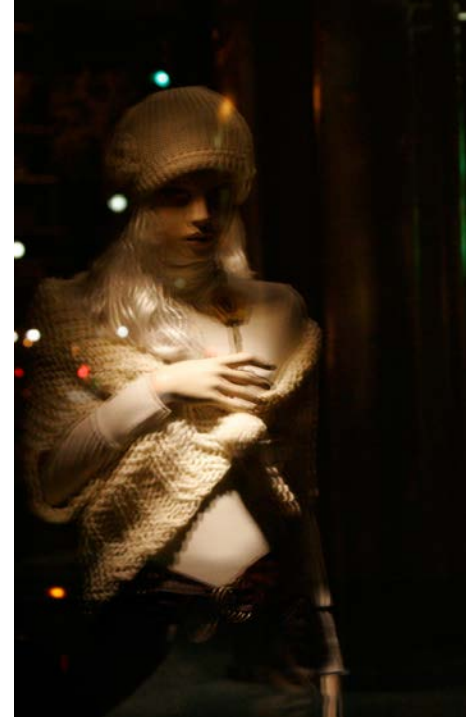


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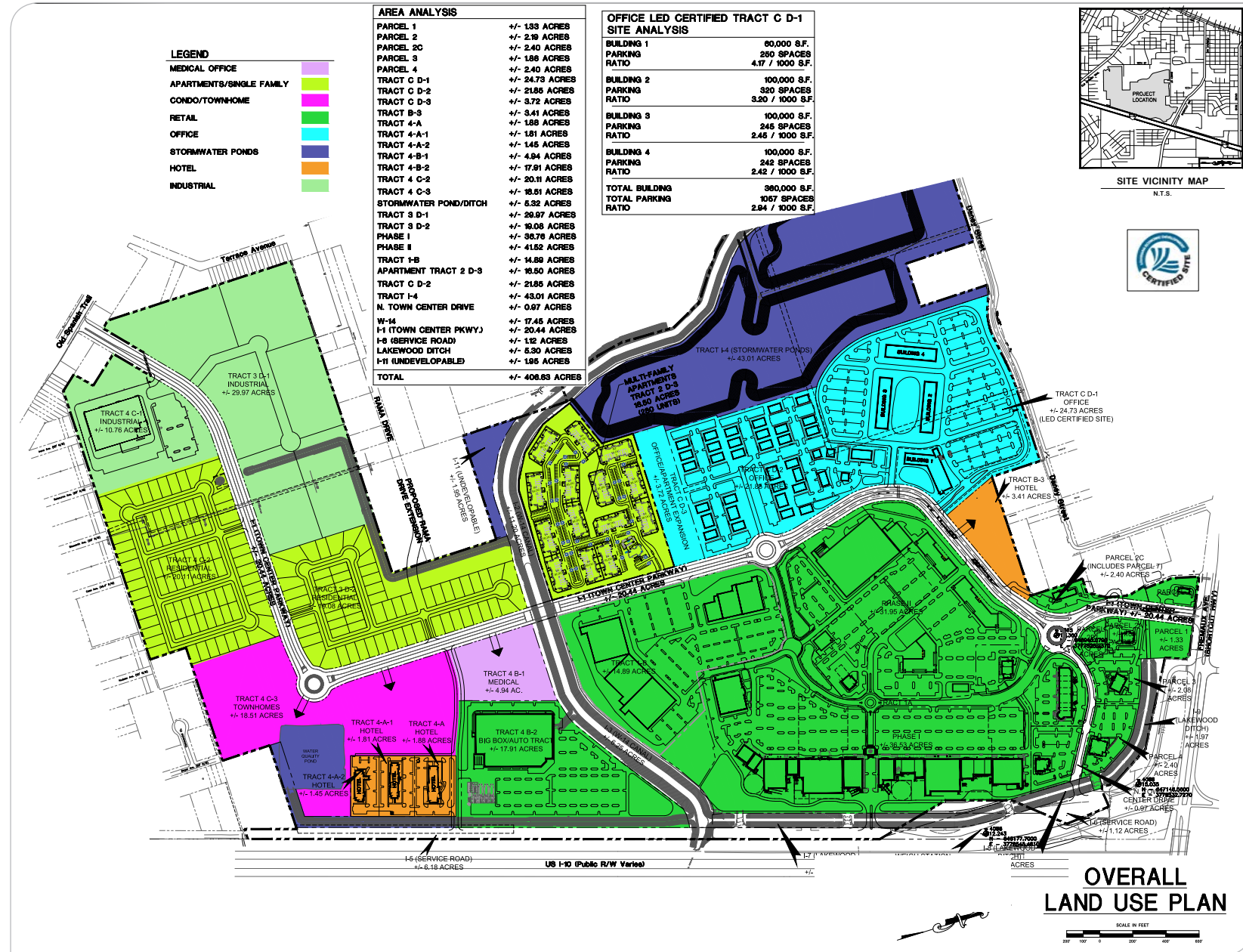
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# National Retailers & 2015 DOTD Traffic Counts



