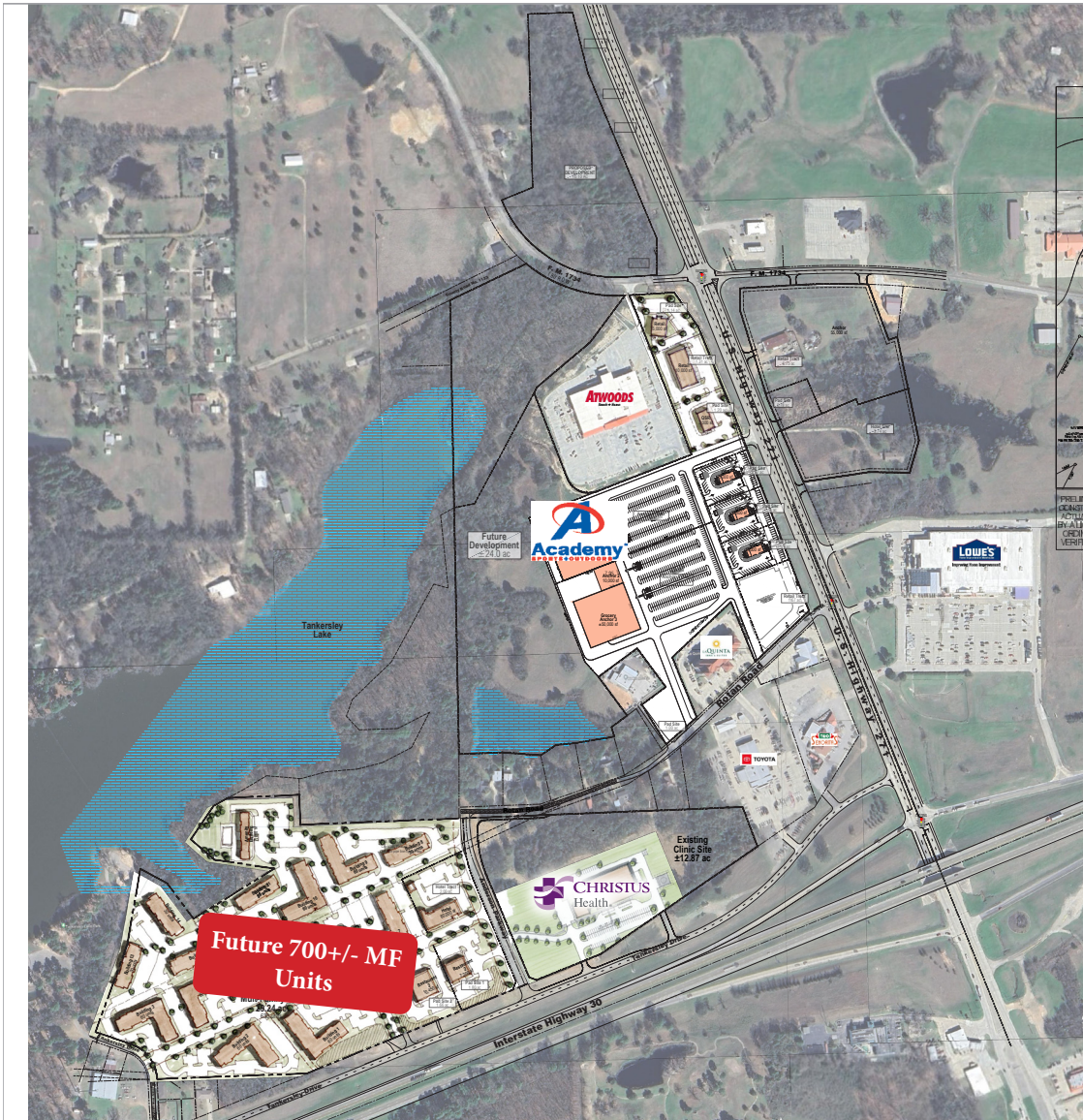


Anderson Towne Crossing

I-30 & Hwy 271 | Mt Pleasant, Texas



Property Overview

This 117-acre property is a mixed-use development at a high-traffic location with pads available with frontage on Interstate 30 & Highway 271. Anderson Towne Crossing is planned for entertainment, commercial, & mixed residential. The development is positioned on Tankersley Lake, with future public and private amenities planned.

