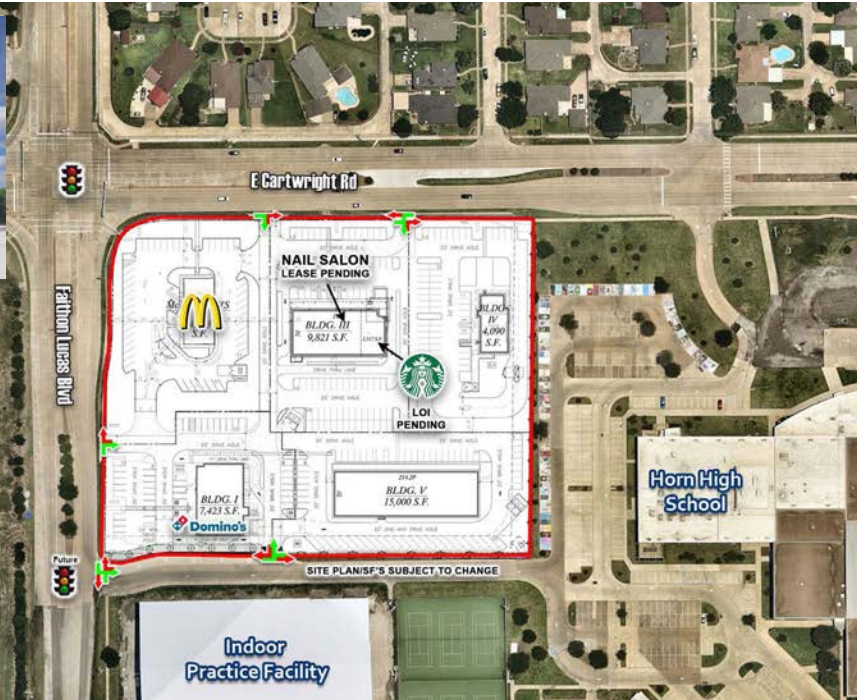


Shadow Creek Crossing

SEC STACY & COLLIN MCKINNEY PKWY
MCKINNEY, TX 75070



Future
Walmart 



3201 E. CARTWRIGHT ROAD
MESQUITE, TEXAS 75181

Property Highlights

- Within the immediate trade area (1.5 Miles see page 7 for details), retail GLA is limited to the Kroger Center and 18,600 SF Glenway Shopping Center with scarce retail-zoned land remaining
- On premise alcohol sales permitted
- Adjacent to Horn High School (3,600 students) and surrounded by 10 MISD schools within 2 miles (10,000+ students)
- Faithon Lucas expansion to 4 lanes under construction
- +/- 7.5 million sf of new industrial space within 2 miles of the site (Dalfen Industrial, Alcott Logistics & Ashley Furniture)
- 14,702 employees within a 10-minute drive time and 1,200 jobs to be added by end of 2024 ([see data here](#))

Availability

Retail Space Available for Lease
Pad Sites Available for Lease or Build to Suit
Drive-Thru End Caps Available

Solterra

A Huffines Development; 3,900 homes with an estimated \$1.6B value buildout
Phase I: 787 houses + amenity center currently under construction

Demographics

	CREEK CROSSING	3 MILE	5 MILE
Avg. HH Income	\$113,315	\$93,144	\$84,424
2022 Population	28,169	59,381	146,811

RSI Information

Single-Family Household Growth Projections (RSI Projections)		Median New Home Price (Base Price Offerings)	
Time Frame	Expected SF Household Growth	Year	Value
1-Year	295	2020	\$358,145
3-Year	1,575	2022 (P)	\$435,000
5-Year	4,200	2024 (P)	\$400,000*

*Population does not account for recent/future residential growth detailed in Residential Strategies data immediately below

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SOLTERRA RESIDENTIAL DEVELOPMENT:

Welcome to Solterra Texas, the new master-planned community in Mesquite. Formerly Lucas Farms, residents can now explore and take advantage of beautiful parks and a stunning treehouse; hiking and biking trails; competitive ball courts; and a gorgeous amenity center that stands proudly over a private beach with resort-style pools. Homes range from the high \$300,000s to \$1,000,000.



