



Property Information

Highlights

- Approximately 19.5 acres of new pad sites available
- Fully improved pad delivery with utilities, perimeter drives, and off-site detention in place
- 10,800 SF retail shop building - Q1 2027 delivery
 - » Up to 3,800 SF endcap & up to 3,000 SF inline spaces available
- Phase 2 of mixed-use development that features 20+ pad users developed in the last 9 years
- High volume retailers and restaurants
- Exceptional access and visibility for pad users
- 9.5 miles from I35W & N Tarrant Pkwy intersection
- 16 miles from I-35 & US 380 intersection

Market Information

- Epicenter of the growth along both the northern I-35W & SH 114 corridors
- Regional trade area market that encompasses Tarrant, Denton and Wise counties
- Immediate area is populated with educated young families with an average household income of \$156,687 within a 15-minute drive time
- Daytime population of 129,652 in a 15-minute drive time
- North Fort Worth and Denton counties rank as #1 and #2 housing markets in DFW per MetroStudy reports

a development by

L/P LADERA
PROPERTIES

Demographics	3 Miles	15-Minute Drive Time	Trade Area
2024 Residential Population	27,138	141,144	189,552
2024 Daytime Population	22,739	129,652	161,094
2024 Average Household Income	\$142,306	\$156,687	\$168,481
Median Age	34	35	38

Traffic Counts

I-35W	68,443 vpd ('22)
Hwy 114	56,568 vpd ('23)

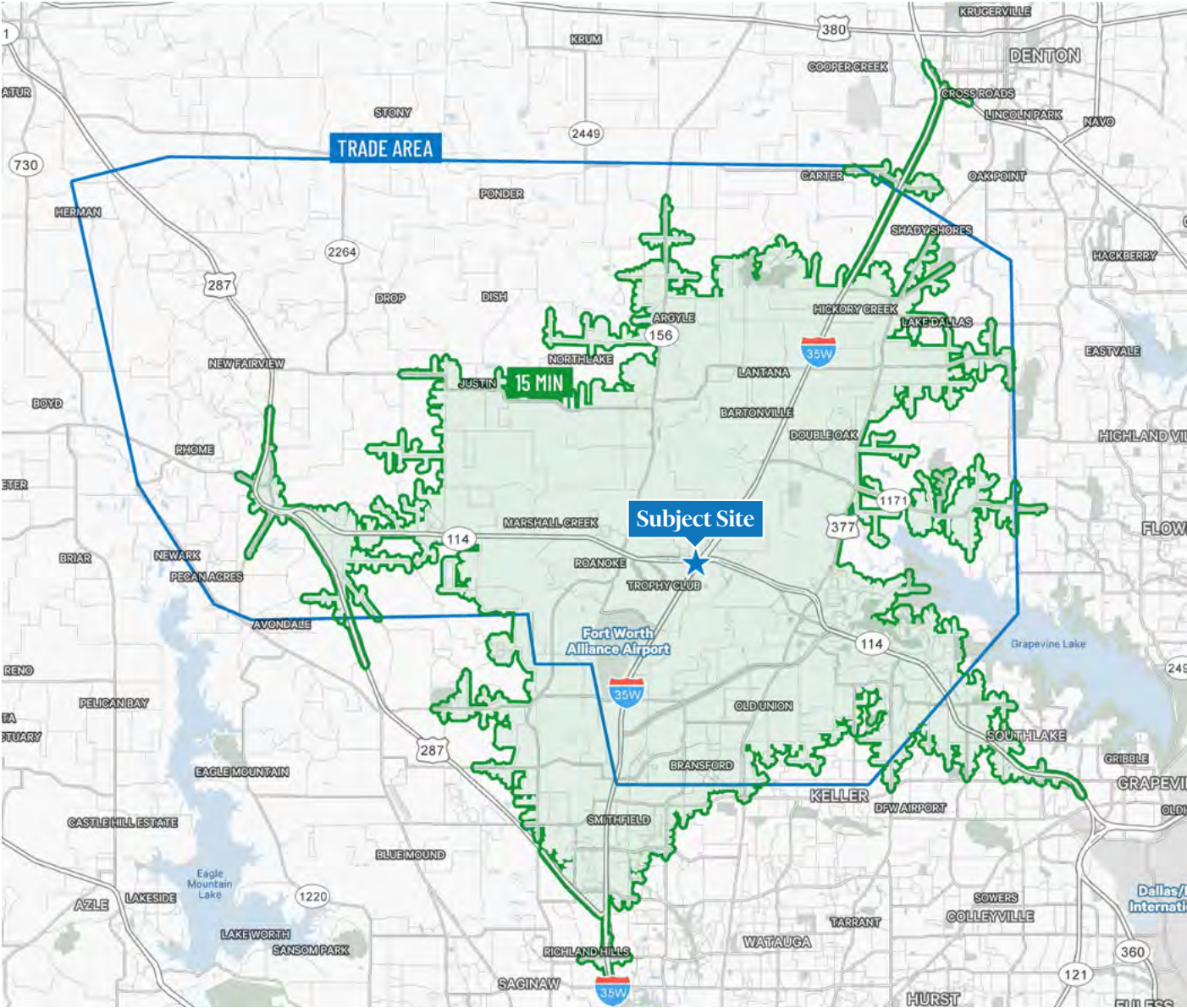
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TRADE AREA MAP



