

LANTANA TOWN CENTER

Exclusive Retail in Affluent Trade Area

NWC of FM 407 and Jeter Road
Bartonville, Texas

NOW OPEN:



Andy's Swig

 NewQuest

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Project Highlights



44%
POPULATION
GROWTH
WITHIN TRADE AREA
FROM 2020 TO 2025

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25



\$252K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILES

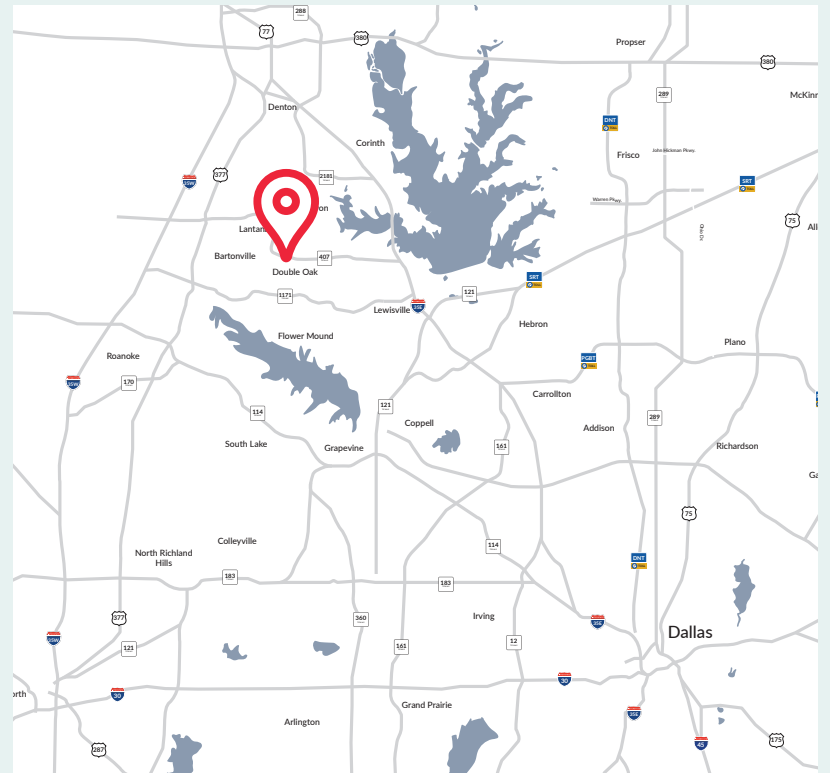


108K
CURRENT
POPULATION
WITHIN 5 MILES

STEADY RESIDENTIAL AREA

6,955 FUTURE HOUSEHOLDS
200 ANNUAL HOME STARTS
300 ANNUAL HOME CLOSINGS
\$1,066,239 AVERAGE HOME PRICE

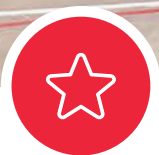
Zonda Estimates Within 5 Miles as of 4Q 2024



