

±7.0 ACRES COMMERCIAL LAND

NEQ S COLLINS ROAD & CLAY ROAD
SUNNYVALE, TEXAS

OFFERING
MEMORANDUM



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EXECUTIVE SUMMARY

OVERVIEW

The property consists of 6.994 acres of undeveloped land at the intersection of South Collins Road and Clay Road in Sunnyvale, Texas. The property is located directly across from Baylor Scott and White Medical Center of Sunnyvale, a comprehensive medical center with 70 beds and a range of outpatient services. The property is directly adjacent to the Stone Canyon residential development with homes valued from \$335,000 to over \$500,000. In addition to the Stone Canyon development, there are several residential subdivisions to the south and west of the property. Directly to the southeast of the property there is a proposed development which will add an additional 55+ single family homes.

Located on the southern part of the affluent community of Sunnyvale, the property boasts a 1 mile average household income +\$108,000 and an average home value of \$230,000. While benefiting from excellent demographics within 1 mile, the property also benefits from the dense population of Mesquite which borders Sunnyvale to the west and south.

The City of Sunnyvale's Community Development Department is focused on bringing high end developments and retail to the city. New retail and medical office developments have been approved at Collins Road (SH-352) and US Highway 80. The demand for retail and medical developments have been building over the last decade providing for several recently proposed commercial and residential developments. This has encouraged the City of Sunnyvale to move forward with infrastructure improvements like the widening of Collins Road (SH-352) scheduled to begin construction summer 2017. There is also discussion to extend President George Bush Turnpike (IH-190) east of the property from IH-30 to past US Highway 80.

PROPERTY DETAILS

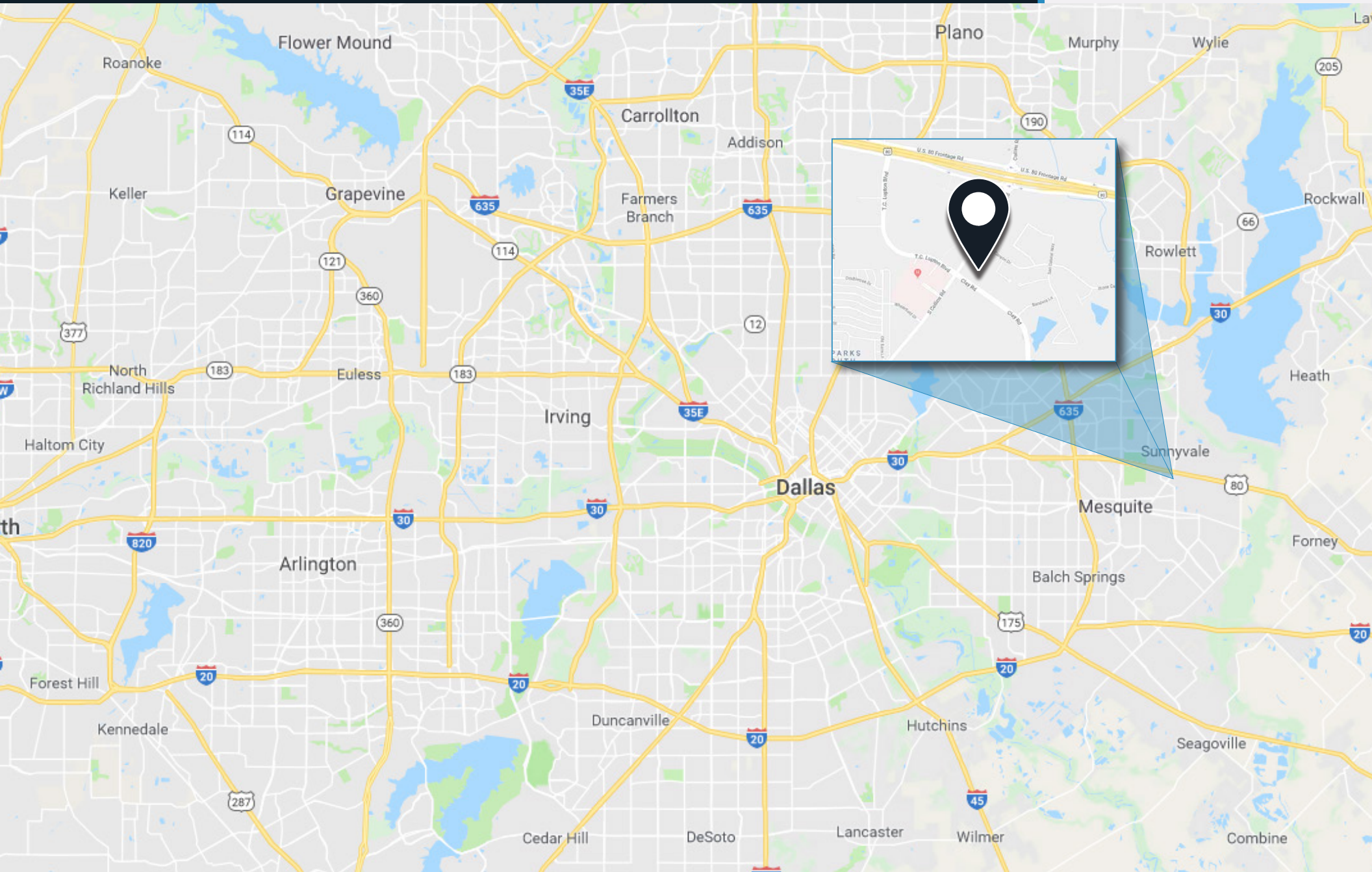
Address:	NEQ S Collins Road & Clay Road, Sunnyvale, Texas 75182
Property Type:	Land
Land Area:	6.994 Acres (304,658 SF)
Zoning:	General Business

