

LANTANA TOWN CENTER

Exclusive Retail in Affluent Trade Area

NWC of FM 407 and Jeter Road
Bartonville, Texas

COMING SOON:



WHATABURGER

Andy's Swig

3400



Marketplace

 NewQuest

Josh Friedlander
281.477.4381 | jfriedlander@newquest.com

Nina Kuhn-Irwin
713.840.8244 | nirwin@newquest.com

Project Highlights



37.6%
POPULATION
GROWTH
WITHIN TRADE AREA
FROM 2020 TO 2024

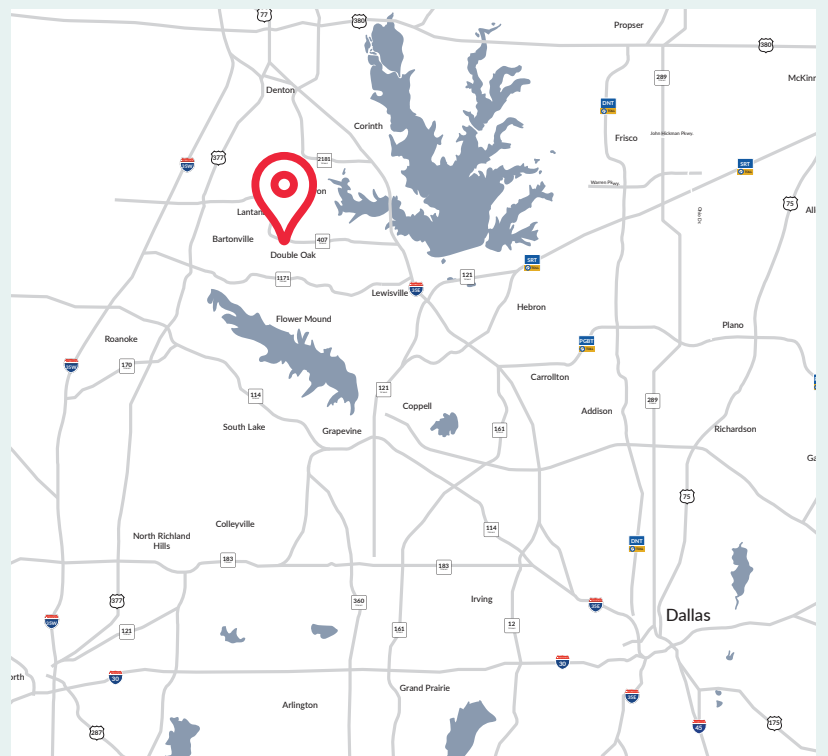
2020 Census, 2024 Estimates with Delivery Statistics as of 04/24



