

INDEPENDENCE SQUARE

DALLAS (PLANO), TEXAS





EXECUTIVE SUMMARY

Jones Lang LaSalle (“JLL”), is pleased to exclusively present the opportunity to acquire Independence Square (the “Property”), a 91% leased, 140,218 square foot grocery-anchored center located in the affluent neighborhood of Plano, Texas. The Property is anchored by Tom Thumb, a high-performing grocer, tenured tenant that comprises 34% of the total rentable area. Positioned on a high traffic intersection within a dense neighborhood population in Plano, the Property caters to over 127,000 residents within three miles with an average household income of over **\$130,000 - 20% above** DFW Average.

Independence Square’s highly productive Tom Thumb offering, complementary tenancy and stabilized fundamentals coupled with Plano’s significant growth dynamics presents the unique opportunity to acquire a grocery-anchored retail asset with mark-to-market upside in the thriving DFW metroplex.



Tom Thumb
ANCHORED

PREMINENT NEIGHBORHOOD
IN PLANO, TX



INDEPENDENCE SQUARE

ADDRESS	3100 Independence Pky Plano, TX 75075
TOTAL RSF	140,218
SITE	13.37 Acres
OCCUPANCY	91%
ANCHOR	Tom Thumb
YEAR BUILT / RENOVATED	1977 / 2005
PARKING	828 Spaces



2022 LEASING
MOMENTUM
26,000 SF
(19% NRA)

OVER 850,000
ANNUAL VISITS

ROBUST
DEMOGRAPHICS
\$130K AVG. HH INCOME

MARK-TO-
MARKET
OPPORTUNITY



ANCHORED

STRONG PARENT COMPANY

ALBERTSONS (TOM THUMB PARENT COMPANY) IS THE SECOND-LARGEST SUPERMARKET CHAIN IN NORTH AMERICA, WITH OVER 2,300 STORES

BRAND RECOGNITION

TOM THUMB HAS OVER 65 SUPERMARKETS IN TEXAS

TENANCY TENURE

45 YEARS AS THE ANCHOR TENANT

HIGH-QUALITY RETAIL ANCHOR

TOM THUMB'S GROCERY STORE, 12-PUMP FUEL STATION AND IN-STORE STARBUCKS PROVIDE CONSISTENT TRAFFIC PATTERNS TO THE PROPERTY

DEDICATED TENANCY

SINCE 2019, TOM THUMB HAS UPGRADED BOTH THE STORE AND FUEL STATION TWICE, FURTHERING THEIR COMMITMENT TO INDEPENDENCE SQUARE





INDEPENDENCE SQUARE

HIGH-PERFORMING WITH VALUE ENHANCEMENT OPPORTUNITIES

At 91% leased with an expansive tenant line-up, Independence Square features several opportunities for new ownership to unlock additional value through various avenues.

STRONG FUNDAMENTALS

» Tenured tenants with a long history of outsized, over double digit sales growth.



