

# Main Street Shopping Center

1530 E. Main Street , Allen TX 75002

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Pre leasing



*Prepared By:*

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# THE SPACE

Location  
1530 E. Main Street  
Allen , TX 75002

## HIGHLIGHTS

- New Shopping Center Under Construction
- Excellent Visibility and Access
- Ample Parking
- Retail Opportunity on Ground Floor



### POPULATION

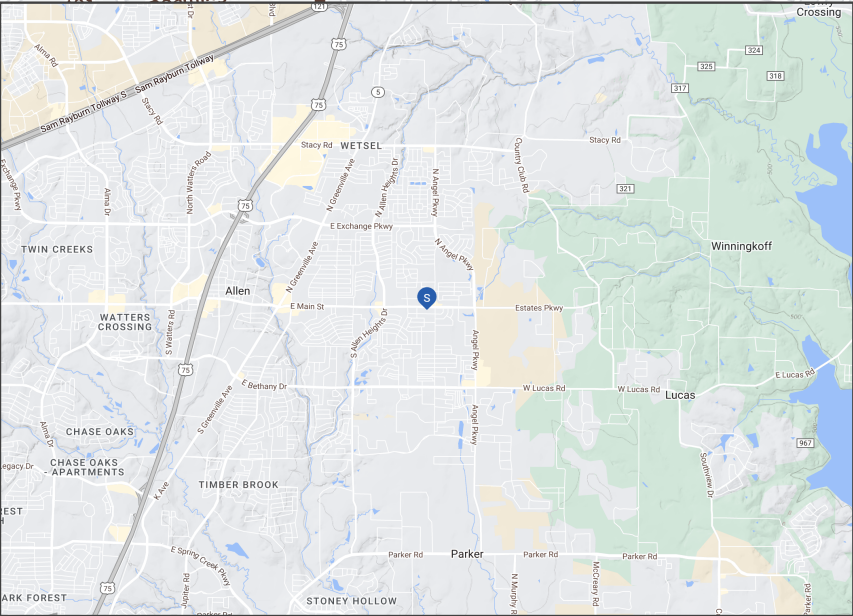
1.00 MILE	3.00 MILE	5.00 MILE
14,658	77,372	182,546

