

HUNTER PARK DEVELOPMENT

SEC US 171 & Sloan Cir, Godley, TX, 76044



Rendering



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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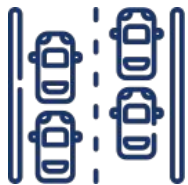
License No. 7725363 (TX)

grayson.duyck@matthews.com

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±12,000 VPD
(US 171)

PROJECT SCOPE

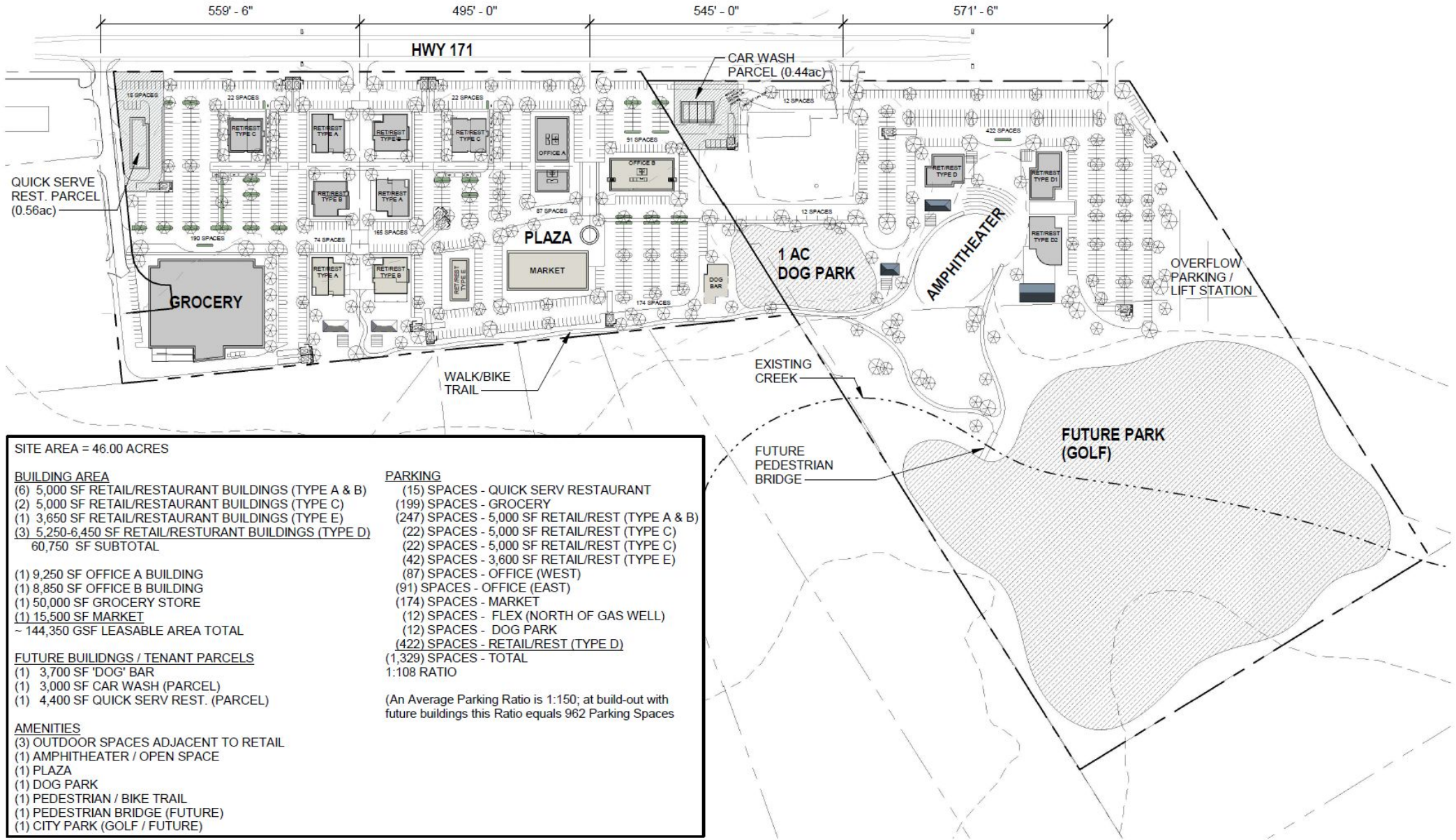
±46 AC Mixed-Use Development Project:

