

CHARALES PLAZA

SWQ BELT LINE & TOWN EAST

Sunnyvale, Texas

UNDER CONSTRUCTION
NOW PRE-LEASING
SUMMER 2021 DELIVERY



PROPERTY OVERVIEW

New construction Class A shopping center on Belt Line Road at Town East Boulevard on the Sunnyvale/Mesquite border. Belt Line Road is the main north-south thoroughfare between Interstate 30 and US Highway 80, and Town East Boulevard is the market's major retail hub. Dense residential market with over 245,000 people in a 5 mile radius and 2020 total consumer spending of almost \$2 billion within a 5 mile radius.

PROPERTY HIGHLIGHTS

- \$25/SF Modified Gross
- 4,250 SF restaurant end-cap with patio seating, drive thru available, \$32/SF Modified Gross
- Excellent visibility from Belt Line
- Located at the "gateway" to the market's retail hub
- Summer 2021 delivery date
- Tenant Improvement allowances available



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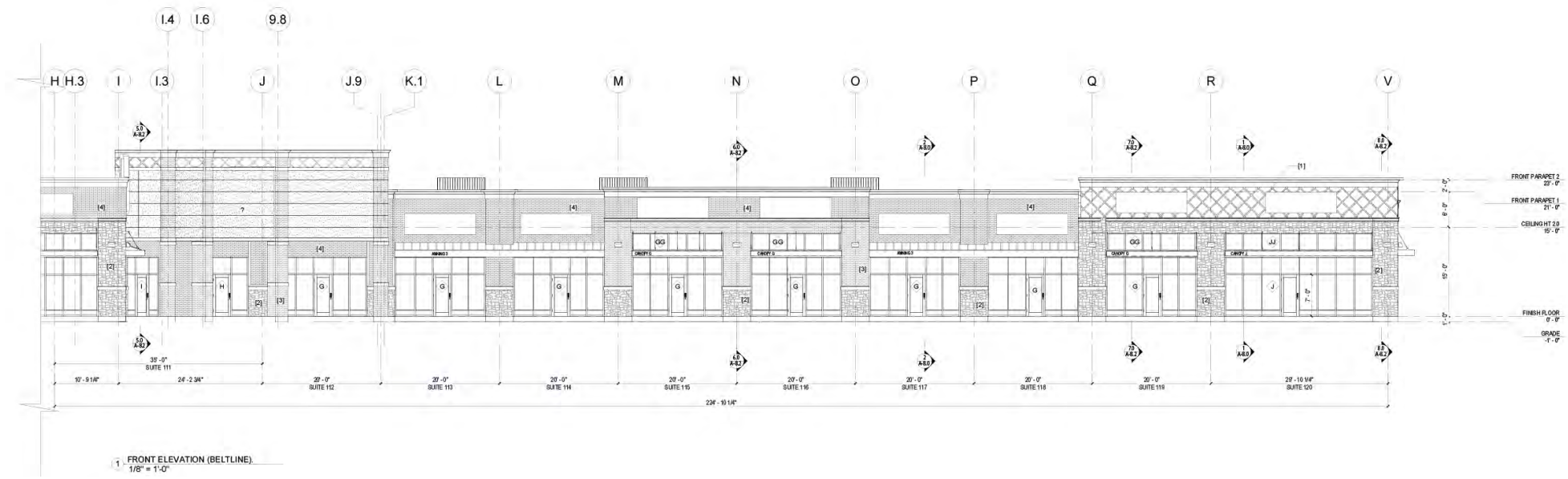
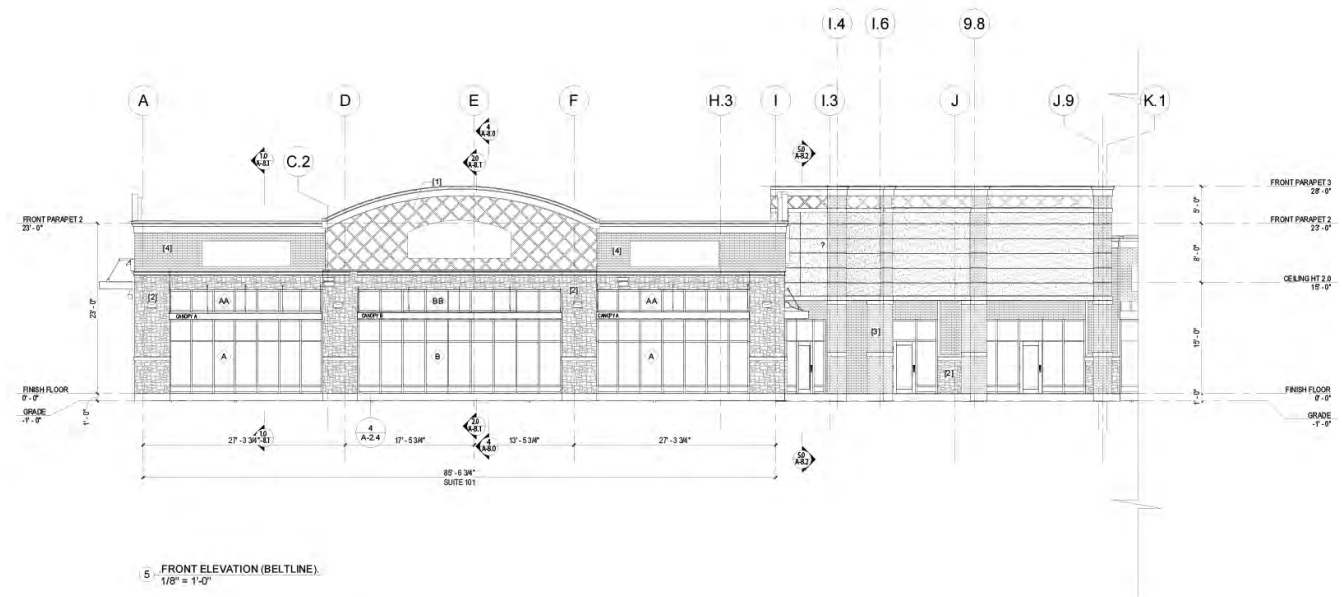
Sunnyvale, Texas



