SHAFER PLAZA

WYLIE, TX | NWQ SH 78 AND W. KIRBY STREET [FM 544]



CENTER SIZE: 18,372 SF

AVAILABILITY:
1,600 SF | FORMER STARBUCKS DRIVE-THRU

NNN: $9.70 PSF

RATES: CALL FOR DETAILS

COMING SOON: MATHNASIUM The Math Learning Center

NOW OPEN: HEENA SALON

SHAFER PLAZA
AREA RETAILERS:

CHASE · McDonald's · Chick-fil-A · DQ · SONIC America's Drive-In · CVS pharmacy · SUBWAY · Walgreens · Little Caesars · CU TX Credit Union of Texas · AutoZone

Retail | This 18,372 SF Neighborhood Center located in the heart of Wylie has excellent street visibility and a great tenant mix. Tenants include Subway, Little Caesars, and Texas Credit Union

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2026 Population	11,987	73,218	152,633
2026 Daytime Population	12,087	58,044	116,716
2026 Total Households	4,053	24,135	49,279
2026 Average HH Income	$122,751	$162,249	$179,060

TRAFFIC COUNTS:
SH 78: 36,462 VPD
W. Kirby Street [FM 544]: 27,476 VPD

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

DAVID LEVINSON
214.572.8448
dlevinson@theretailconnection.net

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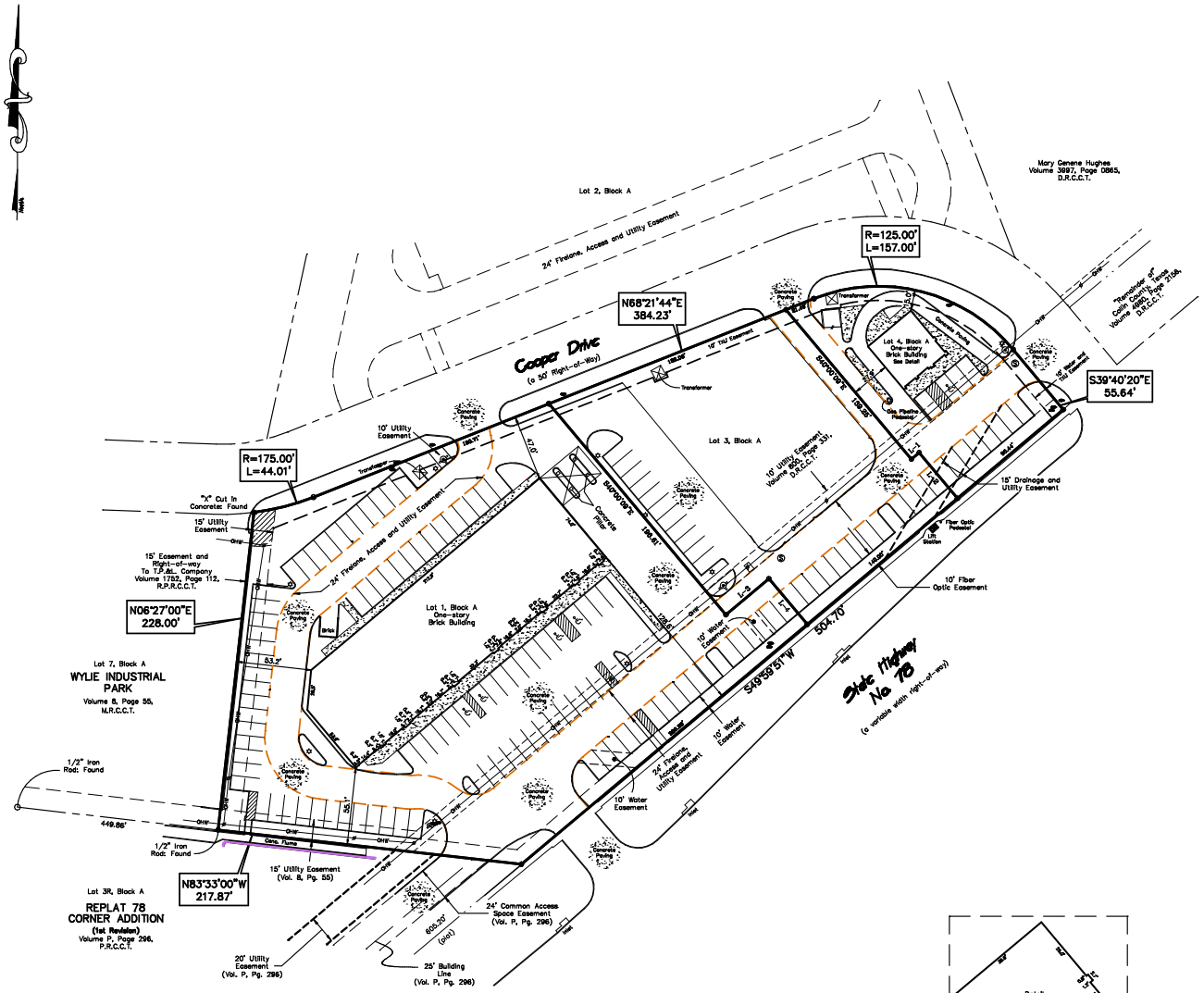
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Acreage by Lot	
Lot 1	86,871 sq. ft. / 1.994 acre
Lot 3	34,966 sq. ft. / 0.803 acre
Lot 4	15,574 sq. ft. / 0.358 acre

