

HIGHWAY 121 RETAIL CENTER

8480 STATE HIGHWAY 121, MCKINNEY, TX 75070



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OFFERING MEMORANDUM

Marcus & Millichap
LEVY RETAIL GROUP

HIGHWAY 121 RETAIL CENTER

McKinney, TX

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



Executive Summary

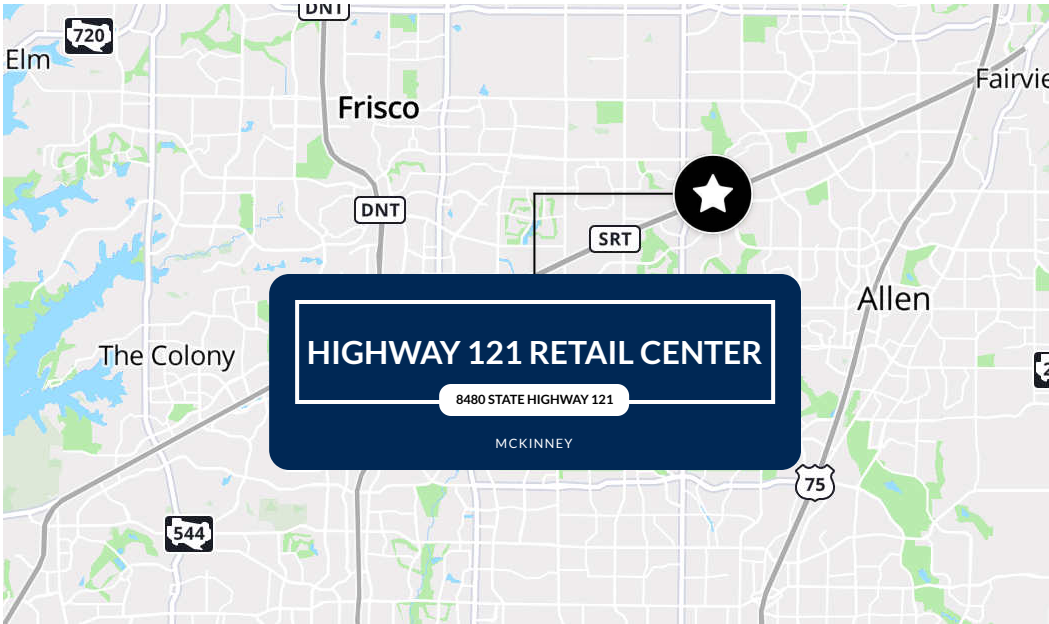
OFFERING SUMMARY

List Price:	\$3,091,675
Building Size:	6,975
Lot Size:	0.77 Acres
Price/SF:	\$443.25
Cap Rate:	6.50%
NOI:	\$200,958
Year Built:	2016
County:	Collin
Ownership Type:	Fee Simple

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Total Households	4,276	48,243	131,593
Total Population	11,975	139,727	375,982
Average HH Income	\$161,743	\$158,550	\$149,301
Median HH Income	\$126,000	\$129,049	\$121,025

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present Highway 121 Retail Center, a 100 percent occupied, two-tenant retail center located in the heart of a prime retail corridor in McKinney, Texas. Built in 2016, this 6,975-square-foot property offers long-term security through triple-net leases and features below-market rents. The property is strategically positioned along State Highway 121 (Sam Rayburn Tollway), a high-traffic freeway location, and benefits from strong surrounding demographics and visibility. It is shadow-anchored by Lowe's Home Improvement and Moviehouse & Eatery, with many other national and regional retailers nearby.



Property Overview



PROPERTY DESCRIPTION

Highway 121 Retail Center is a fully stabilized, two-tenant retail property totaling 6,975 square feet and situated on a 0.77-acre lot. The center is 100 percent occupied by Anytime Fitness and Tress Salon, operating under triple-net leases with below-market rents. Both leases have personal guarantees. Constructed in 2016, the building features an attractive facade.

LOCATION DESCRIPTION

Strategically positioned along State Highway 121 (Sam Rayburn Tollway) at the convergence of four major northern DFW cities (McKinney, Frisco, Plano, and Allen), the property benefits from excellent visibility and extremely high traffic counts exceeding 104,390 vehicles per day within a prime retail corridor. It is shadow-anchored by Lowe's Home Improvement and Moviehouse & Eatery, two established national draws that generate consistent consumer traffic. Numerous other national and regional retailers are in the neighboring area, including Target, Ross Dress for Less, PetSmart, Dollar Tree, Patel Brothers, Walmart, LA Fitness, and more. Trammel Crow mixed-use development is under construction on the south side of State Highway 121 at Custer Road, featuring an H-E-B grocery, 1,200 apartments, and 105 townhomes. This corridor is supported by robust demographics, with over 375,000 residents within a five-mile radius and average household incomes exceeding \$149,000.