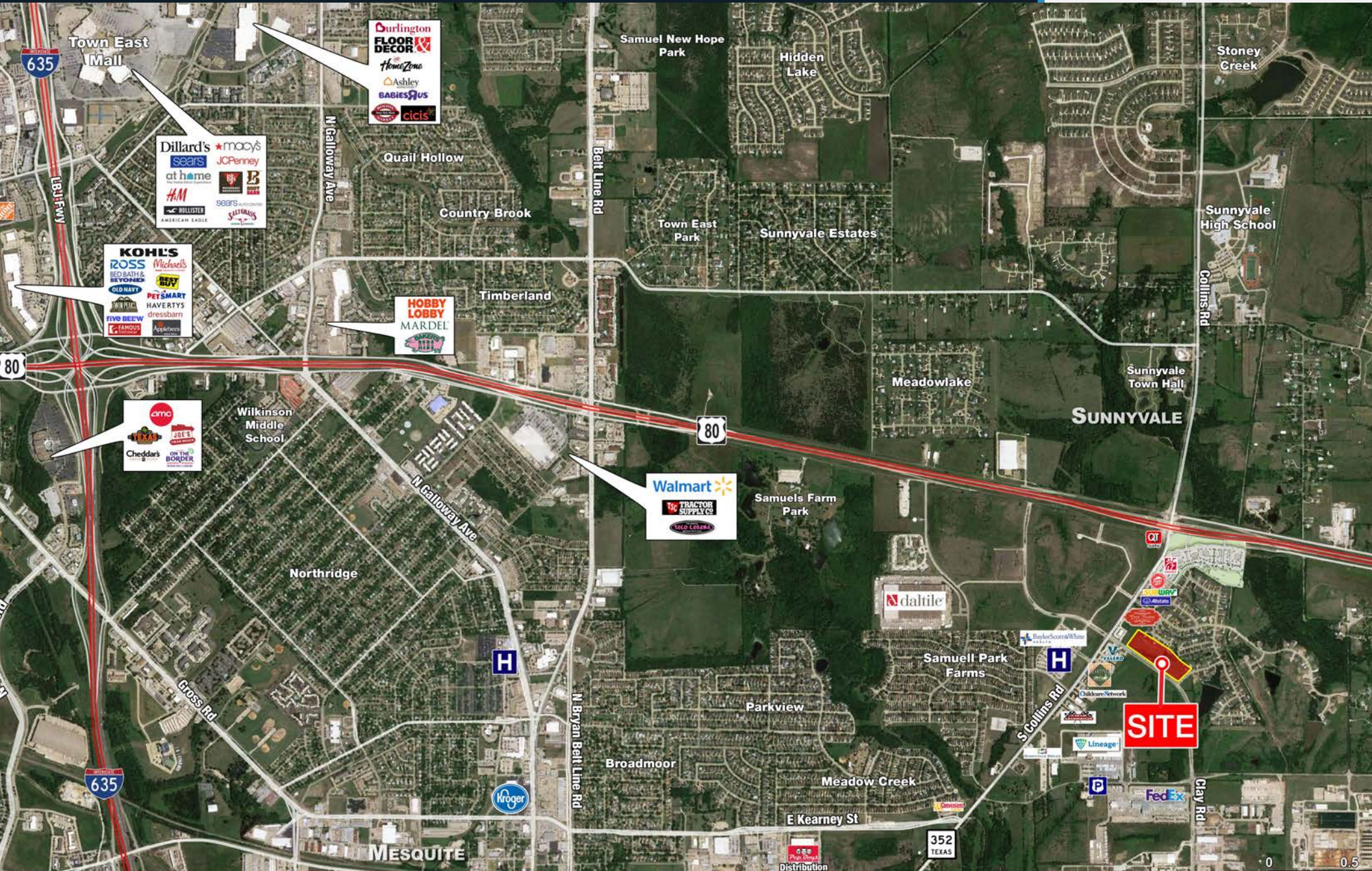


PROPERTY OVERVIEW

LOCATION MAP

± 7.0 ACRES
SUNNYVALE, TX







Lake Ray Hubbard

Long Creek Crossing
10 Acre Mixed-Use
Future Development

Stone Canyon \$335,000 - \$500,000 Homes
146 Current Homes - 72 Future Homes

80 68,000 VPD

QT
FUTURE

FUTURE

SUBWAY

Century 21

ARMERS

Edward Jones

Allstate

U.S. RENAL CARE

DALLAS ORTHOPEDIC & SHOULDER INSTITUTE
BaylorScott&White HEALTH

±7.0 ACRES

S COLLINS ROAD
19,900 VPD

CLAY ROAD

VALERO

State Farm

PROPERTY AERIAL

± 7.0 ACRES
SUNNYVALE, TX



Downtown Dallas

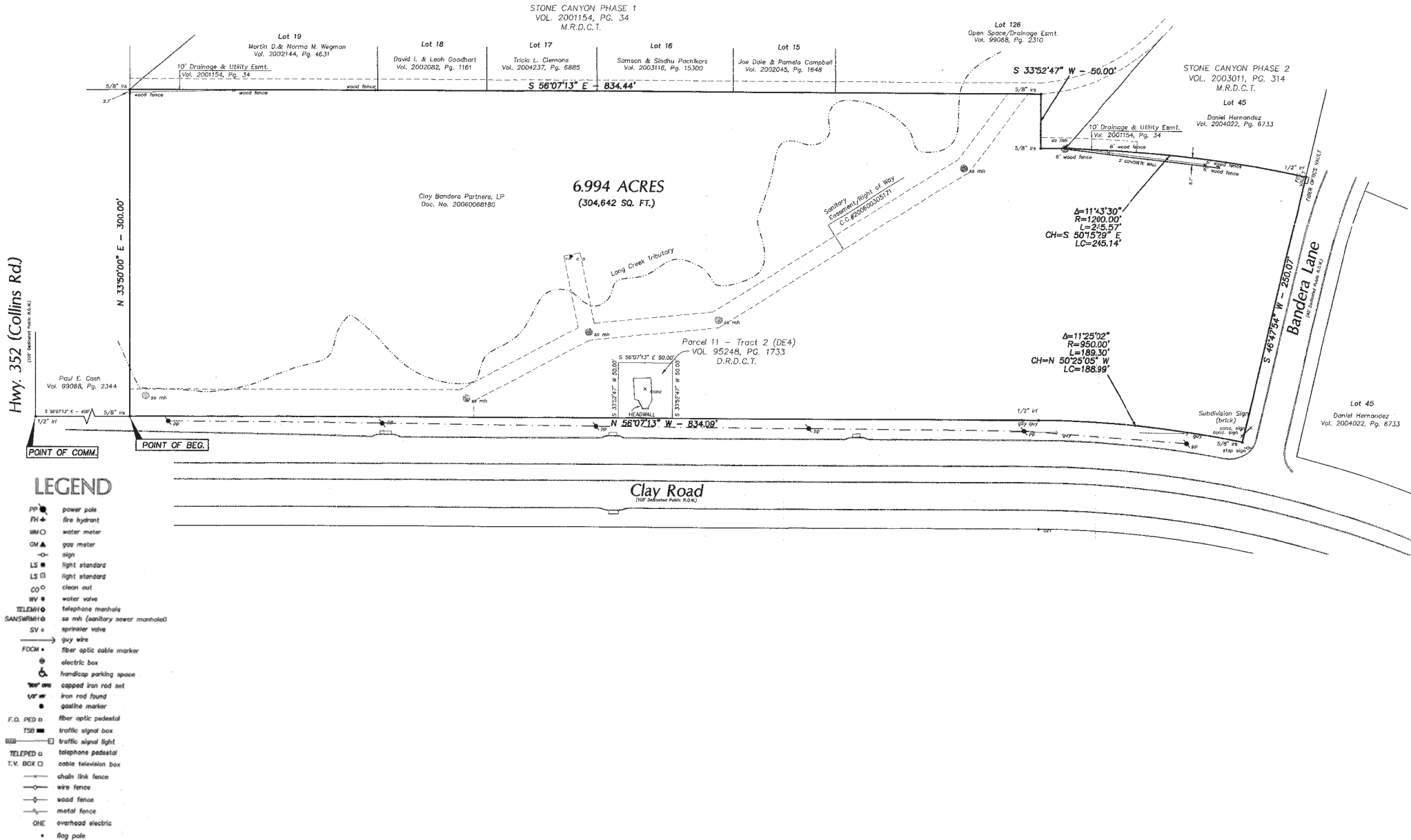


LONG CREEK
Assisted Living and Memory Care
145 Assisted Living Homes

80 68,000 VPD

CLAY ROAD

±7.0 ACRES



PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10 MINUTE DRIVE
2019 Total Population	3,159	58,018	151,544	100,466
Annual Population Growth Rate 2000-2018	2.02%	1.05%	1.40%	1.29%
Projected Population Growth 2019-2024	6.5%	3.5%	4.0%	3.8%
2019 Total Households	994	18,894	50,866	34,018
Projected Household Growth 2018-2023	5.6%	2.6%	3.1%	3.0%
2019 Total Daytime Population	4,451	47,028	127,517	87,632
2019 Median Household Income	\$71,533	\$66,261	\$58,755	\$60,869
2019 Average Household Income	\$102,459	\$84,502	\$75,495	\$78,120
2019 Average Home Value	\$337,271	\$218,622	\$208,481	\$215,907