- ±60,000 SF of Retail/ Restaurant Space
- ±50,000 SF Anchor Space available for Grocer
- ±18,000 SF Office Space Available
- ±15,000 SF Special use/ Market Style Space Available
- Potential for 1-2 Pad Site carve-outs, ideal for QSR, etc.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	12,934	22,412	69,262
Current Year Estimate	11,105	18,447	52,769
2020 Census	10,313	16,874	45,836
Growth Current Year-Five-Year	16.47%	21.49%	31.25%
Growth 2020-Current Year	7.68%	9.32%	15.12%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	4,491	7,392	22,194
Current Year Estimate	3,654	5,850	16,545
2020 Census	3,517	5,600	14,998
Growth Current Year-Five-Year	22.92%	26.37%	34.14%
Growth 2020-Current Year	3.89%	4.46%	10.31%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$87,315	\$75,003	\$78,546

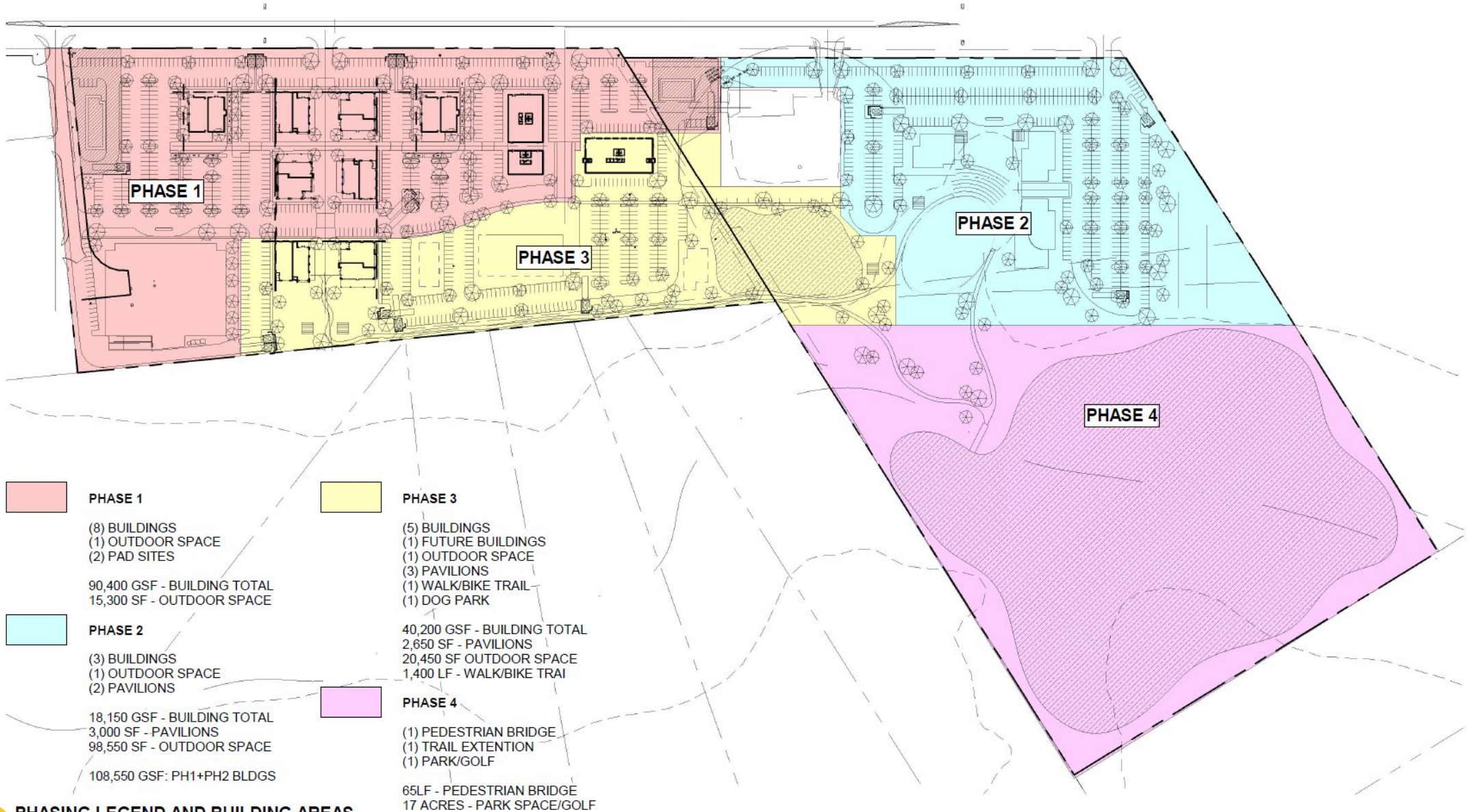
Architectural Site Plan



SITE AREA = 46.00 ACRES	
BUILDING AREA	
(6) 5,000 SF RETAIL/RESTAURANT BUILDINGS (TYPE A & B)	
(2) 5,000 SF RETAIL/RESTAURANT BUILDINGS (TYPE C)	
(1) 3,650 SF RETAIL/RESTAURANT BUILDINGS (TYPE E)	
(3) 5,250-6,450 SF RETAIL/RESTAURANT BUILDINGS (TYPE D)	