# Development Plan

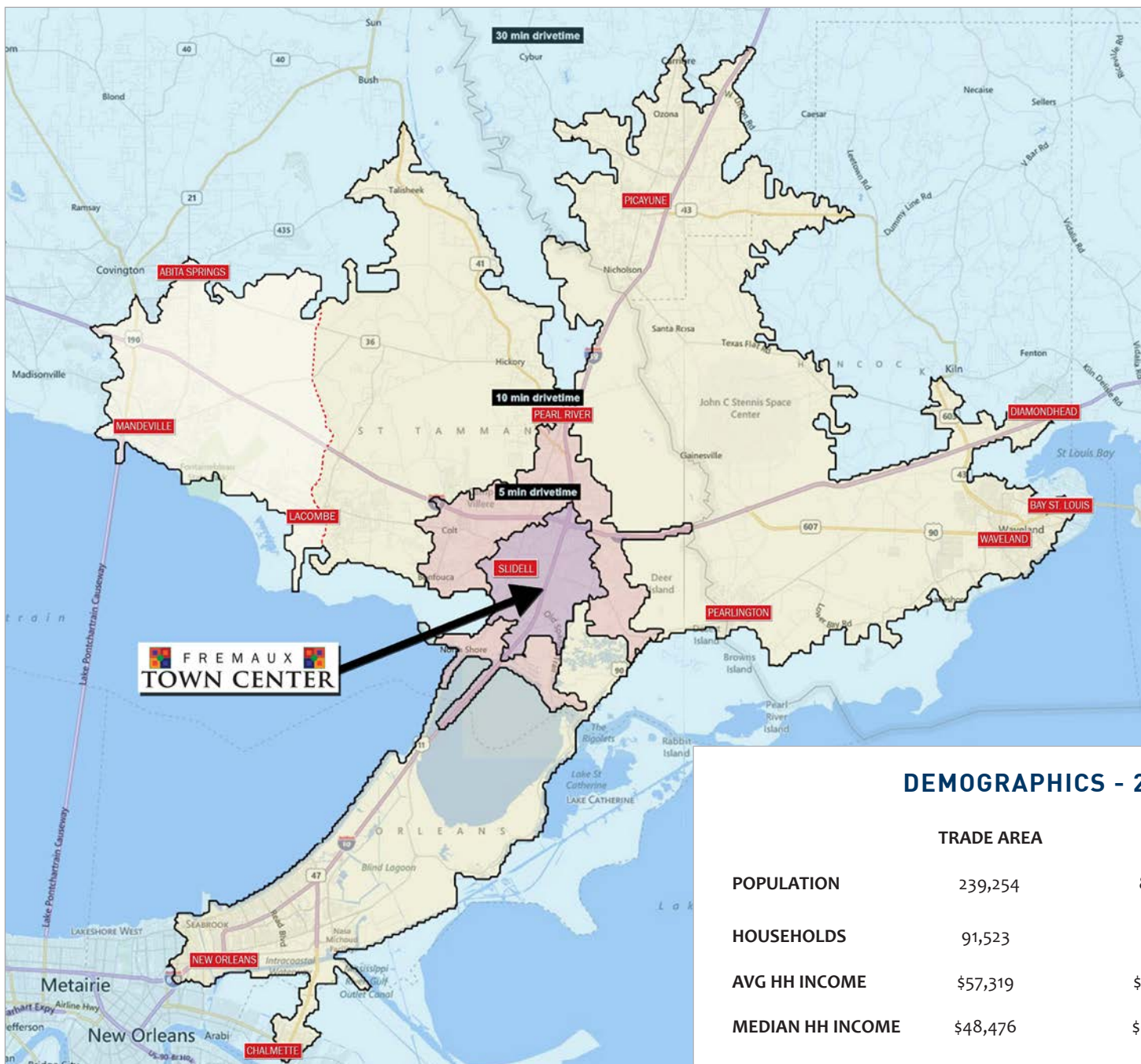


This detailed site plan for the Phase I Shopping Center, Pylon Sign, illustrates the layout of various retail and commercial tracts. The plan includes the following key features and labels:

- Tracts and Buildings:**
  - LA FITNESS:** 41,000 S.F.
  - RETAIL TRACT PH 1-A:** +/- 0.83 AC
  - TJ MAXX:** 26,000 S.F.
  - KOHL'S:** 55,000 S.F. and 21,971 S.F.
  - RETAIL TRACT PH 1-B:** +/- 13.16 AC
  - PETSMART:** 14,525 S.F.
  - DICK'S SPORTING GOODS:** 45,000 S.F.
  - LANE BRYANT:** 4,500 S.F.
  - BEST BUY:** 30,000 S.F. and +/- 3.22 AC
  - RETAIL BUILDING 12:** 99,973 S.F.
  - RETAIL TRACT PH 1-C:** +/- 0.47 AC
  - PARCEL 1:** +/- 1.502 AC
  - PARCEL 7 (BUILDABLE AREA):** +/- 0.88 AC
- Parking and Access:**
  - PHASE I MONUMENT SIGN** and **PHASE I SHOPPING CENTER PYLON SIGN** are indicated.
  - PHASE II DEVELOPMENT** is shown to the north.
  - PHASE III DEVELOPMENT** is shown to the east.
  - PHASE IV DEVELOPMENT** is shown to the south.
  - PHASE V DEVELOPMENT** is shown to the west.
  - PHASE VI DEVELOPMENT** is shown to the south.
  - PHASE VII DEVELOPMENT** is shown to the west.
  - PHASE VIII DEVELOPMENT** is shown to the west.
  - PHASE IX DEVELOPMENT** is shown to the west.
  - PHASE X DEVELOPMENT** is shown to the west.
  - PHASE XI DEVELOPMENT** is shown to the west.
  - PHASE XII DEVELOPMENT** is shown to the west.
