

FOR SALE

Fairview Town Center - Big Box Opportunity

201 Stacy Rd | Fairview, TX 75069



Big Box Opportunity

201 Stacy Rd | Fairview, TX 75069



FOR SALE

121,810± SF

(Single Level)

Available

10.65± AC

Parcel

548

Parking Spaces

2009

Year Built

Contact
Broker

Price

ABOUT THE PROPERTY

- Located along the growth corridor in north Dallas at the intersection of US-75 and Stacy Rd in Fairview, Texas
- Uniquely situated in Collin County, Fairview Town Center attracts shoppers from multiple cities including Fairview, Allen, McKinney, Frisco and Plano as well as the surrounding areas of Lucas, Anna, Melissa, Princeton and Farmersville
- Anchors include Dillard's, iPic Theaters, JCPenney, Old Navy along with nearby retail anchors Whole Foods, Target, Dick's Sporting Goods and more
- High traffic intersection with 275,000 cars per day on US-75 and 65,000 cars per day on Stacy Rd
- Dominant commercial node with over 3M SF of retail at the intersection including Allen Premium Outlets
- Credit Union of Texas Event Center opened in 2009 and hosts over 100 events annually with an \$13M economic impact. This 7,000+ seat facility is home to the Allen Americans Hockey Club (ECHL) and the Dallas Sidekicks Soccer Club (MASL). Events bring 700,000 visits per year.
- Trade area population has increased 89% since 2000 adding 305,000 new residents with a total population of 248,349 in the trade area.

Source: Lincoln Property Company (Fairview Town Center leasing brochure)

