



Underwriting Report - Retail Property

Castle Hills Village Shops & Office

Phase III

2520 King Arthur Blvd

45,194 SF Retail Freestanding

Lewisville, Texas - North Carrollton Submarket

PREPARED BY



Darrin Coles, CCIM



SUBJECT PROPERTY

Property Details	1
------------------	---

SHOPPING CENTER OVERVIEW

Center Details	7
----------------	---

MARKET SUMMARY

Dallas-Fort Worth Market Summary	13
Dallas-Fort Worth Economic Summary	15

PEER PROPERTIES

Peer Properties Summary	21
Peer Property Photos	24
Peer Property Details	26
Peer Property Comparison	35

LEASING ANALYTICS

Dallas-Fort Worth Vacancy Analytics	41
Rent Analytics	46
Absorption Analytics	48
Leasing Analytics	49

CONSTRUCTION

Overall Construction Summary	52
Dallas-Fort Worth Construction	53
North Carrollton Construction	55
Construction Activity	59
Completed Construction Past 12 Months	64
Deliveries Past 12 Months Property Details	68
Under Construction Summary	93
Under Construction Property Details	94

SALE COMPS

Investment Trends	107
Sale Comp Details	112
Sales Volume	114
Sales Pricing	115
Cap Rates	117
Top Buyers & Sellers	118



DEMOGRAPHICS

Income and Spending	121
---------------------	-----

APPENDIX

Historical Leasing Data	124
Historical Construction Data	126



Subject Property

2520 King Arthur Blvd - Phase III

2520 King Arthur Blvd - Phase III 
Lewisville, TX 75056 - North Carrollton



OWNER

Bright Realty LLC

TRAFFIC COUNTS

Polser Rd/Holy Grail Dr	1.1K
Lady of the Lake Blvd/King Gallo...	2.5K
Polser Rd/Oak Grove Dr	1.6K
Polser Rd/Capstone Dr	1K

LOCATION

Location Score:	Best Location (90)
Walk Score®:	Somewhat Walkable (63)
Transit Score®:	Minimal Transit (0)

PROPERTY

Type:	Neighborhood Center	Tenancy:	4 Tenants
Center:	Castle Hills Village Shops & Offices	Construction:	Steel
GLA:	45,194 SF	Land AC:	2.10 AC
Year Built/Renov	2004	Building FAR:	0.49
Floors:	2	Total Expenses:	-
Loading Docks:	-		
Parking	-		
Features:	24 Hour Access, Air Conditioning, Monument Signage, Signage		
Frontage:	214' on King Arthur Blvd		

VACANCY

Current:	100%
Last Quarter:	100%
Year Ago:	100%
Peers:	24.8%
Submarket:	3.3%

NNN ASKING RENTS PER SF

Current:	\$22.00
Last Quarter:	\$22.00
Year Ago:	\$22.00
Peers (Market Rent):	\$23.35
Submarket (Market Rent):	\$25.95

12 MO. LEASING SF ACTIVITY

Property:	-
Peers Total:	39,926
Peers Count:	17
Peers Avg:	2,348
Submarket:	186,139



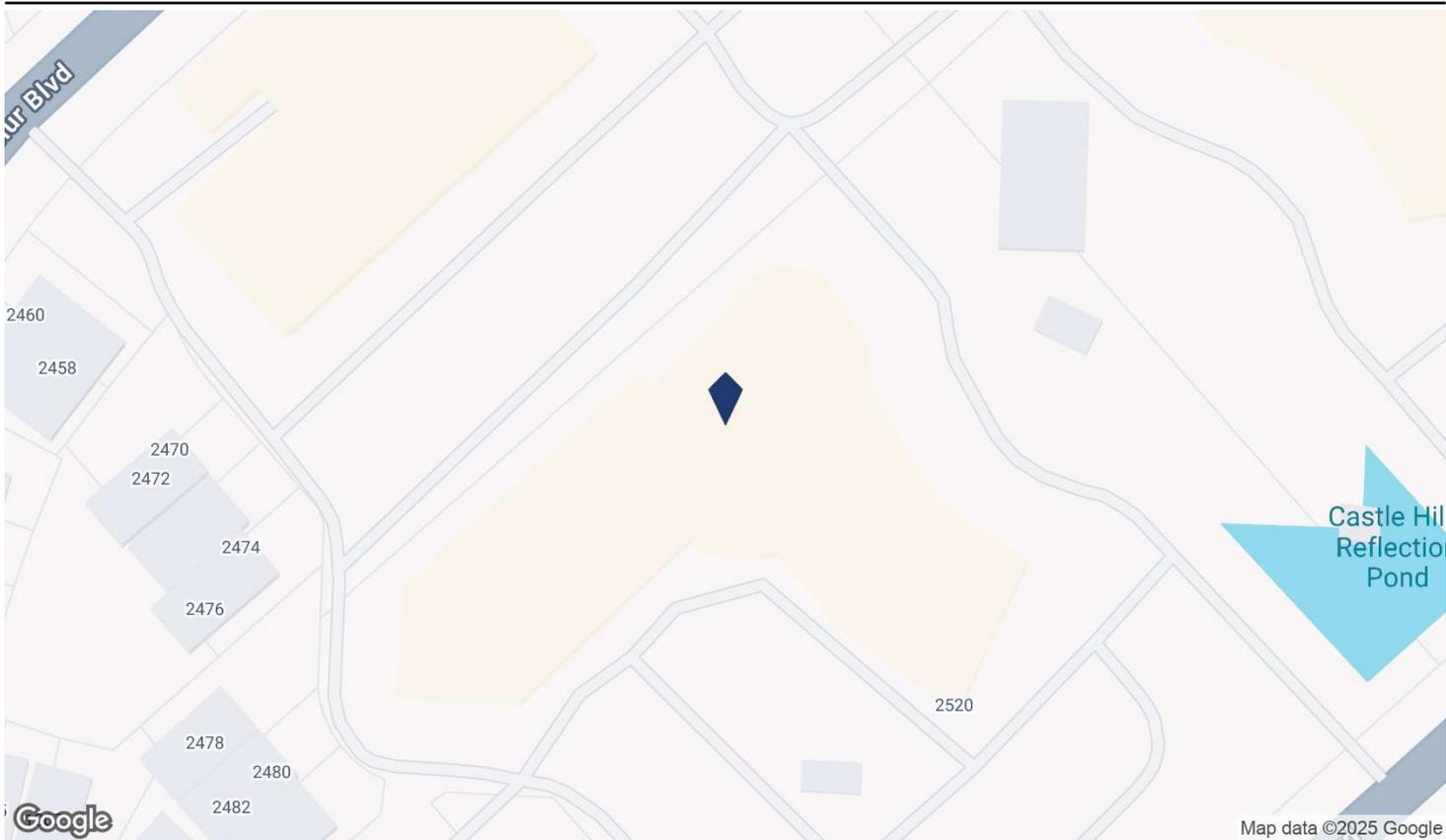
Subject Property

2520 King Arthur Blvd - Phase III

AVAILABLE SPACES

Floor	Suite	Space Type			Square Feet		Rent	On Market	Vacant
		Use	Type	Occupancy	SF Avail	Bldg Contig			
1st	105	Retail	Direct	Vacant	3,181	3,181	Withheld	3 mo	64 mo
2nd	205	Off/Ret	Direct	Vacant	1,743	1,743	Withheld	17 mo	26 mo
2nd	215	Off/Ret	Direct	Vacant	4,274	4,274	Withheld	17 mo	26 mo
2nd	220	Off/Ret	Direct	Vacant	11,900	11,900	Withheld	17 mo	26 mo
2nd	230	Off/Ret	Direct	Vacant	1,000	5,604	Withheld	17 mo	26 mo
All Spaces					26,702	11,900	-		

SITE PLAN



TENANTS

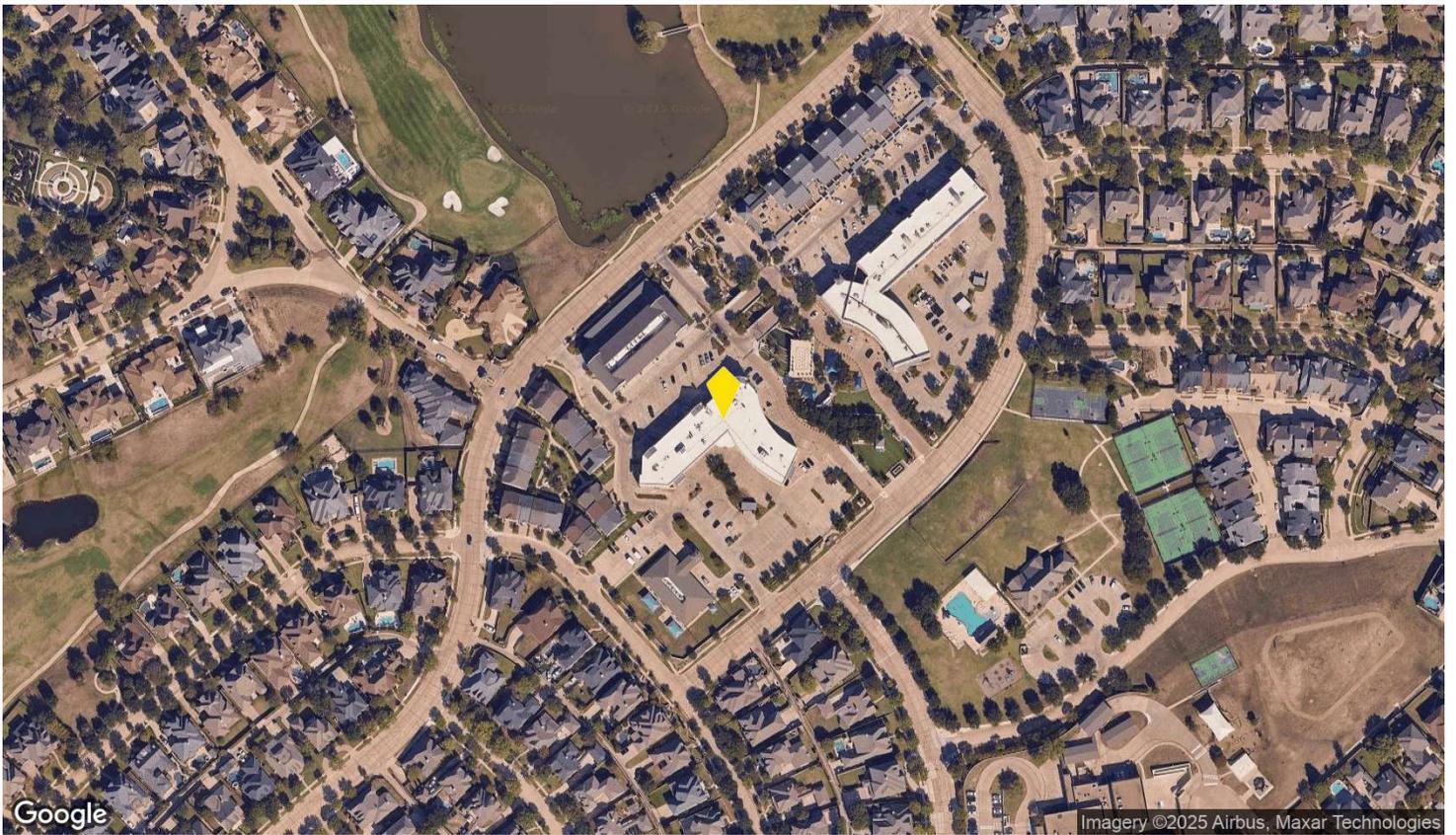
Tenant		Store Type	SF Occupied	Chain	Move Date	Exp Date
Hills Cafe		Restaurant	2,810	No	Dec 2020	Nov 2030
Tide Cleaners		Laundry	2,000	Yes	Apr 2024	-
Alloy Personal Training		Fitness	1,644	No	Jul 2023	Jun 2028
Estilo Concept Store		-	1,250	No	Jul 2020	-



