

FOR SALE OR LEASE

# STILLHOUSE CREEK CENTER

SEC LOOP 286 @ FITZHUGH AVE., PARIS, TX 75460



## PROPERTY INFO

- + Phase I QSR and Restaurant pad sites available for sale or lease
- + Regional Hub for North East Texas and South Eastern Oklahoma.
- + Paris Regional Medical Center is located across from the site with 1,000 employees.
- + Campbell Soup Plant located next to site with 900 employees.
- + Excellent visibility and access from Loop 286.

## 2019 Demographic Summary

	15 Minute	Trade Area
Total Population	38,159	104,700
Daytime Population	42,017	102,266
Average HH Income	\$60,258	\$56,066
Pop 2010-2019	45,027	123,546
Pop 2019-2024	52,232	127,252



## Traffic Counts

Loop 286 26,140 vpd

Source: TXDOT 2018

Retail Science from CBRE

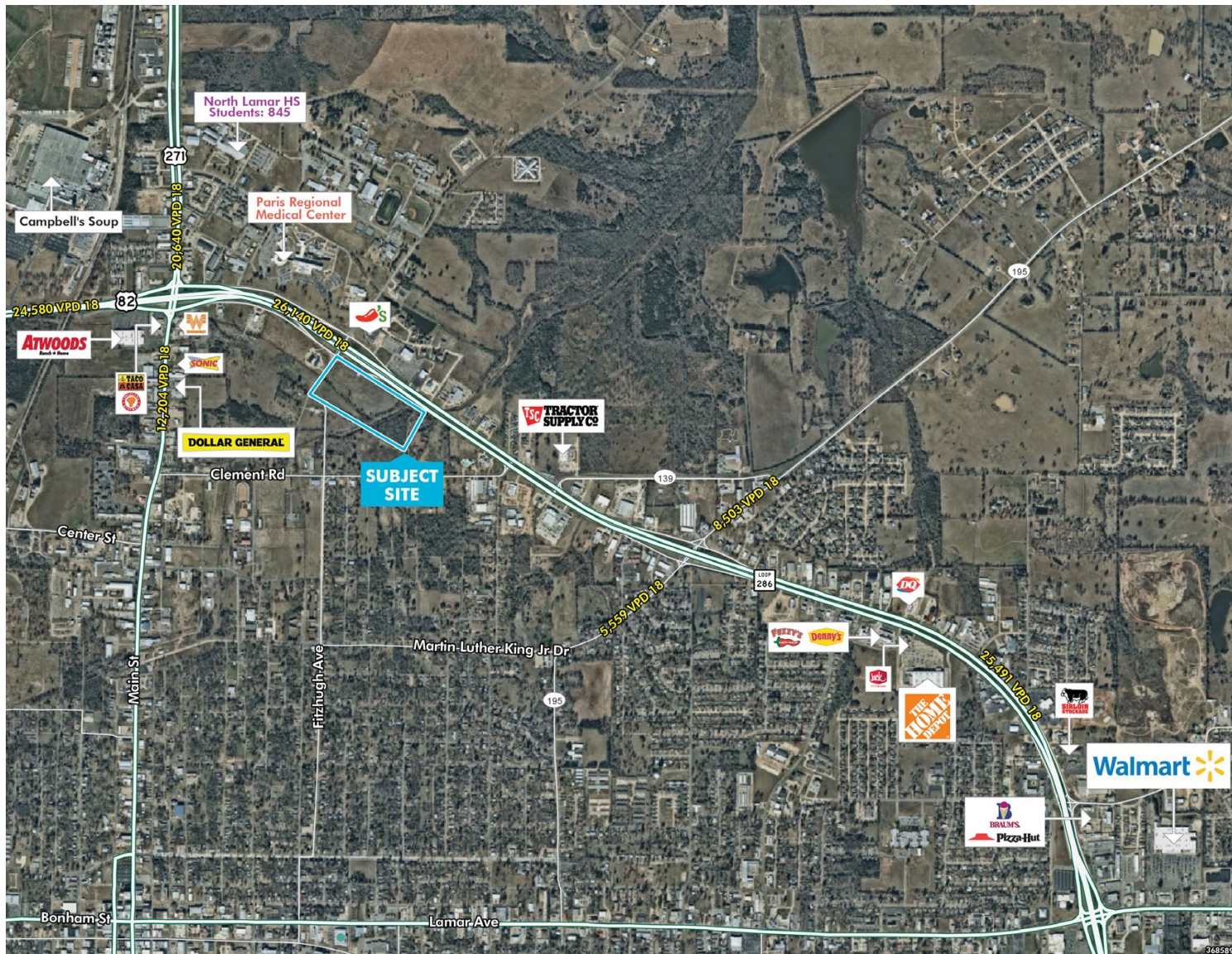
[www.cbre.com/TXretail](http://www.cbre.com/TXretail)