Median Age	34.9	34.8	33.7	34.3
2019 Occupation-White Collar	59.9%	52.2%	49.8%	51.1%





MARKET OVERVIEW



#1 TEXAS HAS OUTPACED THE NATION FOR JOB GROWTH IN 2017
Austin Business Journal

#2 TOP STATE TO FIND A JOB IN AMERICA
CNBC



#4 BEST STATE FOR BUSINESS 2016
Forbes



Texas adds
1,200 NEW RESIDENTS
every day

432,957
NEW RESIDENTS IN 2016
Dallas Morning News

DALLAS - FORT WORTH | BY THE NUMBERS



#1 IN THE COUNTRY IN PERCENT JOB GROWTH (3%)

#2 IN THE COUNTRY IN ABSOLUTE JOB GROWTH



DALLAS-FORT WORTH **TOP 20**
BEST PLACES TO LIVE 2017

US News & World Report



DFW Region adds
360 NEW RESIDENTS
every day

43% NATURAL INCREASE
57% NET MIGRATION
US Census, 2015-2016

DALLAS - FORT WORTH

The combined Dallas-Fort Worth (DFW) market ranks as Texas' largest metropolitan area with a population of 7.2 million people. By 2021, that total is expected to increase to 8.0 million. The DFW metro area reports an average household income of \$86,648 and a median household income of \$61,314.

The DFW region is a key U.S. financial center, home to the corporate headquarters for Comerica Bank and MoneyGram, as well as major centers for JPMorgan Chase, Citigroup, Wells Fargo, Bank of America, Capital One and Fidelity Investments. Dallas is also home to one of 12 regional Federal Reserve Banks.

DFW currently ranks second nationally in terms of job growth, based on a total of 120,800 net new jobs added between July 2013 and July 2014, according to the U.S. Bureau of Labor Statistics August 2014 report during the 12 month period job growth totaled 7.4 percent.

DFW is home to more than 10,000 corporate headquarters, giving the area the largest concentration of corporate headquarters in the United States.

DFW ranks 12th in the world as a commercial property investment market, and was recently named #2 Real Estate Market in the U.S. surpassing New York City.

DFW ranks No. 1 in the U.S. among "tech cities", according to the Dallas Chamber. The area is also home to defense contractors Lockheed Martin, Bell Helicopter Textron and Raytheon, as well as the Fortune 500's No. 2 corporation, ExxonMobil.

DFW is home to more than 40 universities and colleges with a total student enrollment of approximately 346,000.



SUNNYVALE

Sunnyvale residents enjoy the benefits of small town living combined with access to the thriving business, cultural and social districts of the Dallas-Fort Worth Metroplex. A quiet, family-oriented community, the Town of Sunnyvale's 16 square mile jurisdiction is less than 40% developed and characterized by custom, estate and ranchette residential living.