\$250K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILES



110K
CURRENT
POPULATION
WITHIN 5 MILES



STEADY RESIDENTIAL AREA

30,684 FUTURE HOUSEHOLDS
3,077 ANNUAL HOME STARTS
3,032 ANNUAL HOME CLOSINGS

Zonda Estimates Within 5 Miles as of 1Q 2024

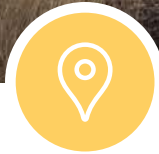
KEY TENANTS



Project Highlights



THE RETAIL COMPONENT OF REPUBLIC PROPERTY GROUP'S AWARD-WINNING LANTANA MASTER-PLANNED COMMUNITY



AFFLUENT DEMOGRAPHICS WITHIN A 3-MILE RADIUS WITH AN AVERAGE HOUSEHOLD INCOME SURPASSING \$184,701



1,207 ANNUALIZED CLOSINGS IN 2020 WITHIN THE IMMEDIATE TRADE AREA AND AN AVERAGE HOME PRICE OF \$532,344 WITHIN 3 MILES



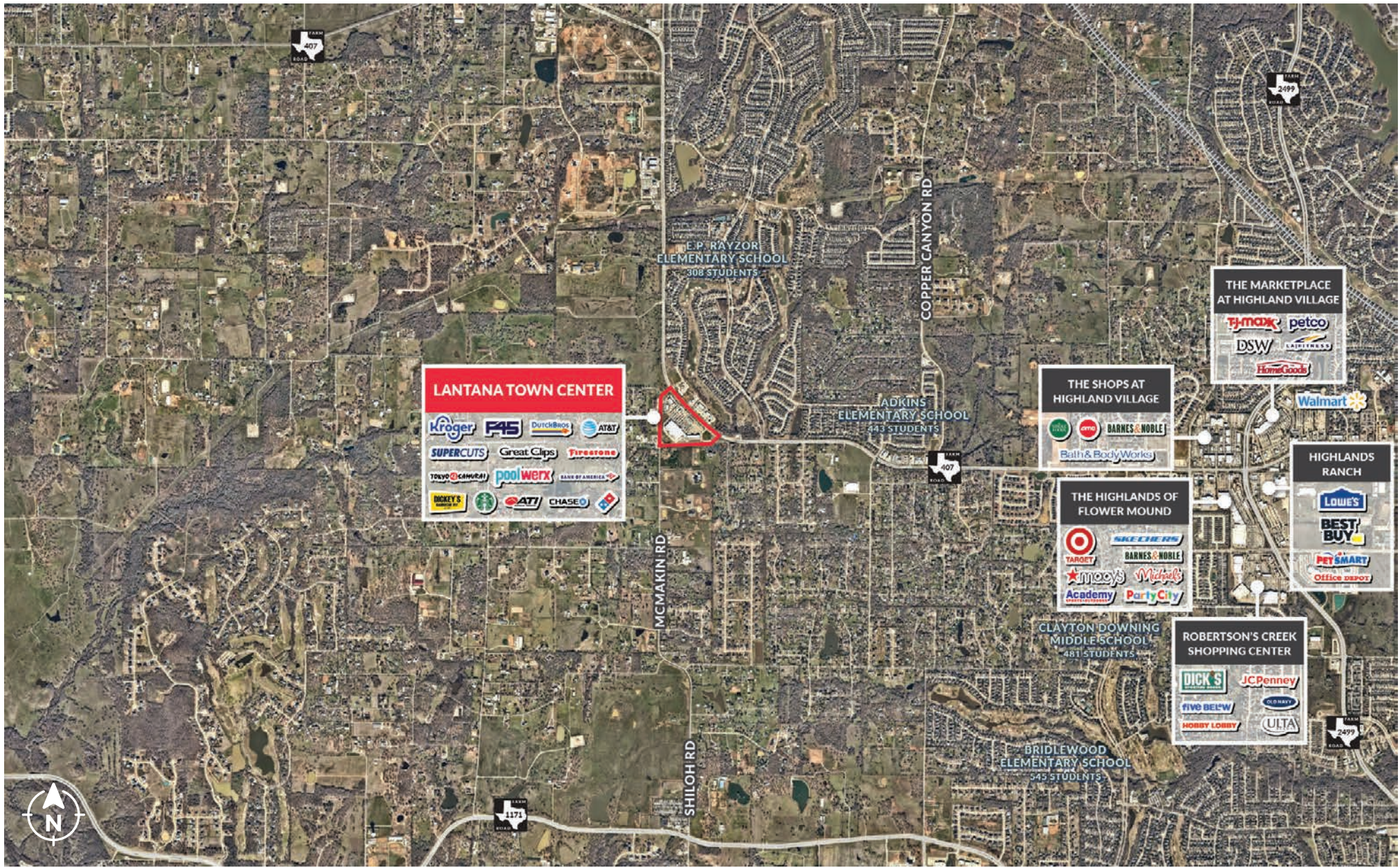
STRONG CUSTOMER LOYALTY SHOWS 38% OF CUSTOMERS VISITED A MINIMUM OF 5 TIMES IN THE LAST 12 MONTHS

- PLACER.AI, 05/23 - 04/24



PHASE I AVAILABLE: 100% LEASED

PHASE II AVAILABLE: 3,850-SF ENDCAP 4,000-SF FAST FOOD



LANTANA TOWN CENTER

Kroger FAS DutchBaker AT&T
SUPERCUTS Great Clips Firezone
TOKYO CAMURAI POOLWERX BANK OF AMERICA
DICKY'S CHASE

