

► COLLIN CREEK SHOPPING CENTER

SWC of North Central Expressway (US 75) @ 15th Street in Plano, Texas 75075



LOCATED IN THE HEART OF PLANO'S PRIMARY RETAIL CORRIDOR



VEHICLES PER DAY		AVERAGE INCOME		POPULATION	
I-75 south of 15th Street	252,257	1 Mile	\$95,641	1 Mile	13,279
I-75 north of 15th Street	250,792	3 Miles	\$111,702	3 Miles	122,303
15th Street west of I-75	26,051	5 Miles	\$126,436	5 Miles	323,843
15th Street east of I-75	21,122				



Melanie D Proctor

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Matt Brock

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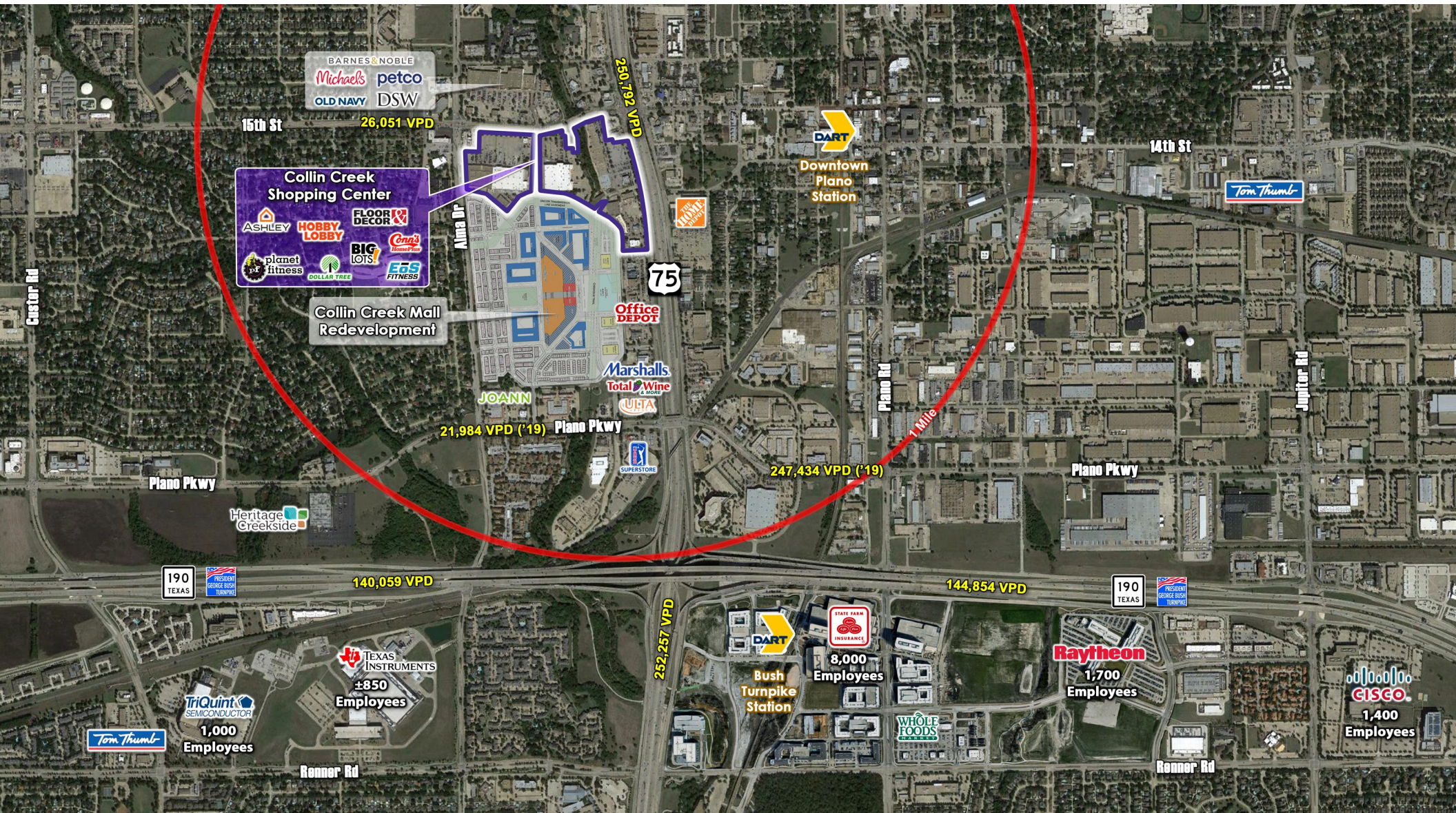
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JUST NORTH OF PRESIDENT GEORGE W BUSH TURNPIKE