McKinney, part of the dynamic Dallas-Fort Worth Metroplex, continues to experience strong growth, fueled by expanding residential developments such as the adjacent Craig Ranch master-planned community (which will be home to the future McKinney Corporate Center), Twin Creeks master-planned community, The Farm, The Avenue, Allen Gateway, and more. The site's central location near major roadways (including State Highway 121, Sam Rayburn Tollway, and access to U.S. 75) enhances connectivity throughout Collin County and beyond. The city of McKinney is the county seat of Collin County, located 30 miles north of downtown Dallas. McKinney has led in sustainable developments, and its historic business district is one of the largest and most successful in the state.

Investment Overview



Stabilized Investment

100% occupied by two tenants under NNN leases, providing steady income with minimal landlord responsibilities. Both leases are personally guaranteed.



Shadow-Anchored by National Tenants

Positioned next to Lowe's Home Improvement and Moviehouse & Eatery, which drive consistent foot traffic and retail synergy.



Freeway Location in Prime Retail Corridor

Situated directly along State Highway 121, a high-traffic freeway (104,390+ vehicles per day), at the convergence of four primary DFW cities (McKinney, Frisco, Plano, and Allen)



Below Market Rents

Tenants are paying below market rates, offering investors an opportunity for future rent growth and upside potential.



Proximity to Growth Drivers

Adjacent to the Craig Ranch Master-Planned Community and surrounded by expanding residential and commercial development such as a new H-E-B, the property is well-positioned to capture future demand.



Recent Property Improvements

Landlord reports recent improvements include replacement of the front sidewalk and stabilization repairs to the foundation. Front sidewalk was replaced in 2024. Foundation movement was treated by Poly Lift USA in September 2025, with a 10-year transferable warranty.