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 \$250,000**



**300 ANNUALIZED
CLOSINGS AREA AND
AN AVERAGE HOME
PRICE OF \$1,066,239
WITHIN 5 MILES IN Q4
2024**

- ZONDA, Q4 '24



**SIGNIFICANT
CUSTOMER LOYALTY
WITH 2.8 MILLION
VISITS TO THE
CENTER IN THE PAST
12 MONTHS**

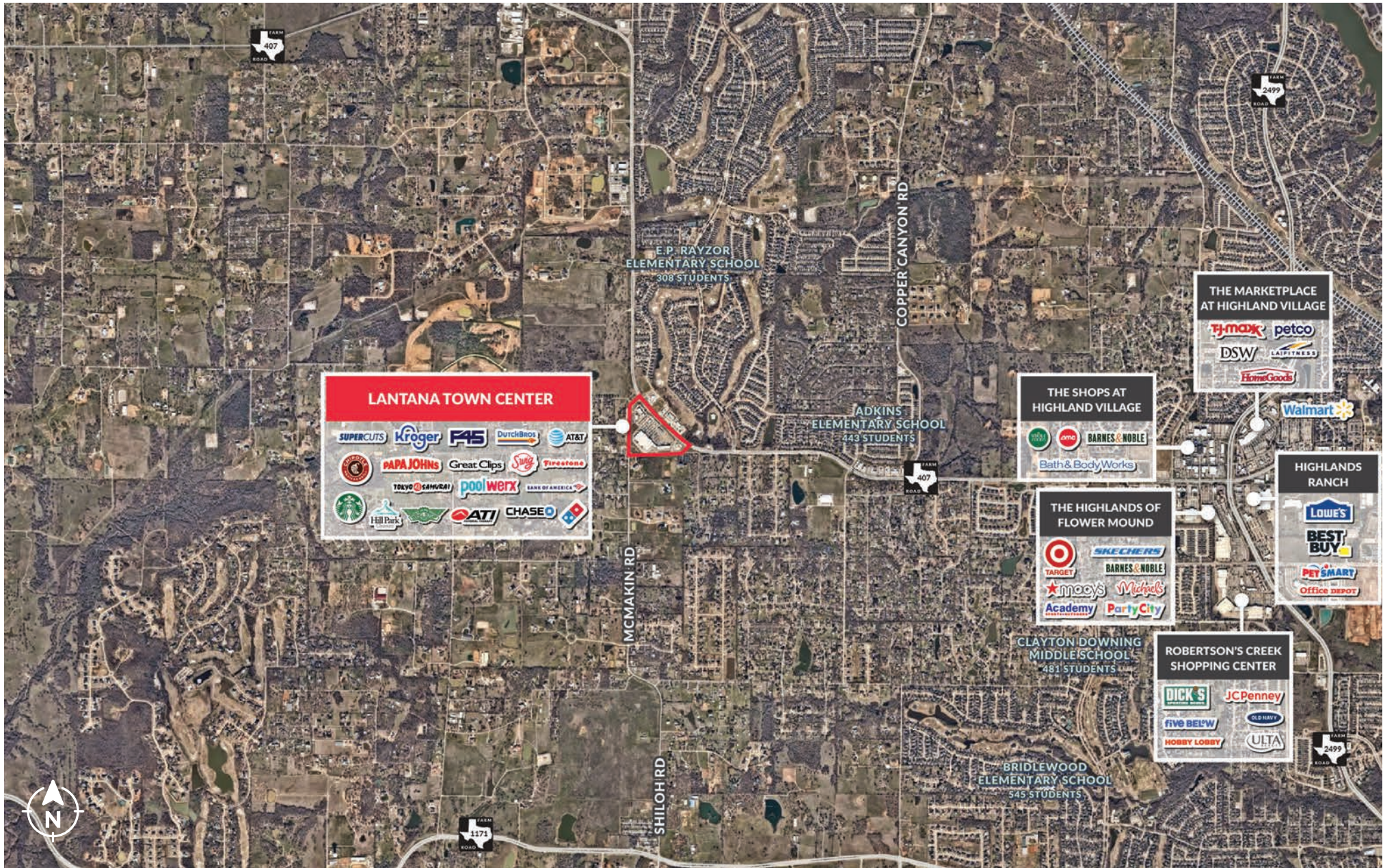
- PLACER.AI, '25



**PHASE I AVAILABLE:
1,750 SF ENDCAP
1,400 SF 2ND-GEN**

**PHASE II AVAILABLE:
1,050-4,550 SF**

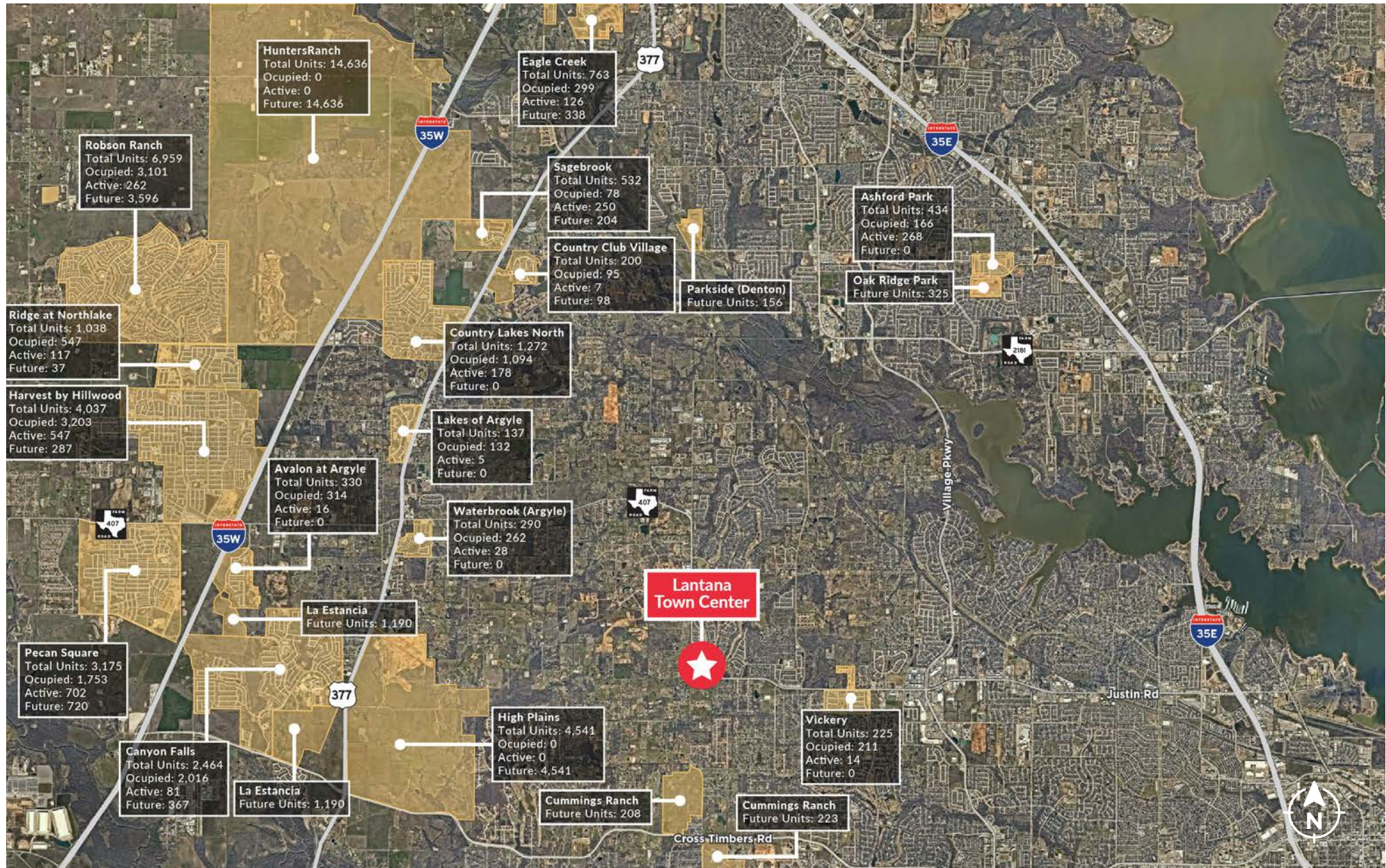
Retail Aerial



TxDOT Traffic Counts as of 2024

07.25 | 11.24

Housing Aerial



TxDOT Traffic Counts as of 2024

04.25 | 11.24



TxDOT Traffic Counts as of 2024 10.25 | 10.25

AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

Site Plan

KEY	BUSINESS	AREAS
1	Mavis Discount Tire	6,925 SF
2	Chipotle	2,450 SF
3	Papa Johns	1,400 SF
4	Available For Lease	4,550 SF
5	Whataburger	3,751 SF
6	Proposed Retail	10,000 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	Available For Lease	1,050 SF
17	Goodwill	1,400 SF
18	Hill Park Cleaners	1,050 SF
19	Available For Lease - 2nd Gen Restaurant	3,850 SF
20	Dutch Bros. Coffee	950 SF
21	Available For Lease - 2nd Gen Restaurant	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	Liquor Store	1,050 SF
35	Terry's Donuts	1,400 SF
36	Available For Lease	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