JOIN THESE RETAILERS



TRAFFIC COUNTS



US-75

219,491 VPD

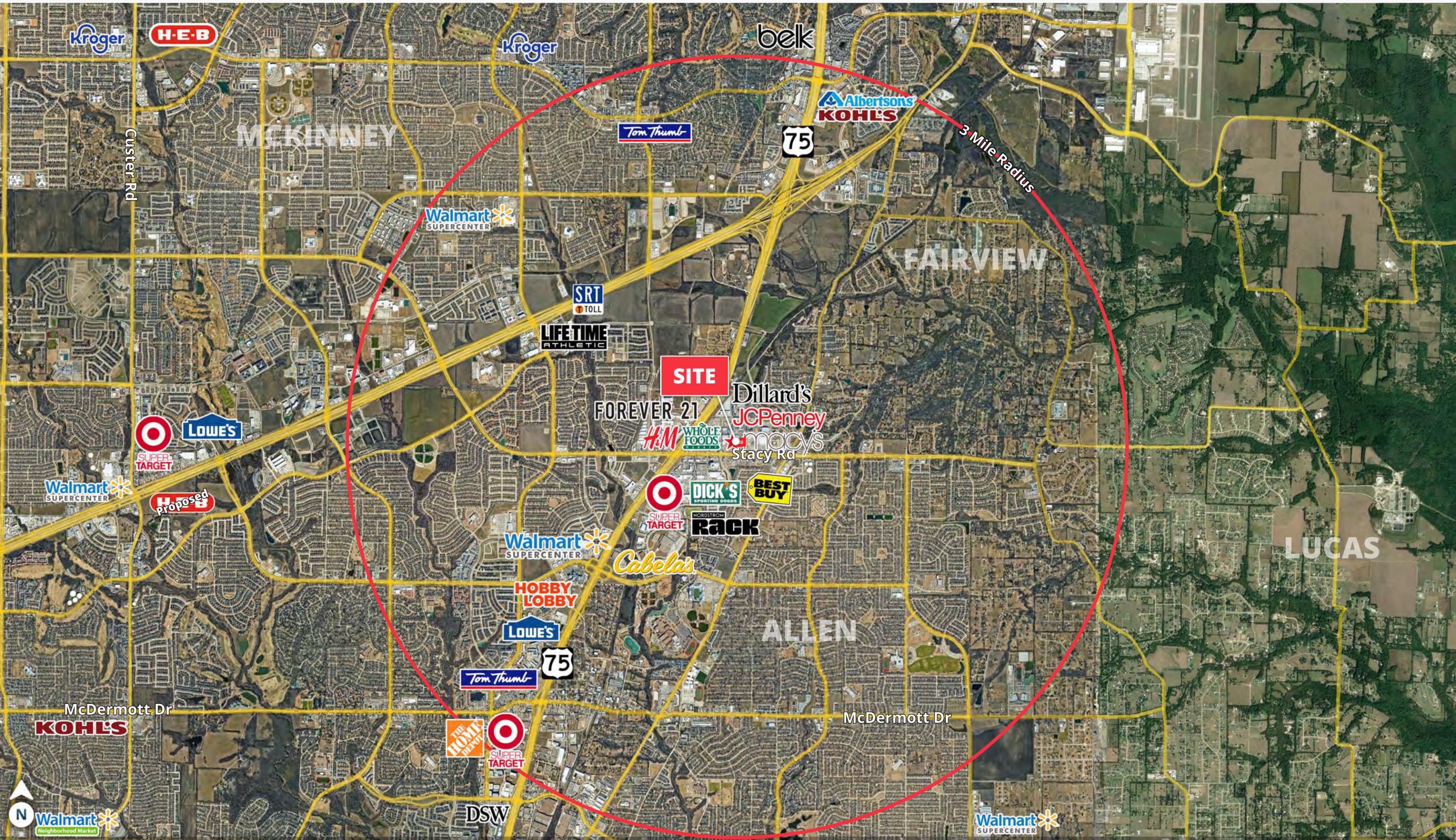
Stacy Rd

42,666 VPD

Source: TxDOT | Year: 2022

Macy's: US-75 & Stacy Rd | Fairview Town Center

Allen / Fairview, TX



SITE

3 Mile Radius

MCKINNEY

FAIRVIEW

LUCAS

ALLEN

McDermott Dr

McDermott Dr

Custer Rd

75

75

FOREVER 21

Dillard's

JCPenney

macy's

Stacy Rd

Kroger

H-E-B

Kroger

belk

Albertsons
KOHLS

Tom Thumb

Walmart
SUPERCENTER

SRT
TOLL

LIFETIME
ATHLETIC

Target
SUPER
TARGET

LOWE'S

Walmart
SUPERCENTER

Proposed
Home
Depot

H&M

WHOLE
FOODS

Target
SUPER
TARGET

DICK'S
SPORTING GOODS

BEST
BUY

Walmart
SUPERCENTER

NORDSTROM
RACK

Cabela's

HOBBY
LOBBY

LOWE'S

Tom Thumb

THE
HOME
DEPOT

Target
SUPER
TARGET

DSW

KOHLS

Walmart
SUPERCENTER



Macy's: US-75 & Stacy Rd | Fairview Town Center

Allen / Fairview, TX





SLOAN CORNERS, A 500-AC SITE IS BEING DEVELOPED US-75 & HWY 121. PLANNED TO INCLUDE MORE THAN 10M SF OF OFFICE, 6,000 APTS & OVER 200,000 SF OF RETAIL SPACE