SUITE	SIZE	STATUS
101 & 102	4,250	Available
103	2,200	Signed LOI
104	2,500	Signed LOI
106	3,500	Signed LOI
108	1,925	Signed LOI
109	3,000	Signed LOI
110	3,500	Leased
111	2,625	Available
112	1,600	Available
113	1,600	Available
114	1,600	Available
115	1,600	Available
116	1,600	Available
117	1,300	Available
118	1,600	Available
119	1,680	Available
120	2,320	Leased

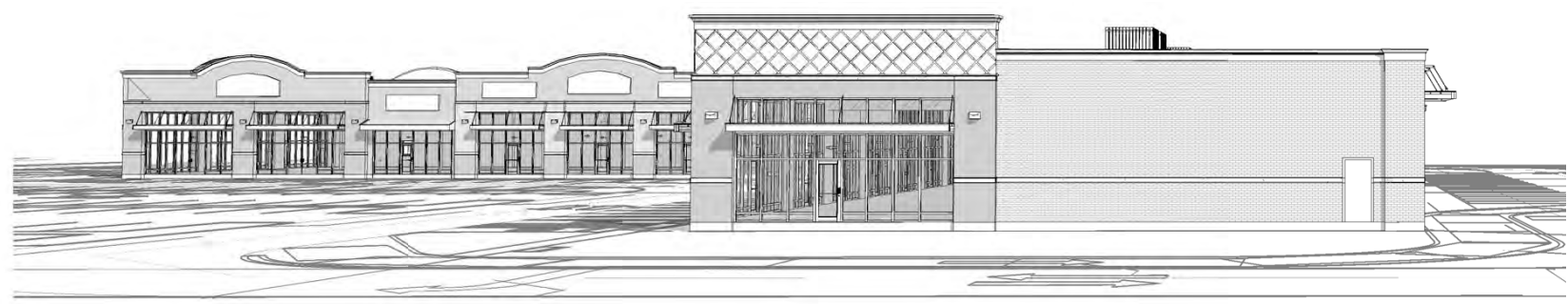
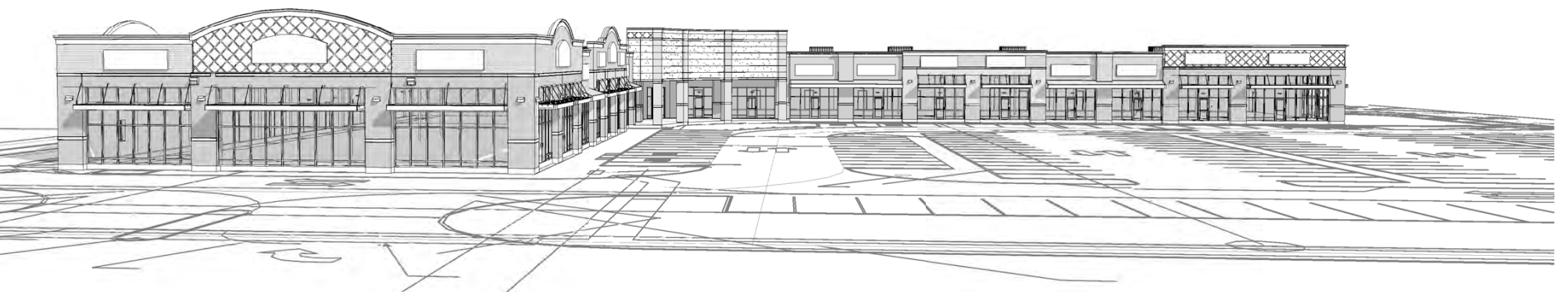
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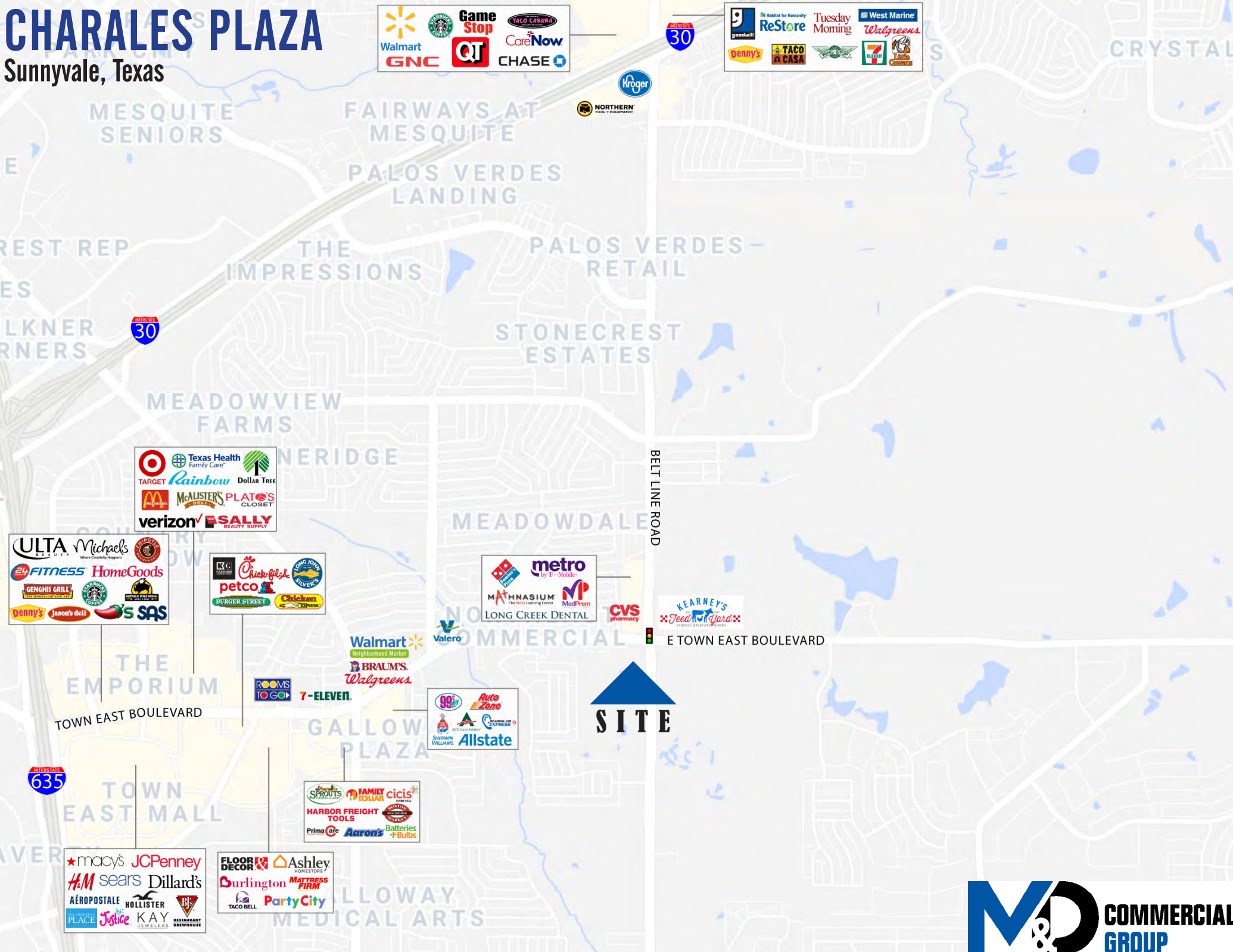