Subject Property

2520 King Arthur Blvd - Phase III

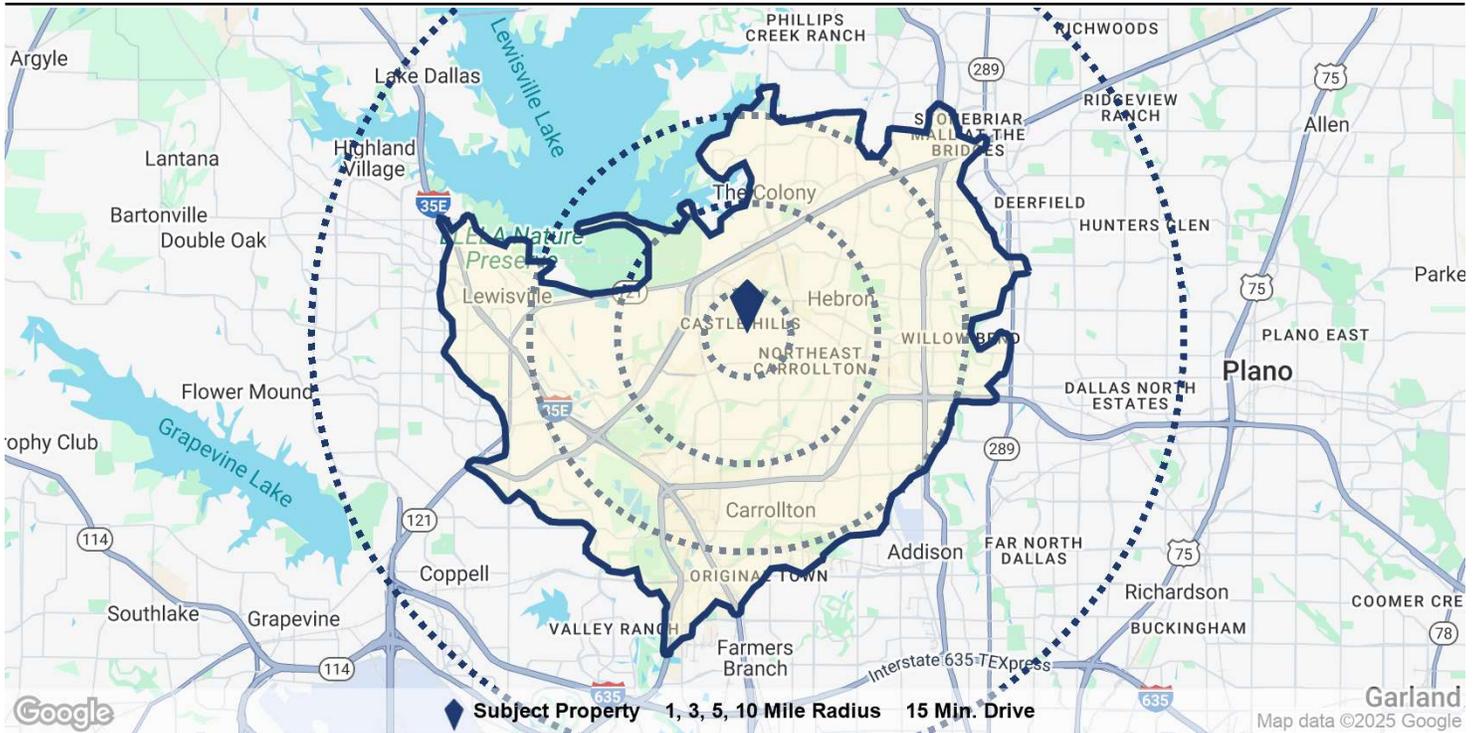
AERIAL VIEW



Subject Property

2520 King Arthur Blvd - Phase III

DEMOGRAPHICS



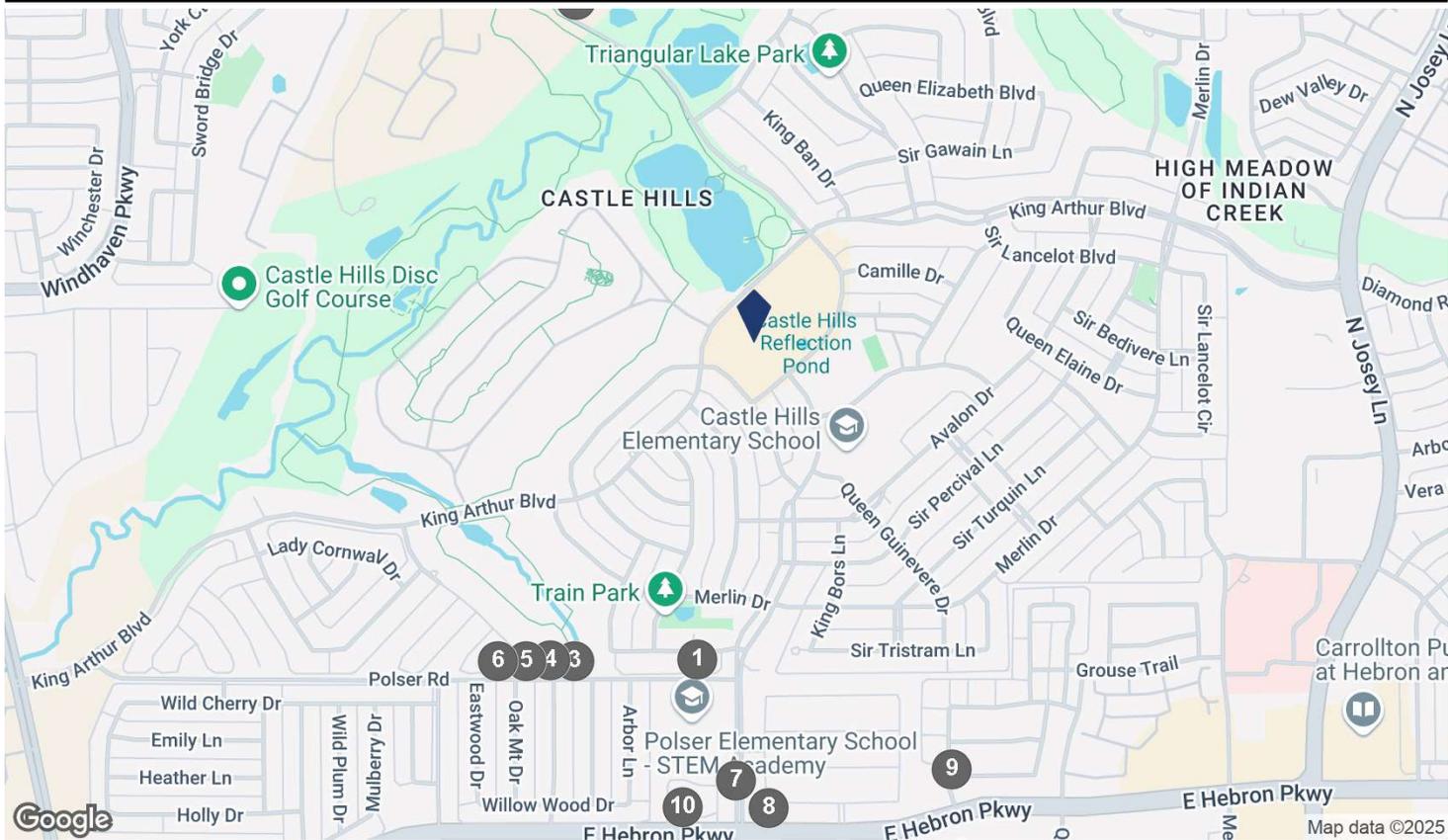
Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	13,514	121,433	276,234	1,134,115	389,533
5 Yr Growth	19.5%	21.0%	18.4%	14.6%	15.7%
Median Age	42	40	38	38	38
5 Yr Forecast	43	41	40	40	40
White / Black / Hispanic	50% / 8% / 11%	43% / 12% / 20%	44% / 15% / 23%	48% / 11% / 22%	43% / 15% / 25%
5 Yr Forecast	50% / 8% / 11%	43% / 12% / 20%	44% / 15% / 22%	48% / 12% / 21%	43% / 15% / 24%
Employment	3,061	26,975	115,031	647,622	234,209
Buying Power	\$695.1M	\$4.8B	\$10.1B	\$42B	\$13.7B
5 Yr Growth	22.5%	22.3%	19.6%	14.9%	16.5%
College Graduates	61.6%	48.3%	45.9%	49.7%	59.6%
Household					
Households	4,614	47,046	114,974	453,506	162,611
5 Yr Growth	20.0%	21.5%	19.1%	14.9%	16.4%
Median Household Income	\$150,657	\$101,120	\$87,495	\$92,566	\$84,531
5 Yr Forecast	\$153,702	\$101,816	\$87,886	\$92,630	\$84,655
Average Household Income	\$178,416	\$127,038	\$114,526	\$120,651	\$111,347
5 Yr Forecast	\$180,511	\$127,442	\$114,810	\$120,776	\$111,401
% High Income (>\$75K)	79%	64%	57%	59%	56%
Housing					
Median Home Value	\$544,415	\$380,629	\$363,614	\$389,321	\$361,915
Median Year Built	2005	1999	1993	1993	1994
Owner / Renter Occupied	75% / 25%	57% / 43%	47% / 53%	49% / 51%	43% / 57%



Subject Property

2520 King Arthur Blvd - Phase III

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Polser Rd	Holy Grail Dr - E	1,144	2018	0.50 mi
2 Lady of the Lake Blvd	King Galloway Dr - NW	2,482	2022	0.53 mi
3 Polser Rd	Oak Grove Dr - E	1,573	2018	0.56 mi
4 Polser Rd	Capstone Dr - E	1,044	2022	0.57 mi
5 Polser Rd	Oak Mount Dr - W	1,712	2022	0.59 mi
6 Polser Rd	Oak Mount Dr - E	1,552	2022	0.62 mi
7 Standridge Dr	Prairie Dr - S	3,573	2022	0.67 mi
8 E Hebron Pkwy	Hebron Pkwy - W	30,678	2022	0.71 mi
9 Swan Forest Dr	E Hebron Pkwy - S	777	2018	0.71 mi
10 E Hebron Pkwy	Hebron Pkwy - E	30,983	2022	0.71 mi





Shopping Center Overview

Castle Hills Village Shops & Offices

2540 King Arthur Blvd

94,997 SF Neighborhood Center

Lewisville, TX 75056 - North Carrollton Submarket

PREPARED BY



Darrin Coles, CCIM



Shopping Center Overview

2520 King Arthur Blvd - Phase III

SHOPPING CENTER

Type:	Neighborhood Center	Land Acres:	11.20 AC
Name	Castle Hills Village Shops & Offices	# of Properties:	4
GLA:	94,997 SF	Year Built/Renov	Built 2004
Anchor GLA:	-	Levels:	1 - 2
Available Spaces:	7	Location Score:	Best Location (90)
% Leased	69.88%	Walk Score®:	Somewhat Walkable (66)
Website:	-	Transit Score®:	Minimal Transit (0)
Anchor Tenant:	-		
Parking			
Features:	24 Hour Access, Restaurant, Signage, Air Conditioning		
Frontage:	King Arthur Blvd 663', Lady Of The Lake Blvd 516'		
For Sale:	SF Property Sale For \$374,745, SF Property Sale For \$918,910, SF Property Sale For \$2,558,500, SF Proper...		

AVAILABLE SPACES

Address	Space Type			Square Feet		Rent	On Mkt	Vacant
	Use	Type	Occupancy	SF Avail	Bldg Contig			
2540 King Arthur Blvd	Retail	Direct	Vacant	806	806	Withheld	3 mo	36 mo
2540 King Arthur Blvd	Office	Direct	Vacant	1,423	1,423	\$22/NNN	25 mo	25 mo
2540 King Arthur Blvd	Office	Direct	Vacant	155	155	Withheld	25 mo	25 mo
2540 King Arthur Blvd	Office	Direct	Vacant	156	156	Withheld	25 mo	25 mo
2540 King Arthur Blvd	Office	Direct	Vacant	2,000	4,869	\$22/NNN	25 mo	25 mo
2540 King Arthur Blvd	Office	Direct	Vacant	1,419	1,419	\$22/NNN	15 mo	15 mo
2540 King Arthur Blvd	Office	Direct	Vacant	2,090	2,090	\$22/NNN	7 mo	4 mo
2520 King Arthur Blvd	Retail	Direct	Vacant	3,181	3,181	Withheld	3 mo	64 mo
2520 King Arthur Blvd	Off/Ret	Direct	Vacant	1,743	1,743	Withheld	17 mo	26 mo
2520 King Arthur Blvd	Off/Ret	Direct	Vacant	4,274	4,274	Withheld	17 mo	26 mo
2520 King Arthur Blvd	Off/Ret	Direct	Vacant	11,900	11,900	Withheld	17 mo	26 mo
2520 King Arthur Blvd	Off/Ret	Direct	Vacant	1,000	5,604	Withheld	17 mo	26 mo
2560 King Arthur Blvd	Retail	Direct	Vacant	1,107	1,107	Withheld	3 mo	55 mo
All Spaces				31,254	11,900	-		

SHOPPING CENTER PROPERTIES



Shopping Center Overview



1 2540 King Arthur Blvd [↻](#)

54,629 SF, Built 2008
 22 Tenants, Vacancy 20.0%
 10,918 SF / 7 Spaces Avail
Rent/SF - \$22-26 (Est.)
 ★★☆☆☆



Subject Property

2520 King Arthur Blvd [↻](#)

45,194 SF, Built 2004
 4 Tenants, Vacancy 100%
 45,194 SF / 5 Spaces Avail
NNN Rent/SF - \$22
 ★★☆☆☆



2 2560 King Arthur Blvd [↻](#)

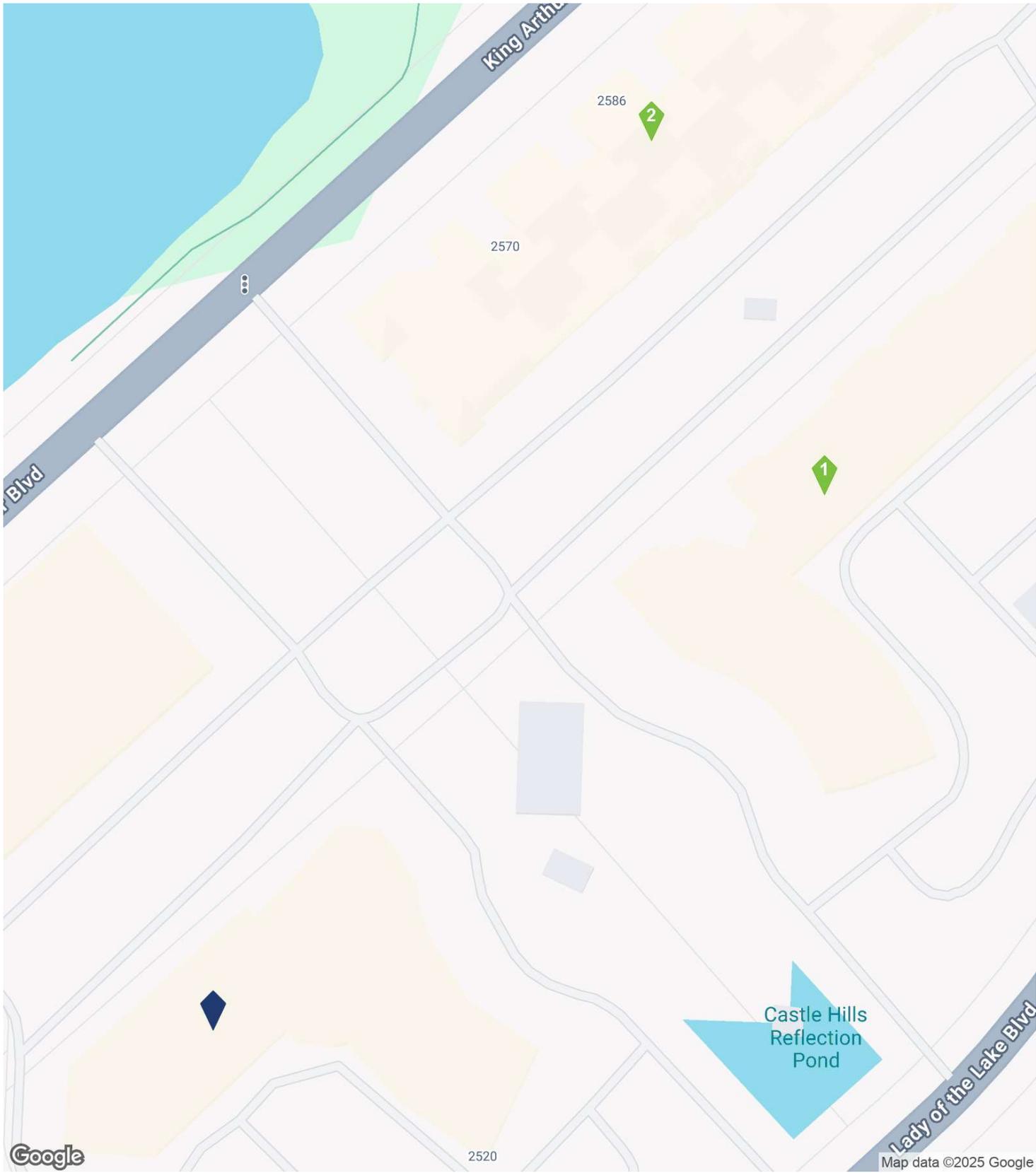
26,894 SF, Built 2004
 18 Tenants, Vacancy 4.1%
 1,107 SF / 1 Space Avail
NNN Rent/SF - \$22
 ★★☆☆☆



Shopping Center Overview

2520 King Arthur Blvd - Phase III

SHOPPING CENTER PROPERTIES



Shopping Center Overview

2520 King Arthur Blvd - Phase III

TENANTS

1	2540 King Arthur Blvd - Phase II	Store Type	SF Occupied	Chain	Move Date	Exp Date
	American Legend Homes - Design Gallery	Real Estate	7,342	No	May 2012	-
	Akira Ramen & Izakaya	Restaurant	3,000	No	Dec 2017	-
	The London Baker	-	3,000	No	Dec 2017	-
	Castle Hills Dental	-	2,100	No	Dec 2008	-
	Castle Hills Chiropractic	-	1,680	No	Oct 2010	-
	Bright & Company Castle Hills Village Shops	-	1,500	No	Jul 2016	-
	Sophia's Kitchen	Restaurant	1,371	No	Apr 2011	-
	Edward Jones	Finance Company	1,200	Yes	Jul 2010	-
	Castle Spirits	-	1,125	No	Aug 2013	-
	Fro Yo Smoo-Licious	Ice Cream	1,026	No	Apr 2015	-
	Creative Risk Funding Inc	Insurance	1,000	No	Mar 2022	-
	Briar Hills Maids	Cleaners	800	No	Aug 2020	-
	American Pup Culture	Animal Care/Groom	500	No	Dec 2023	-
	Art Of Handsome	Salon/Barber/Spa	500	No	Sep 2021	-
	Cleaning For A Reason	Cleaners	500	No	Oct 2024	-
	Denton County Fresh Water Supply District...	Legal	500	No	Nov 2023	-
	Generations Salon	Salon/Barber/Spa	500	No	Sep 2022	-
	Hill Brothers Cleaners	-	500	No	Mar 2024	-
	Ige Xao Usa Inc	-	500	No	May 2024	-
	Local First Seo	Business/Copy/Postal Services	500	No	Dec 2023	-
	Reading Ranch Literacy & Tutorial...	Daycare	500	No	Jan 2024	-
	Realtime Laboratories, Inc	Health Care	500	No	Nov 2021	-
2	2520 King Arthur Blvd - Phase III	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Hills Cafe	Restaurant	2,810	No	Dec 2020	Nov 2030
	Tide Cleaners	Laundry	2,000	Yes	Apr 2024	-
	Alloy Personal Training	Fitness	1,644	No	Jul 2023	Jun 2028
	Estilo Concept Store	-	1,250	No	Jul 2020	-
2	2560 King Arthur Blvd - Phase I	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Pi.e 3.14 Everyday Eatery	Restaurant	2,757	No	Aug 2014	-
	Kanzi Sushi & Hibachi	Restaurant	2,561	No	Mar 2018	-
	Castle Hills Taekwondo America	Other Services	2,300	No	Nov 2008	-
	Village Market	Other Retail	2,210	No	Jan 2009	-
	T.B.D. Kitchen	Restaurant	1,779	No	Oct 2015	-
	Design Time Castle Hills	Art/Crafts	1,585	No	May 2018	-
	Liberty Postal Express	Other Services	1,375	No	Nov 2009	-
	Z's Wok	Restaurant	1,365	No	Sep 2016	-
	JP & Associates Realtors	Real Estate	1,350	No	Jul 2020	-
	Renee Mears Realtors	Real Estate	1,260	No	May 2018	-
	Coco Nail & Spa	Salon/Barber/Spa	1,125	No	Mar 2018	-
	Kim's Tailor	Other Services	1,100	No	Apr 2020	Apr 2025
	Farmers Insurance - Michael Brock	Insurance	1,000	Yes	Aug 2014	-
	Anthem Advisors LLC	Real Estate	500	No	Feb 2023	-