Visitation Metrics - Shadow-Anchored Retail



8550 STATE HWY 121, MCKINNEY, TX 75070

VISITATION OVERVIEW

EST. # OF VISITS	536.1K
EST. # OF CUSTOMERS	171.5K
AVG. VISITS / CUSTOMER	3.13
AVG. DWELL TIME	23 Minutes



8450 STATE HWY 121, MCKINNEY, TX 75070

VISITATION OVERVIEW

EST. # OF VISITS	219.9K
EST. # OF CUSTOMERS	106K
AVG. VISITS / CUSTOMER	2.02
AVG. DWELL TIME	145 Min

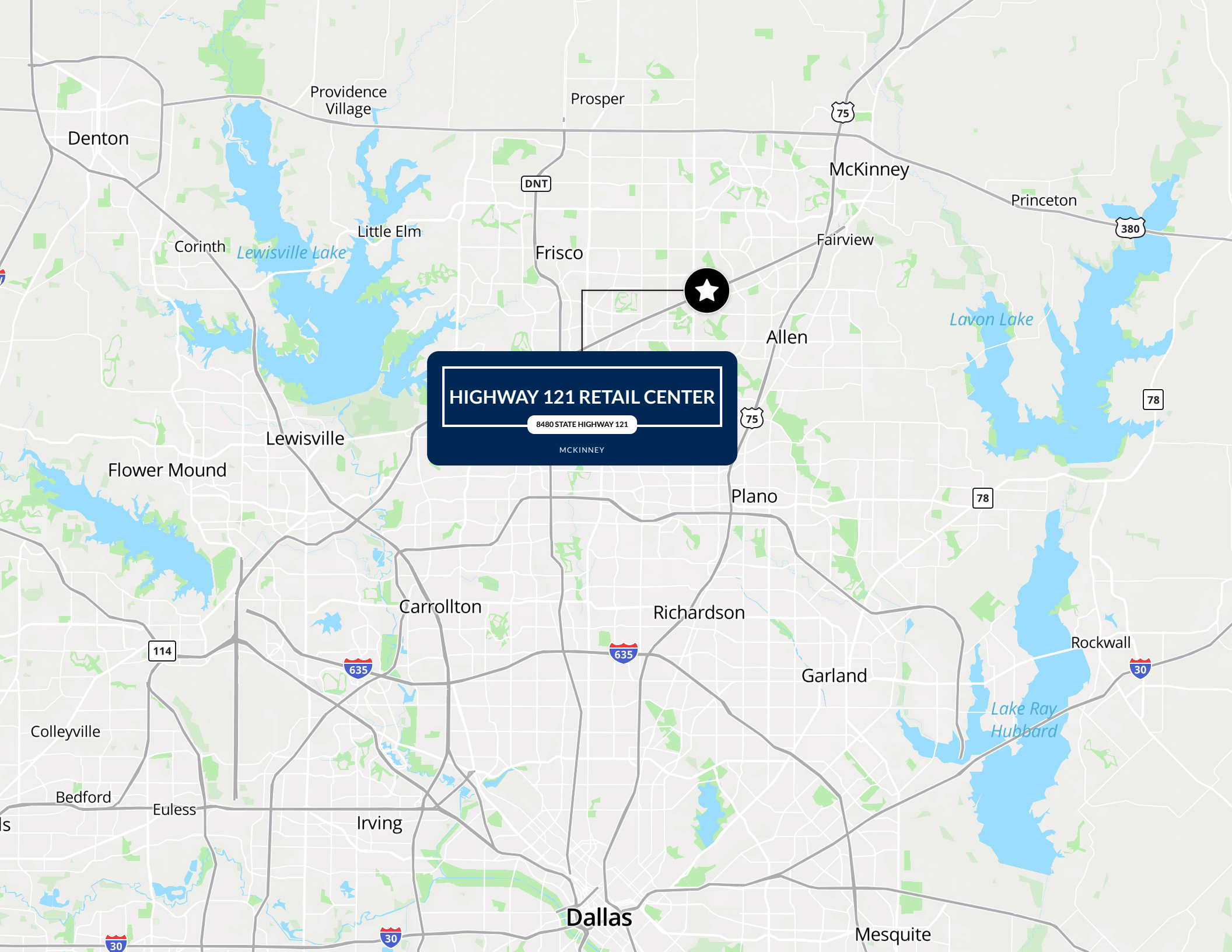


Placer.ai

VISITATION METRICS FOR HIGHWAY 121 RETAIL CENTER (OCTOBER 1, 2024 - SEPTEMBER 31, 2025)
PROVIDED BY PLACER.AI (WWW.PLACER.AI)

Placer.ai provides instant access to location analytics derived from the foot traffic of millions of consumers. It does this by collecting geolocation and proximity data from devices.





HIGHWAY 121 RETAIL CENTER

8480 STATE HIGHWAY 121

MCKINNEY

DOWNTOWN DALLAS
29 Miles Away



**TRAMMEL CROW
MIXED-USE DEVELOPMENT**
+/- 1,200 Apartments
+/- 105 Townhomes
FUTURE H-E-B



CRAIG RANCH
2,200 Acres
Population of
54,000 people



**SUBJECT
PROPERTY**



**Public
Storage**

FUTURE ALLEN GATEWAY
Mixed-Use Development
75 Acres

Sam Rayburn Tollway 104,391 VPD
121 TEXAS

Custer Rd 48,587 VPD

McKinney, TX

Marcus & Millichap
LEVY RETAIL GROUP





Operating Statement

INCOME	Year 1	PER SF
Rental Income		
Scheduled Base Rental Income	\$200,958	\$28.81
Expense Reimbursement Income		
Real Estate Taxes	\$45,468	\$6.52
Insurance	\$7,366	\$1.06
CAM	\$18,169	\$2.60
Management Fees	\$6,000	\$0.86
Total Reimbursement Income	\$77,003	\$11.04
Effective Gross Income	\$277,961	\$39.85
Real Estate Taxes	\$45,468	\$6.52
Insurance	\$7,366	\$1.06
Common Area Maintenance (CAM)		
Fire Alarm	\$555	\$0.08
Landscaping	\$7,366	\$1.06
Trash	\$2,545	\$0.36
Gas/Electric	\$574	\$0.08
Sewer/Stormwater Drainage	\$2,124	\$0.30
Water - Building	\$1,406	\$0.20
Water - Irrigation	\$2,500	\$0.36
Repairs & Maintenance	\$1,098	\$0.16
Management Fees	\$6,000	\$0.86
Total Expenses	\$77,003	\$11.04
Net Operating Income	\$200,958	\$28.81

Rent Roll

SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
101	Tress Salon	1,475	21.15%	4/18/2022	10/17/2027	\$46,958.40	\$31.84	11/18/26	\$32.47	\$16,284	(2) 5-Yr @ 2% Annual Rent Increases	NNN
102	Anytime Fitness	5,500	78.85%	7/9/2018	3/31/2030	\$153,999.96	\$28.00			\$60,719		NNN
TOTAL VACANT		0	0%									
TOTAL OCCUPIED		6,975	100%									
TOTAL		6,975	100%			\$200,958				\$77,003		

Tenant Overview



Anytime Fitness

UNIT SIZE (SF)	5,500
% OF GLA	78.85%
RENT/SF	\$28.00
Year Founded	2002
Number of Locations	5,200+
Guarantor	Personal

Anytime Fitness is a leading fitness franchise offering 24/7 access to state-of-the-art workout equipment, personal training, and wellness programs. From its beginnings in Minnesota, Anytime Fitness has over 20 years of category experience and more than 5,200 locations on all seven continents.

Tress Salon

UNIT SIZE (SF)	1,475
% OF GLA	21.15%
RENT/SF	\$31.84
Year Founded	2019
Number of Locations	1
Guarantor	Personal

Tress Salon is a full-service beauty salon providing premium haircare, styling, and beauty treatments. In 2019, after serving 10 years in one of DFW's top salons, the team of experienced stylists opened Tress Salon, formerly known as MTJM Hair Artistry located in Fairview.