FAIRVIEW RANKED TOP 5 SAFEST CITIES TO LIVE IN TEXAS IN 2024



\$8M GRANT RECEIVED FOR THE EXTENSION OF FAIRVIEW PKWY, ENHANCING TRAFFIC MOVEMENT & DEVELOPMENT OPPORTUNITIES

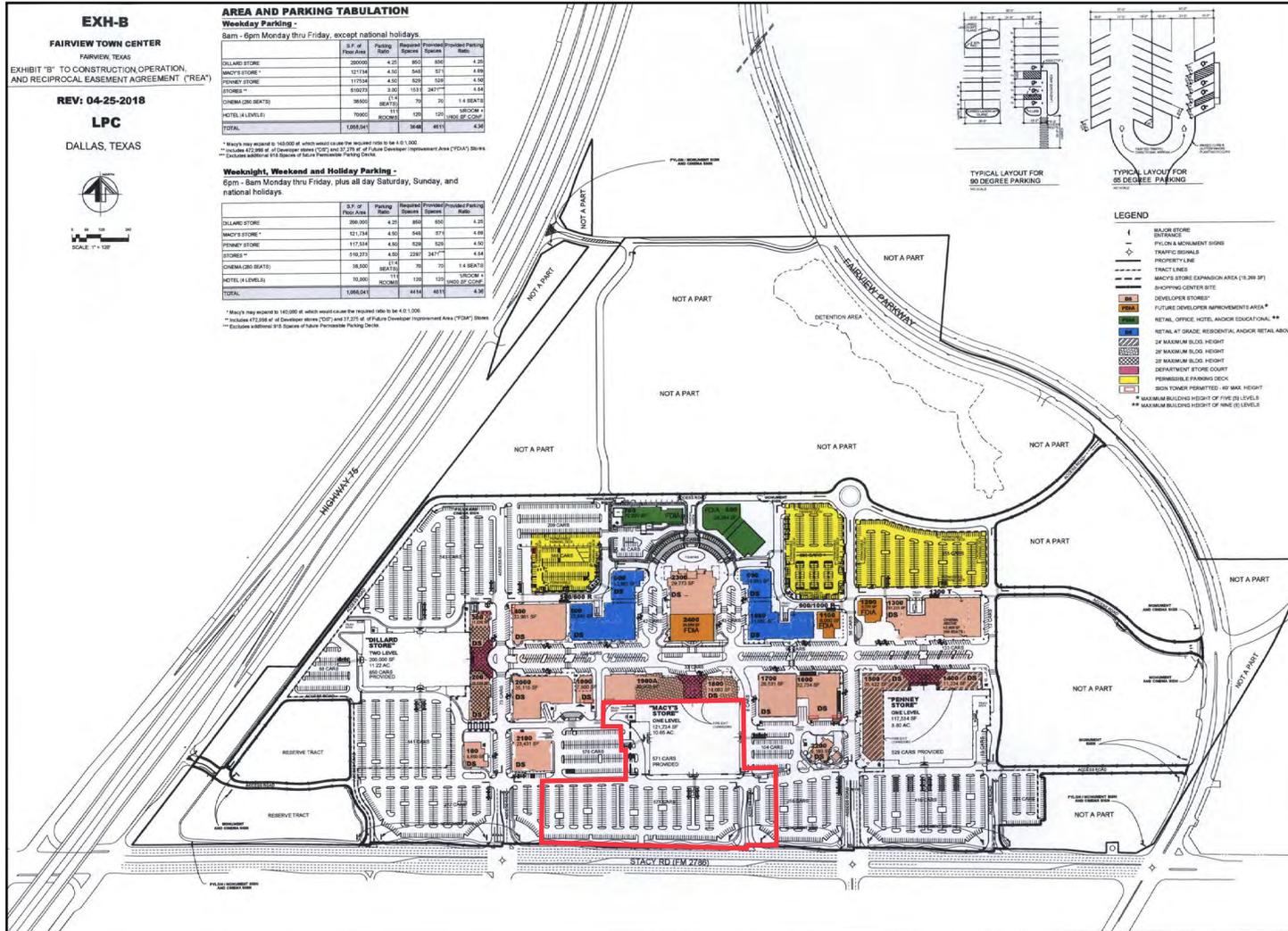
Big Box Opportunity

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Site Plan

Fairview Town Center



Demographics | Major Area Employers

201 Stacy Rd | Fairview, TX 75069



2023 DEMOGRAPHIC HIGHLIGHTS

1 MILE

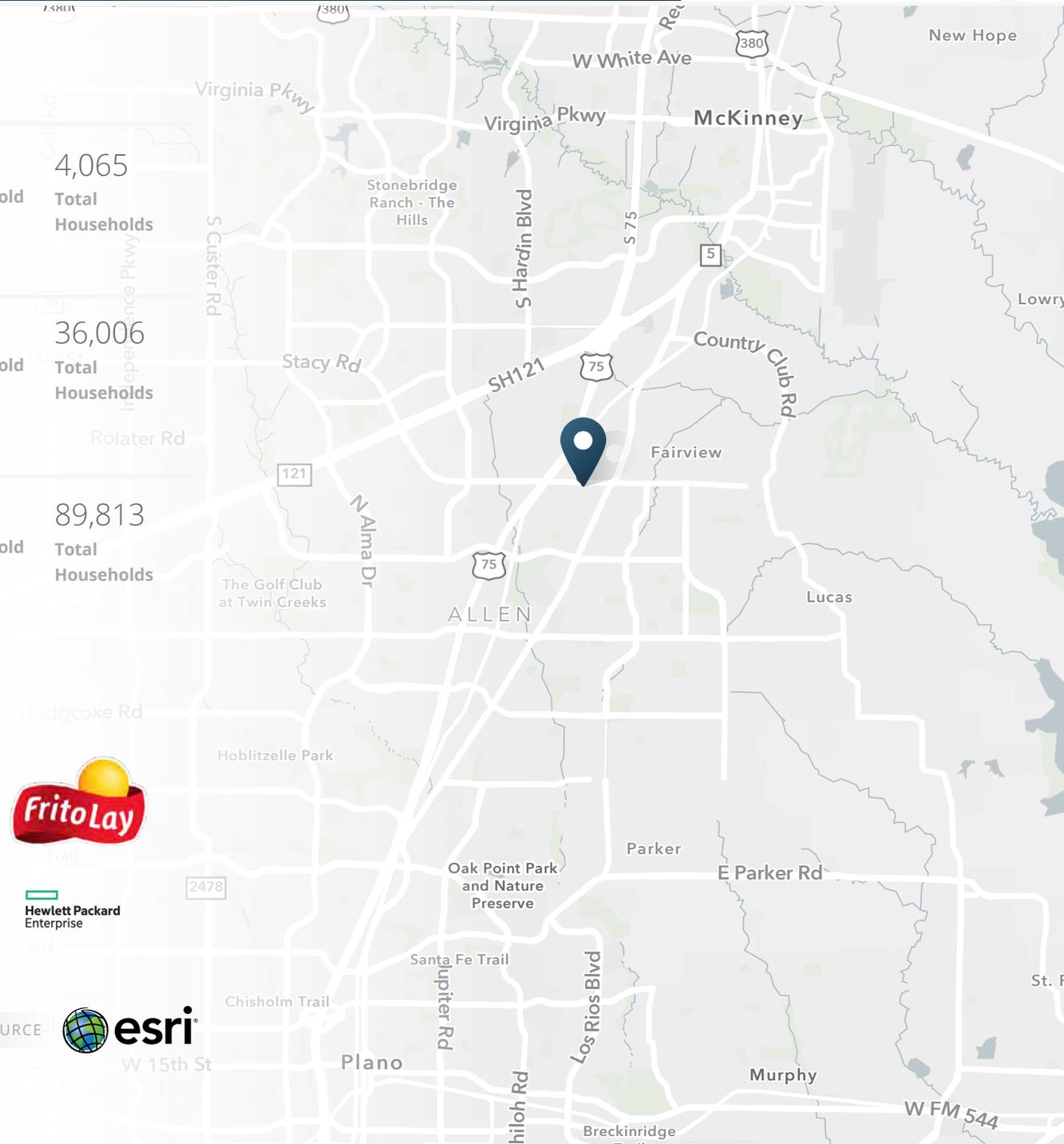
10,696 Population	12,898 Total Daytime Population	\$150,602 Average Household Income	4,065 Total Households
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3 MILE

99,575 Population	91,256 Total Daytime Population	\$146,874 Average Household Income	36,006 Total Households
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5 MILE

248,349 Population	210,052 Total Daytime Population	\$147,395 Average Household Income	89,813 Total Households
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MAJOR AREA EMPLOYERS



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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 or 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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