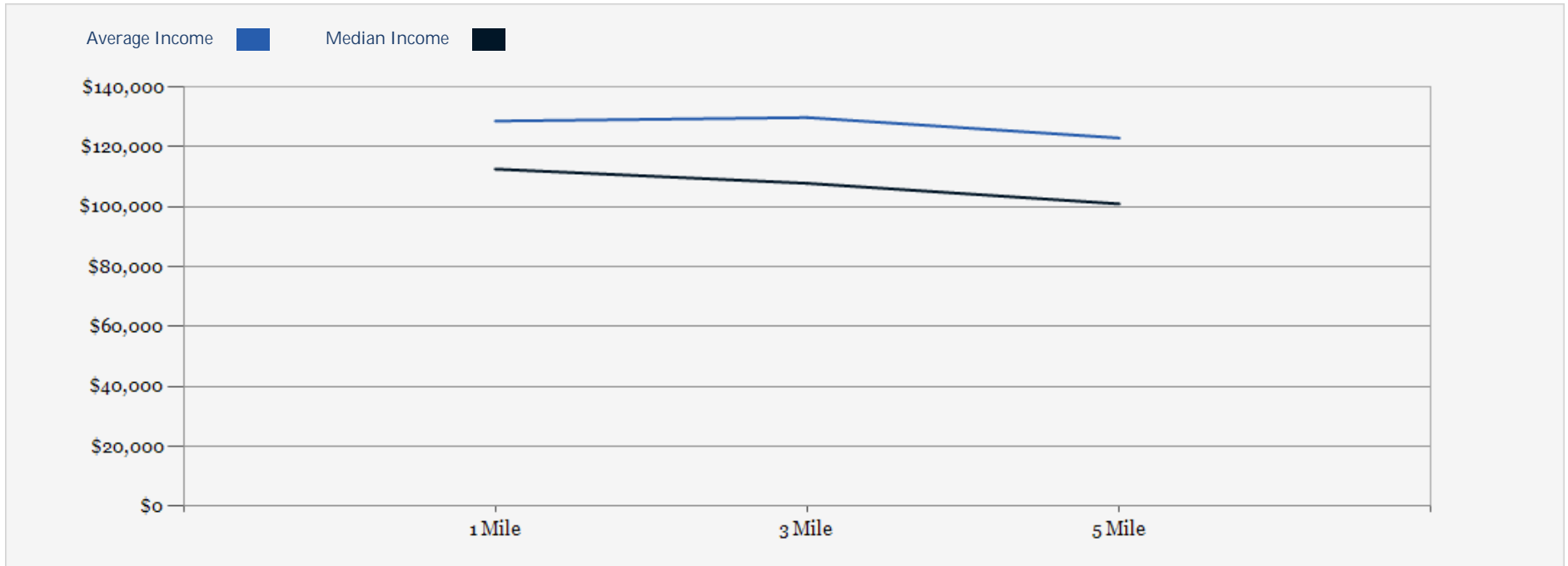
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



McCreary Crossing 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.

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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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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