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Walmart Game Stop TACO CABANA CareNow CHASE
 GNC QT

Habitat for Humanity ReStore Tuesday Morning West Marine Walgreens
 Denny's TACO A CASA 7-ELEVEN Little Caesars

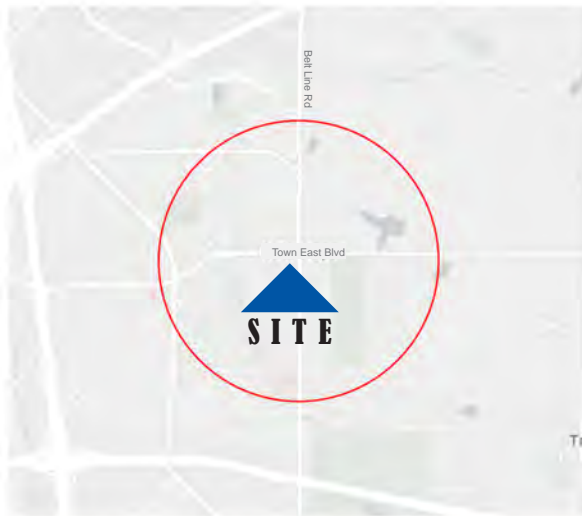


SITE

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Sunnyvale Demographic Overview



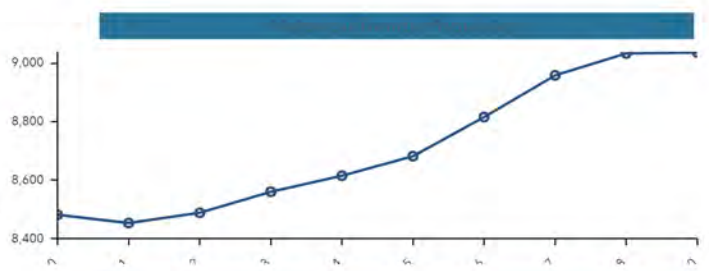
POPULATION TRENDS AND KEY INDICATORS

9,037	3,106	2.87	40.5	\$75,742	\$188,089	103	184	75
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

