

# EVANS CROSSING

109 N Murphy Rd, Murphy, TX, 75094

 INTERACTIVE  
MARKETING PACKAGE



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

**BAYLOR WORMAN**

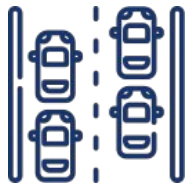
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**GRAYSON DUYCK**

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**±2,200 SF**  
2nd Generation Restaurant



**±18,600 VPD** (S Murphy Road)  
**±48,800 VPD** (FM 544)

## PROJECT SCOPE

- 2nd Generation End Cap Restaurant Space Available
  - Approx. ±2,200 SF
  - End Cap Patio Opportunity
- Inline – ±2,500 SF (At Lease)
- Walmart Anchored Neighborhood Retail Strip
  - Join Jersey Mike's, Hand & Stone Spa, & More.
- Ample Parking available
- Located along one of the highest trafficked intersections in Collin County

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	12,934	94,639	247,081
Current Year Estimate	11,182	85,259	224,292
2020 Census	10,071	80,155	215,598
Growth Current Year-Five-Year	15.67%	11.00%	10.16%
Growth 2020-Current Year	11.03%	6.37%	4.03%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	3,909	31,442	86,947
Current Year Estimate	3,293	27,650	77,447
2020 Census	2,902	25,449	71,639
Growth Current Year-Five-Year	18.70%	13.71%	12.27%
Growth 2020-Current Year	13.48%	8.65%	8.11%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$166,883	\$168,771	\$145,429

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Available for Lease

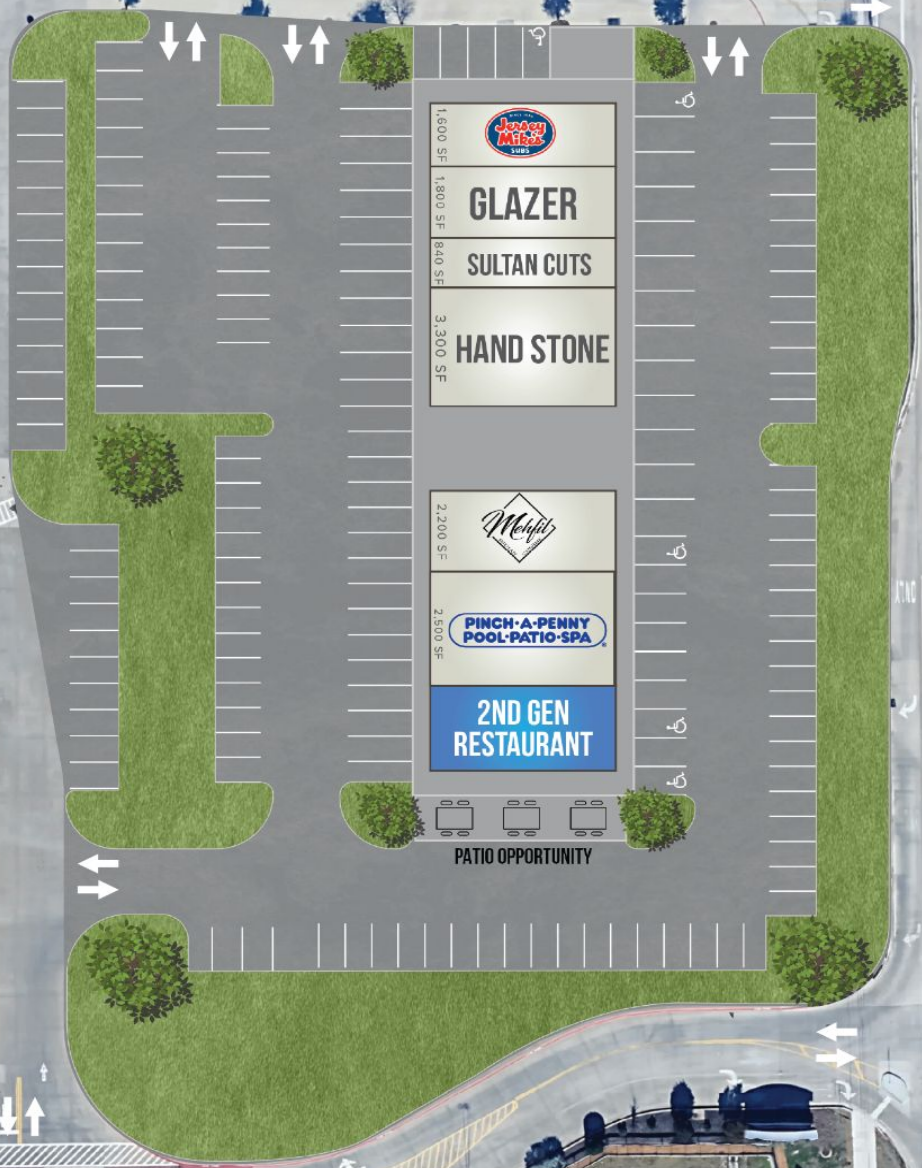
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**109 S MURPHY RD**  
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SUITE	SF
SUITE 100 - 2ND GEN RESTAURANT	2,200 SF