  - PHASE XIII DEVELOPMENT** is shown to the west.
  - PHASE XIV DEVELOPMENT** is shown to the west.
  - PHASE XV DEVELOPMENT** is shown to the west.
  - PHASE XVI DEVELOPMENT** is shown to the west.
  - PHASE XVII DEVELOPMENT** is shown to the west.
  - PHASE XVIII DEVELOPMENT** is shown to the west.
  - PHASE XIX DEVELOPMENT** is shown to the west.
  - PHASE XX DEVELOPMENT** is shown to the west.
  - PHASE XXI DEVELOPMENT** is shown to the west.
  - PHASE XXII DEVELOPMENT** is shown to the west.
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  - PHASE XXIV DEVELOPMENT** is shown to the west.
  - PHASE XXV DEVELOPMENT** is shown to the west.
  - PHASE XXVI DEVELOPMENT** is shown to the west.
  - PHASE XXVII DEVELOPMENT** is shown to the west.
  - PHASE XXVIII DEVELOPMENT** is shown to the west.
  - PHASE XXIX DEVELOPMENT** is shown to the west.
  - PHASE XXX DEVELOPMENT** is shown to the west.
- Infrastructure and Landmarks:**
  - FRONTAGE ROAD:** +/- 1.00 AC
  - LAKEWOOD DITCH**
  - LAKEWOOD ST**
  - US I-10 (Public R/W Varies)**
  - WATER QUALITY POND:** +/- 1.78 AC
  - PHASE I SHOPPING CENTER PYLON SIGN**
  - PHASE II SHOPPING CENTER PYLON SIGN**
  - PHASE III SHOPPING CENTER PYLON SIGN**
  - PHASE IV SHOPPING CENTER PYLON SIGN**
  - PHASE V SHOPPING CENTER PYLON SIGN**
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  - PHASE XXIX SHOPPING CENTER PYLON SIGN**
  - PHASE XXX SHOPPING CENTER PYLON SIGN**