- Anchored by a 64,000 SF Atwoods
- 55,000 SF Academy breaking ground Q2 2026
- Primary Trade Area of 88,000+ residents

TRAFFIC COUNTS VPD

I-30, west of Hwy 271	29,920
Hwy 271, south of I-30	16,709
Hwy 271, north of Tankersley Rd	14,650
Tankersley Rd, west of Hwy 271	1,093

Source: Catalyst Commercial 2025, TxDOT 2021

DEMOGRAPHICS 3 MILE 5 MILES 10 MILES

		3 MILE	5 MILES	10 MILES
Population	2025	13,496	18,937	29,882
	2030	13,482	18,878	29,833
Daytime Population	2025	20,448	25,971	35,411
Median Age	2025	33.7	34.0	36.5
Average HH Size	2025	2.85	2.82	2.75
Median HH Income	2025	\$56,171	\$59,127	\$62,109
	2030	\$63,290	\$64,565	\$67,858
Average HH Income	2025	\$70,833	\$72,734	\$79,510
	2030	\$77,180	\$78,938	\$86,775

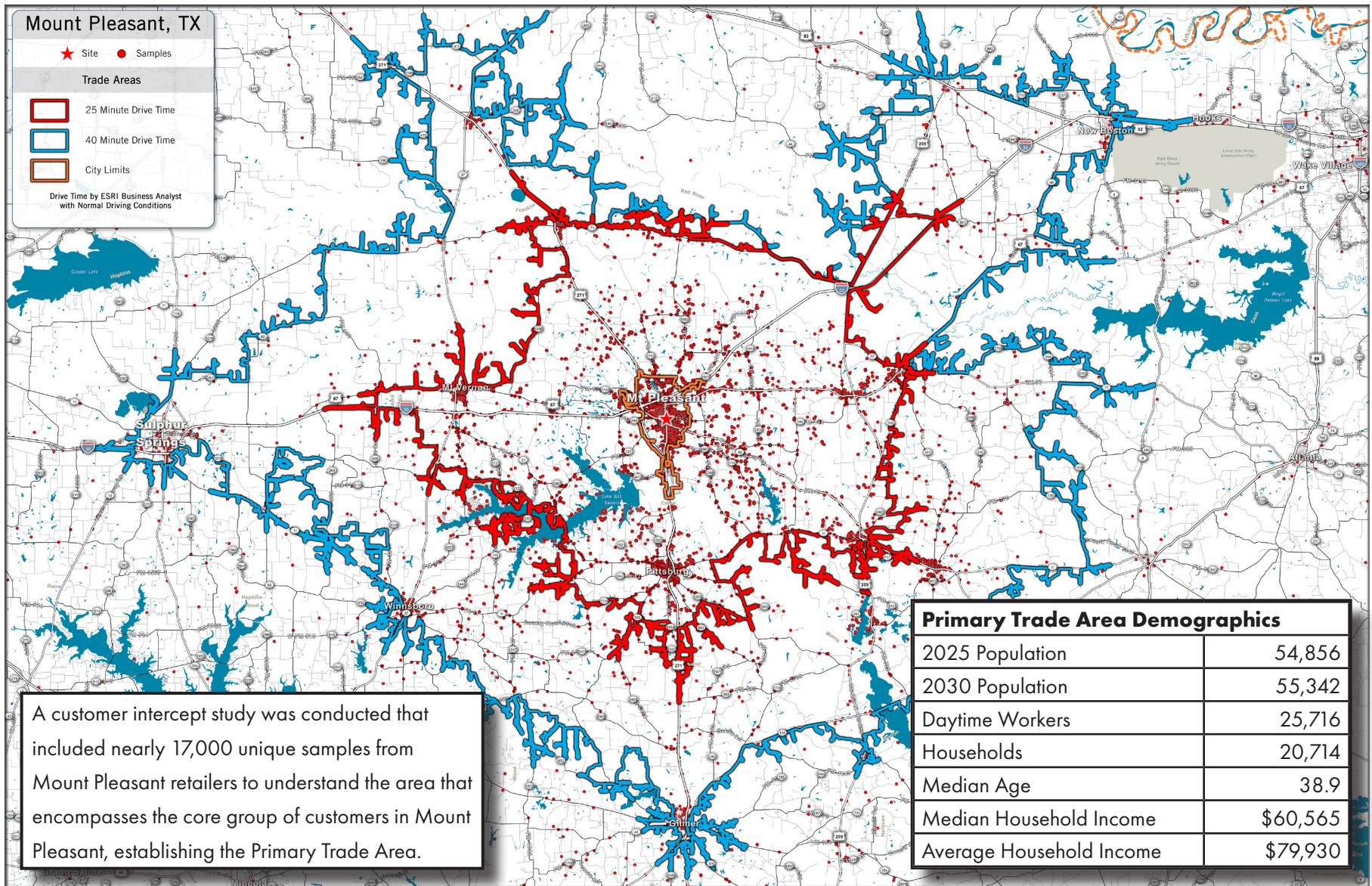
Anderson Towne Crossing

I-30 & Hwy 271 | Mt Pleasant, Texas



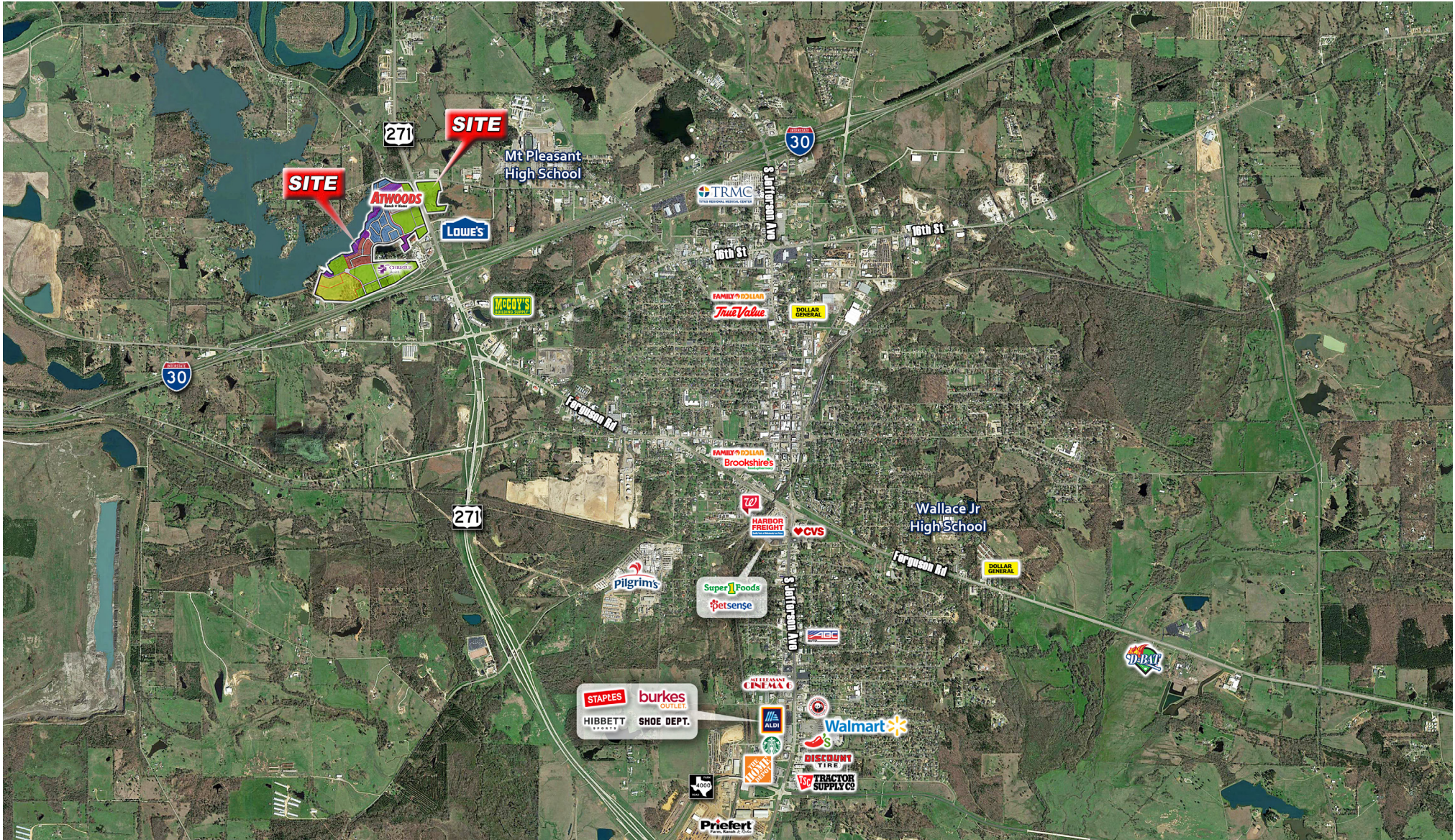
Anderson Towne Crossing

I-30 & Hwy 271 | Mt Pleasant, Texas



Anderson Towne Crossing

I-30 & Hwy 271 | Mt Pleasant, Texas





11-2-2015



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.



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.

Core Location Advisors, LLC		9001114	972-213-0094
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jason Claunch	02876865		972-213-0094
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 _____