Sales Comparables



Highway 121 Retail Center

Address	8480 State Highway 121, McKinney, TX
Price	\$3,091,675
Net Operating Income	\$200,958
Gross Leasable Area	6,975 SF
Price/Square Foot	\$443.25
CAP Rate	6.50%
Lot Size	0.77 Acres
Year Built	2016
Major Tenants	Anytime Fitness, Tress Salon



The Arbors on Custer

Address	7967 Custer Road, Frisco, TX
Price	\$5,500,000
Net Operating Income	\$345,365
Gross Leasable Area	10,197 SF
Price/Square Foot	\$539.37
CAP Rate	6.28%
Lot Size	1.35 Acres
Year Built	2022
Major Tenants	PJ's Coffee, Salon Suites, Spoon + Fork Thai Kitchen



Forney Retail Center

Address	476 Farm to Market 548, Forney, TX
Price	\$7,450,000
Net Operating Income	\$469,798
Gross Leasable Area	15,042 SF
Price/Square Foot	\$495.28
CAP Rate	6.31%
Lot Size	2.52 Acres
Year Built	2023
Major Tenants	Nothing Bundt Cakes, HotWorx, Lemon Drop Nail Bar, Wingstop



Frisco 5-Tenant Retail Center

Address	6828 Stonebrook Parkway Frisco, Tx
Price	\$5,437,500
Net Operating Income	\$326,915
Gross Leasable Area	9,291 SF
Price/Square Foot	\$585.24
CAP Rate	6.01%
Lot Size	1.24 Acres
Year Built	2022
Major Tenants	Active Dental, Stonebrook Eyecare, ATI Physical Therapy, Jamba Juice

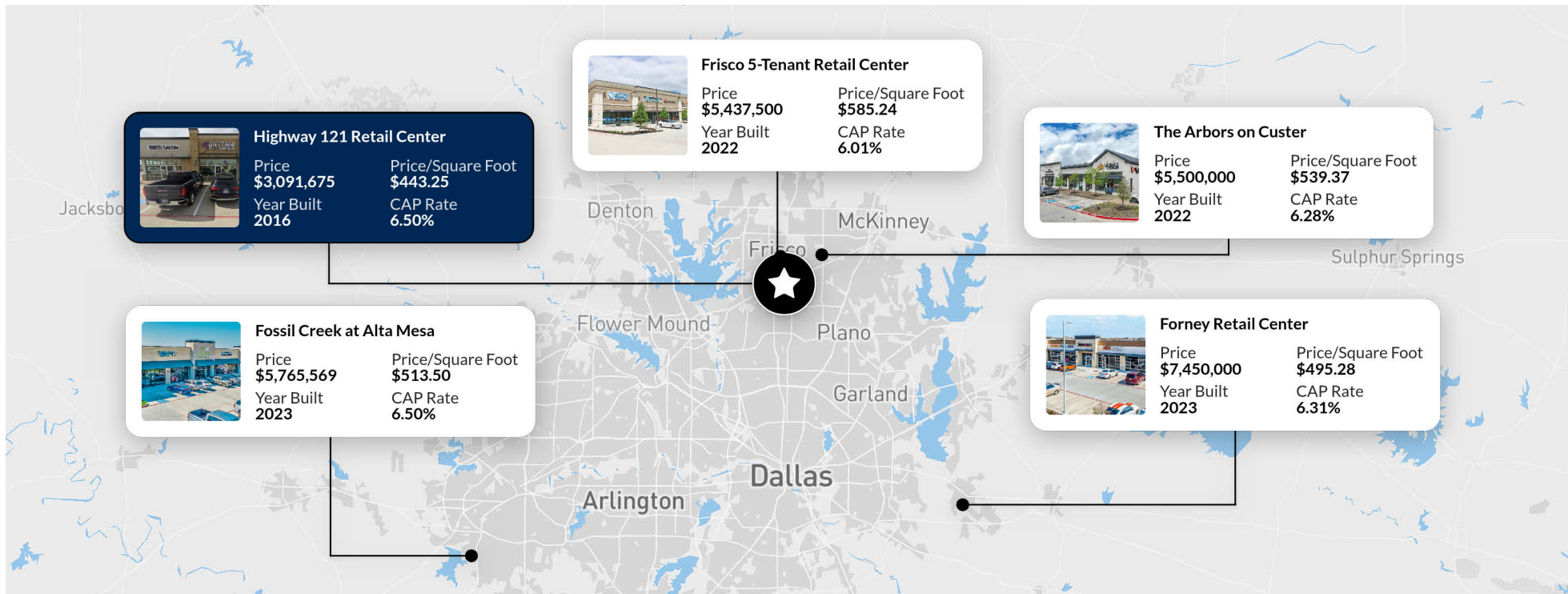


Fossil Creek at Alta Mesa

Address	6249 Altamesa Blvd, Fort Worth, TX
Price	\$5,765,569
Net Operating Income	\$374,762
Gross Leasable Area	11,228 SF
Price/Square Foot	\$513.50
CAP Rate	6.50%
Lot Size	1.35 Acres
Year Built	2023
Major Tenants	Meza Pizza, RevFit, Creek Liquor Wine & Cigar, Resort Nail Bar, Stretch Zone

