

Retail | 19,411 SF



OFFERING MEMORANDUM

Creekwalk Village

Plano, Texas 75006

INVESTMENT OVERVIEW

THE OFFERING

Bradford Commercial Real Estate Services is pleased to present the exclusive opportunity to acquire an retail/office located at 609 W 15th Street in Plano, Texas. This prime investment offers significant upside potential in one of the most dynamic submarkets in the Dallas-Fort Worth Metroplex.

PROPERTY DETAILS

- **Address:** 609 W 15th Street, Plano, Texas
- **Square Footage:** 19,411 SF
- **Occupancy:** 93%
- **Building Use:** Office 31.1%
Retail 68.9%
- **Tenancy:** Multiple
- **Parking:** 2.38/1000
- **Year Built:** 1995
- **Stories:** 2
- **Sales Price:** \$7,800,000

HIGHLIGHTS

Stable Infill Retail Asset in Established Plano Trade Area

Creekwalk Village is a well-positioned multi-tenant retail property located in the heart of Plano, Texas, one of the most established and affluent suburban markets within the Dallas-Fort Worth Metroplex. Situated along West 15th Street, the Property benefits from excellent accessibility, strong visibility, and a dense surrounding residential base supported by long-term population and household growth trends.

Durable Cash Flow Supported by Service-Oriented Tenancy

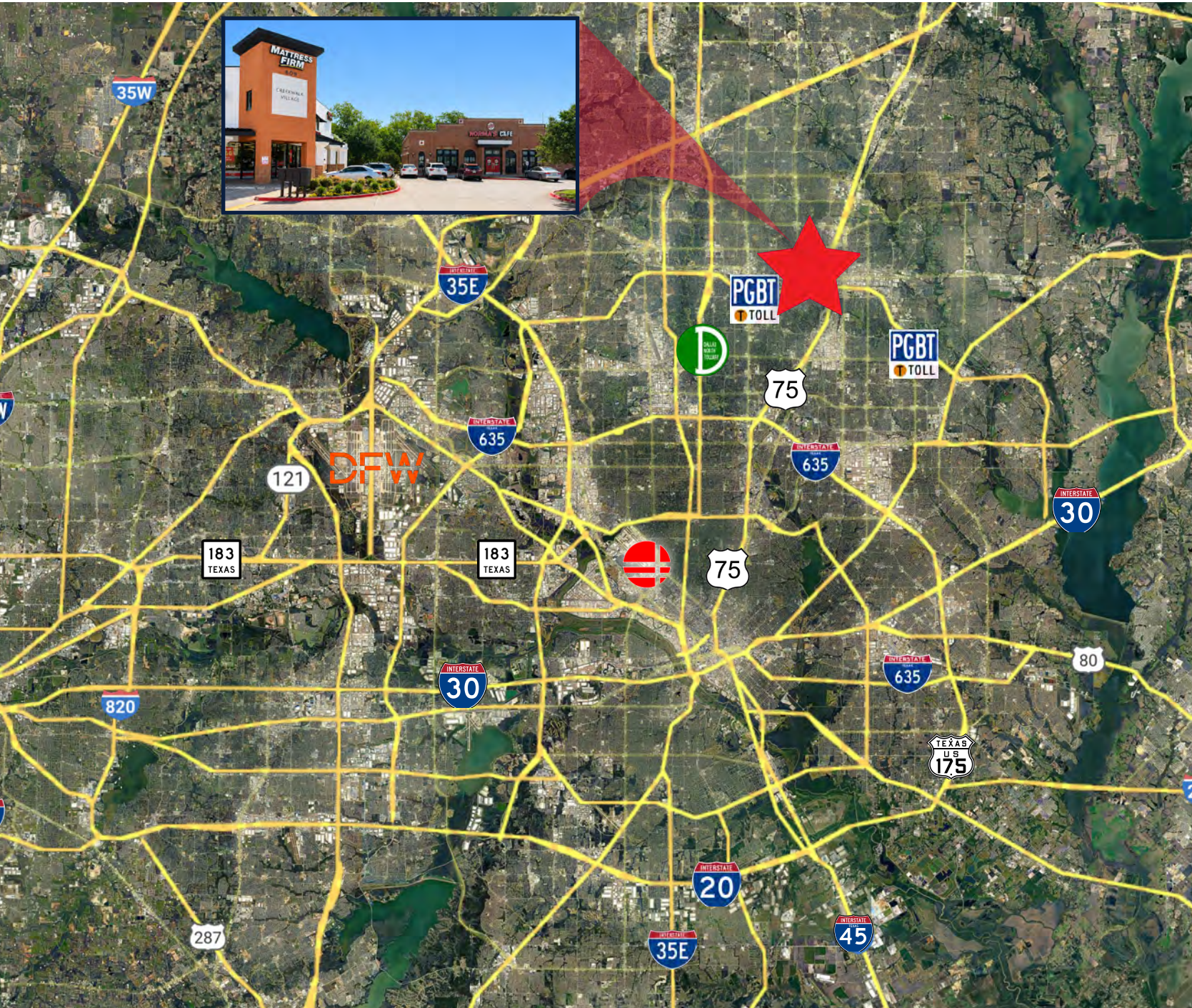
The Property is approximately 93.7% leased to a diversified tenant roster comprised primarily of necessity-based and service-oriented users, including Mattress Firm, Norma's Café, Dental Distinction, and Davie & Associates Dermatopathology. The tenant mix provides consistent daily traffic and reduced exposure to e-commerce disruption relative to traditional soft-goods retail.