AMENITIES

Fishing, sunning, swimming, jogging, and biking are just a few of the beautifully planned lifestyle enhancements that Solterra Texas has planned. A one-of-a-kind amenity center will also be ideal for the many events and gatherings that make up your life.



SOLTERRA BUILDERS

Cadence
CastleRock
Chesmar
Coventry
David Weekley
FirstTexas
Gehan
Highland
HistoryMaker
Impression
Lennar
Tri Pointe
Shaddock



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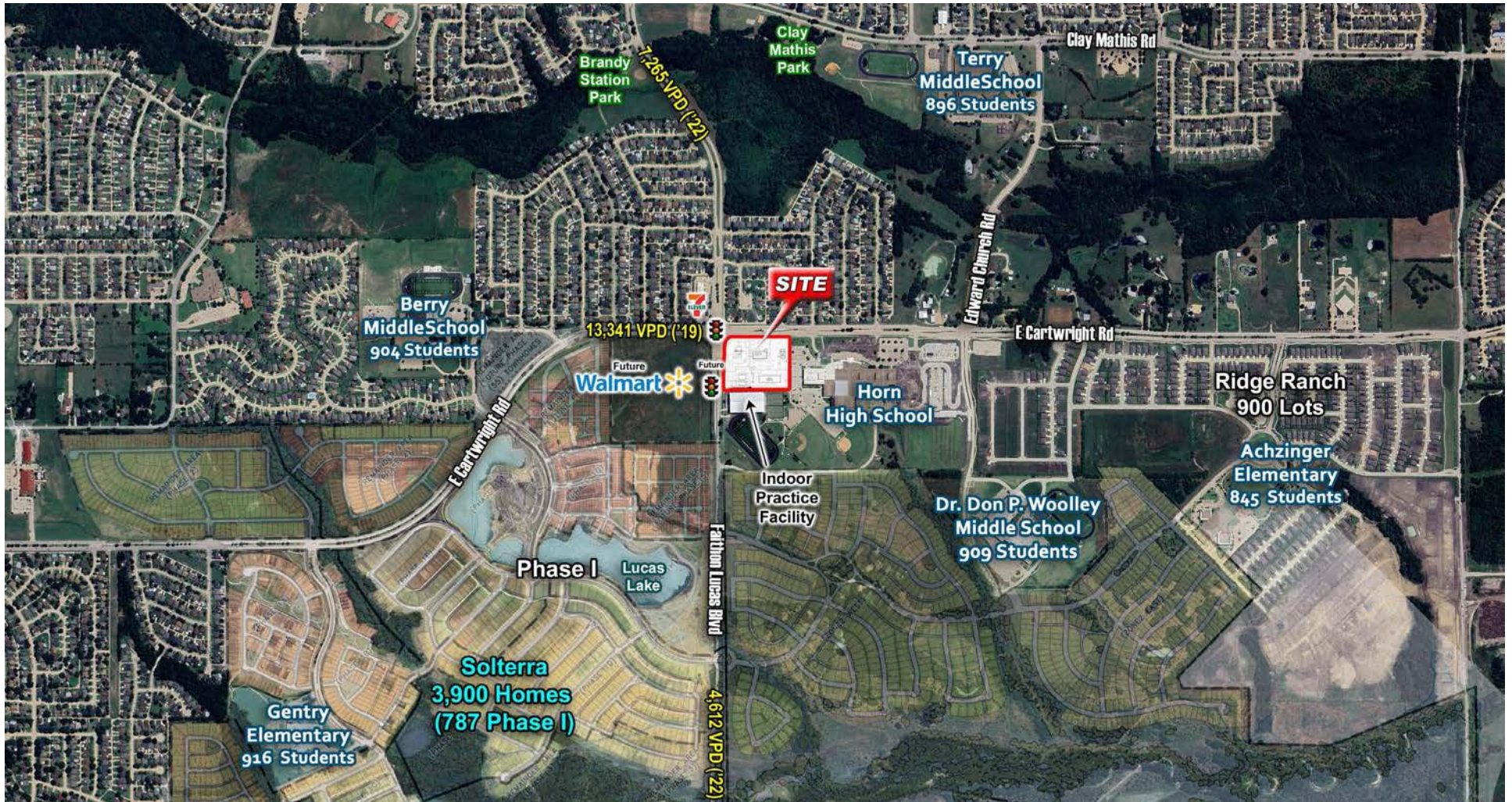
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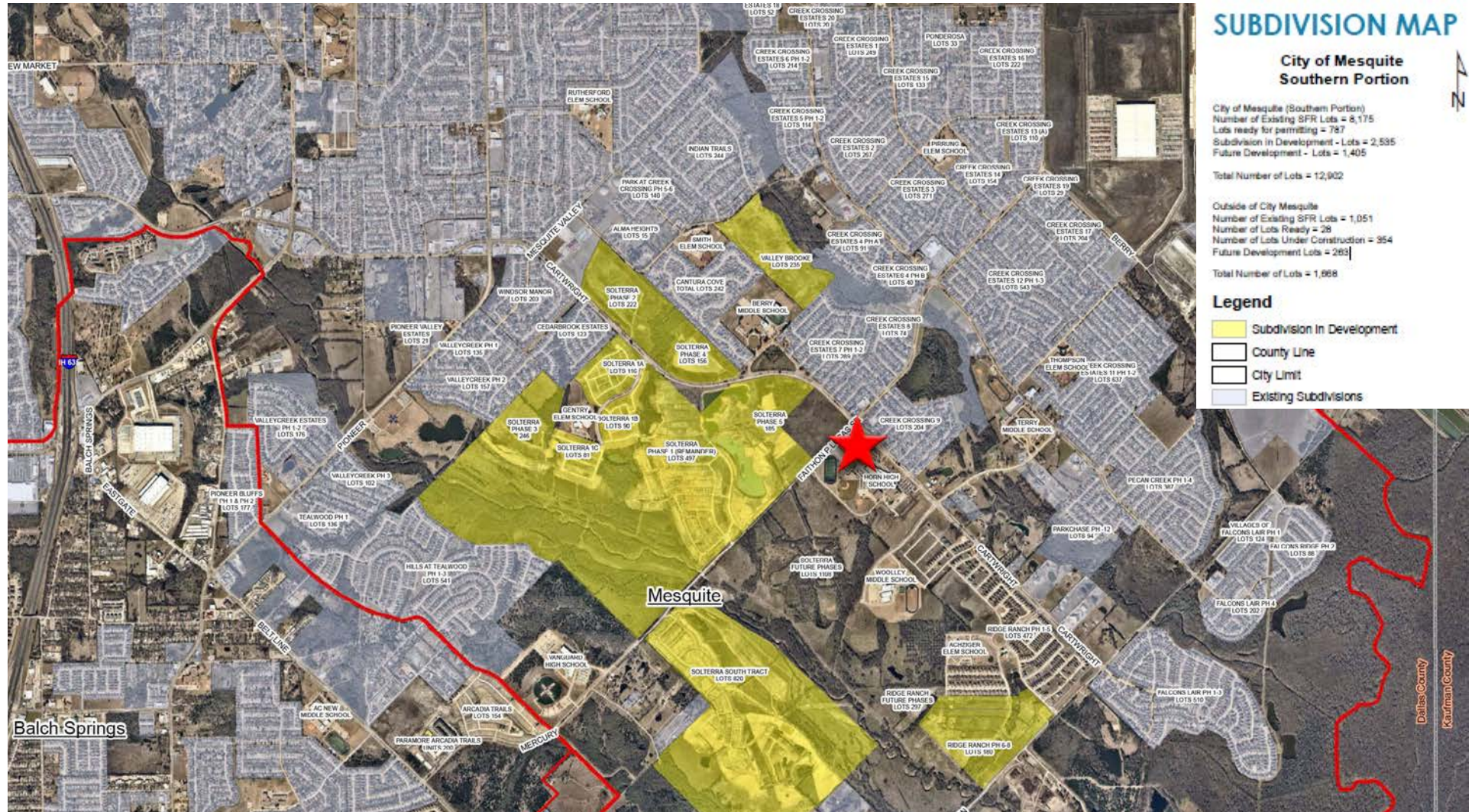