2024 Demographics

Trade Area

Daytime Pop	161,094
Population	189,552
Pop 2029 EST	224,442
Avg HH Income	\$168,481
Median HH Income	\$127,349
Pop Growth 2024-2029	3.44%

15 Minute Drive Time

Daytime Pop	129,652
Population	141,144
Pop 2029 EST	177,136
Avg HH Income	\$156,687
Median HH Income	\$122,179
Pop Growth 2024-2029	4.65%

3 Miles

Daytime Pop	22,739
Population	27,138
Pop 2029 EST	31,210
Avg HH Income	\$142,306
Median HH Income	\$118,226
Pop Growth 2024-2029	2.84%

5 Miles

Daytime Pop	68,094
Population	68,860
Pop 2029 EST	80,020
Avg HH Income	\$142,636
Median HH Income	\$113,016
Pop Growth 2024-2029	3.05%

7 Miles

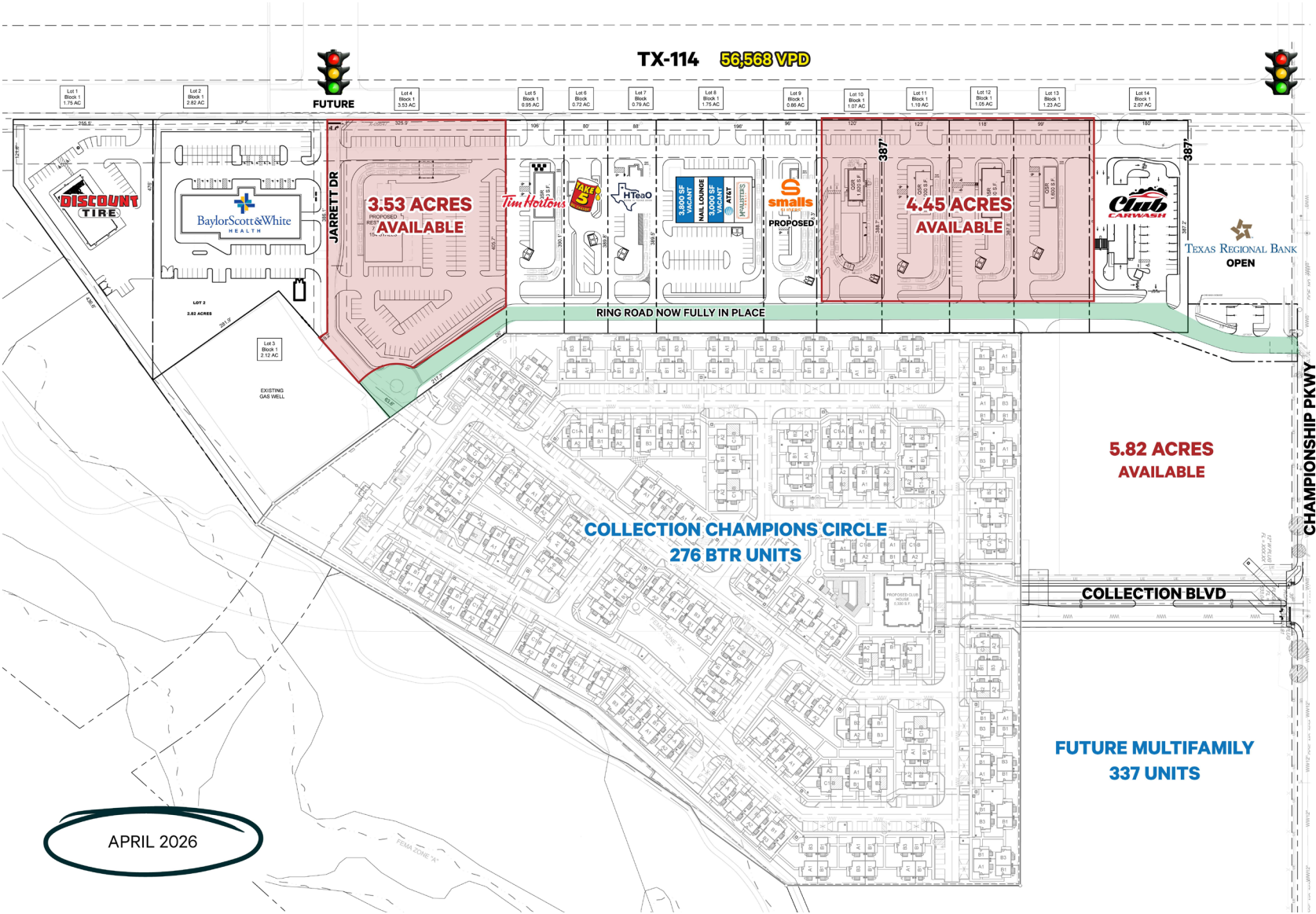
Daytime Pop	143,721
Population	170,215
Pop 2029 EST	216,036
Avg HH Income	\$159,717
Median HH Income	\$125,725
Pop Growth 2024-2029	4.88%