Shopping Center Overview

2520 King Arthur Blvd - Phase III

2	2560 King Arthur Blvd - Phase I	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Energy Construction, Inc	 Real Estate	500	No	Jan 2022	-
	Hebron Lacrosse Association	 Insurance	500	No	Oct 2021	-
	Kanzi	 Restaurant	500	No	Jan 2022	-
	National Registry For Adoption	 Health Care	500	No	Jan 2022	-





Market Summary

Castle Hills Village Shops & Office

Phase III

2520 King Arthur Blvd

45,194 SF Retail Freestanding

Lewisville, Texas - North Carrollton Submarket

PREPARED BY



Darrin Coles, CCIM



As we approach the second quarter of 2025, the Dallas-Fort Worth retail market remains on firm footing despite the recent surge in tenant move-outs. Headline-making store closures by companies like JOANN, Party City, and Big Lots have piled up faster than the market can reabsorb, leading to the first instance of negative net absorption observed in over two years. As a result, vacancies are expected to rise by around 20 bps between this quarter and the last, establishing a new baseline for the remainder of the year, largely mirroring the national trend.

Despite this temporary downturn, Dallas-Fort Worth has retained its top spot as the leader for tenant demand, with 2.5 million SF of positive net absorption. This has been made possible by the market's leading construction pipeline. This new inventory gives retailers the space needed to enter and expand into the market without drastically impacting vacancies, as nearly 70% of this stock is pre-leased before delivery.

Construction largely occurs outside the urban core, with the highest concentrations to the north in Collin County, where nominal population growth has been strongest. In this part of the market, the availability rate on the nearly 6.2 million SF of space delivered since 2020 currently registers above 11%, elevated compared to the Dallas-Fort Worth norm of around 7.5%. This is partly due to speculative projects, which are often tied to major neighborhood developments without established

customer bases.

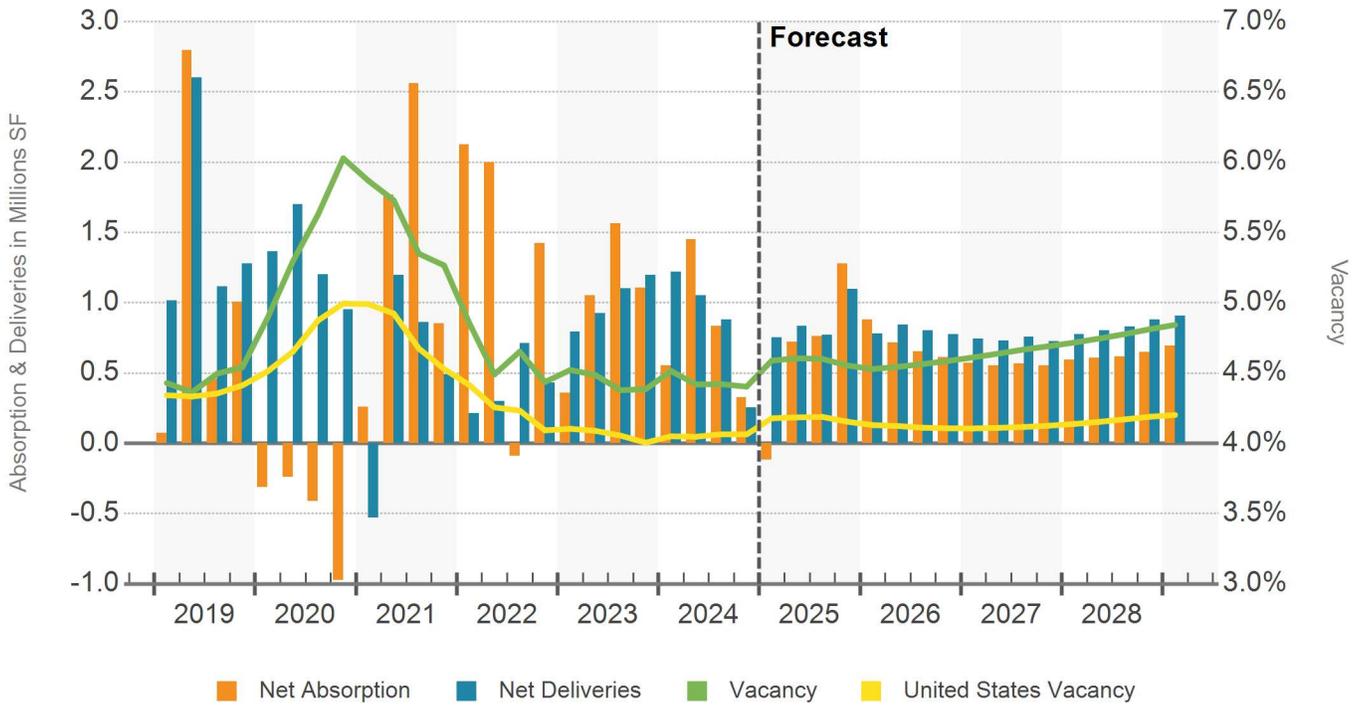
These new groundbreakings have been made possible by strong rent growth, which has increased by over 20% over the last five years. Market participants have noted that local and national tenants have been willing to accept this premium, especially for newly developed shopping center spaces that can easily reach \$45/SF. Since 2022, year-over-year rent growth has firmly held above 4%. Still, the recent uptick in vacancies and growing uncertainty around the near-term outlook for consumer spending has drawn growth back towards more historically normal levels.

The balance of risks is slightly weighted to the downside for the remainder of 2025 and beyond. The effects of escalating tariffs could hurt both shoppers, who are increasingly displaying heightened price sensitivity, and the local labor market, which has already observed a slowdown over the last year.

While Dallas-Fort Worth is no longer the top metropolitan area for total population growth, it remains in the number one spot for domestic in-migration, serving as a moderate upside for this market. The last year of population gain from this segment was relatively subdued compared to the peak in 2022, but international migration has largely stepped in to fill this gap over the last two years.



NET ABSORPTION, NET DELIVERIES & VACANCY



The Dallas-Fort Worth economy is one of the most dynamic in the U.S., driven by its strong business climate, strong population growth, and economic diversification.

The region is the 4th largest market with 8.3 million residents across 13 counties and has consistently ranked among national leaders for population gains. Since 2010, the market has grown 27% with growth fueled by gains in Collin and Denton Counties, two suburban counties in the north. Both counties have expanded over 50% since 2010 and offer residents relative affordability and well-performing school districts in Frisco, Plano, Allen, and McKinney. While New York has taken the top spot for total population growth thanks to a surge in international migration, Dallas-Fort Worth remains in the top five and is still the number one destination for domestic in-migration.

Thanks to the region's low cost of doing business and highly skilled labor force, companies have relocated or expanded operations across diverse sectors, including energy, real estate, healthcare, and logistics. As a result, 24 Fortune 500 company headquarters are located in the region, including Texas Instruments, AT&T, American Airlines, Kimberly Clark, Toyota, and McKesson.

North Texas is growing as a financial services hub, and several large firms, including Goldman Sachs, are expanding their presence in the region. The market's

relative affordability and deep pool of talent have created an agglomerative effect on financial firms in banking, wealth management, investment services, and insurance.

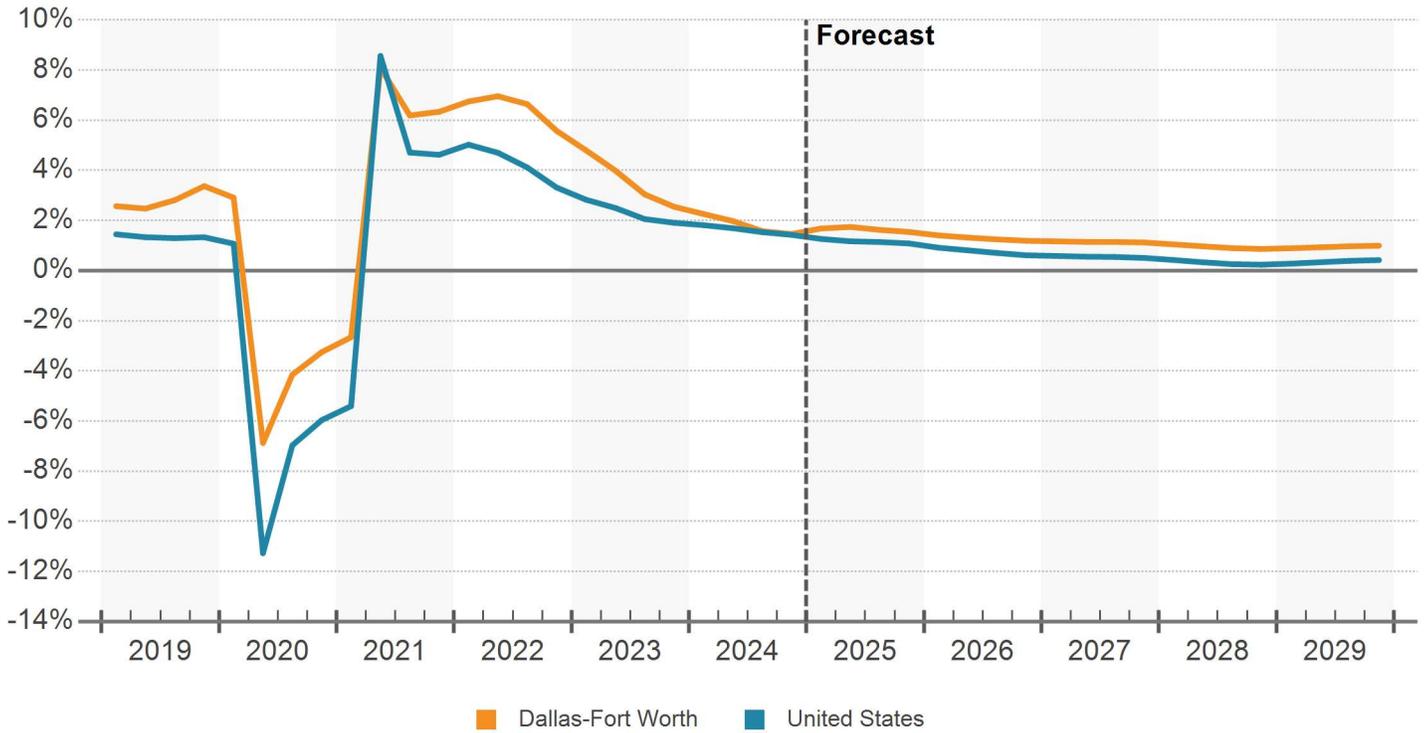
Located to the west in Tarrant County, Fort Worth has established itself as a leader in logistics, transportation, defense, and aerospace industries. Major firms headquartered in the city include BNSF Railway, with major corporate expansions from Lockheed Martin and Bell Textron.

As a key logistics and trade hub, Dallas-Fort Worth's central location offers unparalleled connectivity, making it a prime destination for corporate relocations and investment. DFW International Airport is a major hub for both passenger and cargo traffic, facilitating global business and trade. With major airlines, including American Airlines' headquarters, DFW serves as a gateway for international commerce, linking North Texas to key markets in Europe, Asia, and Latin America.

The local employment market remains in a strong position, even as the pace of growth has softened and concerns of a broader economic slowdown have gained momentum. Dallas-Fort Worth has led the country in post-pandemic employment gains, with over 500,000 jobs added since March 2020. In the event a broader economic slowdown should occur, Dallas-Fort Worth is anticipated to be relatively well-insulated, given its broad industry diversification.

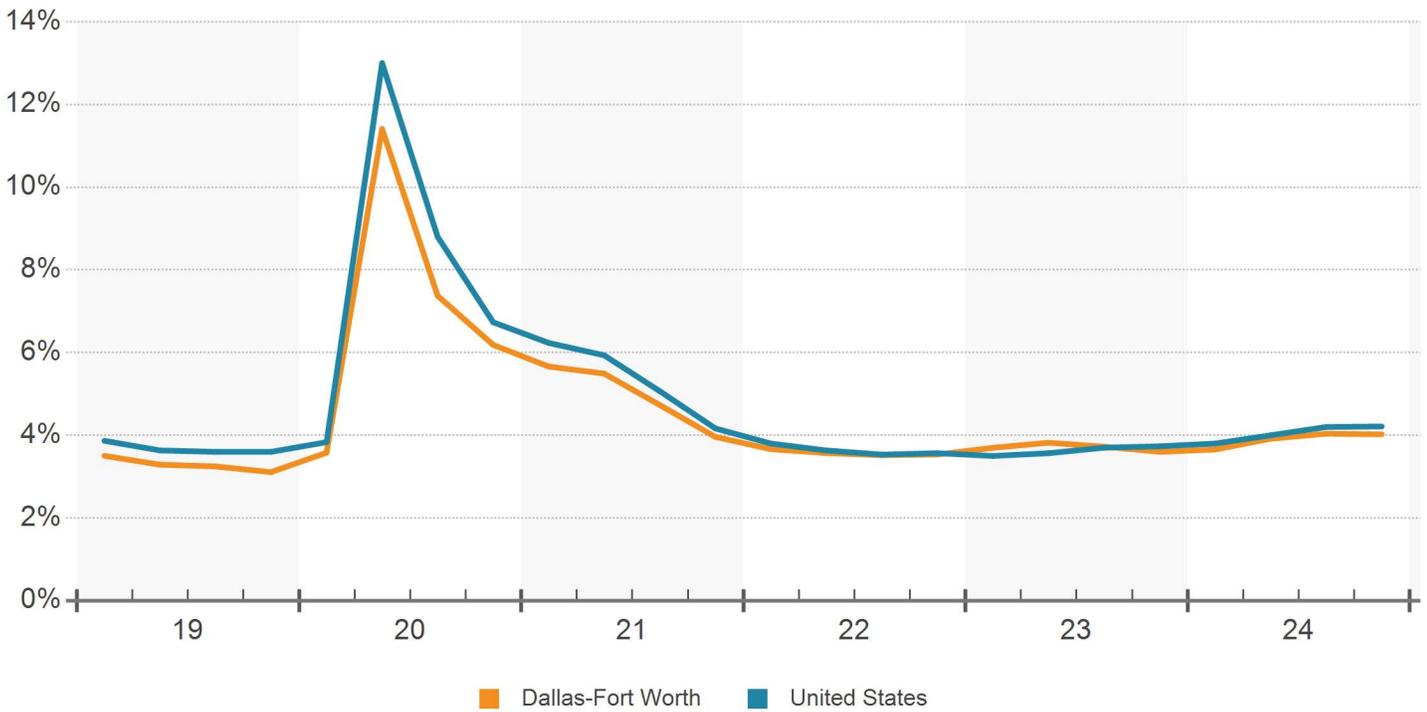


JOB GROWTH (YOY)

