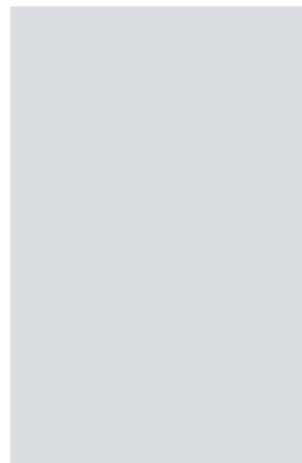
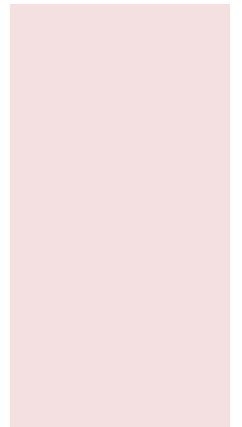
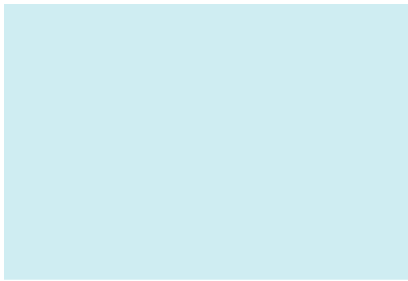




# THE SHEP



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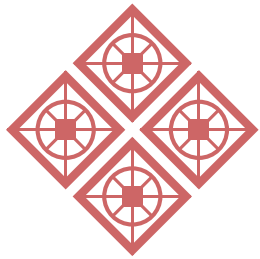
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THE **retail** CONNECTION



# THE SHEP

SHOPPING CENTER  
PRESTON SHEPARD PLACE



## TRAFFIC COUNTS:

Preston Road: 58,695 VPD

Old Shepard Place: 5,029 VPD

## THE PROJECT:

- ◆ 361,832 SF center
- ◆ 1,500 SF up to 37,296 SF available divisible spaces
- ◆ Affluent established neighborhood with highly acclaimed academics
- ◆ There is no state income tax and Plano's property taxes and housing prices are low compared to most metropolitan areas

Plano residents are

**HIGHLY-EDUCATED,  
FAMILY-ORIENTED,  
ETHNICALLY-DIVERSE  
& YOUNG.**

## PLANO, TX

284,000+  
residents

38.6  
median age

57%  
bachelor's degree  
or higher

Plano has a  
**national reputation** as  
one of the **best places** for  
professional families to  
**live & work.**

	1 MILE	2 MILE	3 MILE	5 MILE
2019 Population	12,170	48,944	126,402	351,508
2019 Daytime Population	21,695	67,021	172,342	484,661
2019 Average HH Income	\$123,799	\$131,514	\$120,309	\$111,819
2019 Total Educated	8,364	33,767	86,536	238,492

# PLANO, TX

## THE SHEP TENANTS:

**Burlington**

**five BELOW**



NORDSTROM  
**rack**

**Marshalls.**

**Party City**

**SUPERCUTS**

PEARLE  
EST. 1961  
**VISION**

**BTH Bank**

**LAMPS PLUS**

**Stein Mart**

**petco**

**LESLIE'S** POOL SUPPLIES  
SERVICE & REPAIR.

**Pella**

**TD Ameritrade**



84+  
parks

4,000 Acres  
green space

4 Fortune 1000  
headquarters

world-class  
business parks

Growing & Vibrant  
community

Plano ISD is one of the  
highest performances on  
college entrance exams in nation

#1 Best City  
to buy a house in Texas

#1 Happiest City  
in America

#2 Hardest Working  
city in America

#3 Safest City  
in America

#4 Best City  
to raise a family in America

#1 Best City  
to buy a house in Texas



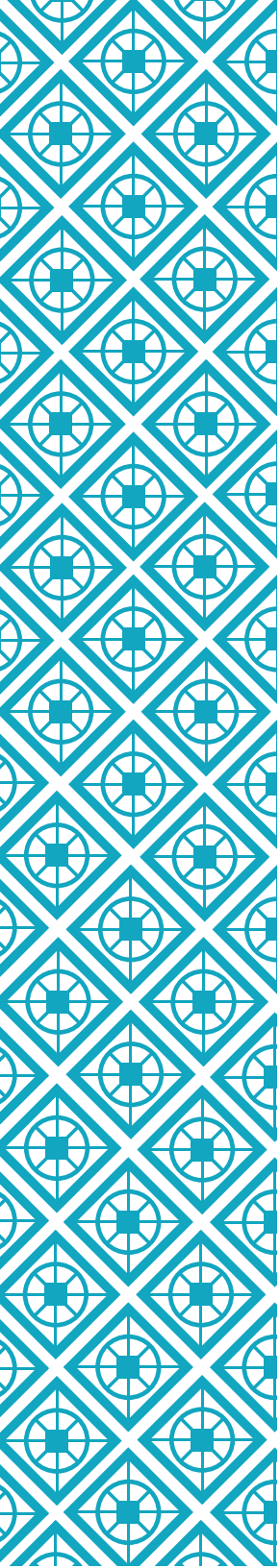
94 miles  
walking trails

167 Miles  
bike trails

# PRESTON SHEPARD PLACE



# NATIONAL RETAILERS





# SITE PLAN



UNIT	TENANT	SIZE
AOA	Neiman Marcus Last Call	20,465 SF
AOE	AVAILABLE	18,000 SF
AOG	Marshalls	30,420 SF
AOK	Tuesday Morning	13,386 SF
AOM	Petco	13,485 SF
BOA	Stein Mart	36,520 SF
BOD	Burlington Coat Factory	40,845 SF
BOE	Five Below	9,211 SF
BOF	Office Depot	21,093 SF
BOH	Nordstrom Rack	36,100 SF
BOK	Party City	14,392 SF
BOR	AVAILABLE	37,296 SF
COA	Lamps Plus	11,000 SF
DOA	TD Ameritrade	3,338 SF
DOB	Starbucks	2,400 SF
EOA	Pearle Vision	3,022 SF
EOB	AVAILABLE	3,971 SF
EOC	AVAILABLE	4,000 SF
EOD	Leslie's Swimming Pool Supplies	6,040 SF
EOE	Pella Windows & Doors	2,056 SF
FOA	Premier Grilling	4,604 SF
FOB	DEAL WORKING	6,479 SF
FOC	BTH Bank	4,199 SF
GOA	Pier 1 Imports	10,402 SF
GOB	Supercuts	1,553 SF
GOD	AVAILABLE	6,000 SF
GOE	AVAILABLE	1,555 SF





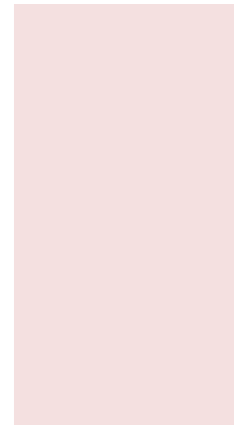
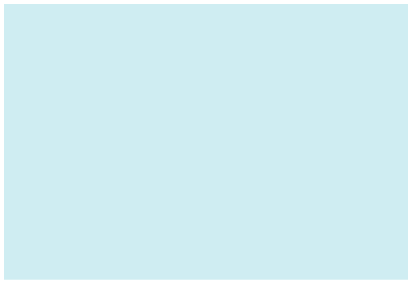
# ZOOM AERIAL



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