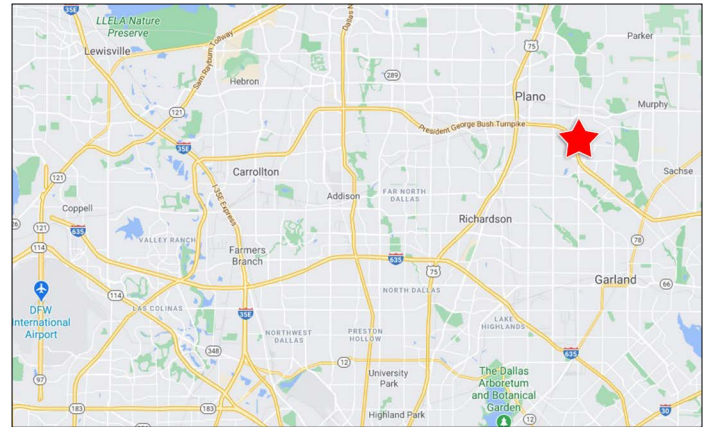


## NEW DEVELOPMENT - 100% LEASED!!!



### PROPERTY DESCRIPTION

- New mixed-use development at George Bush Turnpike and E. Renner Road
- Pad Site available fronting Renner Road (going to work side)
- Extended over-sized sidewalk for outdoor seating
- Daytime population of 107,121 within 3 miles
- Easy access to President George Bush Turnpike
- Located directly across from Methodist Richardson Medical Center with 1,665 employees, a 209 bed hospital
- On the border of Plano and Richardson, two of DFW's most affluent communities



### DEMOGRAPHICS

|                    | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------|-----------|-----------|-----------|
| 2023 Population    | 7,199     | 105,377   | 291,536   |
| Daytime Population | 14,902    | 117,314   | 326,232   |
| Average HH Income  | \$143,320 | \$118,425 | \$120,493 |

### TRAFFIC COUNTS:

Renner: 18,999 VPD | Shiloh: 12,900 VPD  
(Kalibrate 2023)