Parking Spaces Count
131 Parking Spaces
5 Handicapped Spaces
136 Total Spaces

L-1	N49°59'51"E	7.22'
L-2	S40°00'09"E	42.50'
L-3	N49°59'51"E	40.00'
L-4	S40°00'09"E	42.50'

PROPERTY Description:

Being Lot 1, 3, and 4, of **COOPER RETAIL ADDITION**, an addition to the City of Wylie, Collin County, Texas according to the plat thereof recorded in Volume 2006, Page 227, of the Plat Records of Collin County, Texas.

Notes:

1.) All Easement are per proposed plat of Cooper Retail Addition lots 1 & 2, Block A, unless noted otherwise.

2.) This survey was completed without the benefit of Abstract of Title. The surveyor has relied on boundary research and investigation with regard to any easements, restrictions, or rights-of-way affecting the Property not shown on the above referenced plat. No additional research regarding said easements, restrictions, or rights-of-way has been performed by the surveyor.

Surveyor's Declaration:

I, Bennie W. White, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that this survey was made on the ground; that this drawing correctly represents the facts found at the time of the survey, and that this professional service conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A, Condition II Survey. This survey plat is invalid unless it bears an original signature and embossed seal. The above declaration does not apply to any copies.

Bennie W. White
Registered Professional Land Surveyor
Texas Registration No. 4588

June 14, 2006
Date:

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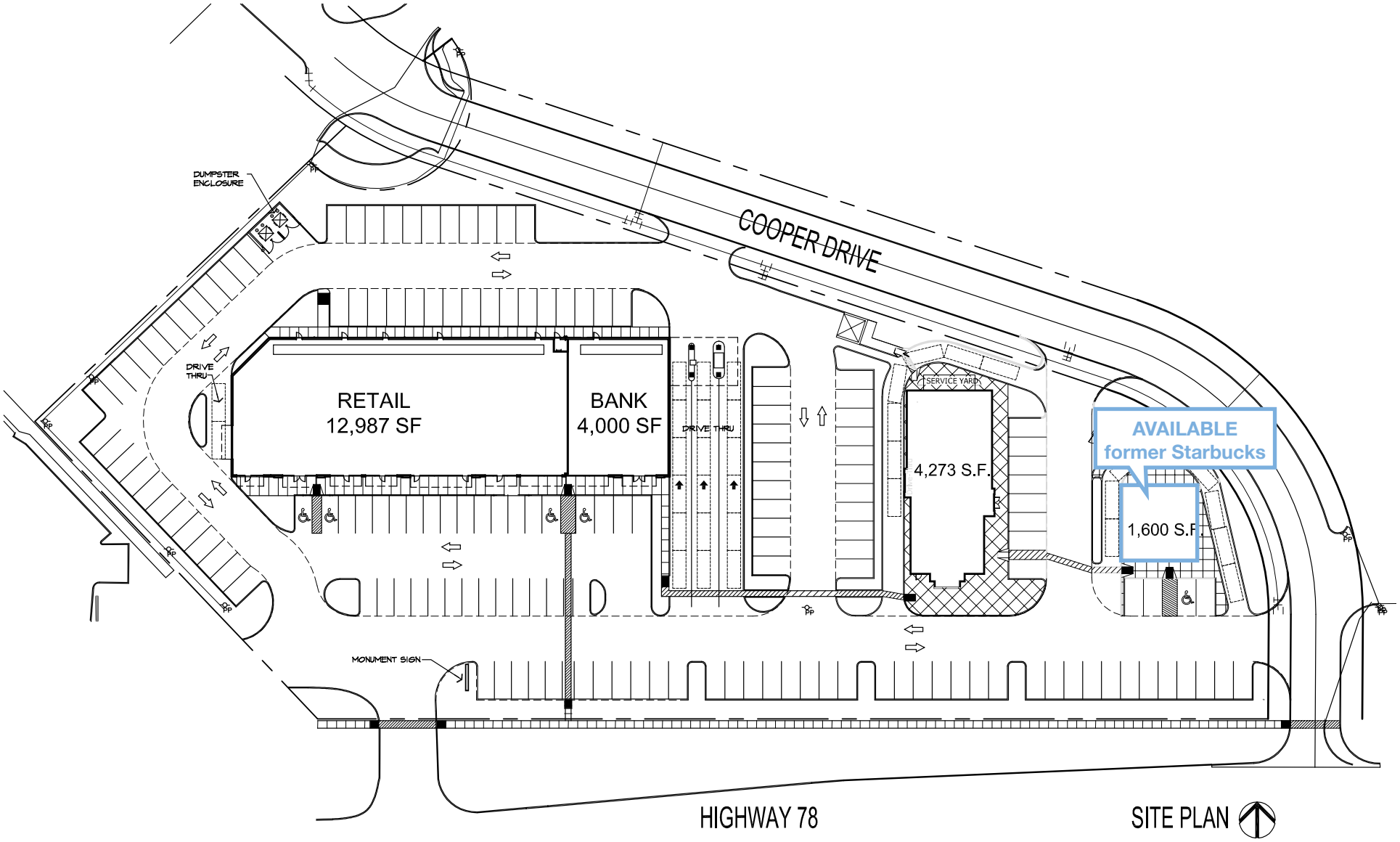
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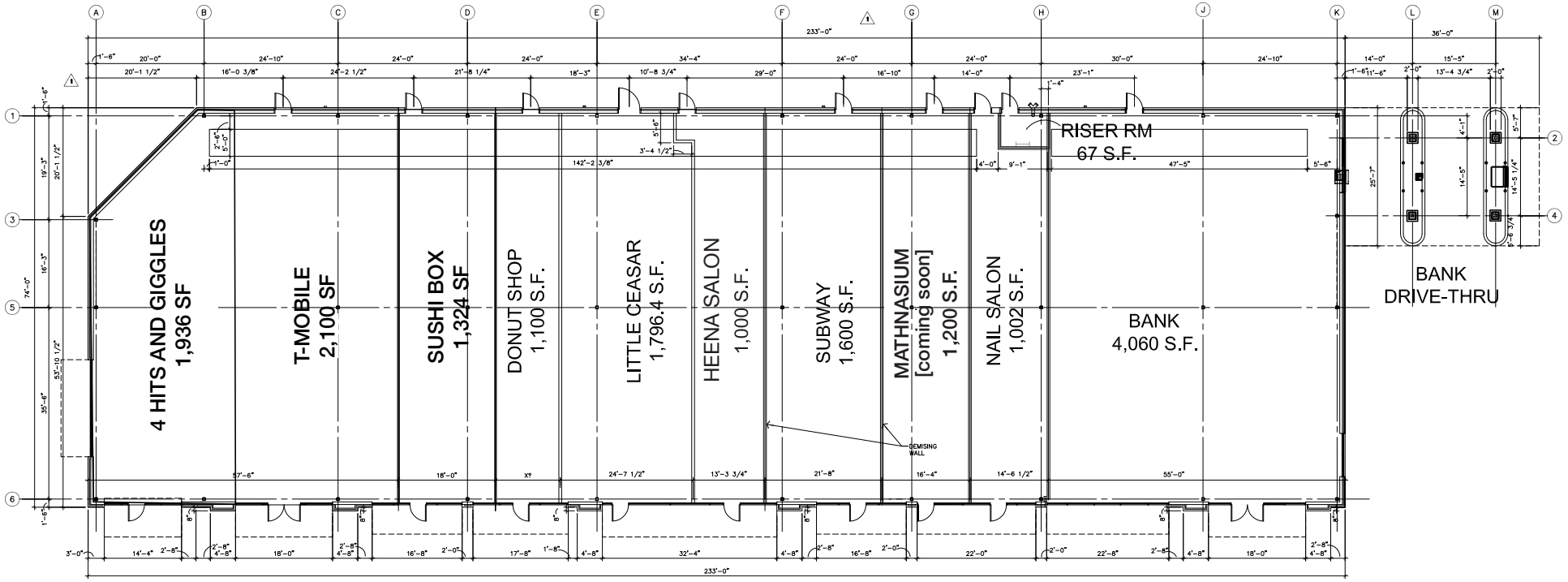
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430 HWY. 78 S
WYLIE, TX 75098
REV. 6-29-07

TOTAL S.F. = 16,981

01 LEASE PLAN
1/8"=1'-0"

NOTE: INSULATION TO BE PROVIDED BY TENANT IN LEASE SPACE

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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.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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 _____