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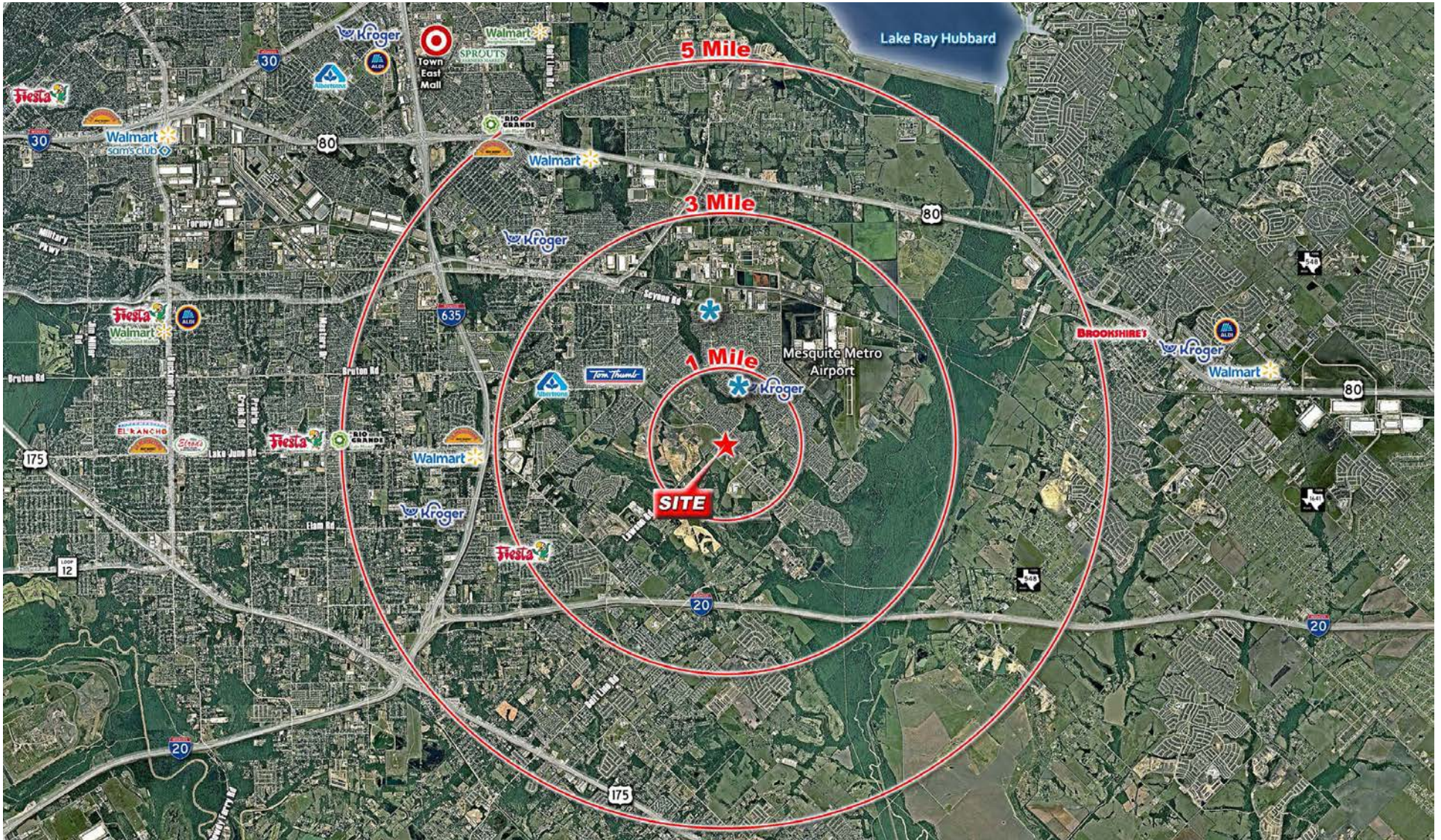
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Information About Brokerage Services

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



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