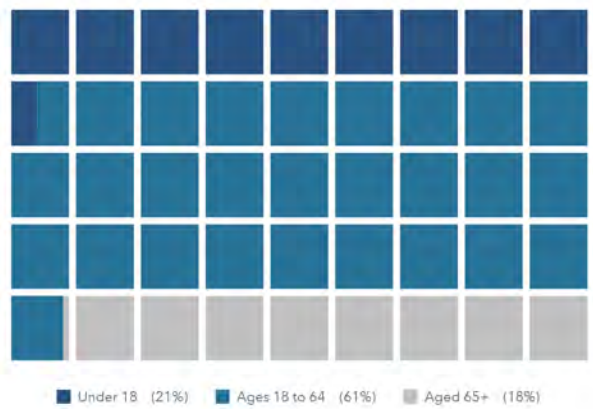
MORTGAGE INDICATORS

\$11,816
Avg Spent on Mortgage & Basics

10.4%
Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION

7.4%
Greatest Gen:
Born 1945/Earlier

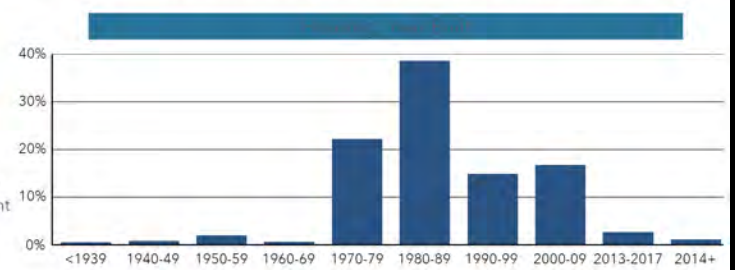
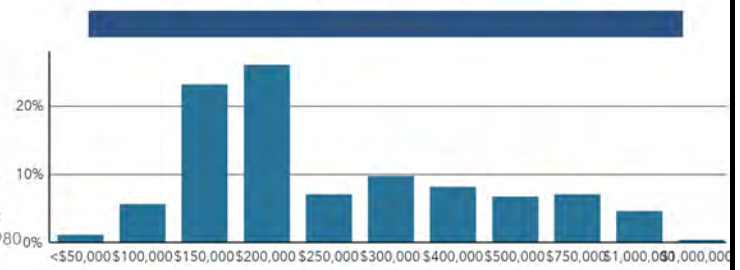
23.1%
Baby Boomer:
Born 1946 to 1964

20.1%
Generation X:
Born 1965 to 1980

23.8%
Millennial:
Born 1981 to 1998

21.5%
Generation Z:
Born 1999 to 2016

4.2%
Alpha: Born
2017 to Present



esri THE SCIENCE OF WHERE. This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2020 Esri

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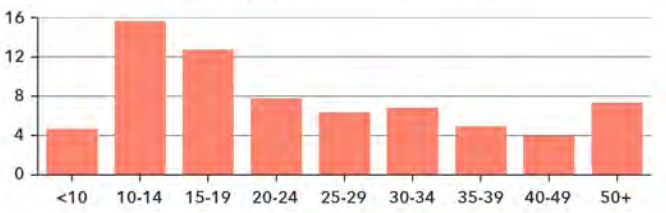
Sunnyvale Demographic Overview