### AVERAGE HOUSEHOLD INCOME

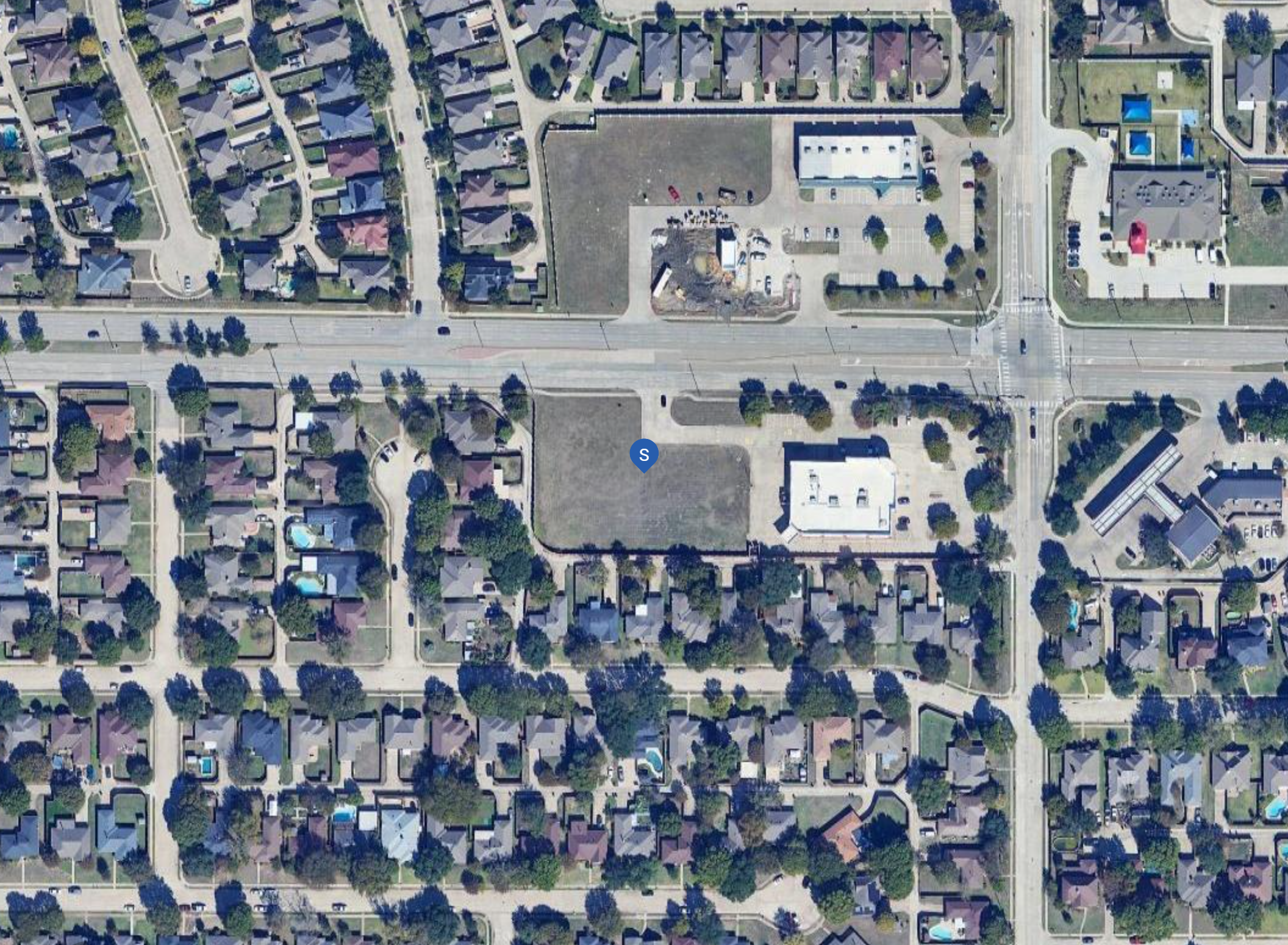
1.00 MILE	3.00 MILE	5.00 MILE
\$145,753	\$155,907	\$160,360