Current tenancy includes multiple long-term leases extending through 2031, as well as contractual rent increases that provide embedded income growth and future revenue expansion opportunities.

Attractive Leasing Upside

The Property currently includes one remaining 1,223-square-foot vacancy, presenting investors with the opportunity to increase cash flow through lease-up and further stabilize the asset. Given the center's visibility, established tenant mix, and surrounding demographics, the available suite offers near-term upside potential without significant operational repositioning.

PROPERTY LOCATION



20 MILES
DALLAS LOVE FIELD AIRPORT



19 MILES
TO DOWNTOWN DALLAS



28 MILES
TO DFW AIRPORT

MARKET OVERVIEW

DFW RETAIL MARKET

Dallas-Fort Worth continues to rank among the nation's strongest economic and retail investment markets, supported by exceptional population growth, corporate relocations, and sustained economic expansion. With more than 8.5 million residents across the Metroplex, Dallas-Fort Worth remains one of the fastest-growing metropolitan areas in the United States and continues to attract both businesses and residents seeking long-term growth opportunities.

The region benefits from a highly diversified economic base anchored by finance, technology, logistics, healthcare, manufacturing, and professional services. Dallas-Fort Worth is home to 24 Fortune 500 headquarters, including major employers such as Toyota, McKesson, AT&T, Kimberly-Clark, and Texas Instruments. Continued corporate relocations and expansions throughout North Texas have further

DFW Economic Snapshot

Unemployment Rate	3.3%
Employment Growth	+51,700 Jobs
Top Industries	Technology, Defense, Financial Services
Median Household Income	\$69,021

strengthened employment growth and long-term consumer demand across the region.

Retail fundamentals throughout the Metroplex remain healthy despite moderating market conditions following several years of accelerated growth. Dallas-Fort Worth currently contains more than 470 million square feet of retail inventory with vacancy remaining relatively stable at approximately 5.1%.

Leasing demand continues to be driven by restaurants, fitness concepts, grocery-anchored retail, and service-oriented users, while developers

remain disciplined with new construction activity. Approximately 75% of retail space currently under construction throughout the Metroplex is pre-leased, reflecting continued retailer demand and conservative development practices.

The Dallas-Fort Worth retail market also continues to benefit from strong demographic trends. Metro population growth exceeded 1.2% over the past year, significantly outpacing national averages, while household formation and income growth continue to support long-term retail spending and leasing demand.

Investment activity across the Metroplex remains robust as both private and institutional investors continue allocating capital toward North Texas retail assets. Market participants are increasingly attracted to Dallas-Fort Worth due to its favorable business climate, long-term rent growth potential, and durable population trends. Grocery-anchored centers, neighborhood retail, and service-oriented strip centers continue to receive significant investor interest throughout the market.

Looking forward, Dallas-Fort Worth is expected to remain one of the premier retail investment markets in the country. Continued in-migration, expanding employment opportunities, rising



Information provided by:  CoStar

household incomes, and disciplined development practices are expected to support long-term retail occupancy and rental growth throughout the region.

SUBMARKET OVERVIEW

Plano

Central Plano remains one of the most established and supply-constrained retail corridors within the Dallas-Fort Worth Metroplex. Anchored by Central Expressway and surrounded by mature residential neighborhoods, the submarket benefits from a dense consumer base, strong daytime population, and long-standing retail fundamentals that continue to support neighborhood and service-oriented retail demand.

The submarket contains more than 15 million square feet of retail inventory and continues to demonstrate resiliency despite broader shifts within the retail sector. While larger-format power center space has experienced softer leasing activity, neighborhood and strip center product has remained comparatively stable, supported by daily-needs retailers, medical users, restaurants, fitness concepts, and personal service providers.

Retail fundamentals throughout Central Plano continue to benefit from strong demographic drivers. Within a three-mile radius of Creekwalk Village, the population exceeds 127,000 residents with average household incomes surpassing \$119,000 annually. The surrounding population is highly educated and heavily concentrated in professional and management occupations, reinforcing long-term consumer spending power throughout the trade area.

The submarket also continues to experience meaningful population and household growth. Between 2025 and 2030, population within the three-mile trade area is projected to grow by nearly 13%, while household growth is expected to exceed 13% during the same period.



Construction activity throughout Central Plano remains limited relative to many suburban North Texas markets, with new retail development increasingly focused on redevelopment and infill projects rather than large-scale greenfield expansion. This dynamic has helped limit competitive supply pressure for existing neighborhood retail centers.

One of the most significant catalysts within the submarket is the ongoing redevelopment of the former Collin Creek Mall site into a billion-dollar mixed-use district led by Centurion American Development Group. The project is expected to introduce new residential, retail, office, and entertainment uses that will further strengthen the long-term desirability and consumer activity within the surrounding Plano corridor.

Investment activity within Central Plano remains active, particularly for stabilized retail assets with durable income streams and service-oriented tenancy. Private investors continue to target infill retail opportunities throughout the submarket due to stable occupancy trends, limited future supply, and long-term rent growth potential.

Information provided by:  CoStar

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FOR QUESTIONS ABOUT THE PROPERTY OR THE OFFERING CONTACT:

Leigh Richter, CPM® Emeritus

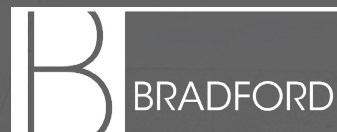
214.212.0822

lrichter@bradford.com

Paul Richter

214.502.4956

prichter@bradford.com



BRADFORD COMMERCIAL REAL ESTATE SERVICES