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5,440 SF • 3,000 SF • 2,978 SF • 2,270 SF • 1,900 SF • 1,347 SF



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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Tenant List

Tenant	Address	SF/Acres
A Hobby Lobby	900 W 15th St #A	
B Dollar Tree	900 W 15th St #C	
C Floor & Décor	800 W 15th St #A	
D Conn's	800 W 15th St #B	
E EōS Fitness	600 W 15th St #B	
F Big Lots	600 W 15th St #A	
G Ali Baba Farms	1201 N Central Expy #19	
H Goodwill	1201 N Central Expy #25	
I Ashley Furniture	1201 N Central Expy #30	
J Planet Fitness	1021 N Central Expy	
1 MasterTech Auto - Mertz	900 W 15th St #B	
2 Lease Pending	900 W 15th St #D	
3 Einstein Bros Bagels	1201 N Central Expy #1	
4 AVAILABLE	1201 N Central Expy #3	2,270
5 AVAILABLE	1201 N Central Expy #4	2,978
6 BJ's Restaurant	1101 N Central Expy	
7 The Peach Cobbler Factory	1025 N Central Expy #300	
8 AVAILABLE	1025 N Central Expy #220	1,900
9 Tokyo Harbor	1025 N Central Expy #100	
10 AVAILABLE	1017 N Central Expy #100	3,000
11 AVAILABLE	1017 N Central Expy #110	1,347
12 Phenix Salon Suites	1017 N Central Expy #131	
13 Sizzling Spices	1017 N Central Expy #250	
14 Chipotle	1009 N Central Expy	
15 AVAILABLE	1001 N Central Expy #200	5,440
16 The Vitamin Shoppe	1001 N Central Expy #100	

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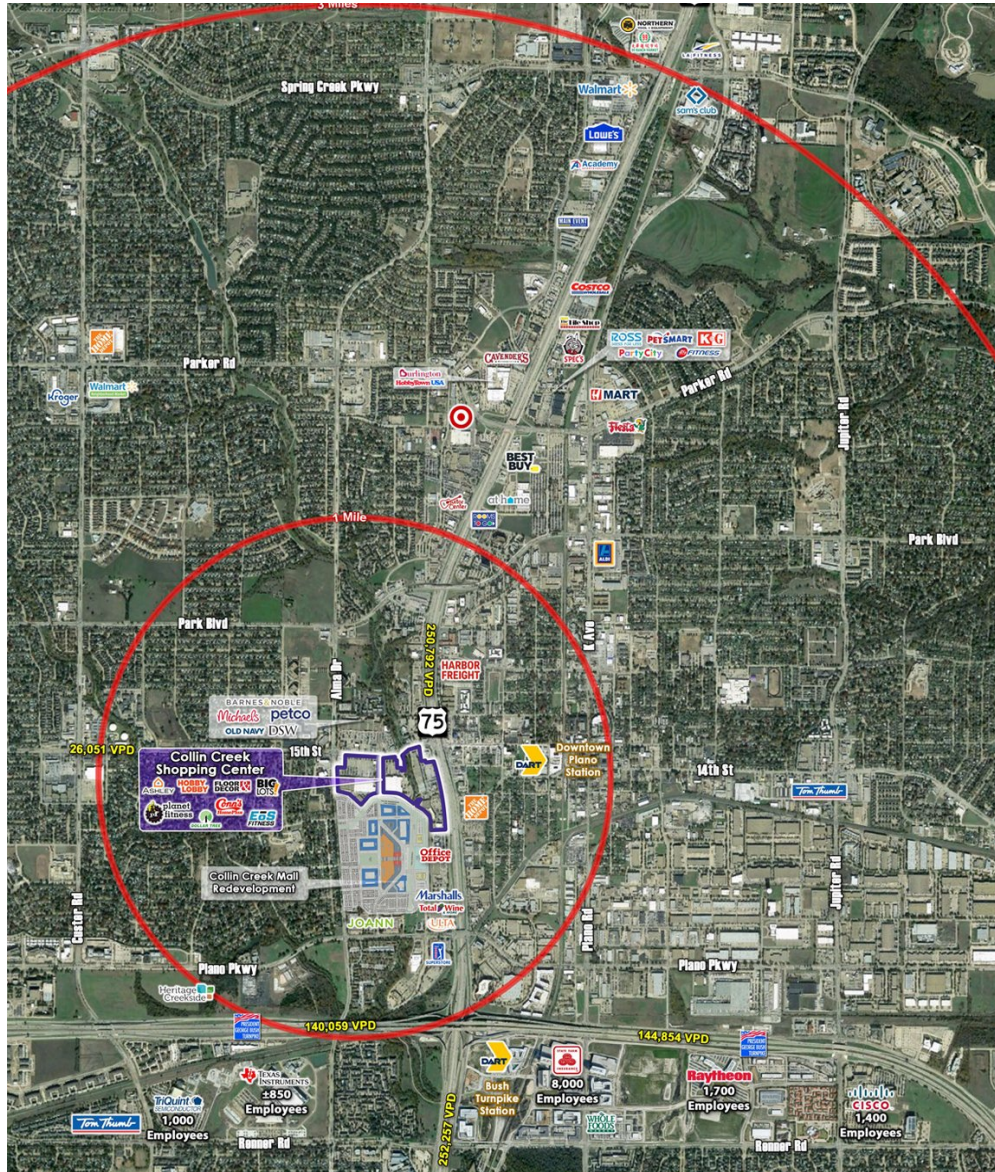
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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/collin-creek-shopping-center