Sales Comparables Summary & Map

Property Name	Address	Price	Net Operating Income	Gross Leasable Area	Price/Square Foot	CAP Rate	Lot Size	Year Built
Highway 121 Retail Center	8480 State Highway 121, McKinney, TX	\$3,091,675	\$200,958	6,975 SF	\$443.25	6.50%	0.77 Acres	2016
The Arbors on Custer	7967 Custer Road, Frisco, TX	\$5,500,000	\$345,365	10,197 SF	\$539.37	6.28%	1.35 Acres	2022
Forney Retail Center	476 Farm to Market 548, Forney, TX	\$7,450,000	\$469,798	15,042 SF	\$495.28	6.31%	2.52 Acres	2023
Frisco 5-Tenant Retail Center	6828 Stonebrook Parkway, Frisco, TX	\$5,437,500	\$326,915	9,291 SF	\$585.24	6.01%	1.24 Acres	2022
Fossil Creek at Alta Mesa	6249 Altamesa Blvd, Fort Worth, TX	\$5,765,569	\$374,762	11,228 SF	\$513.50	6.50%	1.35 Acres	2023





Rent Comparables



Highway 121 Retail Center

Address	8480 State Highway 121
City, State	McKinney, TX
Zip Code	75070
Occupancy	100%
Average Base Rent/SF	\$28.81
Tenants	Anytime Fitness, Tress Salon



Custer Creek Plaza

Address	6675 S Custer Road
City, State	McKinney, TX
Zip Code	75070
Occupancy	100%
Average Base Rent/SF	\$33.28
Tenants	Tropical Smoothie Café, Sprout Dentistry For Kids, Jovie Salon, DeNovo Eye



Custer Rolater Square

Address	15801 Rolater Road
City, State	Frisco, TX
Zip Code	75035
Occupancy	100%
Average Base Rent/SF	\$33.54
Tenants	Clutch City Cluckers, Water Bear Crossfit, Shinestar Dental, Nay Restaurant & Coffee

Rent Comparables



**Craig Ranch North Plaza -
Building 4**

Address	8400 Stacy Road
City, State	McKinney, TX
Zip Code	75070
Occupancy	100%
Average Base Rent/SF	\$28.50
Tenants	Adolescent Medicine, Simply Smiles Orthodontics



**Craig Ranch North Plaza -
Building II**

Address	8408 Stacy Road
City, State	McKinney, TX
Zip Code	75070
Occupancy	100%
Average Base Rent/SF	\$27.00
Tenants	Pizza Hut, Kumon, Sushi House



Independence Parkway Retail

Address	5266 Independence Parkway
City, State	Frisco, TX
Zip Code	75035
Occupancy	100%
Average Base Rent/SF	\$32.54
Tenants	Curry Pizza House, Rolls N More, Hold My Chai, Gwalia Frisco, Luxe Design Center, Stylish Beauty Bar, Apex Eye