COMMUNITY PROFILE

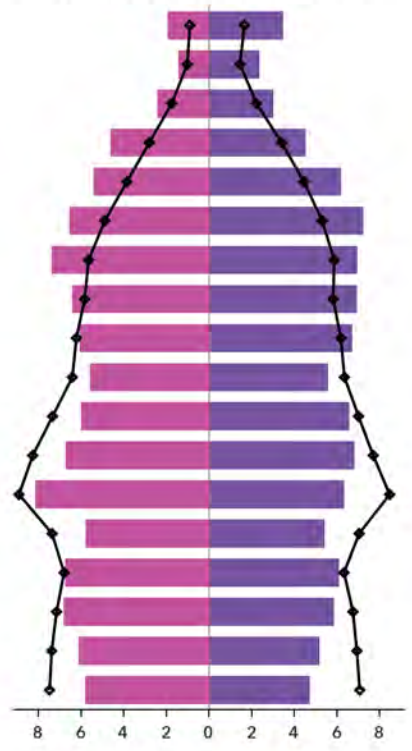
9,037	0.5%	2.9	75.4	40.5	\$75,742	\$150,827	\$188,089	21%	62%	17%
Population Total	Pop Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Net Worth	Median Home Value	Under 18	Ages 18 to 65	Aged 66+



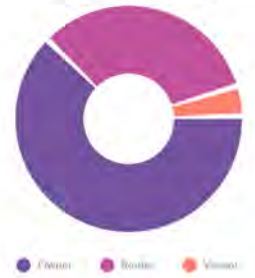
Mortgage as Percent of Salary



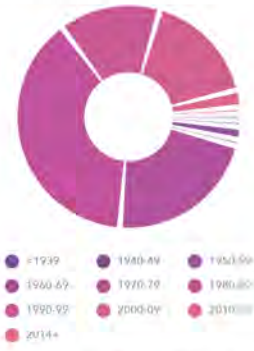
Age Profile: 5 Year Increments



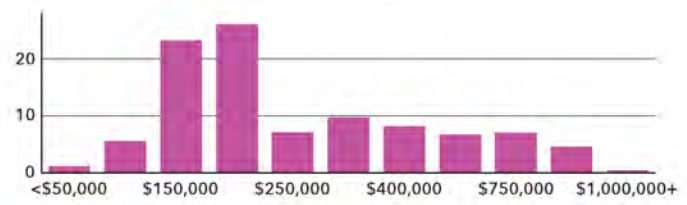
Home Ownership



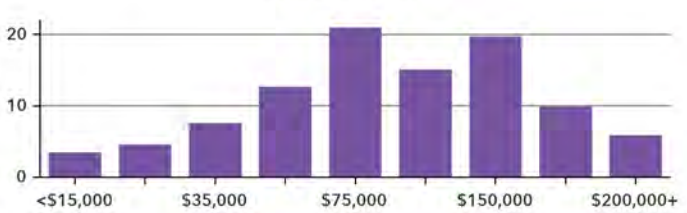
Housing: Year Built



Home Value



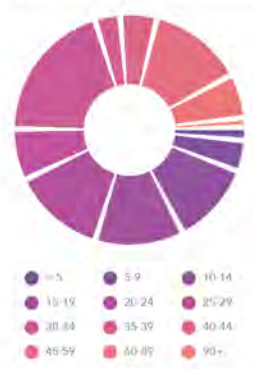
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to Dallas County