### NUMBER OF HOUSEHOLDS

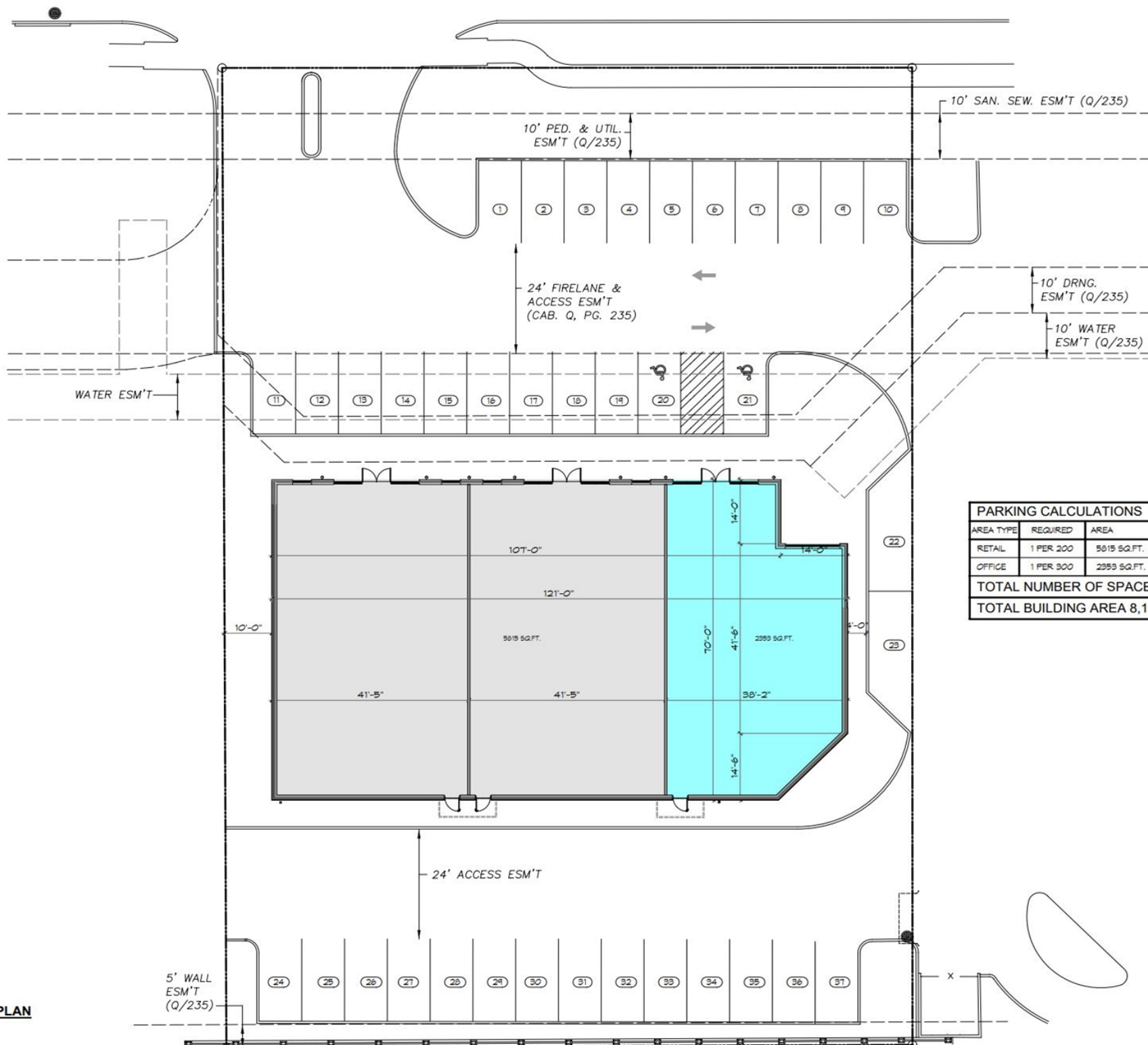
1.00 MILE	3.00 MILE	5.00 MILE
4,837	26,391	65,041











PARKING CALCULATIONS			
AREA TYPE	REQUIRED	AREA	SPACES REQD
RETAIL	1 PER 200	5815 SQ.FT.	29.25 SPACES
OFFICE	1 PER 300	2353 SQ.FT.	7.8 SPACES
TOTAL NUMBER OF SPACES = 37			
TOTAL BUILDING AREA 8,169 SQ.FT.			







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,195	36,537	70,691
2010 Population	14,502	63,372	131,774
2023 Population	14,658	77,372	182,546
2028 Population	14,485	78,248	190,328
2023 African American	1,697	8,622	20,585
2023 American Indian	110	463	995
2023 Asian	2,318	13,085	40,301
2023 Hispanic	1,997	11,489	24,480
2023 Other Race	609	3,697	7,812
2023 White	8,254	42,353	92,906
2023 Multiracial	1,660	9,108	19,840
2023-2028: Population: Growth Rate	-1.20 %	1.15 %	4.20 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	98	575	2,490
\$15,000-\$24,999	72	486	1,581
\$25,000-\$34,999	168	1,013	2,803
\$35,000-\$49,999	189	1,381	3,282
\$50,000-\$74,999	591	3,989	8,724
\$75,000-\$99,999	614	3,532	8,219
\$100,000-\$149,999	1,356	5,239	11,540
\$150,000-\$199,999	918	3,937	9,450
\$200,000 or greater	833	6,240	16,951
Median HH Income	\$119,343	\$116,395	\$118,814
Average HH Income	\$145,753	\$155,907	\$160,360