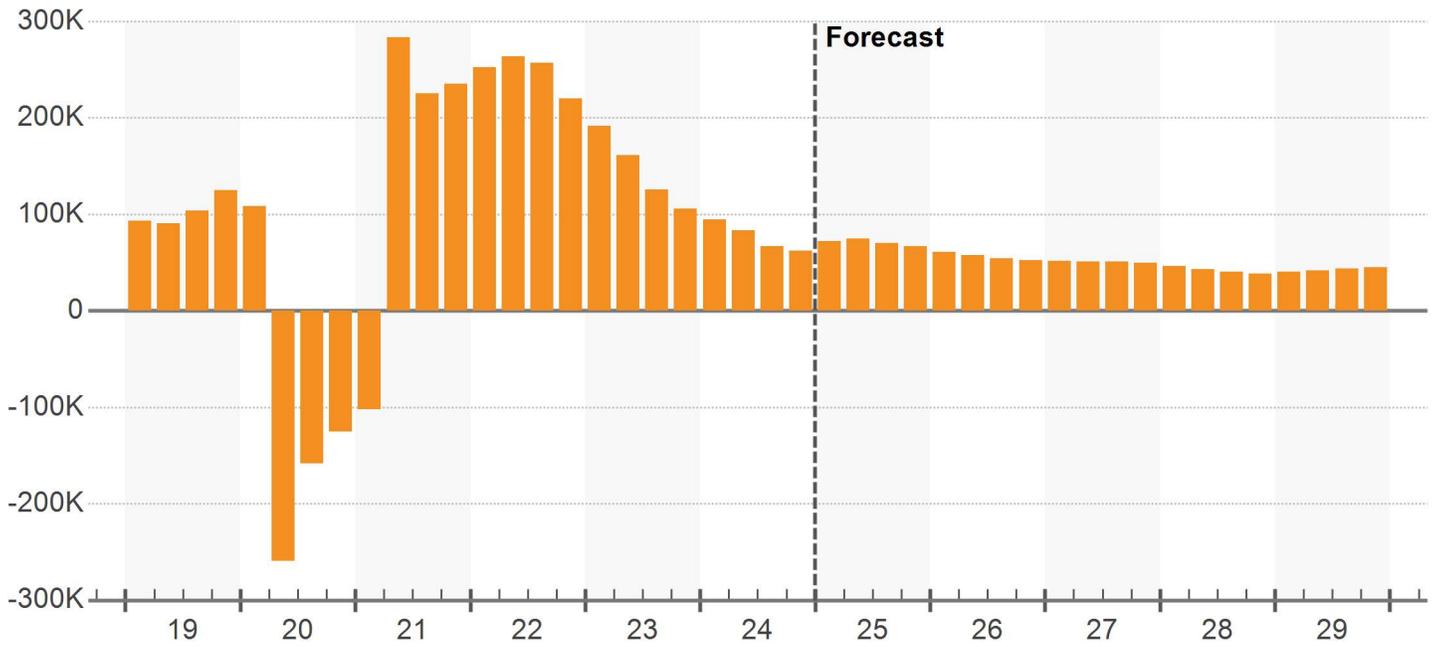


Source: Oxford Economics

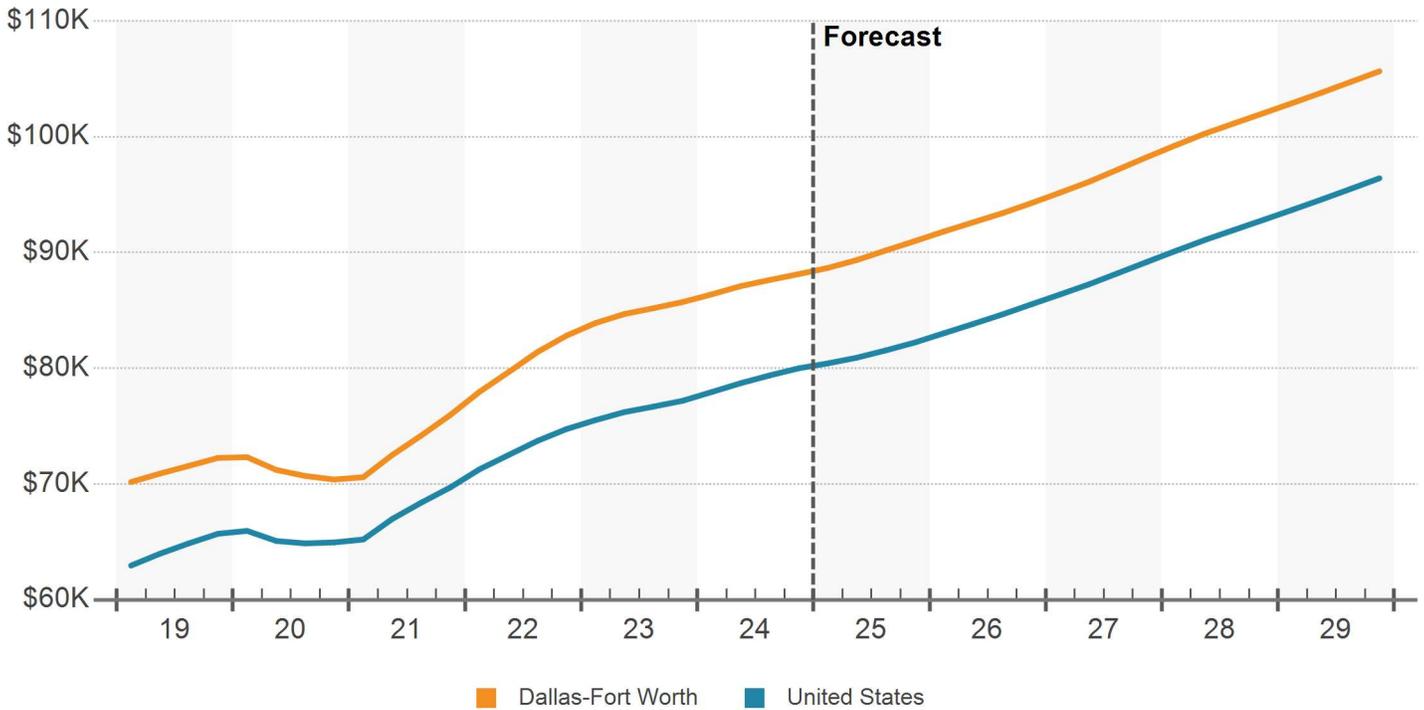
UNEMPLOYMENT RATE (%)



NET EMPLOYMENT CHANGE (YOY)



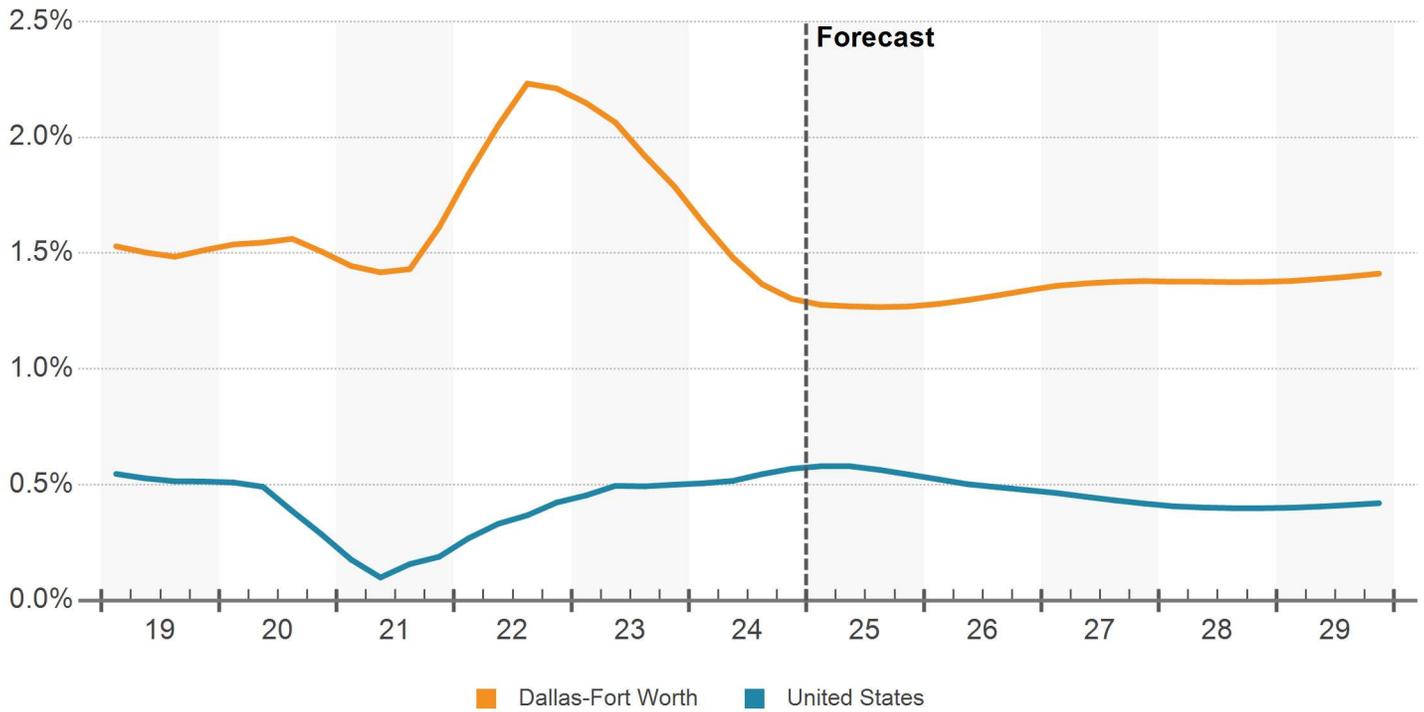
MEDIAN HOUSEHOLD INCOME



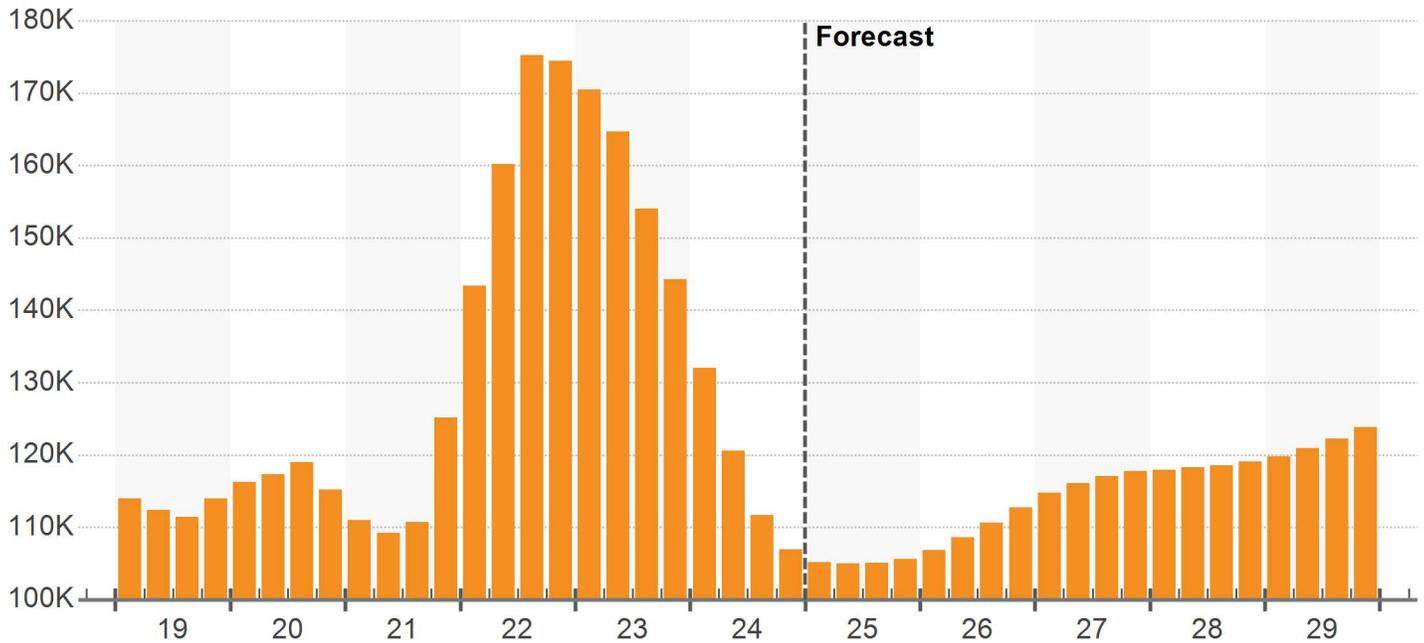
Dallas-Fort Worth Economic Summary

2520 King Arthur Blvd - Phase III

POPULATION GROWTH (YOY %)



NET POPULATION CHANGE (YOY)

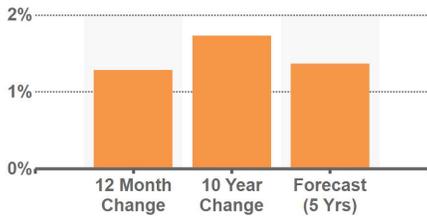


DEMOGRAPHIC TRENDS

Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	8,339,615	337,686,781	1.3%	0.6%	1.7%	0.5%	1.4%	0.4%
Households	3,059,170	132,699,266	1.4%	0.7%	1.9%	0.9%	1.4%	0.5%
Median Household Income	\$88,630	\$80,395	2.7%	3.2%	4.0%	4.0%	3.7%	3.9%
Labor Force	4,493,626	168,863,172	2.0%	0.8%	2.5%	0.7%	1.1%	0.4%
Unemployment	4.0%	4.2%	0.4%	0.4%	0%	-0.1%	-	-