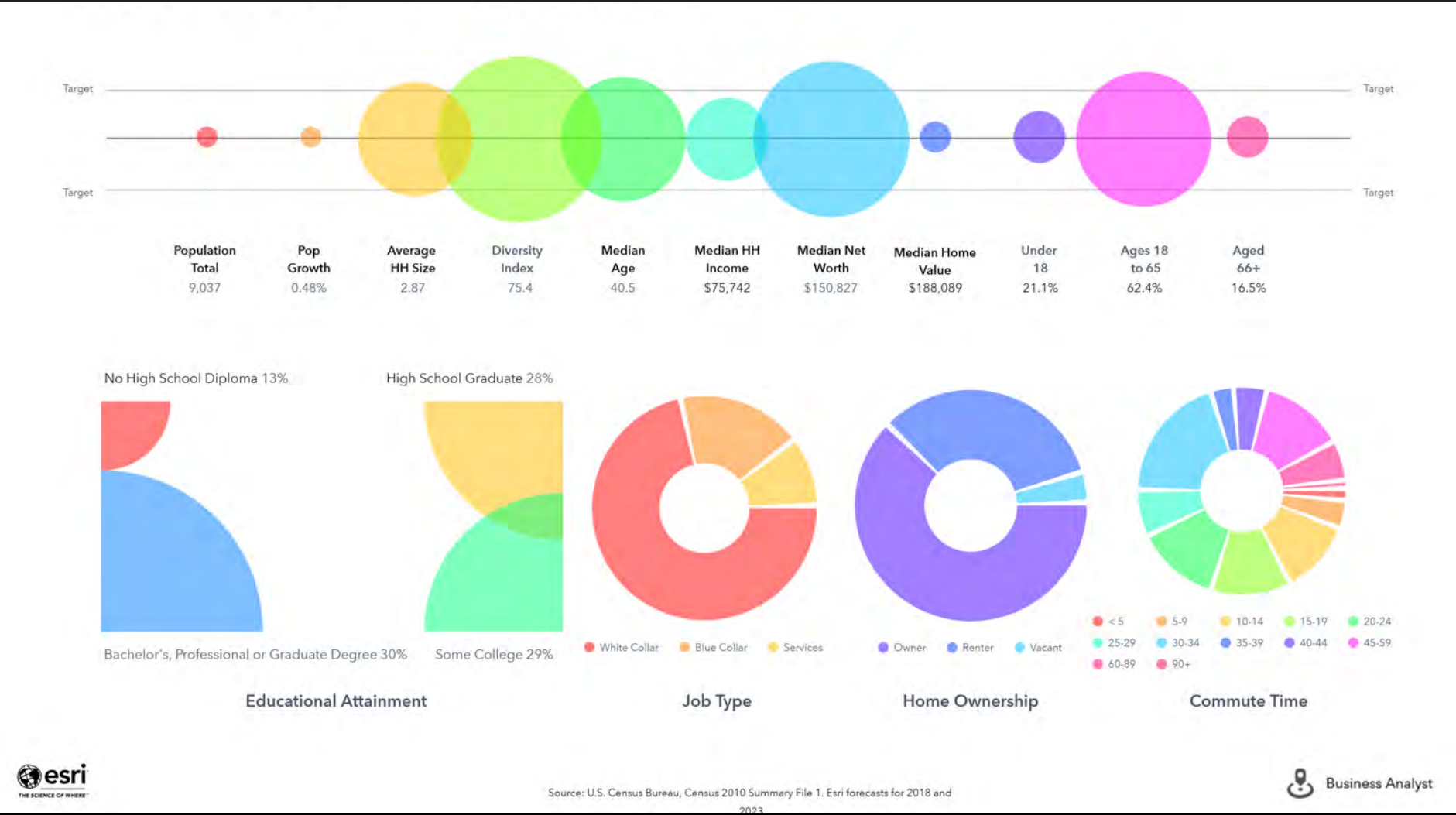
Source: U.S. Census Bureau; Census 2010 Summary File 1; Esri forecasts for 2018 and 2023



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DANNY PEREZ
Managing Director
972.512.8415
danny@mdregroup.com

KEVIN WEABLE
Commercial Director
972.845.1663
kevin@mdregroup.com



2500 Discovery Blvd Suite 200, Rockwall, Texas 75032

972.772.6025

www.mdregroup.com



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.

M&D Real Estate LP Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9009323 License No.	Danny@mdregroup.com Email	(972) 772-6025 Phone
Danny Perez Designated Broker of Firm	0656355 License No.	Danny@mdregroup.com Email	(972) 772-6025 Phone
Danny Perez Licensed Supervisor of Sales Agent/ Associate	0656355 License No.	Danny@mdregroup.com Email	(972) 772-6025 Phone
Kevin Weable Sales Agent/Associate’s Name	689810 License No.	Kevin@mdregroup.com Email	214-801-7787 Phone

 Buyer/Tenant/Seller/Landlord Initials Date