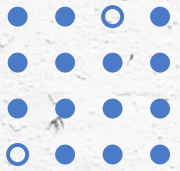


GROCERY ANCHORED PAD SITE

14TH ST & LOS RIOS BLVD | PLANO, TX 75074



**SUBJECT
PROPERTY**

14TH STREET +24,000 VPD

LOS RIOS BLVD +22,000 VPD



INTERACTIVE
OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:



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KYLE MATTHEWS

Broker of Record

License No. 9005919 (TX)



PROPERTY SUMMARY



\$1,250,000
LIST PRICE



±1.13 AC
(±49,310 SF)
LOT SIZE



\$25.34
PRICE/SF



R-8521-001-0030-1
APN

INVESTMENT HIGHLIGHTS

- **Prime Location in Thriving Plano, TX:** This pad site for retail development is strategically situated in one of the fastest growing cities in Texas. With a population of over 285,000 people, it is the ninth-most populous city in Texas and 72nd in the United States.
- **High Visibility & Vehicle Traffic:** This site location on the corner of 14th St & Los Rios Blvd sees an average of nearly 26,000 vehicles per day.
- **Established Anchor Tenant:** Kroger has successfully operated at this location since 2003, providing a constant stream of shoppers seeking groceries and other everyday essentials. This synergy creates potential for increased foot traffic to the site, benefitting all businesses on the premises.
- **Diverse Demographics:** Plano boasts a diverse and affluent population, making it an attractive market for retailers. The area's demographics, including high median incomes and strong employment base, create a favorable environment for businesses looking to thrive and cater to a wide range of consumer needs.
- **Strong Local Economy:** Despite being a suburb of a major city, some of the country's most recognized companies have headquarters or major regional offices in Plano. These include Frito-Lay, JCPenney, Pizza hut, Toyota Motor North America, FedEx, and JP Morgan Chase.

For financing options reach out to:

PATRICK FLANAGAN
(214) 550-0277
patrick.flanagan@matthews.com



PLANO EAST SENIOR HIGH SCHOOL

MCMILLEN HIGH SCHOOL

PET SMART **24 FITNESS**
ROSS **Party City**
 DRESS FOR LESS **MART**

Walmart
 Neighborhood Market

MATTRESS FIRM **DICK'S** **Office DEPOT**
 SPORTING GOODS
BED BATH & BEYOND **THE HOME DEPOT** **QUALITY INN & SUITES**

POPEYES **KFC**
Jack **TIMMY JOHN'S**
 in the box **cricket**
 wireless

HERITAGE **LUCY'S LOOKS**
 HARDWOOD FLOORS
CUBESMART
 self storage

Walmart **ME**
 Supercenter **Message Envy**
LOWE'S **Walgreens**

Public Storage

LOS RIOS BLVD
± 12,000 VPD

SUBJECT PROPERTY

14TH STREET / LOS RIOS BLVD
± 22,000 VPD

14TH STREET
± 49,000 VPD

HWY 75
± 230,000 VPD



Marshalls **verizon**
Orangetheory **ULTA BEAUTY**
AT&T **Foot Locker** **planet fitness**
JOANN

Tom Thumb
TAKE 5 **Auto Zone** **Jack**
Starbucks **PAPA JOHN'S** **JJ**
 in the box

FAMILY DOLLAR
SUBWAY **Public Storage**

REPUBLIC SERVICES **VALERO**
U-HAUL **KIDS CREATIVE**
 LEARNING ACADEMY

PLANO PKWY
± 31,000 VPD

Shutterfly

WHOLE FOODS MARKET **Starbucks**
WELLS FARGO
Chick-fil-A **CVS pharmacy**

PRESIDENT GEORGE BUSH TPKE
± 150,000 VPD

ANYTIME FITNESS **Auto Zone**
Exxon **SONIC**
LifeStorage

TRUIST **Holiday Inn**
Chick-fil-A **DOUBLE TREE**
SUPERCUTS

McDonald's **jiffy lube**
Great Clips **MARRIOTT** **target**
REGIONS

Walmart
 Neighborhood Market



PLANO, TX

- The City of Plano has experienced growth in recent years reaching approximately 288,253 residents in 2021
- 56.6% of Plano’s residents have a bachelor’s degree or higher; twice the national average.
- 6% lower cost of living than the national average. The median household income in Plano of \$96,348 is 53% greater than the DFW median household income.
- Homes in Plano have a median value of \$341,800 which is up 33% in just two years and well above the DFW median home value of \$254,000.
- Plano ISD – forty-four elementary schools, thirteen middle schools, six junior high schools, three senior high school. In addition, there are several private schools in the area.
- Plano is home to 98 miles of award-winning parks and trails.

