



SIZE

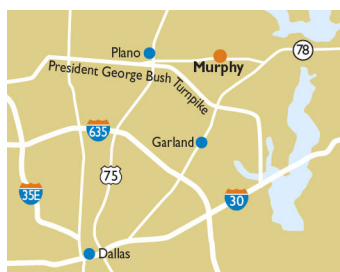
227,203 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
12,725	83,734	203,627
Households		
3,615	26,311	67,220
Median HH Income (\$)		
123,214	112,508	100,111

MAJOR TENANT(S)

24 Hour Fitness
Sprouts Farmers Market
Michaels



LOCATION

299 E Farm to Market Road 544 | Murphy, TX 75094

PROPERTY HIGHLIGHTS

- Located in Murphy, a suburb 24 miles north of Dallas, with a population exceeding 80,000 in a three-mile radius
- Additional national and regional tenants include Chipotle, Chick-Fil-A, Einstein Bros Bagels, Dunkin Donuts, America's Best and Massage Envy
- The center is situated on FM 544 and Murphy Road, with over 40,000 vehicles per day
- Two percent growth rate per year
- Outparcel and anchor space available

LEASING CONTACT

Ashley Selers
Mobile (513) 633-0723
aselers@phillipsedison.com

MORE INFO

www.phillipsedison.com








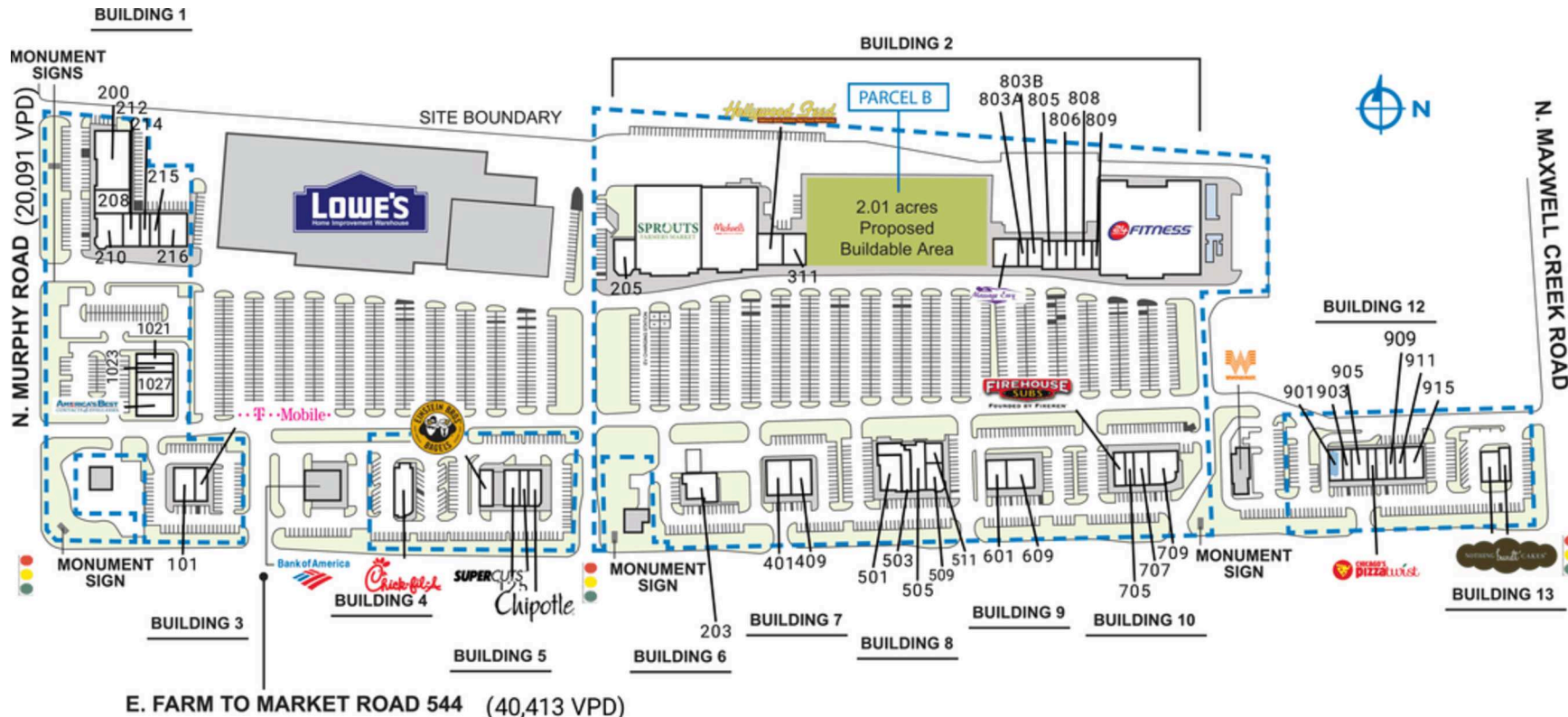
MURPHY MARKETPLACE

299 E Farm to Market Road 544 | Murphy, TX 75094

SPACE TENANT		SQ. FT.	203	Hawaiian Bros.	4,030 SF	311	Foxfil's Sports Grill	2,764 SF	707	MyEyeDr	2,100 SF	907	Chicago's Pizza Twist	1,461 SF
101	Cristina's Fine Mexican Restaurant	3,500 SF	205	En Fuego Tobacco Shop	2,119 SF	401	Sinal Urgent Care	4,188 SF	709	Scrambler Cafe	3,000 SF	908	Farmers Insurance	1,345 SF