SP.224 | 10.25 | 10.25



DALLAS-FORT WORTH, TEXAS



6TH MOST
POPULATED METRO
IN TEXAS

8 MILLION PEOPLE¹



5TH LARGEST TECH
WORKFORCE IN
THE U.S.³



GDP OVER \$598
BILLION
TOP 10 U.S. CITIES⁵



24 FORTUNE
500 COMPANY
HEADQUARTERS⁴



3RD LARGEST
INCREASE IN
EMPLOYMENT
**68K JOBS ADDED
JANUARY-MAY 2024²**



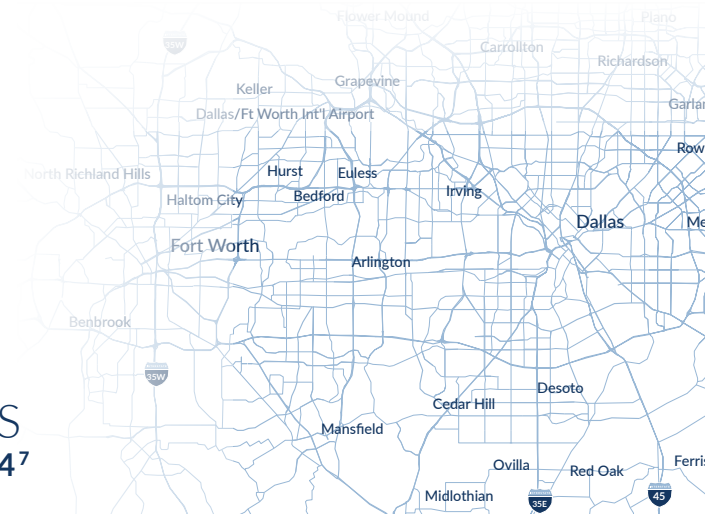
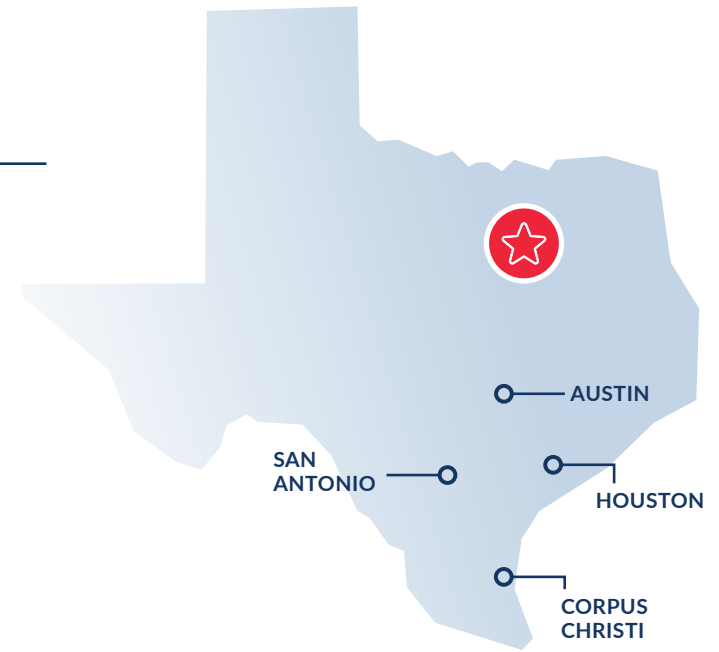
HIGHEST U.S.
POPULATION
INCREASE
**+462K PEOPLE
2022-2023¹**



8.5% PROPERTY
VALUE INCREASE
JULY 2023-2024⁶



19.4% INCREASE
IN RESIDENTIAL
BUILDING PERMITS
SEPTEMBER 2023-2024⁷



¹U.S. Census, 2020 | ²U.S. Bureau of Labor and Statistics, 2024 | ³U.S. Bureau of Labor and Statistics/Dallas EDC, May 2024 | ⁴Dallas Regional Chambers, 2024 | ⁵Visual Capitalist, 2024 | ⁶Dallas City Hall, 2024 | ⁷Federal Reserve Bank of St. Louis, 2024

Demographics



POPULATION	2 MILES	3 MILES	5 MILES	TRADE AREA
Current Households	4,481	9,431	35,713	29,041
Current Population	14,049	29,395	107,783	83,591
2020 Census Population	13,838	28,207	94,664	57,865
Population Growth 2020 to 2025	1.52%	4.21%	13.86%	44.46%
2025 Median Age	42.4	42.9	41.8	42.2

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES	TRADE AREA
White	74.55%	74.23%	71.42%	76.97%
Black or African American	5.30%	5.14%	5.57%	4.94%
Asian or Pacific Islander	8.57%	9.46%	11.30%	6.87%
Other Races	11.06%	10.66%	11.23%	10.66%
Hispanic	13.98%	13.36%	13.91%	13.55%

INCOME	2 MILES	3 MILES	5 MILES	TRADE AREA
Average Household Income	\$242,506	\$251,534	\$226,810	\$214,413
Median Household Income	\$211,111	\$206,279	\$182,219	\$165,282
Per Capita Income	\$80,835	\$84,284	\$78,716	\$76,784

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES	TRADE AREA
1 Person Households	8.20%	8.51%	14.26%	15.35%
2 Person Households	38.19%	38.44%	35.75%	37.60%
3+ Person Households	53.61%	53.05%	49.98%	47.05%
Owner-Occupied Housing Units	94.54%	94.26%	84.78%	90.02%
Renter-Occupied Housing Units	5.46%	5.74%	15.22%	9.98%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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>



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