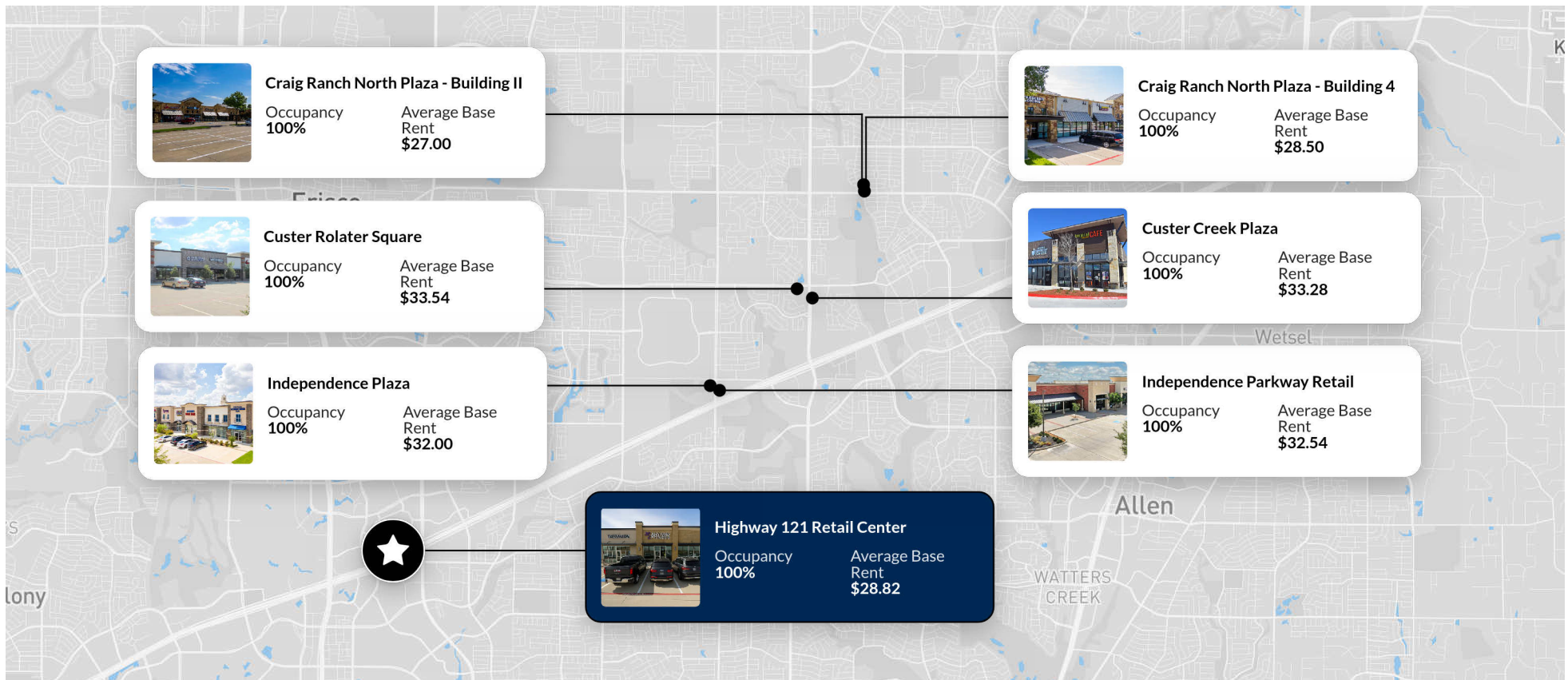


Independence Plaza

Address	5353 Independence Parkway
City, State	Frisco, TX
Zip Code	75035
Occupancy	100%
Average Base Rent/SF	\$32.00
Tenants	Amazing Nail Bar, Collin County Veterinary Imaging Center, Frisco Celebration Hall, Afkhami Foundation, Frisco Smokehouse, Imx Pilates & Fitness

Rent Comparables Summary & Map

Property Name	Address	City, State	Zip Code	Occupancy	Average Base Rent
Highway 121 Retail Center	8480 State Highway 121	McKinney, TX	75070	100%	\$28.81
Custer Creek Plaza	6675 S Custer Road	McKinney, TX	75070	100%	\$33.28
Custer Rolater Square	15801 Rolater Road	Frisco, TX	75035	100%	\$33.54
Craig Ranch North Plaza - Building 4	8400 Stacy Road	McKinney, TX	75070	100%	\$28.50
Craig Ranch North Plaza - Building II	8408 Stacy Road	McKinney, TX	75070	100%	\$27.00
Independence Parkway Retail	5266 Independence Parkway	Frisco, TX	75035	100%	\$32.54
Independence Plaza	5353 Independence Parkway	Frisco, TX	75035	100%	\$32.00