PROPERTY DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
2023 Estimate	10,493	86,994	256,301
2028 Projection	11,197	92,611	269,744
Growth 2023-2028	1.3%	1.3%	1.0%
Household	1-Mile	3-Mile	5-Mile
2028 Projection	3,734	31,518	95,926
2023 Estimate	3,502	29,611	91,209
Growth 2023-2028	1.3%	1.3%	1.0%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$84,915	\$121,047	\$114,266

#1

best city in the nation for renters
- Dallas Morning News

best city in US
to work from
3rd home
- SmartAsset

Safest City in Texas

- WalletHub

20 miles
northeast of
downtown
Dallas

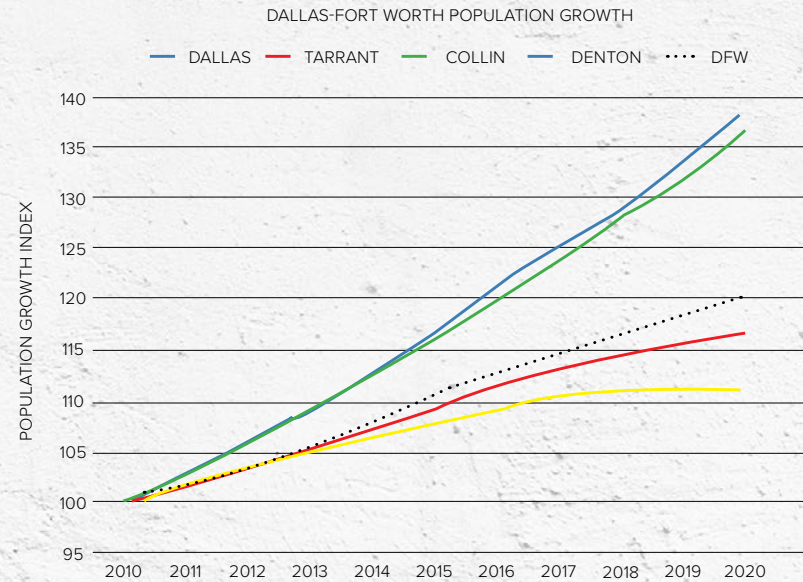
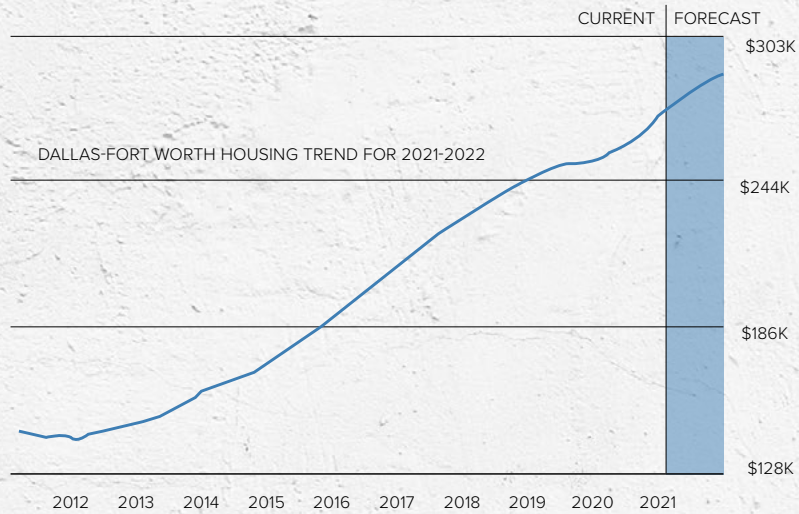
FRISCO & PLANO

ATTRACTIONS

- 1** ARBOR HILLS NATURE PRESERVE
±11.5 MILES AWAY
- 2** OAK POINT PARK AND NATURE PRESERVE
±4.4 MILES AWAY
- 3** THE BOARDWALK AT GRANITE PARK
±14 MILES AWAY
- 4** THE STAR - FORD CENTER
±12 MILES AWAY
- 5** 5 BILLION MILE
±11 MILES AWAY
- 6** PGA HEADQUARTERS
±18 MILES AWAY
- 7** STONEBRIAR CENTRE
±10 MILES AWAY
- 8** TOYOTA STADIUM
±14 MILES AWAY
- 9** NATIONAL VIDEOGAME MUSEUM
±13 MILES AWAY
- 10** FRISCO COMMONS PARK
±13 MILES AWAY



GROWING DFW REAL ESTATE MARKET



POPULATION

- Increase in population by natural increase and migration both domestic and international.
- 21% population growth compared to 2010.
- North Texas by 2030 will become America's third largest metro area.
- DFW added more than 1.2 million resident over last decade thereby growing its population by 20 percent since 2010

POST PANDEMIC

- Faster post pandemic economic recovery compared to other metropolitan area in USA
- Great Reshuffling - 1 in 10 Americans (11%) say they have already moved in last 2 years — by choice or by circumstance
- Rapid acceleration of skilled workforce from other states due to better job market
- Booming of commercial real estate due to inflow of skilled labor.

CORPORATE RELOCATION

- 24 Fortune 500 company headquarters relocated
- 44 fortune 1000 headquarters relocated
- California exodus - 23 of companies relocated to Texas

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **14th St & Los Rios Blvd, Plano, TX 75074** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree: _____

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

GROCERY ANCHORED PAD SITE

14TH ST & LOS RIOS BLVD | PLANO, TX 75074

OFFERING MEMORANDUM
SUBJECT
PROPERTY

14TH STREET ±21,000 VPD
EXCLUSIVELY LISTED BY:



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KYLE MATTHEWS

Broker of Record

License No. 9005919 (TX)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



LOS RIOS BLVD ±22000 VPD



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