**Walmart**  
Supercenter



**S MURPHY RD ± 18,600 VPD**

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**2ND GENERATION REST.  
AVAILABLE**

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**FLOOR PLAN**



**01 PYNG CONTROLS DETAIL**  
NOT TO SCALE

**NOTES:**  
 VERIFY CITY OF JONES REGULATIONS  
 VERIFY LOAD TOLERANCE CAPACITY

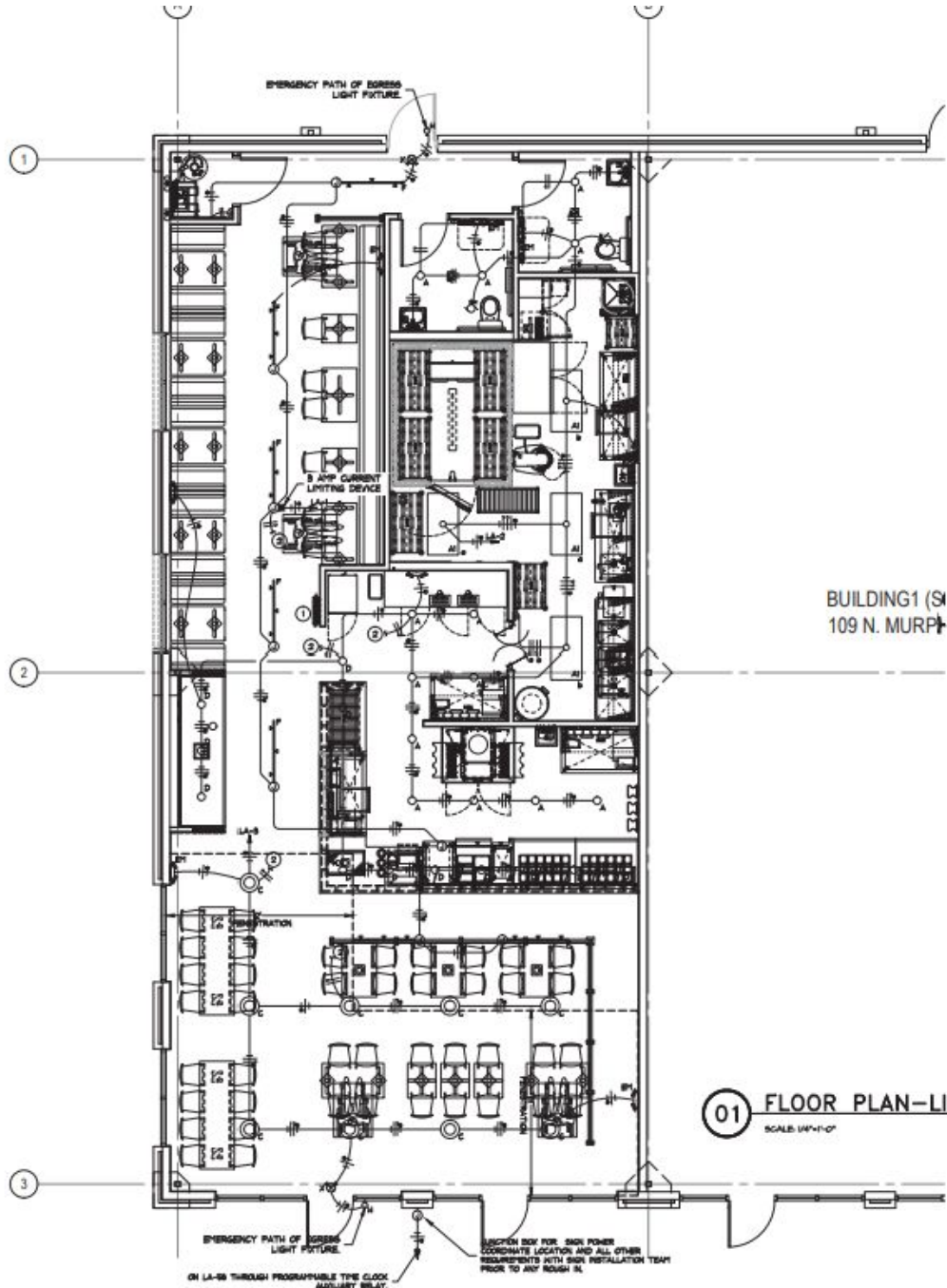
**LEGEND:**  
 1. SENSOR CONTROL  
 2. TIME DELAY SWITCHING

**GENERAL NOTES:**  
 THE CONTRACTOR SHALL LOCATE, INSTALL AND WIRE THE COMMERCIAL OCCUPANCY SENSOR IN ACCORDANCE WITH THE CITY OF JONES REGULATIONS. THIS SHALL INCLUDE THE USER TO SET UP THE SENSOR AND THE CONTROL SYSTEM. CONTACT THE USER TO SET UP THE SENSOR. SET UP AND PROGRAMMING SHALL BE PERFORMED BY THE USER. THE USER SHALL BE RESPONSIBLE FOR THE SENSOR.