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,047	12,786	25,864
2010 Total Households	4,686	20,711	45,665
2023 Total Households	4,837	26,391	65,041
2028 Total Households	4,850	27,181	69,027
2023 Average Household Size	3.03	2.92	2.79
2000 Owner Occupied Housing	2,804	10,215	19,058
2000 Renter Occupied Housing	159	1,826	5,214
2023 Owner Occupied Housing	4,101	19,068	42,788
2023 Renter Occupied Housing	736	7,323	22,253
2023 Vacant Housing	55	1,022	3,805
2023 Total Housing	4,892	27,413	68,846
2028 Owner Occupied Housing	4,151	19,348	43,415
2028 Renter Occupied Housing	699	7,833	25,612
2028 Vacant Housing	117	1,102	3,828
2028 Total Housing	4,967	28,283	72,855
2023-2028: Households: Growth Rate	0.25 %	2.95 %	6.00 %

Source: esri



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	771	4,052	10,547
2023 Population Age 35-39	935	4,916	12,013
2023 Population Age 40-44	1,105	5,760	13,713
2023 Population Age 45-49	1,110	5,944	13,706
2023 Population Age 50-54	1,203	6,208	14,242
2023 Population Age 55-59	1,050	5,174	11,619
2023 Population Age 60-64	995	4,601	10,354
2023 Population Age 65-69	717	3,473	8,019
2023 Population Age 70-74	503	2,733	6,381
2023 Population Age 75-79	322	2,004	5,171
2023 Population Age 80-84	161	1,181	3,079
2023 Population Age 85+	125	1,101	2,581
2023 Population Age 18+	11,218	58,905	139,090
2023 Median Age	40	40	39