2021 SALES (PSF)	\$625
YOY SALES GROWTH	73%
OCCUPANCY COST RATIO	2.7%



YOY SALES GROWTH	16%
SALES GROWTH SINCE 2019	52%



2021 SALES (PSF)	\$135
YOY SALES GROWTH	33%



2021 SALES (PSF)	\$606
OCCUPANCY COST RATIO	3.3%

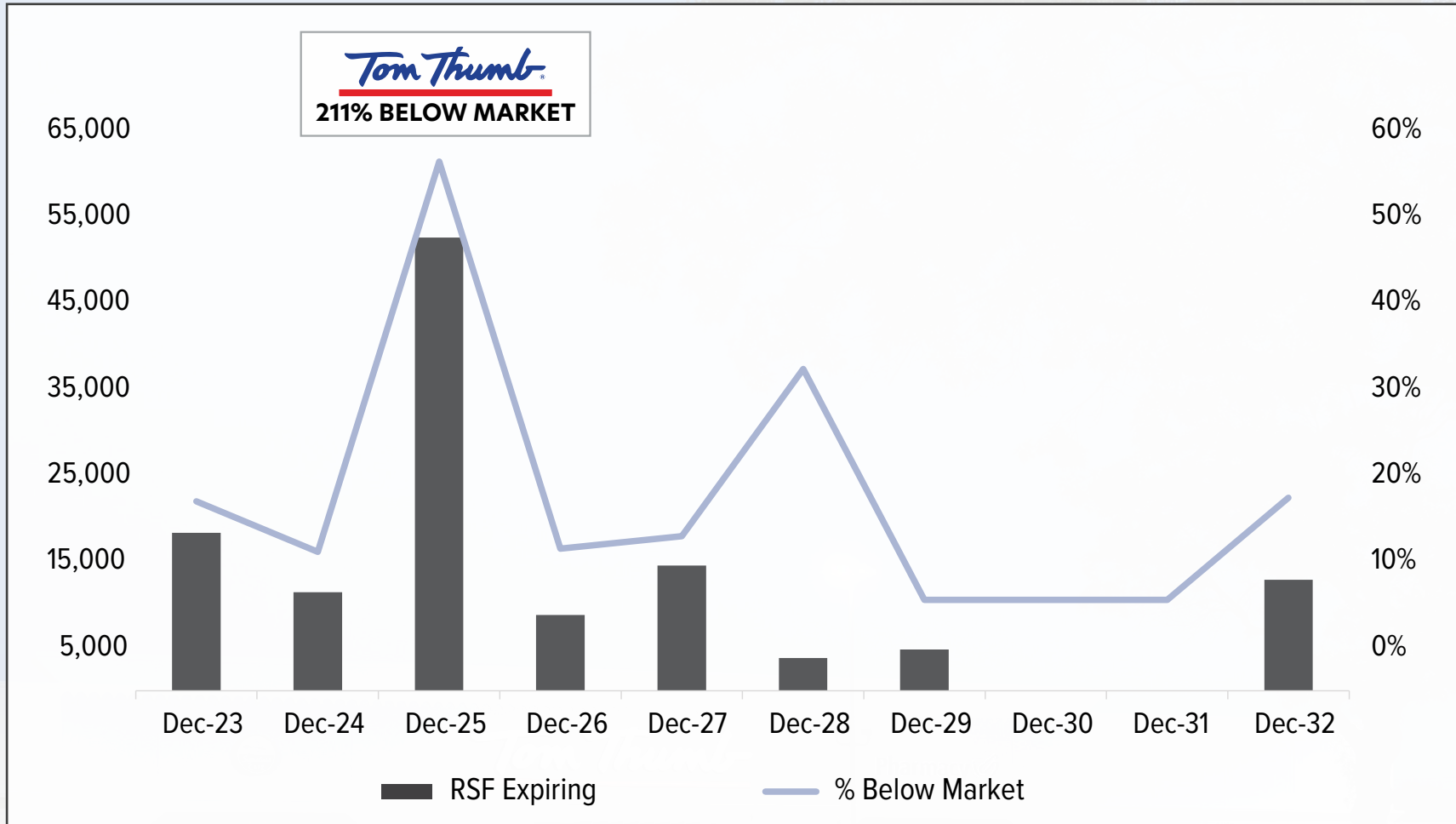


HIGH-QUALITY, NATIONAL LEASING MOMENTUM

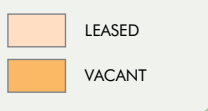
» 26,000 RSF (19% NRA) of leasing activity in 2022 at significantly higher rents.