Source: Oxford Economics

POPULATION GROWTH



LABOR FORCE GROWTH



INCOME GROWTH



Source: Oxford Economics





Peer Properties

Castle Hills Village Shops & Office

Phase III

2520 King Arthur Blvd

45,194 SF Retail Freestanding

Lewisville, Texas - North Carrollton Submarket

PREPARED BY



Darrin Coles, CCIM



Peer Properties Summary

2520 King Arthur Blvd - Phase III

No. Peers

NNN Market Rent/SF

Availability Rate

Vacancy Rate

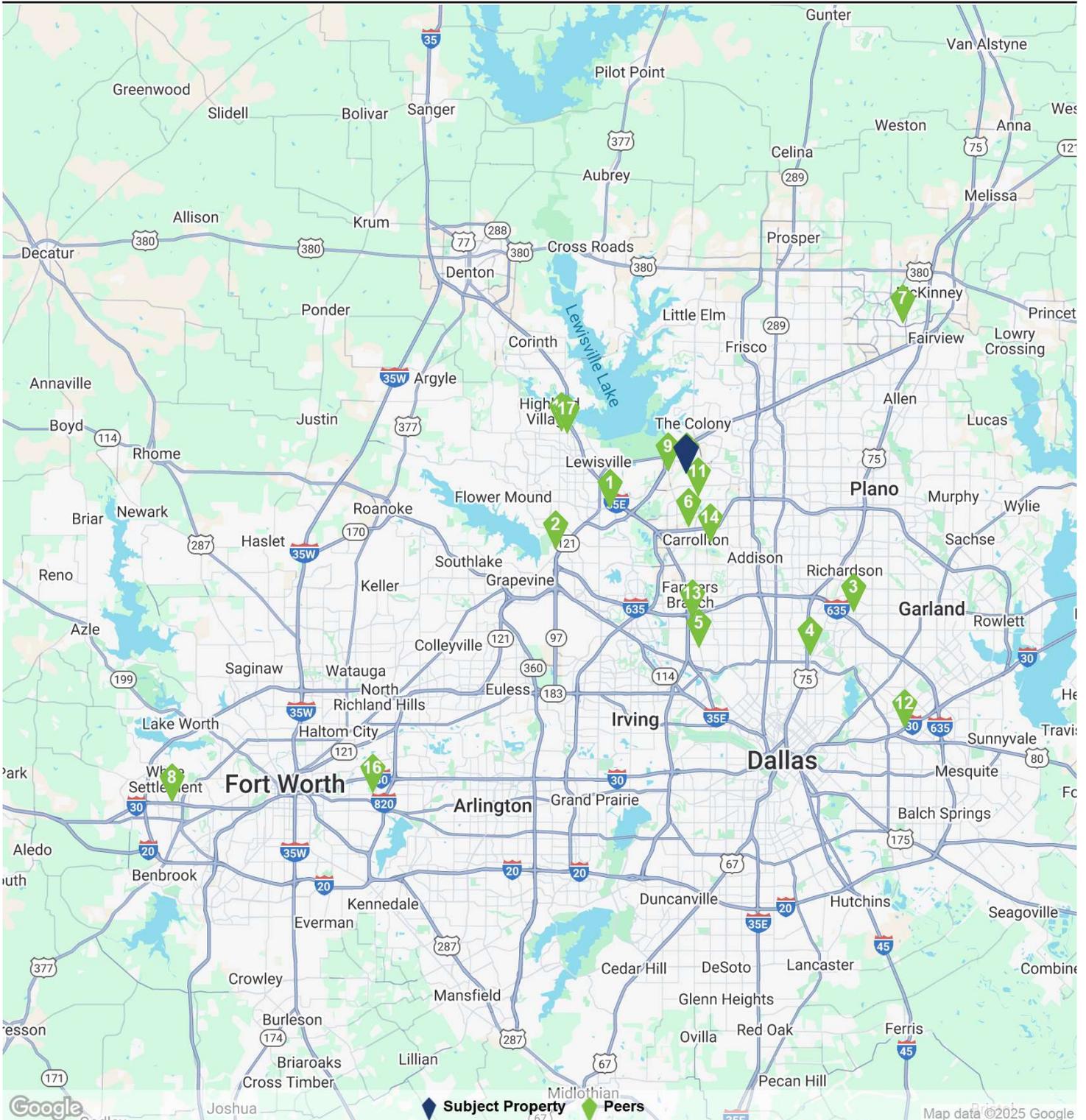
17

\$23.35

26.7%

24.9%

PEER LOCATIONS



Peer Properties Summary

2520 King Arthur Blvd - Phase III

Property Name / Address	Yr Blt/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spcs	Avail %	Vac %	
1 Vista Ridge Plaza 360-420 E Round Grove Rd ★★★★★	1997/2019	5.2 mi	84	200,223	DSW	2	2.5%	1.0%	\$23 - 29 (Est.)
2 2605 E Grapevine Mill... ★★★★★	2004/-	9.4 mi	97	10,204	-	1	100%	100%	\$23 - 28 (Est.)
3 Bent Creek Shopping... 9770-9798 Forest Ln ★★★★★	1982/-	13.6 mi	73	20,000	Ez Trip One Africa Groc... Seinyaa Internati...	0	0%	0%	\$22 - 27 (Est.)
4 6818-6826 Greenville... ★★★★★	1963/-	13.8 mi	83	12,949	-	2	100%	100%	\$22 - 26 (Est.)
5 10865 Harry Hines Blvd ★★★★★	1971/-	10.9 mi	11	9,680	-	0	0%	0%	\$20 - 25 (Est.)
6 1601 E Trinity Mills Rd ★★★★★	2021/-	3.4 mi	80	40,000	-	1	100%	100%	\$20 - 25 (Est.)
7 3180 Eldorado Pky ★★★★★	2006/-	16.4 mi	90	12,000	-	1	14.6%	14.6%	\$19 - 24 (Est.)
8 The Village at Cherry... 2605 S Cherry Ln ★★★★★	1986/-	38.1 mi	11	8,873	-	1	100%	100%	\$19 - 23 (Est.)
9 4660 FM 2281 ★★★★★	2008/-	1.1 mi	91	16,297	-	1	100%	100%	\$18 - 22 (Est.)
Phase III 2520 King Arthur Blvd ★★★★★	2004/-	0.00 mi	90	45,194	-	5	100%	100%	\$22.00
10 Phase I 2560 King Arthur Blvd ★★★★★	2004/-	0.12 mi	90	26,894	-	1	4.1%	4.1%	\$22.00
11 Rosemeade Square 3730 N Josey Ln ★★★★★	1985/-	1.6 mi	87	27,944	-	3	18.4%	18.4%	\$18 - 22 (Est.)
12 4340 Interstate 30 ★★★★★	1999/-	21.0 mi	23	15,311	-	1	100%	100%	\$17 - 21 (Est.)
13 World Plaza 11538 Harry Hines Blvd ★★★★★	2006/-	9.0 mi	30	64,352	Sun Sports Wear Inc	0	0%	10.9%	\$17 - 21 (Est.)
14 Keller Creek Plaza 2202 Heads Ln ★★★★★	1988/-	4.6 mi	62	7,700	-	2	100%	72.7%	\$17 - 20 (Est.)



Peer Properties Summary

2520 King Arthur Blvd - Phase III

Property Name / Address	Yr Blt/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spcs	Avail %	Vac %	
15 Lewisville Village  1425 Justin Rd ★★★★★	1986/2007	8.2 mi	83	24,290	-	1	6.9%	0%	\$18.71
16 5566 Meadowbrook Dr  ★★★★★	1962/-	27.9 mi	23	4,962	-	1	100%	100%	\$15 - 19 (Est.)
17 McGee's Retail Center  1865 McGee Ln ★★★★★	2006/-	7.8 mi	70	26,580	-	1	12.0%	0%	\$15 - 18 (Est.)





1 Vista Ridge Plaza



360-420 E Round Grove Rd
200,223 SF / Vacancy Rate 1.0%
Rent/SF - \$23 - 29 (Est.)
Owner: Head Capital Partners



2 2605 E Grapevine Mills Cir



10,204 SF / Vacancy Rate 100%
Rent/SF - \$23 - 28 (Est.)
Owner: Alexander Sangtae Kim



3 Bent Creek Shopping Center



9770-9798 Forest Ln
20,000 SF / Vacancy Rate 0%
Rent/SF - \$22 - 27 (Est.)
Owner: Fellman Realty Management



4 6818-6826 Greenville Ave



12,949 SF / Vacancy Rate 100%
Rent/SF - \$22 - 26 (Est.)
Owner: Nick Properties Inc Dallas Co...



5 10865 Harry Hines Blvd



9,680 SF / Vacancy Rate 0%
Rent/SF - \$20 - 25 (Est.)
Owner: Ganesh Rajmattie



6 1601 E Trinity Mills Rd



40,000 SF / Vacancy Rate 100%
Rent/SF - \$20 - 25 (Est.)
Owner: CBA Development



7 3180 Eldorado Pky



12,000 SF / Vacancy Rate 14.6%
Rent/SF - \$19 - 24 (Est.)
Owner: GPK Investments, LLC



8 The Village at Cherry Lane



2605 S Cherry Ln
8,873 SF / Vacancy Rate 100%
Rent/SF - \$19 - 23 (Est.)
Owner: Reilly Brothers Property Com...



9 4660 FM 2281



16,297 SF / Vacancy Rate 100%
Rent/SF - \$18 - 22 (Est.)
Owner: LSIS Holdings, Inc



Peer Property Photos

2520 King Arthur Blvd - Phase III



Subject Property

Phase III

2520 King Arthur Blvd
45,194 SF / Vacancy Rate 100%
NNN Rent/SF - \$22.00
Owner: Bright Realty LLC



10 Phase I

2560 King Arthur Blvd
26,894 SF / Vacancy Rate 4.1%
NNN Rent/SF - \$22.00
Owner: Bright Realty LLC



11 Rosemeade Square

3730 N Josey Ln
27,944 SF / Vacancy Rate 18.4%
Rent/SF - \$18 - 22 (Est.)
Owner: Rosebriar Properties



12 4340 Interstate 30

15,311 SF / Vacancy Rate 100%
Rent/SF - \$17 - 21 (Est.)
Owner: Tram Thi Bich Hoang



13 World Plaza

11538 Harry Hines Blvd
64,352 SF / Vacancy Rate 10.9%
Rent/SF - \$17 - 21 (Est.)
Owner: -



14 Keller Creek Plaza

2202 Heads Ln
7,700 SF / Vacancy Rate 72.7%
Rent/SF - \$17 - 20 (Est.)
Owner: Parveen Lalani



15 Lewisville Village

1425 Justin Rd
24,290 SF / Vacancy Rate 0%
NNN Rent/SF - \$18.71
Owner: Laiju Zhang



16 5566 Meadowbrook Dr

4,962 SF / Vacancy Rate 100%
Rent/SF - \$15 - 19 (Est.)
Owner: 5566 Meadowbrook Llc



17 McGee's Retail Center

1865 McGee Ln
26,580 SF / Vacancy Rate 0%
Rent/SF - \$15 - 18 (Est.)
Owner: Iron Peak McGee, LLC



Peer Property Details

2520 King Arthur Blvd - Phase III

1 360-420 E Round Grove Rd - Vista Ridge Plaza

★★★★☆

Distance to Subject Property: 5.2 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	1.0%	100%
NNN Asking Rent:	\$23.36-28.55 (Est.)	\$22.00/SF/Yr
Months To Lease:	14 mo	23 mo
Time On Market:	20 mo	15 mo
Location Score:	Excellent Location (84)	Best Location (90)
Walk Score®:	Somewhat Walkable (57)	Somewhat Walkable (63)
Transit Score®:	Minimal Transit (0)	Minimal Transit (0)

PROPERTY

Type:	Community Center	Tenancy:	18 Tenants
Center:	Vista Ridge Plaza	Construction:	Masonry
GLA:	200,223 SF	Land AC:	20.94 AC
Year Built/Renov	1997; Renov 2019	Building FAR:	0.22
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	516 Surface Spaces are available; Ratio of 2.58/1000 SF		
Features:	-		
Frontage:	327' on E Round Grove Rd, 652' on Macarthur Blvd, 685' on Rockbrook Dr		

AVAILABILITY

Spaces:	2
Square Feet	4,996
Range:	2,067 - 2,929
Max Contig:	2,929
% Sublet:	0%
CoStar Est:	\$23.36-28.55

2 2605 E Grapevine Mills Cir

★★★★☆

Distance to Subject Property: 9.4 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	100%
NNN Asking Rent:	\$22.95-28.05 (Est.)	\$22.00/SF/Yr
Months To Lease:	-	23 mo
Time On Market:	14 mo	15 mo
Location Score:	Best Location (97)	Best Location (90)
Walk Score®:	Car-Dependent (46)	Somewhat Walkable (63)
Transit Score®:	Minimal Transit (0)	Minimal Transit (0)

PROPERTY

Type:	Super Regional Mall	Tenancy:	Single
Center:	Grapevine Mills	Construction:	Masonry
GLA:	10,204 SF	Land AC:	1.95 AC
Year Built/Renov	2004	Building FAR:	0.12
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	95 Surface Spaces are available; Ratio of 9.31/1000 SF		
Features:	Pylon Sign, Restaurant, Signage		
Frontage:	201' on E Grapevine Mills Cir		

AVAILABILITY

Spaces:	1
Square Feet	10,204
Range:	10,204
Max Contig:	10,204
% Sublet:	0%
CoStar Est:	\$22.95-28.05



Peer Property Details

2520 King Arthur Blvd - Phase III

3 9770-9798 Forest Ln - Bent Creek Shopping Center



Distance to Subject Property: 13.6 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	100%
NNN Asking Rent:	\$22.37-27.34 (Est.)	\$22.00/SF/Yr
Months To Lease:	-	23 mo
Time On Market:	-	15 mo
Location Score:	Excellent Location (73)	Best Location (90)
Walk Score®:	Somewhat Walkable (69)	Somewhat Walkable (63)
Transit Score®:	Some Transit (45)	Minimal Transit (0)

PROPERTY

Type:	Strip Center	Tenancy:	16 Tenants
Center:	Bent Creek - Ground...	Construction:	Masonry
GLA:	20,000 SF	Land AC:	1.67 AC
Year Built/Renov	1982	Building FAR:	0.27
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	123 Surface Spaces are available; Ratio of 6.15/1000 SF		
Features:	Pylon Sign, Signalized Intersection		
Frontage:	195' on Audelia Rd, 412' on Forest Ln		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$22.37-27.34

4 6818-6826 Greenville Ave



Distance to Subject Property: 13.8 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	100%
NNN Asking Rent:	\$21.53-26.31 (Est.)	\$22.00/SF/Yr
Months To Lease:	-	23 mo
Time On Market:	5 mo	15 mo
Location Score:	Excellent Location (83)	Best Location (90)
Walk Score®:	Very Walkable (83)	Somewhat Walkable (63)
Transit Score®:	Good Transit (59)	Minimal Transit (0)

PROPERTY

Type:	Bar/Nightclub	Tenancy:	-
Center:	-	Construction:	Masonry
GLA:	12,949 SF	Land AC:	0.58 AC
Year Built/Renov	1963	Building FAR:	0.51
Floors:	2	Total Expenses:	-
Loading Docks:	-		
Parking	0 Surface Spaces are available		
Features:	-		
Frontage:	76' on Greenville Avenue		

AVAILABILITY

Spaces:	2
Square Feet	12,949
Range:	6,474 - 12,949
Max Contig:	12,949
% Sublet:	0%
CoStar Est:	\$21.53-26.31



Peer Property Details

2520 King Arthur Blvd - Phase III

5 **10865 Harry Hines Blvd** [↻](#)
Distance to Subject Property: 10.9 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	100%
NNN Asking Rent:	\$20.22-24.71 (Est.)	\$22.00/SF/Yr
Months To Lease:	-	23 mo
Time On Market:	-	15 mo
Location Score:	Below National Avg (11)	Best Location (90)
Walk Score®:	Car-Dependent (38)	Somewhat Walkable (63)
Transit Score®:	Some Transit (42)	Minimal Transit (0)

PROPERTY

Type:	Strip Center	Tenancy:	Multi
Center:	-	Construction:	Masonry
GLA:	9,680 SF	Land AC:	1.30 AC
Year Built/Renov	1971	Building FAR:	0.17
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	75 Surface Spaces are available; Ratio of 3.64/1000 SF		
Features:	Pylon Sign		
Frontage:	210' on Harry Hines Blvd, 269' on Perth St		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$20.22-24.71

6 **1601 E Trinity Mills Rd** [↻](#)
Distance to Subject Property: 3.4 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	100%
NNN Asking Rent:	\$20.13-24.60 (Est.)	\$22.00/SF/Yr
Months To Lease:	-	23 mo
Time On Market:	23 mo	15 mo
Location Score:	Excellent Location (80)	Best Location (90)
Walk Score®:	Somewhat Walkable (52)	Somewhat Walkable (63)
Transit Score®:	Some Transit (27)	Minimal Transit (0)

PROPERTY

Type:	Storefront Retail/Office	Tenancy:	Multi
Center:	-	Construction:	-
GLA:	40,000 SF	Land AC:	2.79 AC
Year Built/Renov	2021	Building FAR:	0.33
Floors:	2	Total Expenses:	-
Loading Docks:	-		
Parking	126 Surface Spaces are available; Ratio of 3.15/1000 SF		
Features:	Freeway Visibility, Monument Signage, Signage, Signalized Intersection		
Frontage:	500' on East Trinity Mills Road, 170' on Blackstone Drive		