**Stores and Businesses:**

- Top Left:** Ruth Garrett Way, Interstate 10
- Top Center:** LA FITNESS
- Top Right:** SALT GRASS STEAK HOUSE
- Left Side (from top to bottom):** T.J. Maxx, dressbarn, KOHL'S, Michaels, PETSMART, rue21, Payless, KIRKLAND'S, DICK'S SPORTING GOODS, ULTA, Versona, BRYANT, BEST BUY, LONGHORN STEAKHOUSE
- Center (from top to bottom):** Capital One, KAY Pizza Platoon (Summer 2018), CHIPOTLE, PACIFIC DENTAL SERVICES, verizon, FIVE GUYS, Massage Envy, Bellagio Nail Spa, GNC, SportClips
- Right Side (from top to bottom):** ZALES, Allure Spa, LensCrafters, ALBASHA, Pier 1 Imports, OFF BROADWAY, FIVE BEL'W, Dillard's, LOFT, chico's, francesca's, AVEDA, Bath & Body Works, exit 16 BOUTIQUE, VICTORIA'S SECRET, Buckle, charlotte russe, claire's, TORRID, FASHION FOR SIZES 12 TO 28, RED ROBIN, EUROPEAN WAY CENTER, KFC
- Bottom Center:** BJ's
- Bottom Right:** Panera
- Bottom Left:** Cheddar's



## Drive Times

5 Min, 10 Min & 30 Min

Because the 30 minute drive time encompasses a secondary trade area, the yellow shaded area represents the primary trade area while the black bordered area represents the 30 minute drive time.

### DEMOGRAPHICS - 2017 ESTIMATES

|                  | TRADE AREA | 5 MIN    | 10 MIN   | 30 MIN   |
|------------------|------------|----------|----------|----------|
| POPULATION       | 239,254    | 82,619   | 106,103  | 117,551  |
| HOUSEHOLDS       | 91,523     | 31,252   | 40,190   | 44,659   |
| AVG HH INCOME    | \$57,319   | \$75,867 | \$73,967 | \$72,109 |
| MEDIAN HH INCOME | \$48,476   | \$61,867 | \$59,721 | \$58,163 |

# Photos





## RESTAURANTS



**FIVE GUYS**  
BURGERS and FRIES



**ALBASHA**  
Greek & Lebanese Restaurant



## PHASE 1 OUTPARCELS



**RESTAURANT  
BREWHOUSE**

**Cheddar's**

## RETAILERS

Dillard's



**ANNA'S LINENS**



*Massage Envy*  
SPA

**dressbarn**

Bath&BodyWorks



**Pier 1 imports**

**AVEDA**



rue21

**LOFT**



**ZALES**  
THE DIAMOND STORE

*Michaels*



**claire's**

**VERSONA**  
ACCESSORIES

KIRKLAND'S

francesca's  
COLLECTIONS



VICTORIA'S SECRET

chico's

lane BRYANT



**TORRID**



luxé  
eighty-three



Bellagio Nail Spa