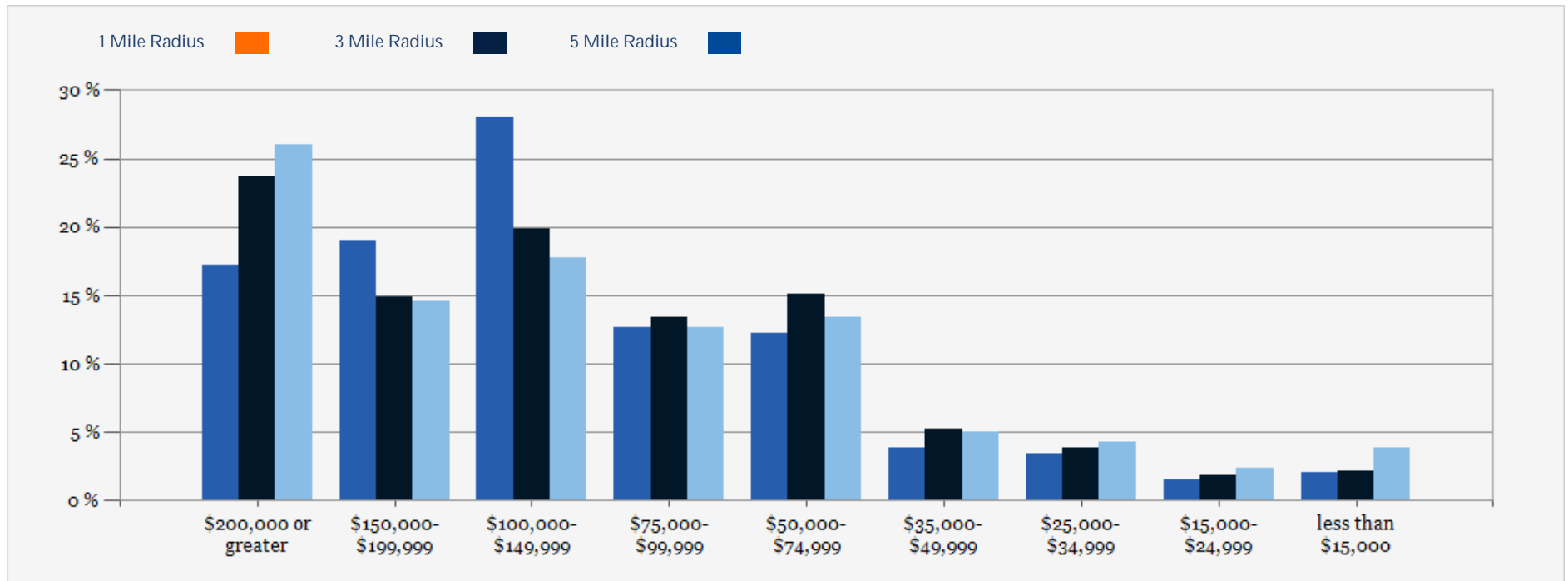
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$125,931	\$106,376	\$100,773
Average Household Income 25-34	\$151,737	\$141,535	\$135,924
Median Household Income 35-44	\$132,551	\$129,342	\$136,111
Average Household Income 35-44	\$158,225	\$166,575	\$173,958
Median Household Income 45-54	\$140,100	\$154,318	\$162,524
Average Household Income 45-54	\$167,875	\$190,491	\$200,140
Median Household Income 55-64	\$127,344	\$138,179	\$150,467
Average Household Income 55-64	\$156,228	\$175,224	\$185,243
Median Household Income 65-74	\$77,301	\$77,001	\$82,196
Average Household Income 65-74	\$97,863	\$112,926	\$122,683
Average Household Income 75+	\$77,579	\$78,792	\$81,484

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	927	4,645	11,646
2028 Population Age 35-39	860	4,677	12,108
2028 Population Age 40-44	1,021	5,247	13,001
2028 Population Age 45-49	1,068	5,818	14,005
2028 Population Age 50-54	972	5,364	13,071
2028 Population Age 55-59	1,038	5,468	12,879
2028 Population Age 60-64	926	4,499	10,483
2028 Population Age 65-69	839	4,071	9,465
2028 Population Age 70-74	612	3,235	7,633
2028 Population Age 75-79	415	2,409	5,980
2028 Population Age 80-84	235	1,605	4,187
2028 Population Age 85+	156	1,331	3,260
2028 Population Age 18+	11,437	61,520	148,758
2028 Median Age	40	40	40