AVAILABILITY

Spaces:	1
Square Feet	40,000
Range:	2,500 - 37,300
Max Contig:	37,300
% Sublet:	0%
CoStar Est:	\$20.13-24.60



Peer Property Details

2520 King Arthur Blvd - Phase III

7 3180 Eldorado Pky

★★★★★

Distance to Subject Property: 16.4 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	14.6%	100%
NNN Asking Rent:	\$19.00/SF/Yr	\$22.00/SF/Yr
Months To Lease:	2 mo	23 mo
Time On Market:	8 mo	15 mo
Location Score:	Best Location (90)	Best Location (90)
Walk Score®:	Somewhat Walkable (56)	Somewhat Walkable (63)
Transit Score®:	Minimal Transit (0)	Minimal Transit (0)

PROPERTY

Type:	Strip Center	Tenancy:	5 Tenants
Center:	-	Construction:	Reinforced Concrete
GLA:	12,000 SF	Land AC:	1.10 AC
Year Built/Renov	2006	Building FAR:	0.25
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	38 Surface Spaces are available; Ratio of 3.17/1000 SF		
Features:	-		
Frontage:	Eldorado Parkway		

AVAILABILITY

Spaces:	1
Square Feet	1,750
Range:	1,750
Max Contig:	1,750
% Sublet:	0%
Asking Rent:	\$19 negot

8 2605 S Cherry Ln - The Village at Cherry Lane

★★★★★

Distance to Subject Property: 38.1 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	100%
NNN Asking Rent:	\$18.78-22.96 (Est.)	\$22.00/SF/Yr
Months To Lease:	-	23 mo
Time On Market:	24 mo	15 mo
Location Score:	Below National Avg (11)	Best Location (90)
Walk Score®:	Somewhat Walkable (55)	Somewhat Walkable (63)
Transit Score®:	Some Transit (34)	Minimal Transit (0)

PROPERTY

Type:	Neighborhood Center	Tenancy:	Multi
Center:	The Village at Cherry...	Construction:	Masonry
GLA:	8,873 SF	Land AC:	2.26 AC
Year Built/Renov	1986	Building FAR:	0.09
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	50 Surface Spaces are available; Ratio of 5.64/1000 SF		
Features:	Dedicated Turn Lane, Freeway Visibility, Pylon Sign		
Frontage:	532' on S Cherry Ln (with 1 curb cut)		

AVAILABILITY

Spaces:	1
Square Feet	8,873
Range:	8,873
Max Contig:	8,873
% Sublet:	0%
CoStar Est:	\$18.78-22.96



Peer Property Details

2520 King Arthur Blvd - Phase III

9 4660 FM 2281

★★★★☆

Distance to Subject Property: 1.1 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	100%
NNN Asking Rent:	\$18.26-22.32 (Est.)	\$22.00/SF/Yr
Months To Lease:	-	23 mo
Time On Market:	1 mo	15 mo
Location Score:	Best Location (91)	Best Location (90)
Walk Score®:	Car-Dependent (18)	Somewhat Walkable (63)
Transit Score®:	Minimal Transit (0)	Minimal Transit (0)

PROPERTY

Type:	Day Care Center	Tenancy:	1 Tenant
Center:	-	Construction:	-
GLA:	16,297 SF	Land AC:	2.38 AC
Year Built/Renov	2008	Building FAR:	0.16
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	72 Covered Spaces are available; Ratio of 4.42/1000 SF		
Features:	-		
Frontage:	372' on Stony Passage Lane		

AVAILABILITY

Spaces:	1
Square Feet	16,297
Range:	16,297
Max Contig:	16,297
% Sublet:	0%
CoStar Est:	\$18.26-22.32

10 2560 King Arthur Blvd - Phase I

★★★★☆

Distance to Subject Property: 0.1 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	4.1%	100%
NNN Asking Rent:	\$22.00/SF/Yr	\$22.00/SF/Yr
Months To Lease:	33 mo	23 mo
Time On Market:	3 mo	15 mo
Location Score:	Best Location (90)	Best Location (90)
Walk Score®:	Somewhat Walkable (62)	Somewhat Walkable (63)
Transit Score®:	Minimal Transit (0)	Minimal Transit (0)

PROPERTY

Type:	Neighborhood Center	Tenancy:	18 Tenants
Center:	Castle Hills Village S...	Construction:	Reinforced Concrete
GLA:	26,894 SF	Land AC:	3.30 AC
Year Built/Renov	2004	Building FAR:	0.19
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	168 Surface Spaces are available; Ratio of 6.93/1000 SF		
Features:	Restaurant, Signage		
Frontage:	449' on King Arthur Blvd		

AVAILABILITY

Spaces:	1
Square Feet	1,107
Range:	1,107
Max Contig:	1,107
% Sublet:	0%
Asking Rent:	\$22 nnn



Peer Property Details

2520 King Arthur Blvd - Phase III

11 3730 N Josey Ln - Rosemeade Square [↻](#)

★★★★☆

Distance to Subject Property: 1.6 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	18.4%	100%
NNN Asking Rent:	\$17.91-21.89 (Est.)	\$22.00/SF/Yr
Months To Lease:	8 mo	23 mo
Time On Market:	35 mo	15 mo
Location Score:	Excellent Location (87)	Best Location (90)
Walk Score®:	Somewhat Walkable (57)	Somewhat Walkable (63)
Transit Score®:	Some Transit (26)	Minimal Transit (0)

PROPERTY

Type:	Strip Center	Tenancy:	9 Tenants
Center:	Rosemeade Square	Construction:	Masonry
GLA:	27,944 SF	Land AC:	2.67 AC
Year Built/Renov	1985	Building FAR:	0.24
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	131 free Surface Spaces are available; Ratio of 4.66/1000 SF		
Features:	-		
Frontage:	Josey Ln		

AVAILABILITY

Spaces:	3
Square Feet	5,140
Range:	846 - 2,244
Max Contig:	2,244
% Sublet:	0%
CoStar Est:	\$17.91-21.89

12 4340 Interstate 30 [↻](#)

★★★★☆

Distance to Subject Property: 21.0 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	100%
NNN Asking Rent:	\$17.44-21.32 (Est.)	\$22.00/SF/Yr
Months To Lease:	-	23 mo
Time On Market:	6 mo	15 mo
Location Score:	Below National Avg (23)	Best Location (90)
Walk Score®:	Car-Dependent (30)	Somewhat Walkable (63)
Transit Score®:	Minimal Transit (0)	Minimal Transit (0)

PROPERTY

Type:	Freestanding	Tenancy:	1 Tenant
Center:	-	Construction:	-
GLA:	15,311 SF	Land AC:	6.55 AC
Year Built/Renov	1999	Building FAR:	0.05
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	44 Surface Spaces are available; Ratio of 2.87/1000 SF		
Features:	-		
Frontage:	499' on I-30 (with 1 curb cut)		

AVAILABILITY

Spaces:	1
Square Feet	15,311
Range:	15,311
Max Contig:	15,311
% Sublet:	0%
CoStar Est:	\$17.44-21.32



Peer Property Details

2520 King Arthur Blvd - Phase III

13 11538 Harry Hines Blvd - World Plaza [↻](#)

★★★★★

Distance to Subject Property: 9.0 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	10.9%	100%
NNN Asking Rent:	\$17.18-21.00 (Est.)	\$22.00/SF/Yr
Months To Lease:	-	23 mo
Time On Market:	-	15 mo
Location Score:	Below National Avg (30)	Best Location (90)
Walk Score®:	Car-Dependent (32)	Somewhat Walkable (63)
Transit Score®:	Some Transit (40)	Minimal Transit (0)

PROPERTY

Type:	Neighborhood Center	Tenancy:	14 Tenants
Center:	World Plaza	Construction:	Masonry
GLA:	64,352 SF	Land AC:	4.67 AC
Year Built/Renov	2006	Building FAR:	0.32
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	250 Surface Spaces are available; Ratio of 28.63/1000 SF		
Features:	Pylon Sign, Signage		
Frontage:	131' on Harry Hines Blvd ste.208, 138' on Denton Dr		

AVAILABILITY

Spaces:	0
Square Feet	7,000
Range:	-
Max Contig:	-
% Sublet:	0%
CoStar Est:	\$17.18-21.00

14 2202 Heads Ln - Keller Creek Plaza [↻](#)

★★★★★

Distance to Subject Property: 4.6 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	72.7%	100%
NNN Asking Rent:	\$25.00/SF/Yr	\$22.00/SF/Yr
Months To Lease:	-	23 mo
Time On Market:	12 mo	15 mo
Location Score:	Good Location (62)	Best Location (90)
Walk Score®:	Car-Dependent (31)	Somewhat Walkable (63)
Transit Score®:	Minimal Transit (11)	Minimal Transit (0)

PROPERTY

Type:	Strip Center	Tenancy:	3 Tenants
Center:	-	Construction:	Masonry
GLA:	7,700 SF	Land AC:	0.78 AC
Year Built/Renov	1988	Building FAR:	0.23
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	35 Surface Spaces are available; Ratio of 5.19/1000 SF		
Features:	24 Hour Access, Bus Line, Commuter Rail, Courtyard, Fenced Lot, Signag...		
Frontage:	Heads Ln		

AVAILABILITY

Spaces:	2
Square Feet	7,700
Range:	1,100 - 4,500
Max Contig:	4,500
% Sublet:	0%
Asking Rent:	\$25 mg



Peer Property Details

2520 King Arthur Blvd - Phase III

15 1425 Justin Rd - Lewisville Village

★★★★★

Distance to Subject Property: 8.2 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	100%
NNN Asking Rent:	\$18.71/SF/Yr	\$22.00/SF/Yr
Months To Lease:	6 mo	23 mo
Time On Market:	19 mo	15 mo
Location Score:	Excellent Location (83)	Best Location (90)
Walk Score®:	Somewhat Walkable (60)	Somewhat Walkable (63)
Transit Score®:	Minimal Transit (0)	Minimal Transit (0)

PROPERTY

Type:	Strip Center	Tenancy:	15 Tenants
Center:	Lewisville Village	Construction:	Masonry
GLA:	24,290 SF	Land AC:	2.86 AC
Year Built/Renov	1986; Renov 2007	Building FAR:	0.19
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	Ratio of 0.00/1000 SF		
Features:	-		
Frontage:	500' on FM 407		

AVAILABILITY

Spaces:	1
Square Feet	1,678
Range:	1,678
Max Contig:	1,678
% Sublet:	0%
Asking Rent:	\$18.71 nnn

16 5566 Meadowbrook Dr

★★★★★

Distance to Subject Property: 27.9 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	100%
NNN Asking Rent:	\$15.26-18.65 (Est.)	\$22.00/SF/Yr
Months To Lease:	-	23 mo
Time On Market:	-	15 mo
Location Score:	Below National Avg (23)	Best Location (90)
Walk Score®:	Somewhat Walkable (55)	Somewhat Walkable (63)
Transit Score®:	Some Transit (33)	Minimal Transit (0)

PROPERTY

Type:	Strip Center	Tenancy:	1 Tenant
Center:	Eastern Hills Shoppin...	Construction:	-
GLA:	4,962 SF	Land AC:	0.49 AC
Year Built/Renov	1962	Building FAR:	0.23
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	-		
Features:	Signage		
Frontage:	-		

AVAILABILITY

Spaces:	1
Square Feet	4,962
Range:	4,962
Max Contig:	4,962
% Sublet:	0%
CoStar Est:	\$15.26-18.65



Peer Property Details

2520 King Arthur Blvd - Phase III

17 **1865 McGee Ln - McGee's Retail Center** 

Distance to Subject Property: 7.8 Miles

★★★★★



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	100%
NNN Asking Rent:	\$16.00/SF/Yr	\$22.00/SF/Yr
Months To Lease:	3 mo	23 mo
Time On Market:	10 mo	15 mo
Location Score:	Excellent Location (70)	Best Location (90)
Walk Score®:	Car-Dependent (35)	Somewhat Walkable (63)
Transit Score®:	Minimal Transit (0)	Minimal Transit (0)

PROPERTY

Type:	Storefront Retail/Office	Tenancy:	8 Tenants
Center:	-	Construction:	Masonry
GLA:	26,580 SF	Land AC:	2.32 AC
Year Built/Renov	2006	Building FAR:	0.26
Floors:	1	Total Expenses:	-
Loading Docks:	15 ext		
Parking	95 Surface Spaces are available; Ratio of 3.57/1000 SF		
Features:	24 Hour Access, Tenant Controlled HVAC		
Frontage:	Mcgee Ln		

AVAILABILITY

Spaces:	1
Square Feet	3,200
Range:	3,200
Max Contig:	3,200
% Sublet:	0%
Asking Rent:	\$16 mg



Peer Property Comparison

2520 King Arthur Blvd - Phase III

Property Name / Address	Star Rating	NNN Asking Rent Per SF	Vacancy Rate
1 Vista Ridge Plaza 360-420 E Round Grove Rd	★★★★★	\$23 - 29(Est.)	1%
2 2605 E Grapevine Mill...	★★★★★	\$23 - 28(Est.)	100%
3 Bent Creek Shopping...	★★★★★	\$22 - 27(Est.)	0%
4 6818-6826 Greenville...	★★★★★	\$22 - 26(Est.)	100%
5 10865 Harry Hines Blvd	★★★★★	\$20 - 25(Est.)	0%
6 1601 E Trinity Mills Rd	★★★★★	\$20 - 25(Est.)	100%
Phase III 2520 King Arthur Blvd	★★★★★	\$22.00	100%
10 Phase I 2560 King Arthur Blvd	★★★★★	\$22.00	4.1%
7 3180 Eldorado Pky	★★★★★	\$19 - 24(Est.)	14.6%
8 The Village at Cherry...	★★★★★	\$19 - 23(Est.)	100%
9 4660 FM 2281	★★★★★	\$18 - 22(Est.)	100%
11 Rosemeade Square 3730 N Josey Ln	★★★★★	\$18 - 22(Est.)	18.4%
12 4340 Interstate 30	★★★★★	\$17 - 21(Est.)	100%
13 World Plaza 11538 Harry Hines Blvd	★★★★★	\$17 - 21(Est.)	10.9%
15 Lewisville Village 1425 Justin Rd	★★★★★	\$18.71	0%
14 Keller Creek Plaza 2202 Heads Ln	★★★★★	\$17 - 20(Est.)	72.7%
16 5566 Meadowbrook Dr	★★★★★	\$15 - 19(Est.)	100%
17 McGee's Retail Center 1865 McGee Ln	★★★★★	\$15 - 18(Est.)	0%

Average

\$22.47

30.8%

(Arrows indicate trend over last quarter)



Peer Property Comparison

2520 King Arthur Blvd - Phase III

Property Name / Address	Star Rating	Availability Rate	Vacancy Rate
Phase III 2520 King Arthur Blvd	★★★★★	100%	100%
6 1601 E Trinity Mills Rd	★★★★★	100%	100%
2 2605 E Grapevine Mill...	★★★★★	100%	100%
8 The Village at Cherry... 2605 S Cherry Ln	★★★★★	100%	100%
12 4340 Interstate 30	★★★★★	100%	100%
9 4660 FM 2281	★★★★★	100%	100%
16 5566 Meadowbrook Dr	★★★★★	100%	100%
4 6818-6826 Greenville...	★★★★★	100%	100%
14 Keller Creek Plaza 2202 Heads Ln	★★★★★	100%	72.7%
11 Rosemeade Square 3730 N Josey Ln	★★★★★	18.4%	18.4%
7 3180 Eldorado Pky	★★★★★	14.6%	14.6%
17 McGee's Retail Center 1865 McGee Ln	★★★★★	12%	0%
13 World Plaza 11538 Harry Hines Blvd	★★★★★	10.9%	10.9%
15 Lewisville Village 1425 Justin Rd	★★★★★	6.9%	0%
10 Phase I 2560 King Arthur Blvd	★★★★★	4.1%	4.1%
1 Vista Ridge Plaza 360-420 E Round Grove Rd	★★★★★	2.5%	1%
5 10865 Harry Hines Blvd	★★★★★	0%	0%
3 Bent Creek Shopping... 9770-9798 Forest Ln	★★★★★	0%	0%