**SETUP AND PROGRAMMING:** CAN BE DONE BY THE USER OR BY THE CONTRACTOR. CONTACT THE USER FOR MORE INFORMATION.

- NOTES BY SYMBOL:**
- 1. PROPOSED LOCATION OF SWITCH BANK. VERIFY DESIRED LOCATION PRIOR TO ANY ROUGH IN.
  - 2. EXTEND CONDUIT AND WIRE TO PYNG SWITCH AT SWITCH BANK.

OCCUPANCY SENSOR SYMBOL LEGEND		
SYMBOL	DESCRIPTION	SENSOR SWITCH CATALOG NUMBER
⊙	CEILING MOUNTED, 80' DUAL TECHNOLOGY OCCUPANCY SENSOR	CH-PDT-10
⊙	HALL MOUNTED, 180' LINE VOLTAGE, DUAL TECHNOLOGY OCCUPANCY SENSOR WITH INTEGRAL SWITCH	LHS-PDT
⊙	OCCUPANCY SENSOR CONTROLLED POWER PACK (24 VOLT CONTROL)	
⊙	LOW VOLTAGE CONTROL WIRING (3 # 14 AWG) FROM OCCUPANCY SENSORS TO POWER PACKS	
⊙	RELAYED HOT LINE FROM POWER PACK, ACTIVATED BY OCCUPANCY SENSOR	



BUILDING 1 (S)  
109 N. MURP

**01 FLOOR PLAN-LIGHTING**  
SCALE: 1/8"=1'-0"

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**MCMILLEN HIGH SCHOOL**  
1,195 STUDENTS



**TIBBALS ELEMENTARY**  
613 STUDENTS



**GROVES ELEMENTARY**  
392 STUDENTS



**SUBJECT PROPERTY**



**544** ± 48,800 VPD

**S MURPHY RD** ± 18,600 VPD



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CENTRAL EXPY ± 159,200 VPD

Walmart Supercenter  
Academy Sports+Outdoors  
LOWE'S  
sam's club

COSTCO WHOLESALE  
BEST BUY  
TARGET

Walmart Supercenter

LOWE'S  
SPROUTS FARMERS MARKET  
MICHAEL'S  
24 FITNESS  
DUNKIN' DONUTS  
GOLDEN CHICK  
FIREHOUSE SUBS

Walgreens  
Chick-fil-A  
SONIC  
Starbucks

THE HOME DEPOT  
HOBBY LOBBY  
MICHAEL'S  
petco  
BARNES & NOBLE  
BIG LOTS  
Total Wine & More  
FLOOR DECOR  
DSW

SONIC  
Jersey Mike's  
Wendy's  
Panera Bread

SUBJECT PROPERTY

Orangetheory  
O'Reilly AUTO PARTS  
ALDI  
7 ELEVEN

VSC TRACTOR SUPPLY CO  
Tom Thumb  
Arby's  
THE HOME DEPOT  
TACO BELL  
CIRCLE K

544 ± 48,800 VPD

HIGHWAY 78 ± 26,000 VPD

WHOLE FOODS MARKET  
CVS pharmacy  
Chick-fil-A  
SMASH BURGER  
Starbucks

Starbucks  
WHATABURGER  
CHIPOTLE  
Fred's

FedEx Office  
Schlotzsky's  
SHERWIN WILLIAMS  
Denny's  
CARNATION auto spa

NINJANATION  
PNC  
McDonald's  
SUBWAY  
Swiggy  
ups  
verizon  
GameStop  
TROPICAL CAFE

Kroger  
Public Storage  
ups  
Starbucks

CHIPOTLE  
KFC  
Exxon

Kroger  
jiffy lube  
Great Clips  
McDonald's

PRESIDENT GEORGE BUSH HWY ± 91,000 VPD

WELLS FARGO  
TACO BELL  
Jack in the box  
Starbucks  
Cane's  
BR baskin robbins  
HOBBY LOBBY  
LESLIE'S

TARGET  
FLOOR DECOR  
Bath & Body Works  
ROSS  
DOLLAR TREE  
AT&T  
TJ-MAXX  
PET SMART  
HomeGoods  
five BELOW  
SALLY BEAUTY  
KOHL'S



**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

**CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Leasing Package contains select information pertaining to the business and affairs of **109 S Murphy Rd, Murphy, TX, 75094** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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 lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee 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 of the Property.

This Leasing Package 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 this Leasing Package.