THE SHOPS AT HIGHLAND VILLAGE

Walmart
Bath & Body Works
BARNES & NOBLE

THE HIGHLANDS OF FLOWER MOUND

Target
Macy's
Academy
Mikell's
Party City

THE MARKETPLACE AT HIGHLAND VILLAGE

TJ Maxx Petco
DSW Lamps Plus
HomeGoods

HIGHLANDS RANCH

Lowe's
Best Buy
PetSmart
Office Depot

ROBERTSON'S CREEK SHOPPING CENTER

Dick's JCPenney
Five Below Old Navy
Hobby Lobby Ulta



08.24 | 08.24

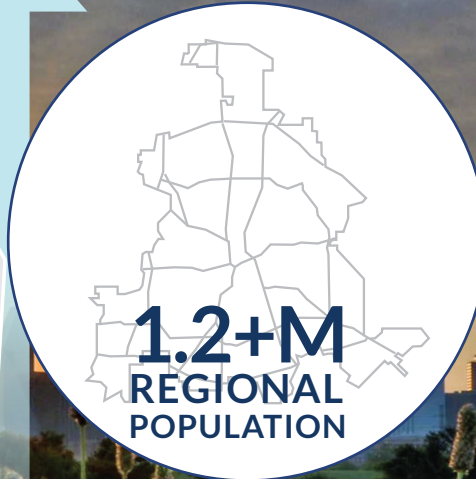
KEY	BUSINESS	AREAS
1	Proposed Tire Shop	6,944SF
2	Proposed Fast Food	2,450 SF
3	Proposed Pizza	1,400 SF
4	Available For Lease	3,850 SF
5	Whataburger	3,751 SF
6	Available Fast Food	4,000 SF
7	Brakes Plus	4,975 SF
8	Shellman's Fine Wine & Spirits	4,941 SF
9	Dr. Santilli, Dds	2,120 SF
10	Bank of America	1,413 SF
11	Luxury Nails Salon & Spa	2,818 SF
12	Great Clips	1,050 SF
13	Casamia Mexican Restaurant	2,842 SF
14	Wells Fargo	2,450 SF
15	Wing Stop	1,400 SF
16	Marble Slab Creamery	1,050 SF
17	Premier Martial Arts	1,400 SF
18	Hill Park Cleaners	1,050 SF
19	Fatburger Round Table Pizza	3,850 SF
20	Dutch Bros. Coffee	950 SF
21	Dickey's Barbecue Pit	1,750 SF
22	Domino's Pizza	2,100 SF
23	Nova Smile Care	2,100 SF
24	Bazooka Charlie's Barber Co.	1,725 SF
25	ATI Physical Therapy	2,125 SF
26	AT&T	1,909 SF
27	Starbucks	2,200 SF
28	Firestone	7,800 SF
29	Chase	3,558 SF
30	Kroger Marketplace	113,531 SF
31	Hollywood Feed	4,880 SF
32	Poolwerx	1,420 SF
33	Tokyo Samurai	3,500 SF
34	Farmers Insurance	1,050 SF
35	Terry's Donuts	1,400 SF
36	The Tutoring Center	1,400 SF
37	Pediatric Dentist	3,150 SF
38	Legacy Nails	2,450 SF
39	F45	2,100 SF
40	Lantana Eye Care	2,100 SF
41	Supercuts	1,400 SF
42	Community MED Urgent Care	3,150 SF
43	Andy's Custard	2,605 SF
44	Swig	634 SF







City of Dallas



DALLAS AREA IS HOME TO
22
FORTUNE 500 COMPANIES

ECONOMIC INDEX



WORKFORCE
4+ million strong workforce, where 34% of regional workers have at least a college degree



Fastest growing transportation system in the Dallas Area Rapid Transit (DART) system; 65 rail stations, a new line on the way



8th fastest growing metro in U.S. 2010-2022 (16.58%)



Thousands of restaurants, 28 libraries, 80.9 million square feet of shopping, 23,000 park acres, 143 miles of trails, plus franchises for all the major professional sports leagues provide endless entertainment.



COST OF LIVING
3rd least expensive of the 10 largest U.S. cities



153 Corporate headquarters

SPORTS INDEX

PROFESSIONAL SPORTS
Home to 7 professional teams



PROFESSIONAL STADIUMS
Home to 4 professional stadiums



Demographics



POPULATION	2 MILES	3 MILES	5 MILES	TRADE AREA	INCOME	2 MILES	3 MILES	5 MILES	TRADE AREA
Current Households	4,510	9,462	36,610	27,634	Average Household Income	\$249,626	\$249,599	\$216,196	\$198,207
Current Population	14,141	29,489	110,490	79,540	Median Household Income	\$205,828	\$201,158	\$177,528	\$164,300
2020 Census Population	13,838	28,207	94,664	57,865	Per Capita Income	\$82,709	\$83,179	\$74,662	\$70,339
Population Growth 2020 to 2024	2.19%	4.55%	16.72%	37.46%	CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES	TRADE AREA
2024 Median Age	41.8	42.5	41.3	41.1	1 Person Households	12.49%	13.42%	17.39%	22.13%
RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES	TRADE AREA	2 Person Households	64.27%	61.96%	54.35%	55.80%
White	60.03%	60.06%	60.48%	57.79%	3+ Person Households	23.24%	24.62%	28.26%	22.06%
Black or African American	11.38%	11.16%	11.63%	12.24%	Owner-Occupied Housing Units	94.78%	94.51%	85.53%	91.50%
Asian or Pacific Islander	16.51%	15.87%	12.86%	17.41%	Renter-Occupied Housing Units	5.22%	5.49%	14.47%	8.50%
Other Races	11.54%	12.32%	14.42%	11.95%					
Hispanic	15.79%	17.01%	19.66%	16.86%					

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

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

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Josh Friedlander	526125	jfriedlander@newquest.com	281.477.4381
Sales Agent/Associate's Name	License No.	Email	Phone
Nina Kuhn-Irwin	669710	nirwin@newquest.com	713.840.8244
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

MS24-703_JM_08.08.24