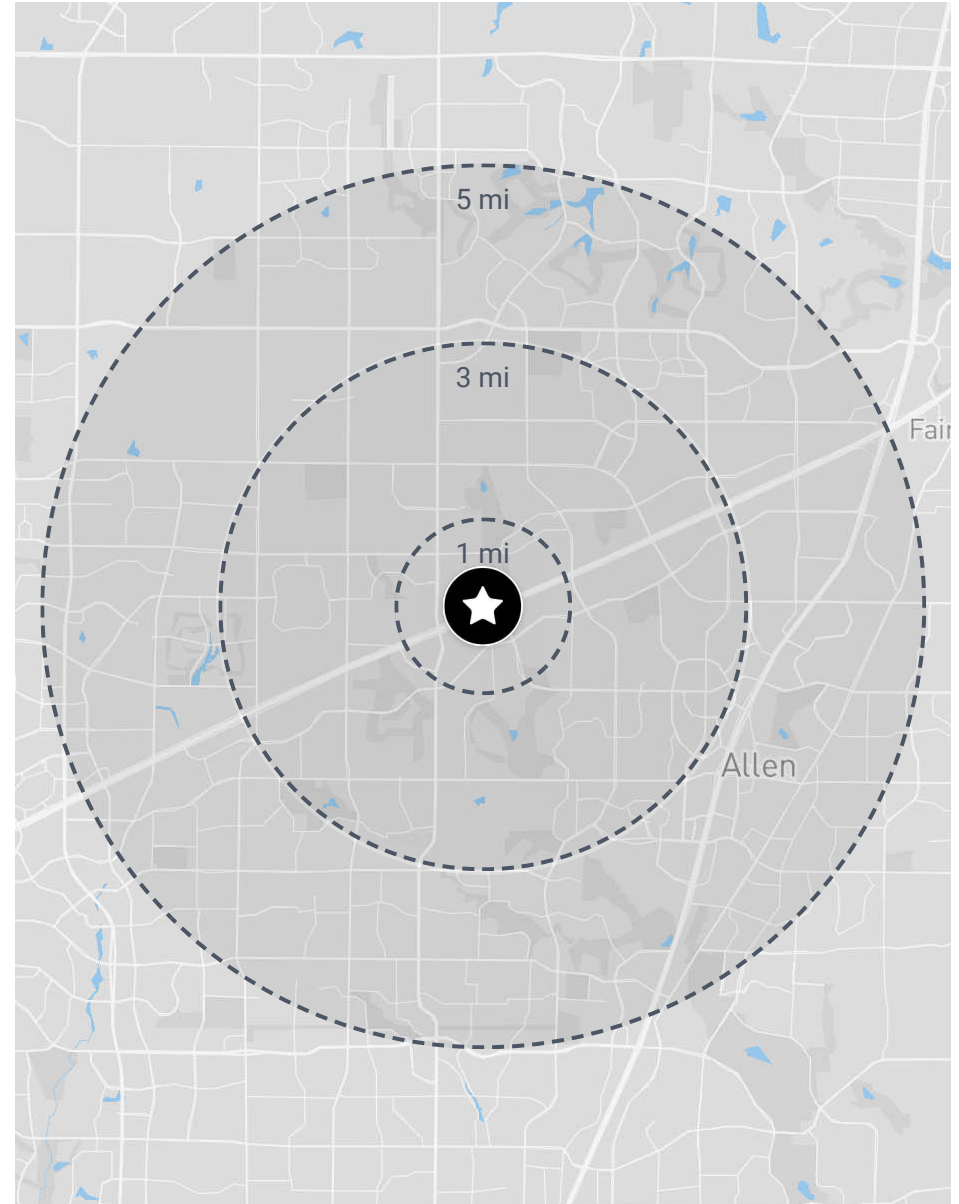




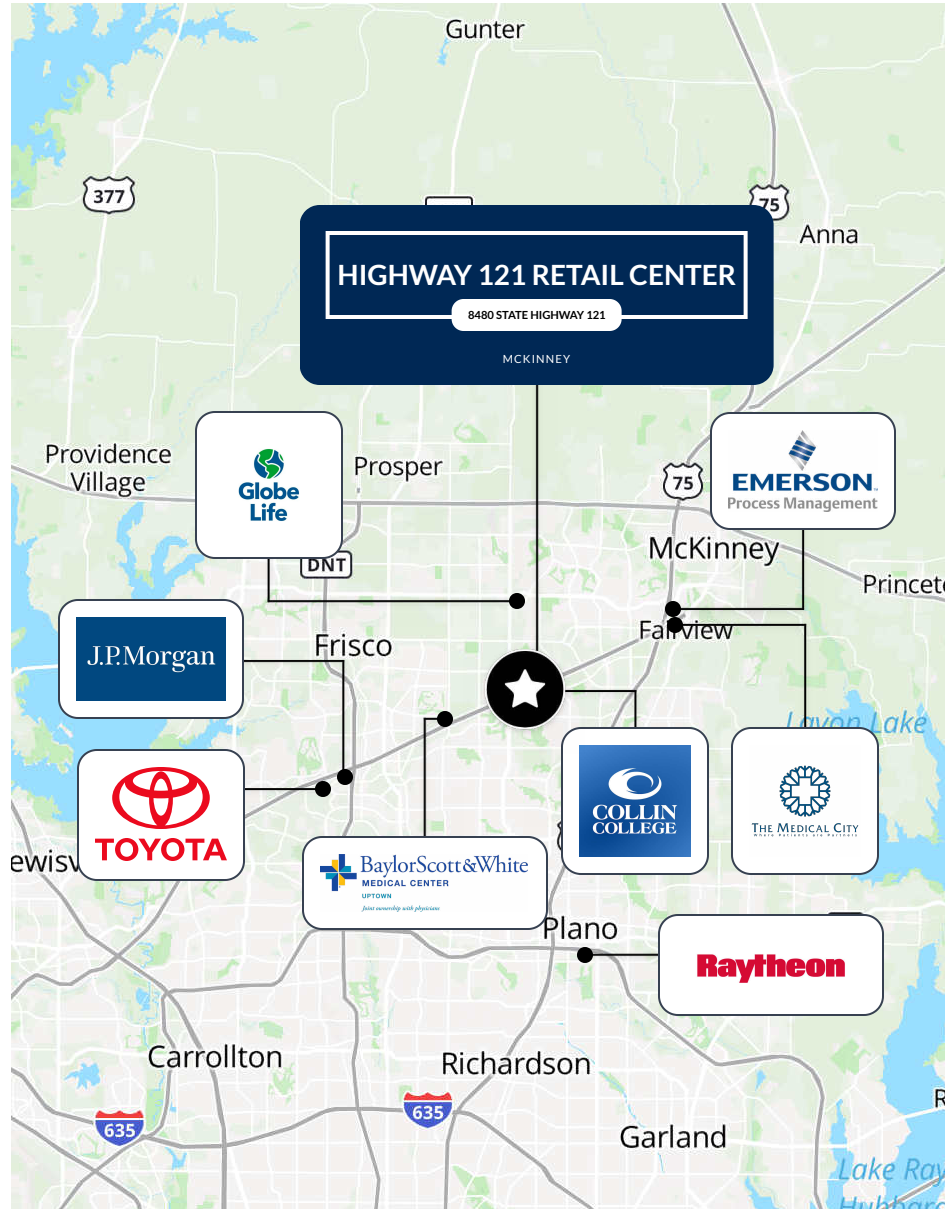
Demographics

8480 State Highway 121, located in McKinney, TX, is supported by a growing trade area with a 2024 population of 11,975 within 1 mile, 139,727 within 3 miles, and 375,982 within 5 miles, projected to grow more than 20% by 2029. The area includes 4,276 households within 1 mile and over 131,000 within 5 miles, with a balanced mix of owner-occupied and renter-occupied housing. Household incomes are robust, averaging \$161,743 within 1 mile and remaining above \$149,000 within 5 miles, creating a stable and affluent customer base that drives sustained retail demand.

Population	1 Mile	3 Mile	5 Mile
2029 Projection	14,806	171,581	459,368
2024 Estimate	11,975	139,727	375,982
2020 Census	9,526	118,080	331,484
Growth 2024 - 2029	23.64%	22.80%	22.18%
Growth 2020 - 2024	25.71%	18.33%	13.42%
2024 Population by Hispanic Origin	1 Mile	3 Mile	5 Mile
White	5,353 (44.70%)	59,038 (42.25%)	182,608 (48.57%)
Black	1,199 (10.01%)	15,047 (10.77%)	41,056 (10.92%)
Am. Indian & Alaskan	27 (0.23%)	266 (0.19%)	886 (0.24%)
Asian	4,288 (35.81%)	51,726 (37.02%)	109,067 (29.01%)
Hawaiian & Pacific Island	10 (0.08%)	105 (0.08%)	291 (0.08%)
Other	1,098 (9.17%)	13,545 (9.69%)	42,074 (11.19%)
U.S. Armed Forces	0	0	146
Households	1 Mile	3 Mile	5 Mile
Households 2029 Projection	5,312	59,378	161,161
Households 2024 Estimate	4,275	48,243	131,593
Households 2020 Census	3,306	40,605	115,563
Growth 2024 - 2029 (HH)	24.26%	23.08%	22.47%
Growth 2020 - 2024 (HH)	29.31%	18.81%	13.87%
Owner Occupied	2,718 (63.58%)	29,821 (61.81%)	84,200 (63.99%)
Renter Occupied	1,558 (36.44%)	18,422 (38.19%)	47,393 (36.01%)
2024 Avg Household Income	\$161,743	\$158,550	\$149,301