Lat/Lon: 33.0191/-96.7098

Collin Creek Plano, TX 75075	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	13,279	122,303	323,843
2028 Projected Population	14,680	136,593	352,848
2020 Census Population	12,499	114,199	308,543
2010 Census Population	10,037	95,003	265,101
Projected Annual Growth 2023 to 2028	2.1%	2.3%	1.8%
Historical Annual Growth 2010 to 2023	2.5%	2.2%	1.7%
2023 Median Age	34.4	38.3	38.6
Households			
2023 Estimated Households	4,882	47,518	126,269
2028 Projected Households	5,716	56,153	144,119
2020 Census Households	4,532	43,867	118,567
2010 Census Households	3,681	35,640	102,586
Projected Annual Growth 2023 to 2028	3.4%	3.6%	2.8%
Historical Annual Growth 2010 to 2023	2.5%	2.6%	1.8%
Race and Ethnicity			
2023 Estimated White	48.8%	53.7%	53.7%
2023 Estimated Black or African American	14.0%	11.2%	11.2%
2023 Estimated Asian or Pacific Islander	11.1%	14.5%	19.0%
2023 Estimated American Indian or Native Alaskan	1.6%	0.9%	0.6%
2023 Estimated Other Races	24.6%	19.7%	15.5%
2023 Estimated Hispanic	32.7%	23.6%	18.1%
Income			
2023 Estimated Average Household Income	\$95,641	\$111,702	\$126,436
2023 Estimated Median Household Income	\$80,834	\$96,701	\$104,288
2023 Estimated Per Capita Income	\$35,217	\$43,475	\$49,422
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	8.5%	6.3%	4.4%
2023 Estimated Some High School (Grade Level 9 to 11)	7.2%	4.1%	3.2%
2023 Estimated High School Graduate	19.2%	14.3%	13.0%
2023 Estimated Some College	18.5%	18.7%	17.0%
2023 Estimated Associates Degree Only	8.0%	7.4%	7.5%
2023 Estimated Bachelors Degree Only	24.8%	30.9%	33.8%
2023 Estimated Graduate Degree	13.8%	18.3%	21.0%
Business			
2023 Estimated Total Businesses	1,859	7,620	19,682
2023 Estimated Total Employees	16,677	75,868	177,321
2023 Estimated Employee Population per Business	9.0	10.0	9.0
2023 Estimated Residential Population per Business	7.1	16.1	16.5



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INFORMATION ABOUT BROKERAGE SERVICES

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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	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	



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20



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