CBRE

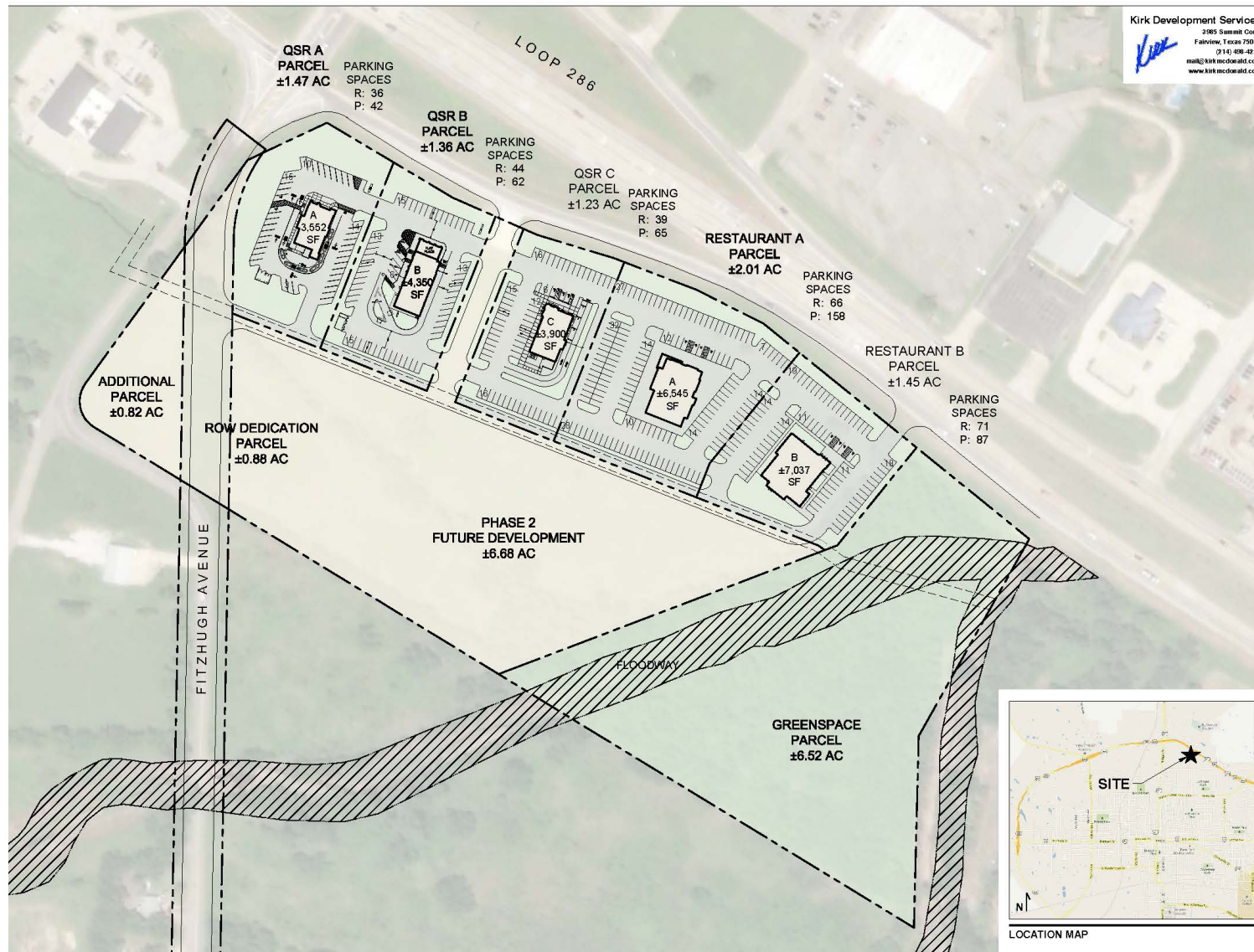