### AREA TRAFFIC DRIVERS



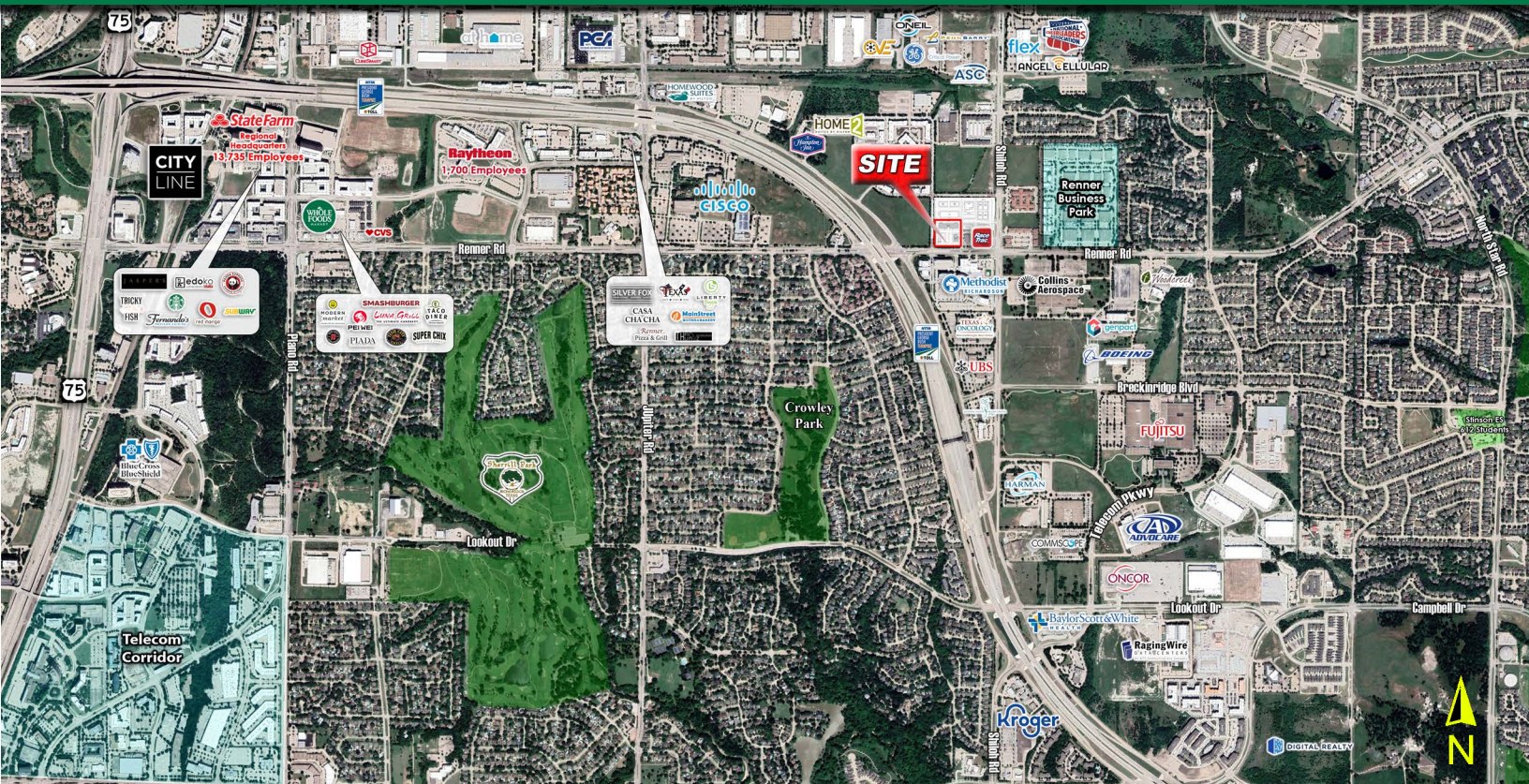
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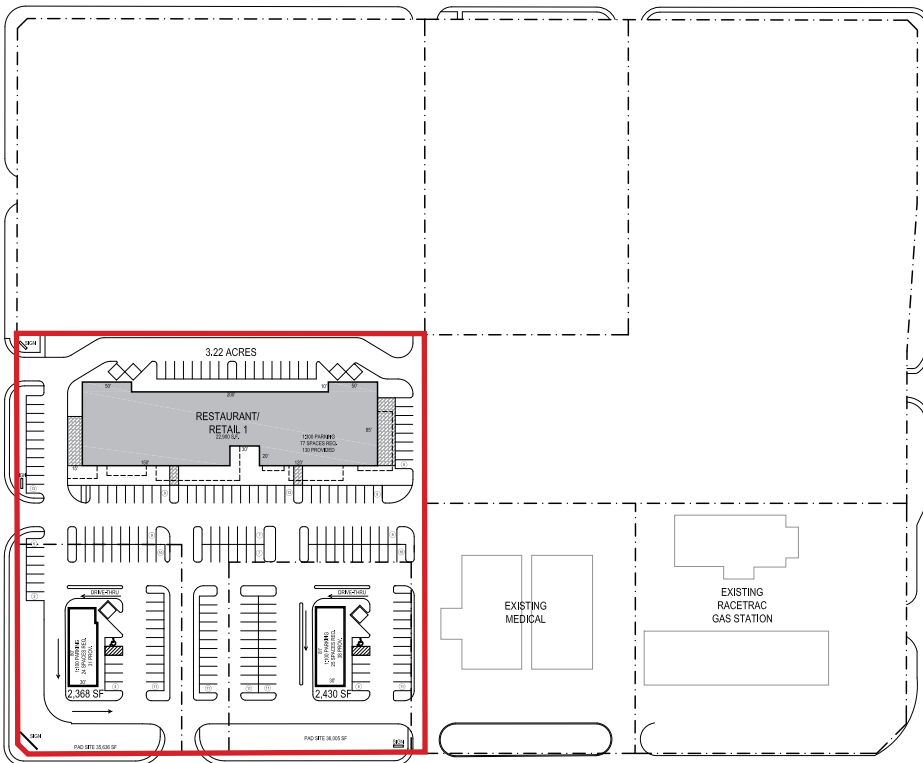


## NEW DEVELOPMENT - 100% LEASED!!!



WYNVIEW DRIVE

WYNGATE BOULEVARD



E. RENNER ROAD



**WEST ELEVATION**



**EAST ELEVATION**