102	Dunkin'	2,120 SF	207	Sprouts Farmers Market	26,234 SF	409	Palm Beach Tan	3,211 SF	801	Massage Envy	3,000 SF	909	CBD American Shaman	1,090 SF
103	Nothing Bundt Cakes	1,833 SF	208	Karate for Kids	3,386 SF	501	Monarch Dental	3,200 SF	803A	ibrowsRus	1,206 SF	911	Total Men's Primary Care	1,500 SF
105	T-Mobile	2,000 SF	209	Michaels	21,656 SF	503	The Backyard	3,289 SF	803B	European Wax Center	1,895 SF	915	Dental One	2,600 SF
117	Chick-fil-A	4,227 SF	210	Country Burger	4,152 SF	505	Azura Nail Spa	3,416 SF	805	Facelagic Spa	1,700 SF	1021	Sweetwaters Coffee & Tea	1,607 SF
123	Einstein Bros. Bagels	2,250 SF	212	Keller Williams	2,733 SF	509	Play Street Museum Murphy	2,500 SF	806	Restore Hyper Wellness + Cryotherapy	2,500 SF	1023	Cinnaholic	1,200 SF
125	Pho's 544	2,331 SF	214	Keller Williams	1,832 SF	511	The Backyard	1,470 SF	808	Siczyk Rice	2,327 SF	1027	Buff City Soap	2,790 SF
127	Supercuts	1,125 SF	215	Tune Up: The Manly Salon	1,486 SF	601	Wok Express	1,791 SF	809	Classic Tailor	1,014 SF	1029	America's Best Contacts & Eyeglasses	3,038 SF
129	Chipotle Mexican Grill	2,000 SF	216	Ciao Sushi & Asian Grill	4,047 SF	609	Hana Hibachi & Sushi	4,689 SF	901	LEASED/AVAILABLE	2,015 SF	TOTAL SQ. FT.		227,203
200	The Kaiser Center for the Performing Arts	9,380 SF	229	24 Hour Fitness	43,801 SF	701	Firehouse Subs	1,804 SF	903	Nekter Juice Bar	1,000 SF			
			207	Malvernwood Food	4,637 SF	705	Bento's Bunko	2,613 SF	905	La Flor Mexican Cuisine	2,001 SF			