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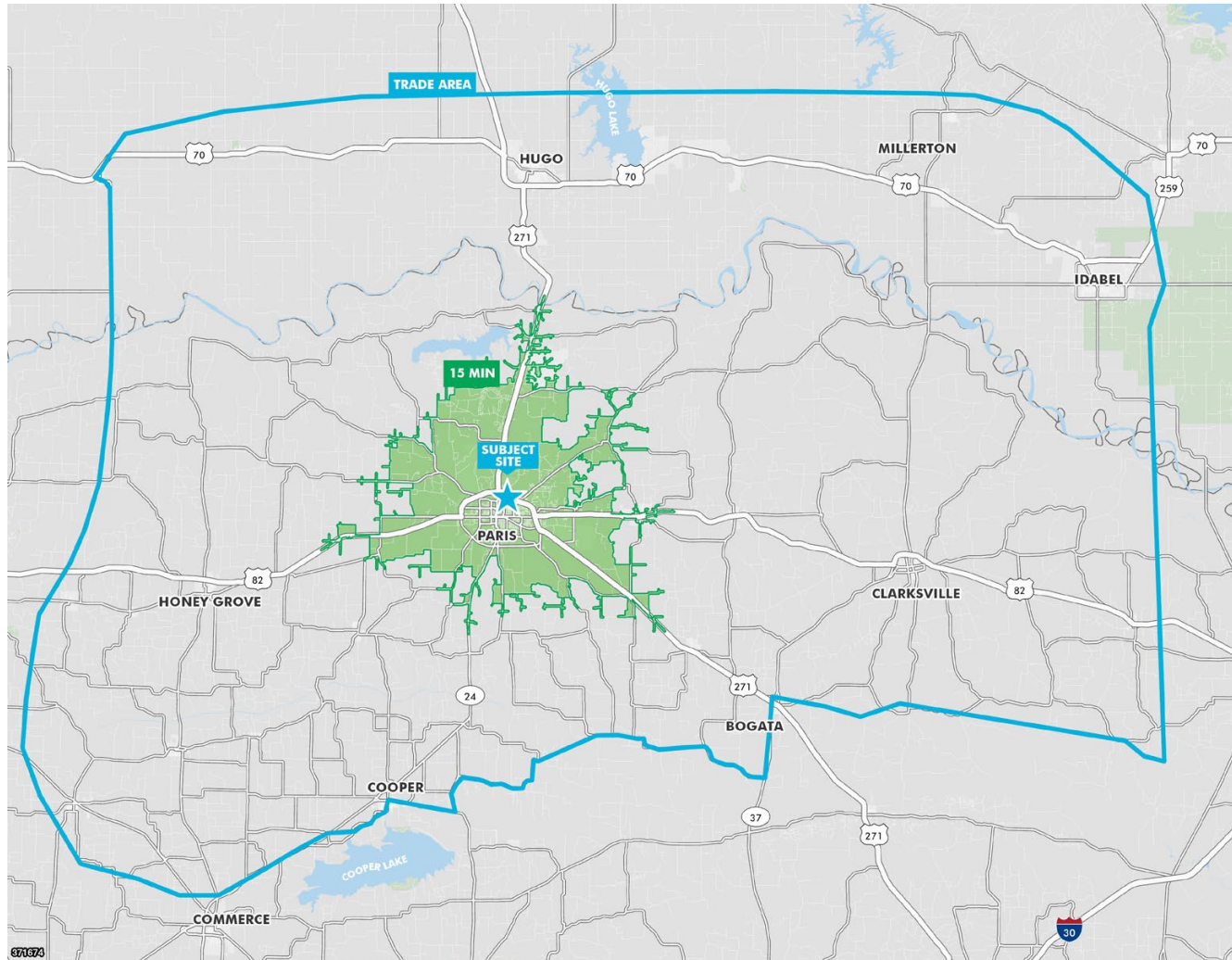