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MERCH PLAN



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VIEW TO THE SOUTH



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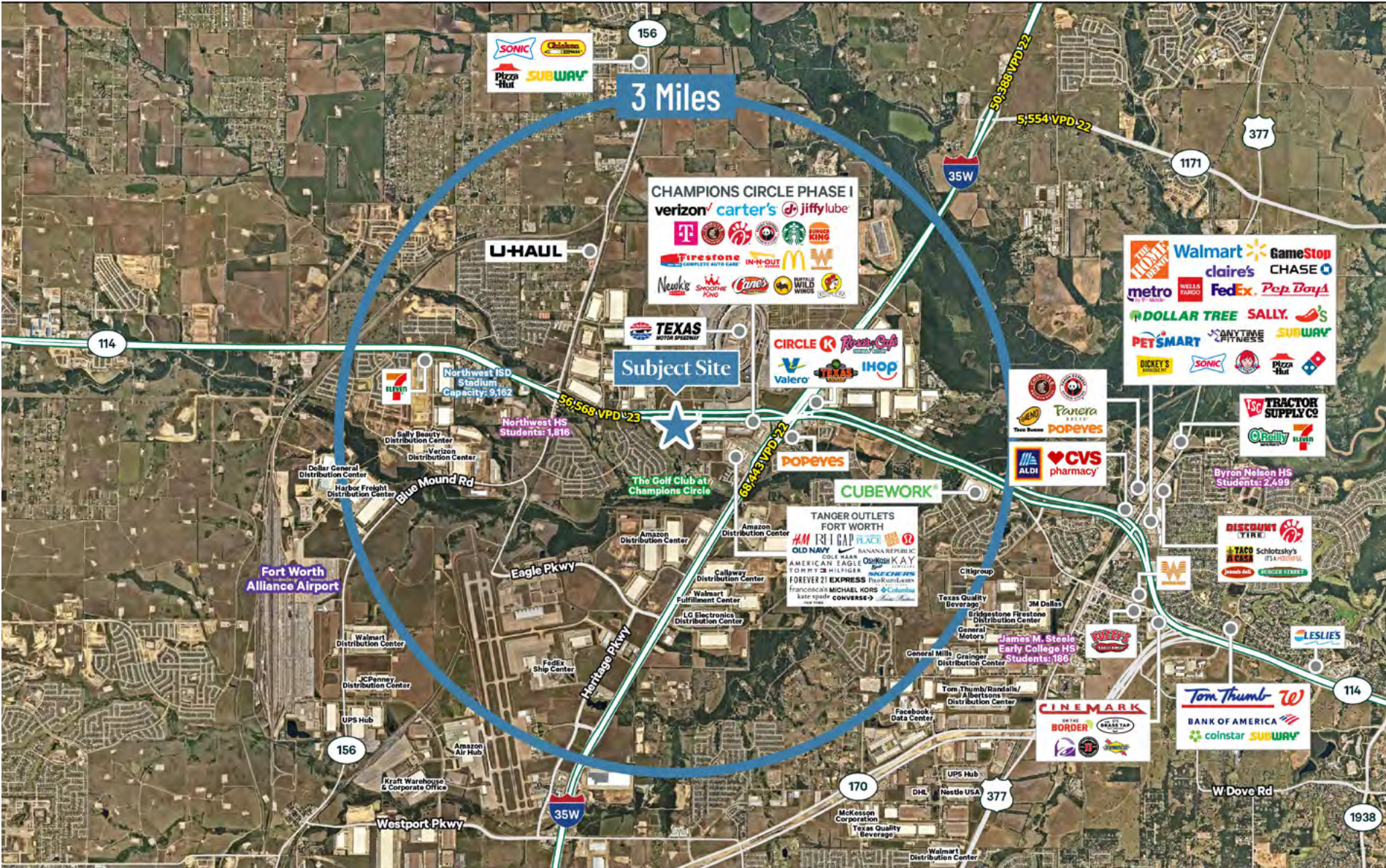
CLOSE UP AERIAL



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THREE-MILE AERIAL



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Alliance & Presidio Junction
12 Minute Drive (9.5 driving miles)

Southlake Town Square
15 Minute Drive (11.1 driving miles)

N Tarrant & Precinct Line
22 Minute Drive (12.3 driving miles)

N Tarrant & Hwy 377
19 Minute Drive (13.5 driving miles)

Cross Timbers
21 Minute Drive (15.1 driving miles)

Golden Triangle Mall
20 Minute Drive (18.7 driving miles)

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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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

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