Average

32.5%

30.8%

(Arrows indicate trend over last quarter)



Peer Property Comparison

2520 King Arthur Blvd - Phase III

Property Name / Address	Star Rating	NNN Asking Rent Per SF	Median Months on Market
1 Vista Ridge Plaza 360-420 E Round Grove Rd	★★★★★	\$23 - 29(Est.)	20
2 2605 E Grapevine Mill...	★★★★★	\$23 - 28(Est.)	14
3 Bent Creek Shopping...	★★★★★	\$22 - 27(Est.)	
4 6818-6826 Greenville...	★★★★★	\$22 - 26(Est.)	5
5 10865 Harry Hines Blvd	★★★★★	\$20 - 25(Est.)	
6 1601 E Trinity Mills Rd	★★★★★	\$20 - 25(Est.)	23
Phase III 2520 King Arthur Blvd	★★★★★	\$22.00	15
10 Phase I 2560 King Arthur Blvd	★★★★★	\$22.00	3
7 3180 Eldorado Pky	★★★★★	\$19 - 24(Est.)	8
8 The Village at Cherry...	★★★★★	\$19 - 23(Est.)	24
9 4660 FM 2281	★★★★★	\$18 - 22(Est.)	1
11 Rosemeade Square 3730 N Josey Ln	★★★★★	\$18 - 22(Est.)	35
12 4340 Interstate 30	★★★★★	\$17 - 21(Est.)	6
13 World Plaza 11538 Harry Hines Blvd	★★★★★	\$17 - 21(Est.)	
15 Lewisville Village 1425 Justin Rd	★★★★★	\$18.71	19
14 Keller Creek Plaza 2202 Heads Ln	★★★★★	\$17 - 20(Est.)	12
16 5566 Meadowbrook Dr	★★★★★	\$15 - 19(Est.)	
17 McGee's Retail Center 1865 McGee Ln	★★★★★	\$15 - 18(Est.)	10

Average

\$22.47

15

(Arrows indicate trend over last quarter)



Peer Property Comparison

2520 King Arthur Blvd - Phase III

Property Name / Address	Star Rating	12 Mo. Leasing Activity in SF	12 Mo. Net Absorption in SF
1 Vista Ridge Plaza 360-420 E Round Grove Rd	★★★★★	34,030	56,937
7 3180 Eldorado Pky	★★★★★	2,750	2,750
17 McGee's Retail Center 1865 McGee Ln	★★★★★	1,600	0
10 Phase I 2560 King Arthur Blvd	★★★★★	1,546	1,546
15 Lewisville Village 1425 Justin Rd	★★★★★	0	4,271
Phase III 2520 King Arthur Blvd	★★★★★	0	0
5 10865 Harry Hines Blvd	★★★★★	0	0
13 World Plaza 11538 Harry Hines Blvd	★★★★★	0	0
6 1601 E Trinity Mills Rd	★★★★★	0	0
8 The Village at Cherry... 2605 S Cherry Ln	★★★★★	0	0
9 4660 FM 2281	★★★★★	0	0
16 5566 Meadowbrook Dr	★★★★★	0	0
3 Bent Creek Shopping... 9770-9798 Forest Ln	★★★★★	0	0
11 Rosemeade Square 3730 N Josey Ln	★★★★★	0	(3,215)
14 Keller Creek Plaza 2202 Heads Ln	★★★★★	0	(5,600)
2 2605 E Grapevine Mill...	★★★★★	0	(10,204)
4 6818-6826 Greenville...	★★★★★	0	(12,949)
12 4340 Interstate 30	★★★★★	0	(15,311)

Average 2,218

1,013



Peer Property Comparison

2520 King Arthur Blvd - Phase III

Property Name / Address	Star Rating	NNN Asking Rent Per SF	Median Household Income (5 mi)
1 Vista Ridge Plaza 360-420 E Round Grove Rd	★★★★★	\$23.36-28.6(Est.) ↔	\$92,118
2 2605 E Grapevine Mill...	★★★★★	\$22.95-28.1(Est.) ↔	\$100,698
3 Bent Creek Shopping...	★★★★★	\$22.37-27.3(Est.) ↔	\$61,683
4 6818-6826 Greenville...	★★★★★	\$21.53-26.3(Est.) ↔	\$72,212
5 10865 Harry Hines Blvd	★★★★★	\$20.22-24.7(Est.) ↔	\$77,008
6 1601 E Trinity Mills Rd	★★★★★	\$20.13-24.6(Est.) ↔	\$82,438
7 3180 Eldorado Pky	★★★★★	\$19.48-23.8(Est.) ↑	\$107,969
8 The Village at Cherry...	★★★★★	\$18.78-23.0(Est.) ↔	\$62,168
9 4660 FM 2281	★★★★★	\$18.26-22.3(Est.) ↔	\$87,406
Phase III 2520 King Arthur Blvd	★★★★★	\$22 ↔	\$87,495
10 Phase I 2560 King Arthur Blvd	★★★★★	\$22 ↔	\$87,679
11 Rosemeade Square 3730 N Josey Ln	★★★★★	\$17.91-21.9(Est.) ↔	\$84,715
12 4340 Interstate 30	★★★★★	\$17.44-21.3(Est.) ↔	\$55,995
13 World Plaza 11538 Harry Hines Blvd	★★★★★	\$17.18-21.0(Est.) ↔	\$82,411
14 Keller Creek Plaza 2202 Heads Ln	★★★★★	\$16.69-20.4(Est.) ↔	\$75,468
15 Lewisville Village 1425 Justin Rd	★★★★★	\$18.71 ↔	\$102,228
16 5566 Meadowbrook Dr	★★★★★	\$15.26-18.7(Est.) ↔	\$52,658
17 McGee's Retail Center 1865 McGee Ln	★★★★★	\$14.95-18.3(Est.) ↔	\$98,635

Average

\$22.47

\$81,721

(Arrows indicate trend over last quarter)





Leasing Analytics

Castle Hills Village Shops & Office

Phase III

2520 King Arthur Blvd

45,194 SF Retail Freestanding

Lewisville, Texas - North Carrollton Submarket

PREPARED BY



Darrin Coles, CCIM



DALLAS-FORT WORTH VACANCY OVERVIEW

By total net absorption, Dallas-Fort Worth continues to lead the nation. Retail users have taken on 2.5 million SF of space in the last 12 months, maintaining a healthy, albeit shrinking, lead above the next nearest market. Despite this strong performance, emerging headwinds have developed in recent months that have driven this annual tenant demand below the typical range between 5 and 6 million SF for this market and into negative territory on a quarterly basis at the start of 2025.

The primary driver of this shift is an increase in moveouts. Between 2023 and 2024, moveouts have increased by 7% as users shed nearly 12 million SF of space while absorbing around 15 million SF last year. 2025Q1 saw the brunt of this as retailers like Party City and Big Lots placed large swaths of space back on the market. Submarkets like Lewisville, which already contends with a higher-than-average vacancy rate for these big-box retail spaces, could come under additional pressure as these influences play out in the first two quarters. This, coupled with a stronger delivery pipeline, could result in a higher vacancy rate baseline for 2025.

Many users would see this as a welcome change, as space availability – especially in desirable locations – remains the single largest challenge faced by tenants. In total, there is 23.9 million SF available for lease, also down from the 10-year average of 27.4 million SF. Over 85% of this space is tied up in 1 to 3 Star properties, with the remaining stock primarily concentrated in newer, speculative developments in emerging parts of the market where customer bases are not yet tested or established.

In the last year, interest has held strong for smaller

leases. About two-thirds of deals are for spaces of 5,000 SF or less. Well-placed single-tenant locations help fuel demand in this segment, including chains such as Dutch Bros. and Salad and Go, which have been expanding their footprint across the market. Other established national retailers like Einstein Brothers, Wingstop, and Starbucks have also been taking up new space across Dallas-Fort Worth in this size range, with Starbucks focusing almost exclusively on rapidly growing outlying communities like Sachse and Prosper.

For many industry leaders, the sector to watch out for is the grocery-anchored development. Over the last several years, H-E-B has led the way, first entering this market in Collin County before moving to other high-growth areas, including Alliance and Mansfield. The company has recently pivoted its strategy in two ways. The first is through the introduction of their discount banner, Joe V's Smart Shop, which has taken on two 55,000 SF or greater leases in Dallas. The second is by moving towards more established communities within Dallas-Fort Worth, including Irving and Denton, the latter of which was announced in 2025Q1. Existing grocers have also entered into expansion mode, with Tom Thumb, Whole Foods, Sprouts, and Trader Joe's all announcing new locations in these growing suburbs.

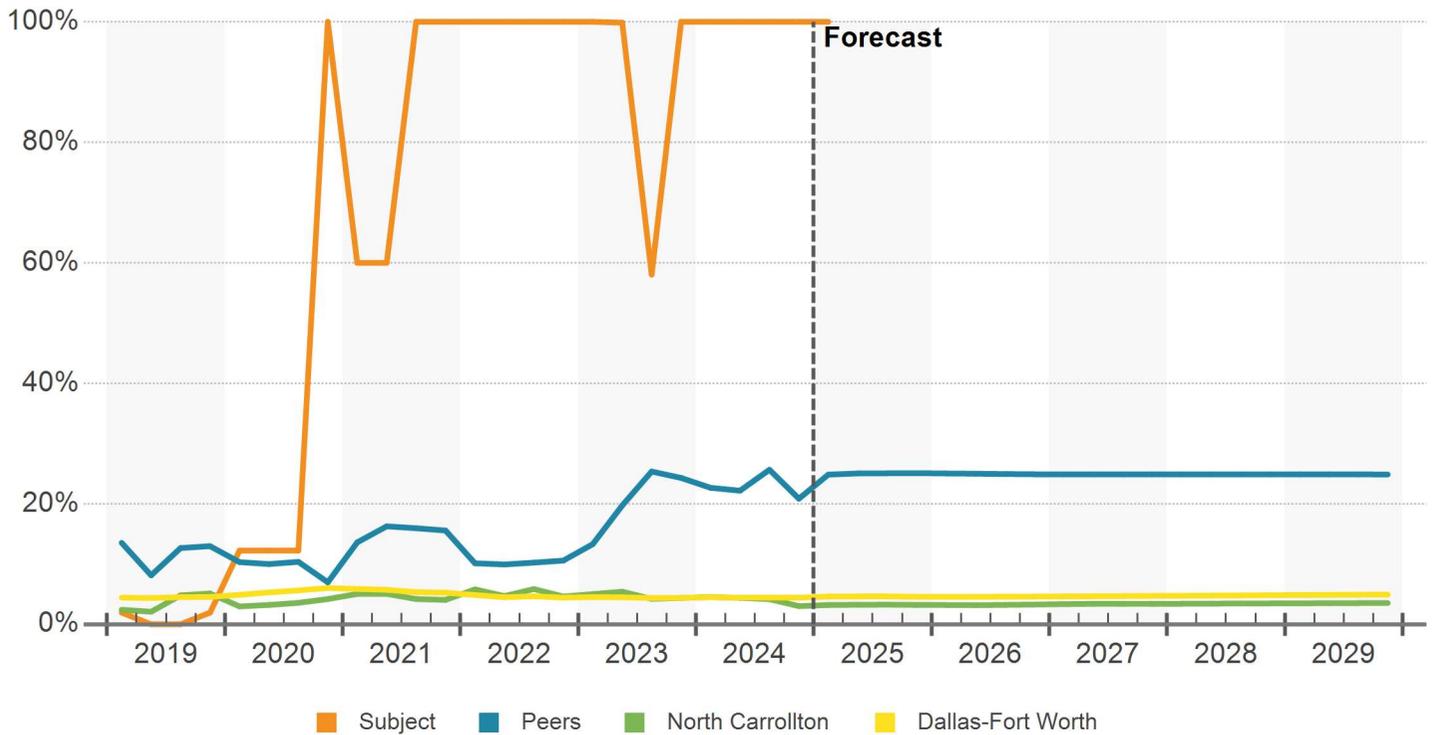
The rest of 2025 will largely be defined by an uptick in new deliveries and an anticipated recovery in tenant demand in the latter half of the year. Vacancy rates are expected to hold consistently around the current rate of 4.6%, barring an additional wave of national tenant closures, which could put more supply back on the market.



Dallas-Fort Worth Vacancy Analytics

2520 King Arthur Blvd - Phase III

VACANCY RATE

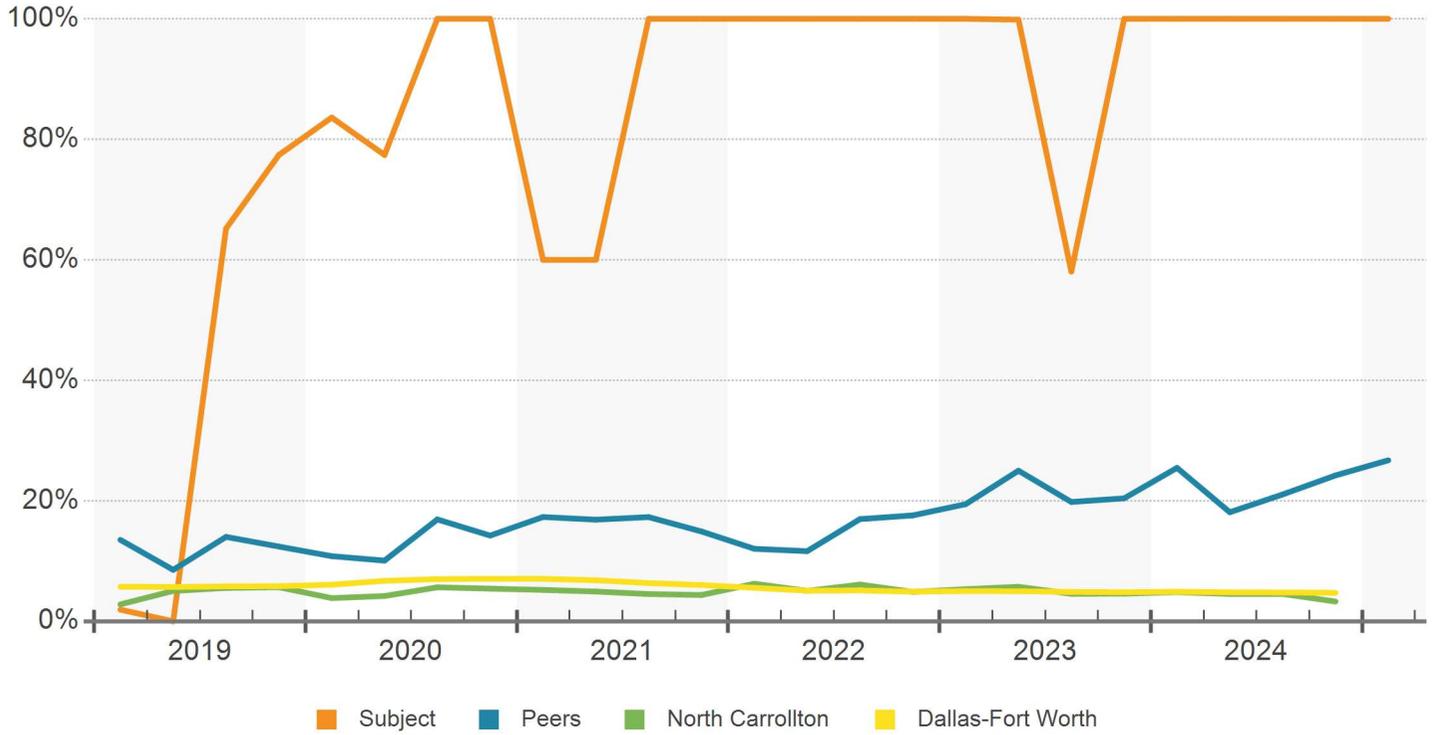


VACANCY RATE

	Subject		Peers		North Carrollton		Dallas-Fort Worth	
	Vacancy	Trend (YOY)	Vacancy	Trend (YOY)	Vacancy	Trend (YOY)	Vacancy	Trend (YOY)
2019	1.9%	1.9%	13.0%	-0.4%	5.1%	2.6%	4.5%	0.3%
2020	100%	98.1%	7.0%	-6%	4.2%	-0.9%	6.0%	1.5%
2021	100%	0%	15.6%	8.6%	4.1%	-0.1%	5.3%	-0.8%
2022	100%	0%	10.6%	-5%	4.6%	0.6%	4.4%	-0.8%
2023	100%	0%	24.3%	13.7%	4.4%	-0.2%	4.4%	0%
2024	100%	0%	20.8%	-3.5%	3.0%	-1.4%	4.4%	0%
YTD	100%	0%	24.8%	4%	3.2%	0.2%	4.6%	0.2%
2025	Forecast >		25.1%	4.2%	3.2%	0.2%	4.6%	0.2%
2026	Forecast >		24.9%	-0.2%	3.3%	0.1%	4.6%	0%
2027	Forecast >		24.9%	0%	3.4%	0.1%	4.7%	0.1%
2028	Forecast >		24.9%	0%	3.5%	0.1%	4.8%	0.1%
2029	Forecast >		24.9%	0%	3.5%	0.1%	4.9%	0.1%