60,750 SF SUBTOTAL	
(1) 9,250 SF OFFICE A BUILDING	
(1) 8,850 SF OFFICE B BUILDING	
(1) 50,000 SF GROCERY STORE	
(1) 15,500 SF MARKET	
~ 144,350 GSF LEASABLE AREA TOTAL	
FUTURE BUILDINGS / TENANT PARCELS	
(1) 3,700 SF 'DOG' BAR	
(1) 3,000 SF CAR WASH (PARCEL)	
(1) 4,400 SF QUICK SERV REST. (PARCEL)	
AMENITIES	
(3) OUTDOOR SPACES ADJACENT TO RETAIL	
(1) AMPHITHEATER / OPEN SPACE	
(1) PLAZA	
(1) DOG PARK	
(1) PEDESTRIAN / BIKE TRAIL	
(1) PEDESTRIAN BRIDGE (FUTURE)	
(1) CITY PARK (GOLF / FUTURE)	
PARKING	
(15) SPACES - QUICK SERV RESTAURANT	
(199) SPACES - GROCERY	
(247) SPACES - 5,000 SF RETAIL/REST (TYPE A & B)	
(22) SPACES - 5,000 SF RETAIL/REST (TYPE C)	
(22) SPACES - 5,000 SF RETAIL/REST (TYPE C)	
(42) SPACES - 3,600 SF RETAIL/REST (TYPE E)	
(87) SPACES - OFFICE (WEST)	
(91) SPACES - OFFICE (EAST)	
(174) SPACES - MARKET	
(12) SPACES - FLEX (NORTH OF GAS WELL)	
(12) SPACES - DOG PARK	
(422) SPACES - RETAIL/REST (TYPE D)	
(1,329) SPACES - TOTAL	
1:108 RATIO	
(An Average Parking Ratio is 1:150; at build-out with future buildings this Ratio equals 962 Parking Spaces)	