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<b>L/P LADERA PROPERTIES</b> 5625 N. MacArthur Blvd, Suite 400 Irving, Texas 75038 972-582-3477	
<b>PROJECT INFORMATION</b>	
<b>SITE AREA</b>	
QSR A PARCEL	±1.47 ACRES
QSR B PARCEL	±1.36 ACRES
QSR C PARCEL	±1.23 ACRES
RESTAURANT A PARCEL	±2.01 ACRES
RESTAURANT B PARCEL	±1.45 ACRES
PHASE 2 FUTURE DEVELOPMENT	±6.68 ACRES
ROW DEDICATION PARCEL	±0.88 ACRES
ADDITIONAL PARCEL	±0.82 ACRES
GREENSPACE PARCEL	±6.52 ACRES
<b>TOTAL</b>	<b>±22.42 ACRES</b>
<b>BUILDING AREA</b>	
QSR A	3,552 SF
QSR B	4,350 SF
QSR C	3,900 SF
RESTAURANT A	6,545 SF
RESTAURANT B	7,037 SF
<b>TOTAL</b>	<b>25,384 SF</b>
<b>PARKING SUMMARY</b>	
USER	RATIO REQUIRED SPACES PROVIDED
QSR A	1/100 SF 36 42
QSR B	1/100 SF 44 62
QSR C	1/100 SF 39 65
RESTAURANT A	1/100 SF 66 158
RESTAURANT B	1/100 SF 71 87
<b>TOTAL</b>	<b>256 414</b>
<b>ZONING CLASSIFICATION</b>	
JURISDICTION	CITY OF PARIS
EXISTING ZONING	TEV
REQUIRED ZONING	TEV
<b>PROJECT NOTES</b>	
1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE REQUIREMENTS MUST BE VERIFIED.	
2. THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.	
3. ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.	
<b>DRAWING ISSUES/REVISION RECORD</b>	
DATE	10/23/19
WARRANTY	SCHEME 2
INITIALS	JKM
<b>PARIS TX</b>	
<b>LOOP 286</b>	
<b>SCALE: 1"=120'0"</b>	
<b>0 75 150 225</b>	
<b>SCHEME 2</b>	

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### 2019 Demographic Summary

#### TRADE AREA

DAYTIME POP	102,266
POPULATION	104,700
POP 2024 EST	104,833
AVG HH INCOME	\$56,066
MED HH INCOME	\$38,744
POP GROWTH 2010-2019	.18%
POP GROWTH 2019-2024	.03%

#### 15 MINUTE DRIVE

DAYTIME POP	42,017
POPULATION	38,159
POP 2024 EST	38,458
AVG HH INCOME	\$60,258
MED HH INCOME	\$40,824
POP GROWTH 2010-2019	.16%
POP GROWTH 2019-2024	.14%

## CONTACT US

### Andrew Aycock

Associate  
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Retail Science from CBRE

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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.



## 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.

_____ 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	