SITE LEGEND

-  Available
 Occupied
 Leased (not occupied)
 Owned by Others
 Site Boundary



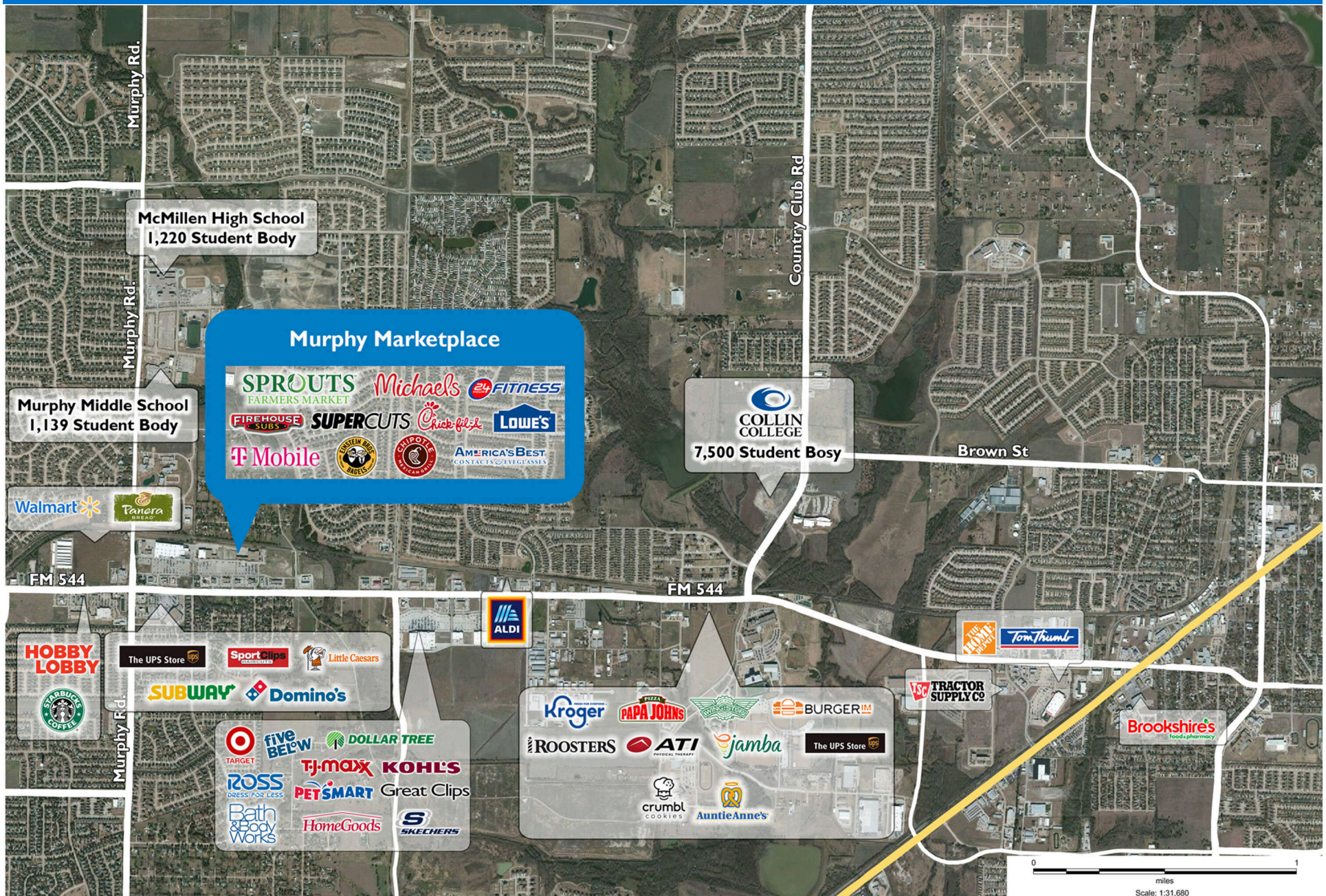
DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



PHILLIPS EDISON & COMPANY®

MURPHY MARKETPLACE

299 E Farm to Market Road 544 | Murphy, TX 75094



Demographic Summary - PopStats

1990 - 2000 - 2010 Census, Q4 2021 Estimates & Q4 2026 Projections
Calculated using TAS Retrieval



Sep 1, 2022

Latitude: 33.013292 Longitude: -96.607035

Murphy Marketplace		1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	Current Estimated Population	12,725	83,734	203,627
	2026 Projected Population	13,028	86,978	213,786
	2000 Census Population	2,739	25,765	87,744
	1990 Census Population	946	12,830	55,155
	Historical Annual Growth 1990 to 2000	11.22%	7.22%	4.75%
	Estimated Annual Growth 2000 to 2021	7.32%	5.57%	3.95%
	Projected Annual Growth 2021 to 2026	0.47%	0.76%	0.98%
	Median Age	34.51	36.21	37.16
Households	Current Estimated Households	3,615	26,311	67,220
	2026 Projected Households	3,694	27,381	70,690
	2000 Census Households	872	8,875	29,883
	1990 Census Households	315	4,404	18,497
	Historical Annual Growth 1990 to 2000	10.72%	7.26%	4.91%
	Estimated Annual Growth 2000 to 2021	6.75%	5.12%	3.80%
	Projected Annual Growth 2021 to 2026	0.43%	0.80%	1.01%
	Population per Household	3.52	3.18	3.03
Population by Race	White	44.95%	53.48%	54.19%
	Black or African American	13.37%	11.05%	10.30%
	Asian & Pacific Islander	31.23%	20.57%	15.38%
	Hispanic or Latino Population	8.08%	11.92%	17.18%
	Other Races	2.37%	2.98%	2.94%
Income	Average Household Income	\$142,468	\$134,978	\$122,778
	Median Household Income	\$123,214	\$112,508	\$100,111
	Per Capita Income	\$40,477	\$42,445	\$40,557
Education (Age 25+)	Elementary	1.47%	2.36%	4.17%
	Some High School	2.32%	3.44%	4.78%
	High School Graduate	20.06%	18.57%	17.80%
	Some College	15.57%	18.10%	20.67%
	Associates Degree Only	7.87%	7.96%	8.21%
	Bachelors Degree Only	33.95%	31.23%	28.84%
	Graduate Degree	18.76%	18.34%	15.53%
Business	Number of Businesses	218	977	3,265
	Total Number of Employees	2,136	14,621	55,965
	Employees per Business	9.78	14.96	17.14
	Residential Population per Business	58.26	85.68	62.37