Phasing Site Plan



PHASING LEGEND AND BUILDING AREAS

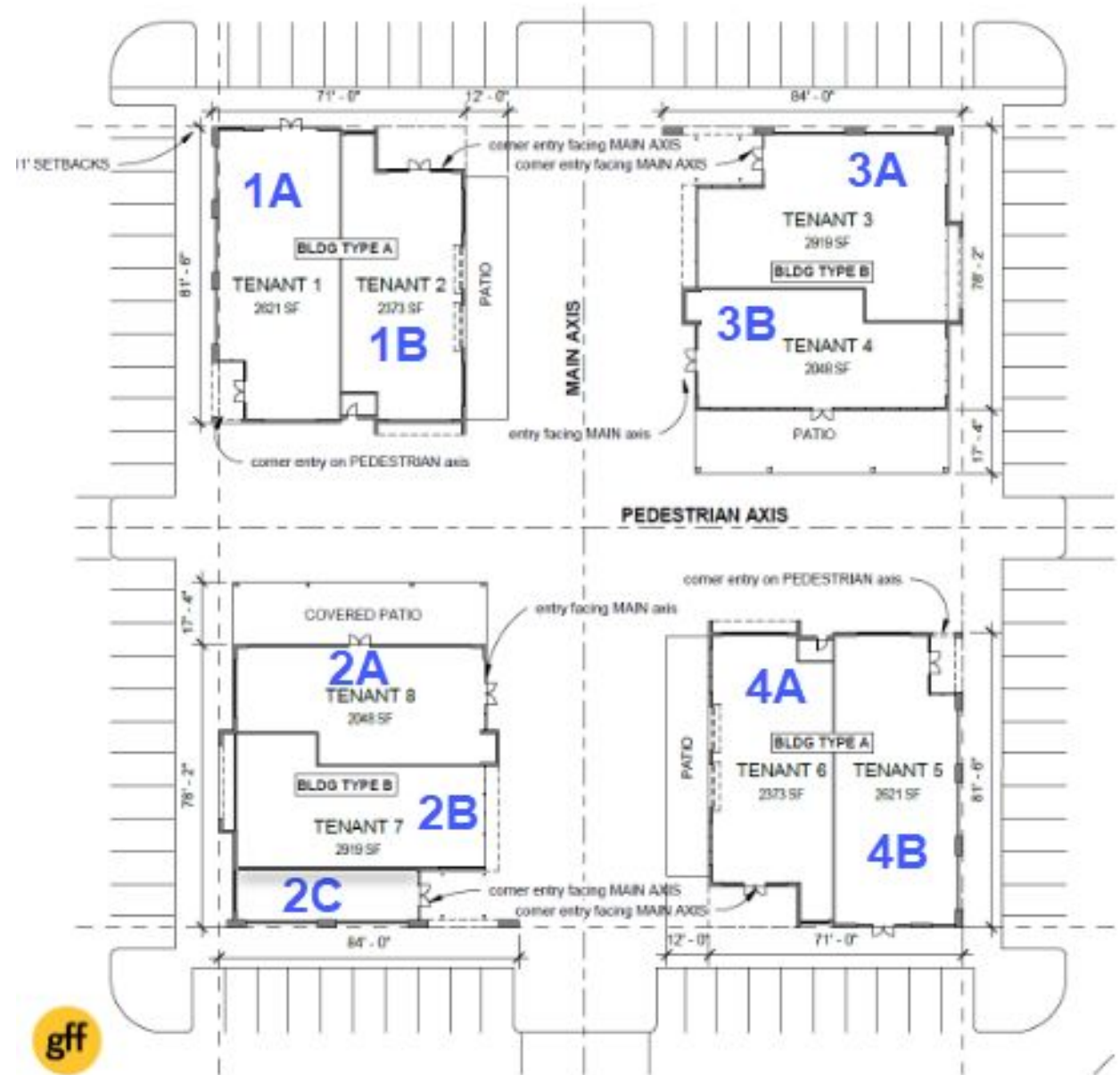
Overall Site Rendering



Tenant Roster

BUILDING	UNIT	SF	TENANT
1	A	2621	AVAILABLE - Can Demise
	B	2373	Restaurant (LOI WORKING)
2	A	2,437	AVAILABLE
	B	1250	Coffee Shop (At Lease)
	C	1300	Men's Barber Shop (At Lease)
3	A	2467	AVAILABLE - Can Demise
	B	2500	Restaurant (LOI WORKING)
4	A	1994	Restaurant (At Lease)
	B	3000	Salon & Spa (LOI WORKING)
5	A	2477	Urgent Care (LOI WORKING)
	B	2477	Pharmacy (LOI WORKING)
6	Whole Building	250 - 6317	AVAILABLE - Can Demise
7	Whole Building	2927	AVAILABLE - Can Demise
8	First Floor	225 - 8,824	AVAILABLE - Can Demise
	Second Floor		SWP Construction
9	Whole Building		Bank (LOI WORKING)