2024 Med Household Income	\$126,000	\$129,049	\$121,025



Major Employers



The employment landscape surrounding McKinney, TX, is supported by a diverse mix of industries, including technology, healthcare, finance, education, and major corporate headquarters. Anchors such as Toyota Motor North America Headquarters in Plano (4,000+ employees) and Raytheon Intelligence & Space in McKinney (3,000+ employees) drive significant job growth. At the same time, world-class healthcare providers like Baylor Scott & White Medical Center – McKinney and Medical City McKinney each employ more than 1,000 staff. Collin College further strengthens the workforce through education and training, complemented by major employers in finance and insurance such as JPMorgan Chase and Globe Life. Together, these industries create a stable and expanding economic base that supports strong housing demand, retail spending, and long-term growth opportunities for properties like 8480 State Highway 121 Retail Center.

Employer	Industry	Employees	Distance
JPMorgan Chase & Co. – Plano Campus	Finance / Banking	10,000+	9.5 mi
Toyota Motor North America Headquarters	Automotive / Corporate HQ	4,000+	9.0 mi
Raytheon Intelligence & Space – McKinney	Defense / Aerospace	3,000+	3.5 mi
Baylor Scott & White Medical Center – McKinney	Healthcare	1,200+	2.8 mi
Medical City McKinney	Healthcare	1,000+	3.2 mi
Collin College – McKinney Campus	Education	1,000+	2.5 mi
Globe Life – Headquarters (Plano)	Insurance / Finance	700+	8.0 mi
Emerson Process Management – McKinney	Manufacturing / Technology	650+	4.5 mi



Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
IABS 1-1



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