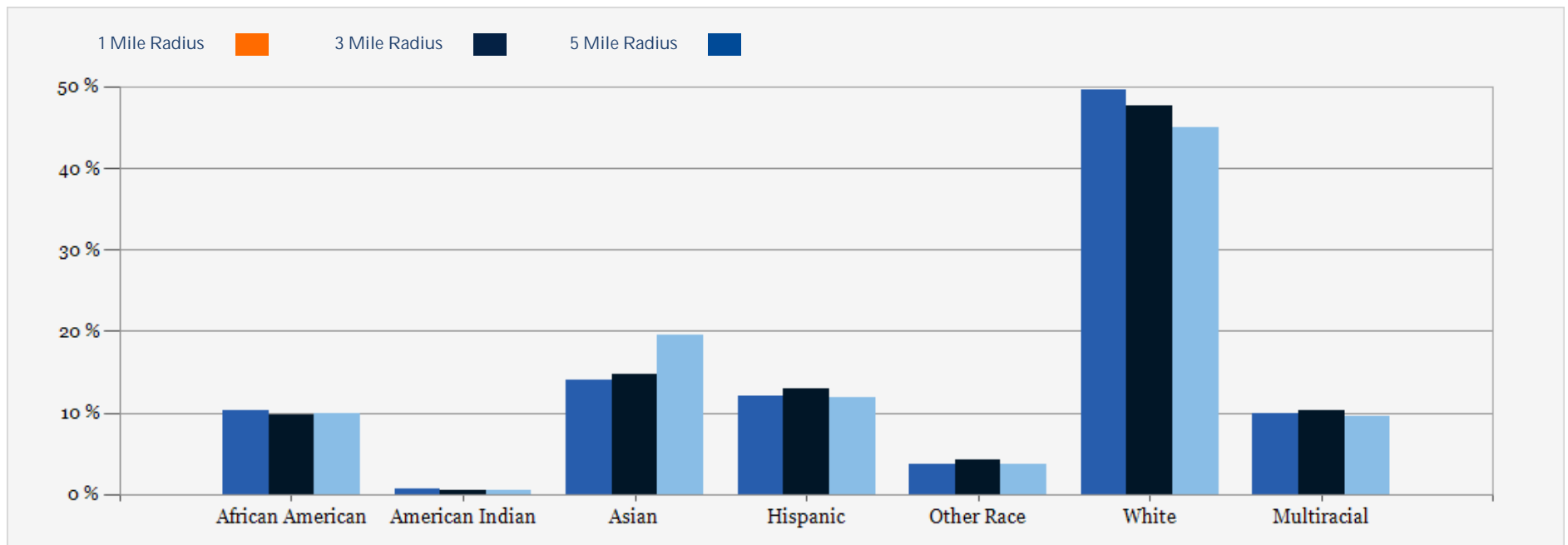
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$146,946	\$127,065	\$122,527
Average Household Income 25-34	\$176,929	\$170,095	\$167,987
Median Household Income 35-44	\$151,049	\$150,282	\$151,991
Average Household Income 35-44	\$180,849	\$187,726	\$190,758
Median Household Income 45-54	\$155,222	\$165,653	\$172,820
Average Household Income 45-54	\$190,314	\$211,134	\$219,021
Median Household Income 55-64	\$150,555	\$159,447	\$168,463
Average Household Income 55-64	\$182,923	\$201,672	\$212,594
Median Household Income 65-74	\$86,219	\$89,316	\$99,083
Average Household Income 65-74	\$118,583	\$136,605	\$149,115
Average Household Income 75+	\$94,225	\$95,489	\$98,834