Floor Plan - Restaurant/Retail Quad



**±46 AC Mixed Use
Development**

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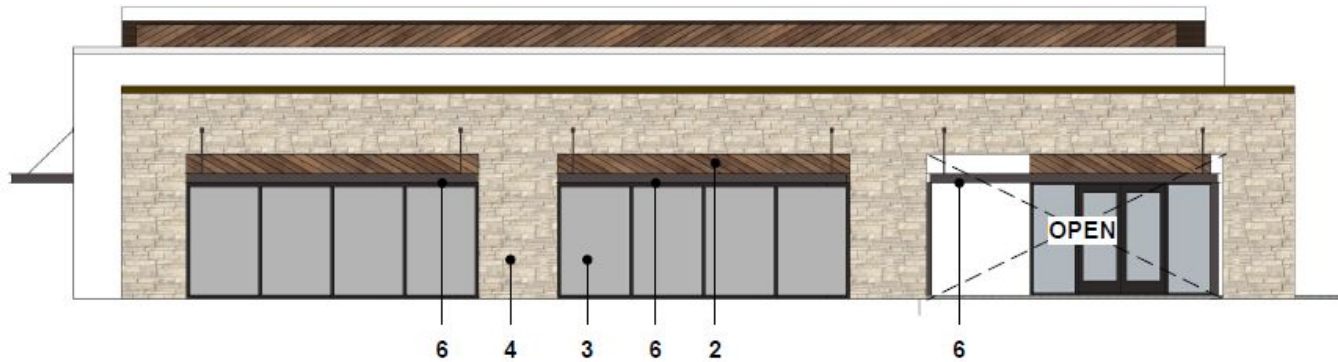
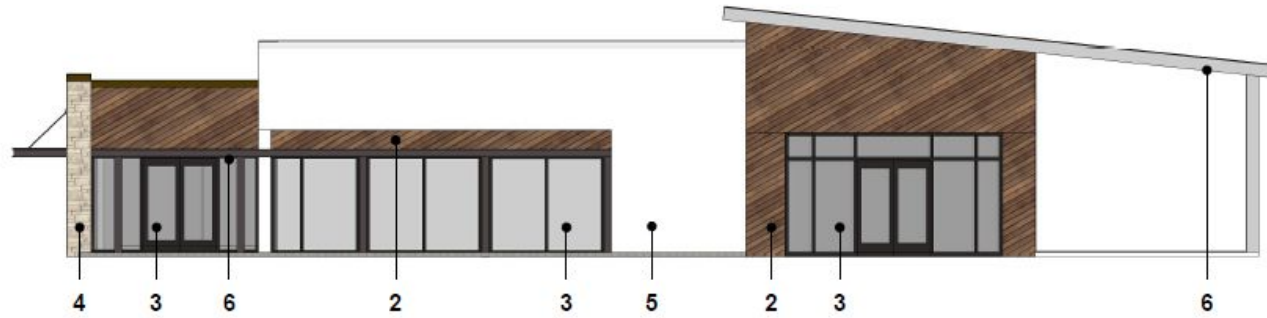
Rendering



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MATERIALS LEGEND

- 1. METAL PANEL
- 2. WOOD PLANK
- 3. ALUMINUM STOREFRONT
- 4. LIMESTONE
- 5. STUCCO
- 6. CANOPY
- 7. GARAGE DOOR
- 8. BRICK



Job #: 21107.00

Not for regulatory approval, permitting, or construction

Mixed Use Office & Retail/Restaurant

ELEVATIONS - RESTAURANT/RETAIL TYPE B
Godley, Texas Hunter Park // December 07 2021 // Schematic Design

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ELEVATIONS - OFFICE TYPE B

Hunter Park // December 07 2021 // Schematic Design

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Godley, TX, 76044



WILDCAT RIDGE
435 LOTS

GODLEY HIGH SCHOOL
686 STUDENTS

STAR RANCH
512 LOTS

ROSEMARY FIELDS
298 LOTS

CARRELL RANCH
1,772 LOTS

GODLEY RANCH
601 LOTS

GODLEY INTERMEDIATE SCHOOL
943 STUDENTS

SILO MILLS
2,500 BRAND NEW HOMES

SUBWAY

Chicken EXPRESS

HADLEY FARMS
372 LOTS

Palios PIZZA CAFE **SONIC** **SHELL**

DOLLAR GENERAL

171

± 12,000 VPD

FOX HOLLOW
295 LOTS

SUBJECT PROPERTY

GODLEY HEIGHTS
139 LOTS

GODLEY PIZZA STATION

PROPOSED SINGLE FAMILY HOMES
1,000 LOTS

GODLEY WILDCAT SELF STORAGE

BILL WHITE TRACT
900 LOTS



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
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 _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

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