Sunnyvale enjoys a solid industrial base with manufacturing centers as well as a regional medical center, commercial and retail developments. Currently, The Town of Sunnyvale is home to a number of companies providing jobs and a tax base for the town. Sunnyvale also enjoys prime areas for future development of retail, commercial and industrial sites along the US Highway 80, Belt Line Road, Clay Road, and Collins Road corridors.

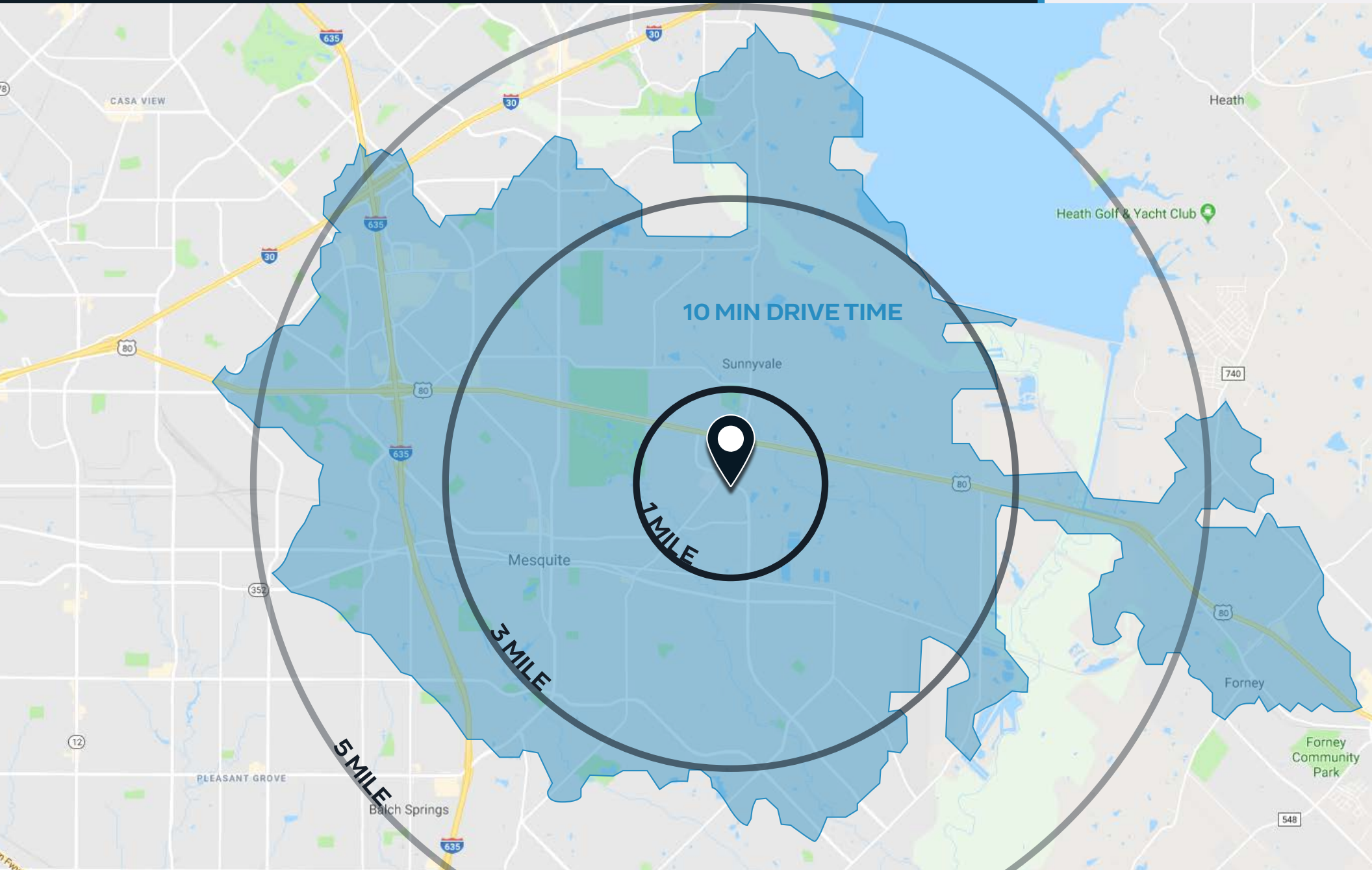
SUNNYVALE ED

MAJOR EMPLOYERS



TRADE AREA MAP

± 7.0 ACRES
SUNNYVALE, TX



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