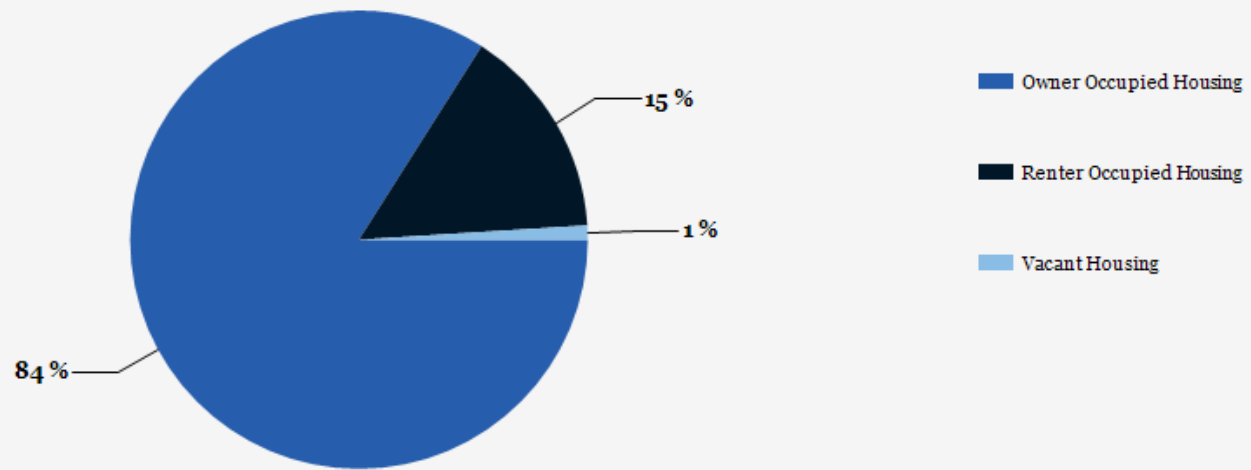
## 2023 Household Income



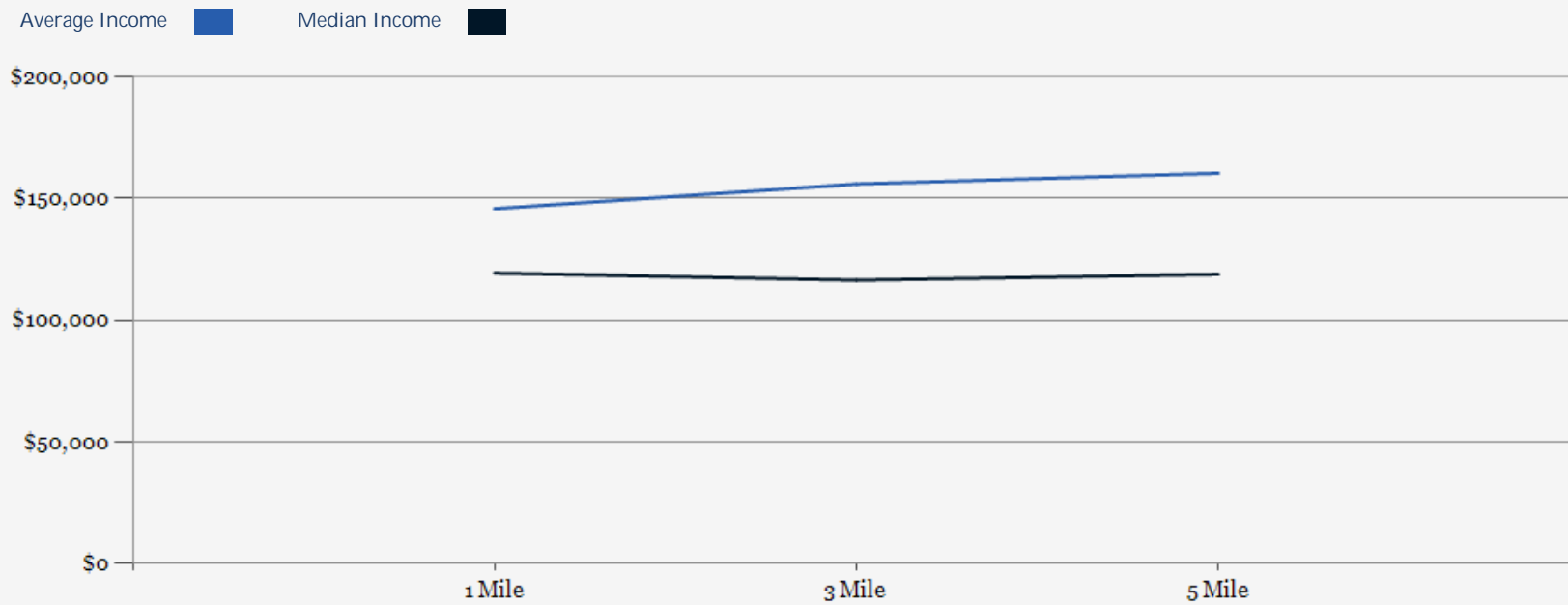
## 2023 Population by Race



### 2023 Household Occupancy - 1 Mile Radius



### 2023 Household Income Average and Median





# Main Street Shopping Center

## 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.

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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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<u>Saul F. Waranch</u>	<u>0395950</u>	<u>swaranch@sfwaranch.com</u>	<u>214-893-4788</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date