TREMENDOUS RE-MERCHANDISING AND MARK-TO-MARKET OPPORTUNITY



OPPORTUNITY TO INTEGRATE NEW, LIFESTYLE 2.0 TENANCY AND EXISTING RENTS ARE ON AVERAGE **28% BELOW MARKET**



\$16.36 PSF
Average
In-Place
Rent

\$15.13 PSF
Average
In-Place
Rent

\$10.97 PSF
Average
In-Place
Rent

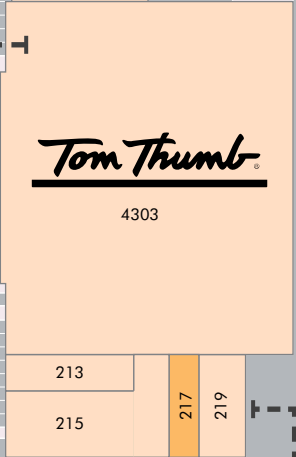
\$3.97 PSF
Average
In-Place
Rent

\$16.04 PSF
Average
In-Place
Rent

UNIT	TENANT	SF
100	Frost Bank	3,000
101	Cookies By Design	1,495
102A	Little Greek Fresh Grill	1,357
102B	Jersey Mikes	1,500
103A	Action Family Care	1,243
103B	A List Wireless	1,250
106	Kids B Kids	1,884
201	B and B Furniture Consignment	12,138
203	Great Clips	1,545
204	Independence Dental	2,400
205	VACANT	2,800
207	Texas 2 Stitch	2,000
209	Oscar Nail Lounge	4,800
211	The Tutoring Center Plano, TX	1,500
213	Framing MemorEze	1,780
215	Henry's Homemade Ice Cream	3,790
217	VACANT	850
219	4/4 School of Music	1,412
299	Lily's Cafe	2,300
300	Mudleaf Coffee	3,295
303	Thompson Liquor	3,670
304	VACANT	1,914
305	Little Caesars	1,600
310	VACANT	1,600
311	VACANT	1,600
312	Armstrong McCall	1,900
313	Sakura Massage Studio	1,630
314	Anytime Fitness	8,400
317	Elmvale Jeweler's	1,980
318	ACG Medical Supply	1,760
319	Kesari	2,400
321	Peak Physical Therapy	1,980
322	VACANT	4,000
323	The Genesis Theatre 323	2,000
324A	The Genesis Theatre 324A	3,950
3803	Tom Thumb Fuel Center	400
4303	Tom Thumb Stores	43,200

W PARKER RD

INDEPENDENCE PKWY



AFFLUENT & GROWING TRADE AREA

FUTURE GROWTH

Independence Square is uniquely positioned for future growth and increased consumer demand at the intersection of Independence Pkwy and W Parker Rd. The Property is located immediately adjacent to heavy daytime traffic generators, Plano High School to the South and four surrounding Elementary Schools in every direction.

POPULATION

	3 MILES	5 MILES
2010 CENSUS	119,428	296,380
2020 CENSUS	125,037	336,955
2022 ESTIMATE	127,490	346,142
2027 PROJECTION	133,474	364,524

POPULATION GROWTH

% CHANGE: 2010-2020	4.7%	13.7%
% CHANGE: 2020-2022	2.0%	2.7%
% CHANGE: 2022-2027	4.7%	5.3%

HOUSEHOLD INCOME

2027 AVG. HH INCOME	\$143,462	\$145,583
2022 AVG. HH INCOME	\$129,950	\$132,189
% CHANGE	10.40%	10.13%

EXCEPTIONAL DEMOGRAPHICS

The City of Plano has seen tremendous population growth over the last few decades, nearly doubling since 1990. Additionally, the Property is surrounded by many of Plano's affluent neighborhoods with Median Household Income over \$130,000, well over the DFW average.





← DOWNTOWN DALLAS

UT DALLAS
UNIVERSITY OF TEXAS AT DALLAS
 29,000 Students



PLANO SENIOR HIGH SCHOOL
 2,518 Students Grades 11-12
 96% Graduation Rate
 14,300-Capacity Multi-Use Stadium

PARK BLVD ESTATES WEST / STONE CREEK
 Median Home Price: \$421,445
 Average Household Income: \$103,379

INDEPENDENCE SQUARE



HIGH PLACE / HUNTINGTON PARK
 Median Home Price: \$447,215
 Average Household Income: \$111,334

INDEPENDENCE PKWY

W PARKER RD
 34,290 VPD

28,543 VPD

INDEPENDENCE SQUARE / WEST PLANO ESTATES
 Median Home Price: \$469,935
 Average Household Income: \$111,832

KIMBERLEA / PARKWAY ESTATES
 Median Home Price: \$469,868
 Average Household Income: \$109,388

DFW OPEN FOR BUSINESS

20%

POPULATION
GROWTH FROM
2010 - 2020
OUTPACING THE
U.S. AVERAGE

#1

IN THE COUNTRY
IN # OF FORTUNE
500 HQ'S
62 CORPORATE
RELOCATIONS
SINCE 2021

72%

OF DFW HIGHER
EDUCATED
GRADUATES STAY
AND WORK IN THE
REGION - THE
SIXTH HIGHEST
RETENTION RATE
IN THE U.S.

#2

IN THE NATION
IN POST-COVID
JOB RECOVERY
(161% RECOVERY
RATE)

98.1

LOW COST
OF DOING
BUSINESS WITH A
SCORE OF

(US AVG. 100)

#1

MAJOR MSA FOR
PERCENT JOB
GROWTH
(6.7% OVER TTM)





#1

MSA FOR
PROJECTED
POPULATION
GROWTH
(2021-2025)

260,000

POPULATION
GROWTH OVER
TRAILING 12
MONTHS

#2

MOST DIVERSE
ECONOMY IN
THE U.S.
(0.82 RATING VS.
US AVG. 1.0)

430,000

PROJECTED NEW
RESIDENTS BY 2027,
#1 IN THE U.S.
IN PROJECTED
POPULATION
GROWTH

#2

REAL ESTATE
MARKET FOR 2023
(URBAN LAND
INSTITUTE/PWC)

328

RESIDENTS
MOVE TO DFW
DAILY, WHICH
EQUALS ONE NEW
RESIDENT EVERY
SEVEN MINUTES

INDEPENDENCE SQUARE

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