AVAILABILITY RATE

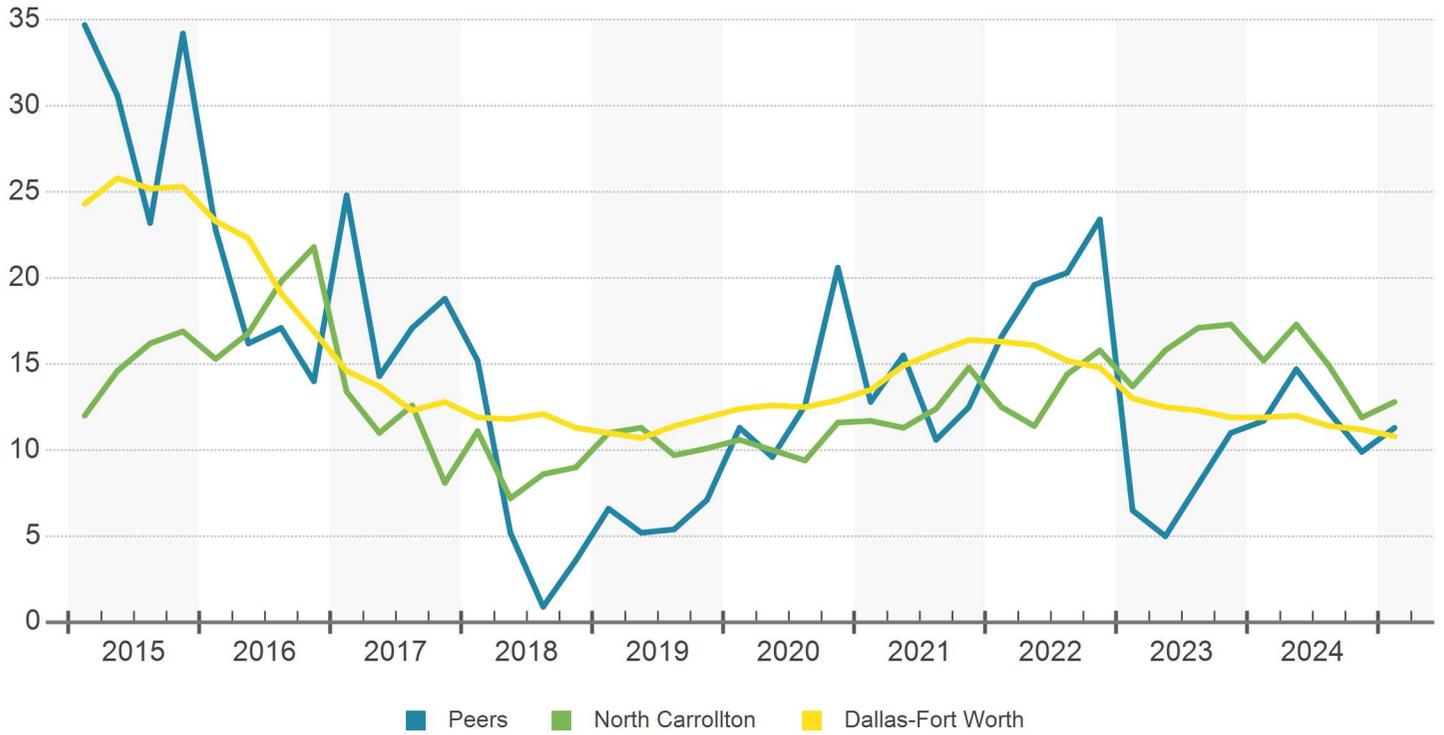


AVAILABILITY RATE

	Subject		Peers		North Carrollton		Dallas-Fort Worth	
	Availability	Trend (YOY)	Availability	Trend (YOY)	Availability	Trend (YOY)	Availability	Trend (YOY)
2019	77.4%	77.4%	12.4%	-0.9%	5.7%	2.8%	5.8%	0.3%
2020	100%	22.6%	14.2%	1.8%	5.4%	-0.2%	7.1%	1.2%
2021	100%	0%	14.9%	0.7%	4.4%	-1.1%	6.0%	-1%
2022	100%	0%	17.6%	2.7%	4.9%	0.5%	4.9%	-1.1%
2023	100%	0%	20.4%	2.8%	4.6%	-0.3%	4.8%	-0.1%
2024	100%	0%	24.2%	3.8%	3.3%	-1.3%	4.7%	-0.1%
2025 YTD	100%	0%	26.7%	1.3%	-	-	-	-



MEDIAN MONTHS ON MARKET

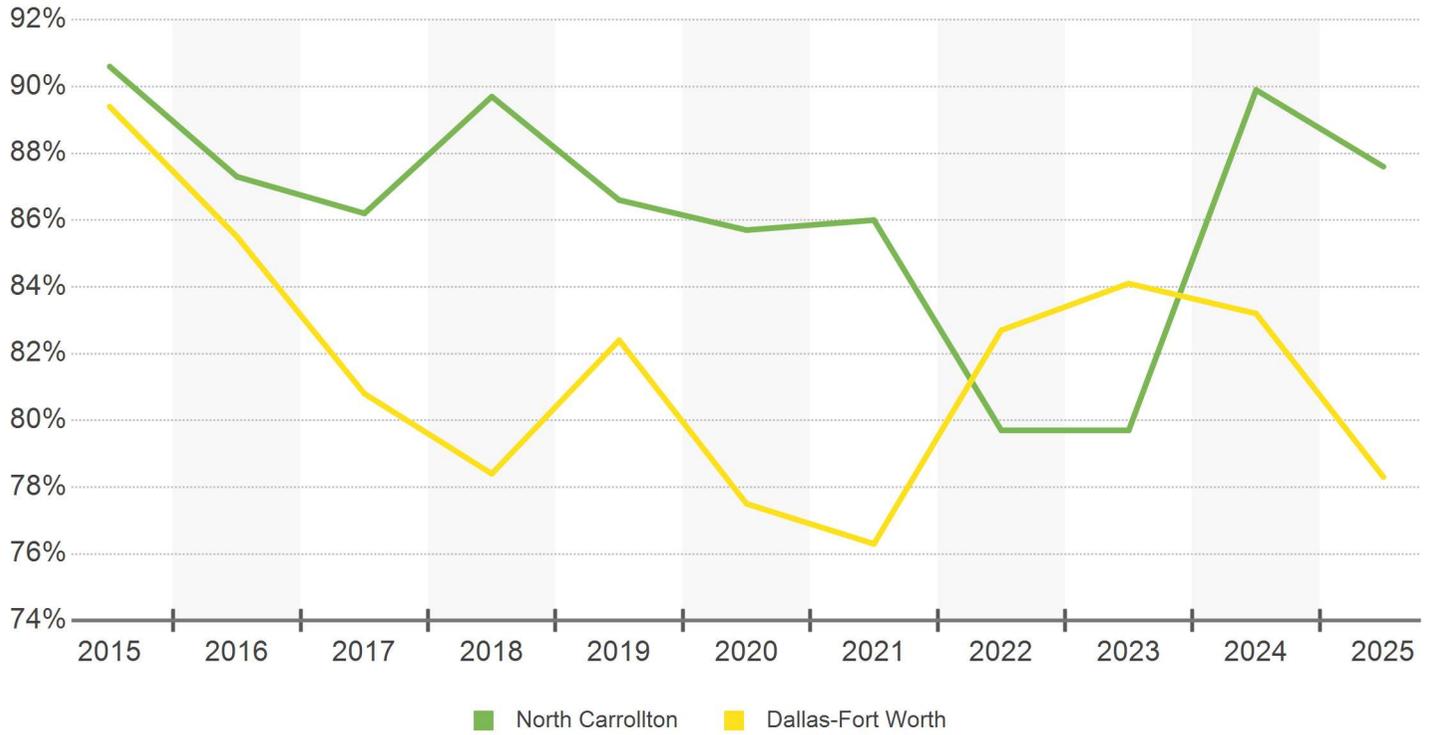


MEDIAN MONTHS ON MARKET

	Peers	North Carrollton	Dallas-Fort Worth
2015	27.7	14.9	25.1
2016	16.2	18.4	20.4
2017	17.1	11.3	13.4
2018	8.5	9.0	11.8
2019	6.6	10.5	11.2
2020	14.3	10.4	12.6
2021	12.8	12.5	15.1
2022	18.7	13.5	15.6
2023	8.1	16.0	12.4
2024	11.1	14.8	11.6
2025	11.3	12.8	10.8



RENEWAL RATES



RENEWAL RATES

	North Carrollton	Dallas-Fort Worth
2015	90.6%	89.4%
2016	87.3%	85.5%
2017	86.2%	80.8%
2018	89.7%	78.4%
2019	86.6%	82.4%
2020	85.7%	77.5%
2021	86.0%	76.3%
2022	79.7%	82.7%
2023	79.7%	84.1%
2024	89.9%	83.2%
2025	87.6%	78.3%



DALLAS-FORT WORTH RENT TRENDS

Due to the tight availability of space, rent growth has outperformed the national trend in Dallas-Fort Worth for several years. However, the pace is moderating as consumer spending softens and vacancies increase in early 2025.

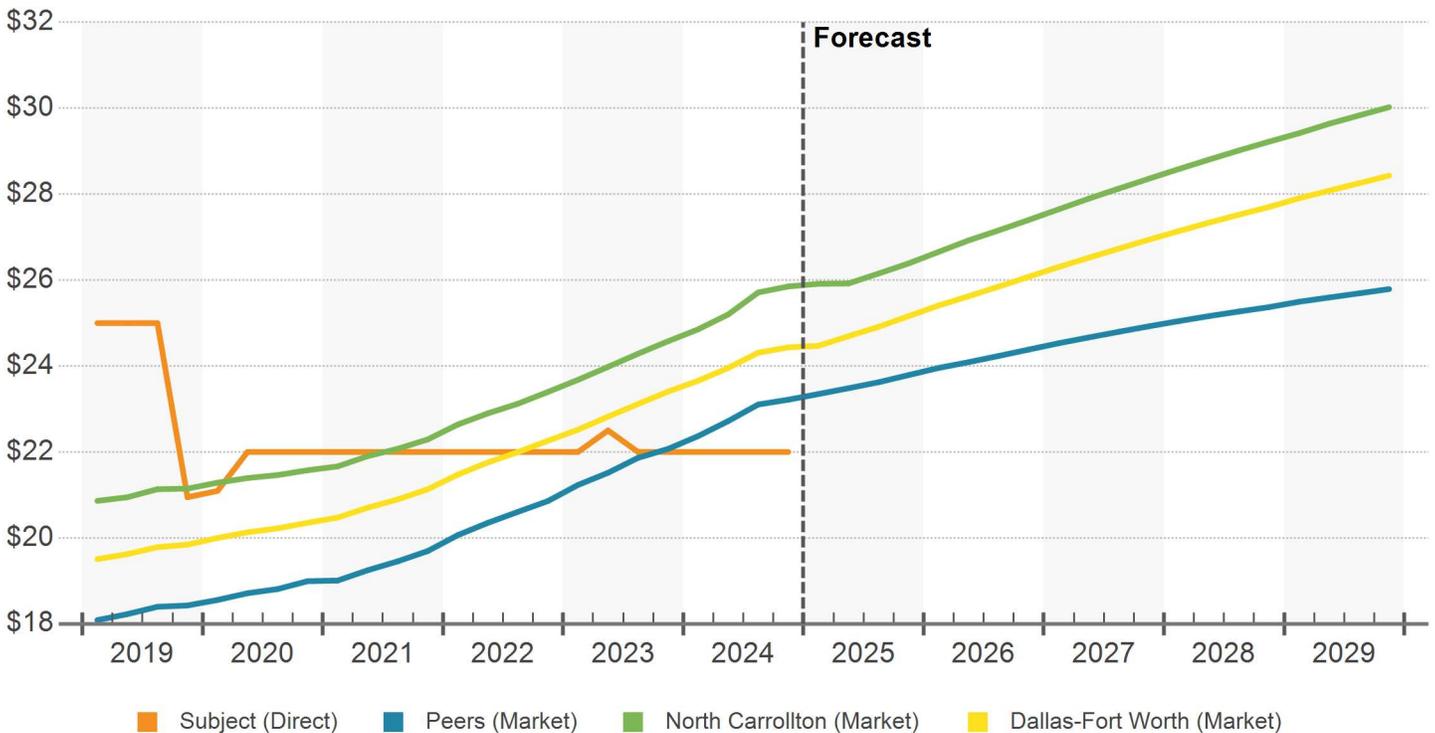
The metro has averaged 4.9% in annual rent growth over the past three years, regularly outpacing both the national average and most other major peer markets outside of the Sunbelt. The highest rents in the region are correlated with more affluent areas in the market with strong buying power. Communities such as North Dallas, Uptown, Frisco, and Southlake feature average rental rates from \$30.00/SF to \$45.00/SF, well above the market average of \$23.00/SF.

Among all other major markets with inventories of 250 million SF or greater, Dallas-Fort Worth is currently within the top three with its 3.5% annual rent growth as of the first quarter of 2025. These gains are bolstered by the leading levels of new construction, showcasing an overall demand to both occupy and develop retail space

in this market. Local brokers have shared that users have become more receptive to higher rents, especially for newer spaces for which they are willing to pay premium rates. This is reflected in rates captured on new leases, which observe an average starting rent of around \$29/SF for new leases signed in the last four years for first-generation properties. In comparison, properties built in or before 2019 had an average of \$20/SF, a nearly 45% difference.

Demographics will continue to play an active role in the retail market's performance. Although Dallas-Fort Worth is adding supply at one of the fastest rates in the country nominally, it is also adding households at an impressive but slowing pace. New household formations with rising incomes could buoy demand for retail space and, thereby, rent growth in the region. Still, near-term risks caused by slowing consumer demand, the potential for resurgent inflation, and federal policies aimed at curbing international migration could result in a further slowdown in rent growth in the near term.

NNN RENT PER SQUARE FOOT

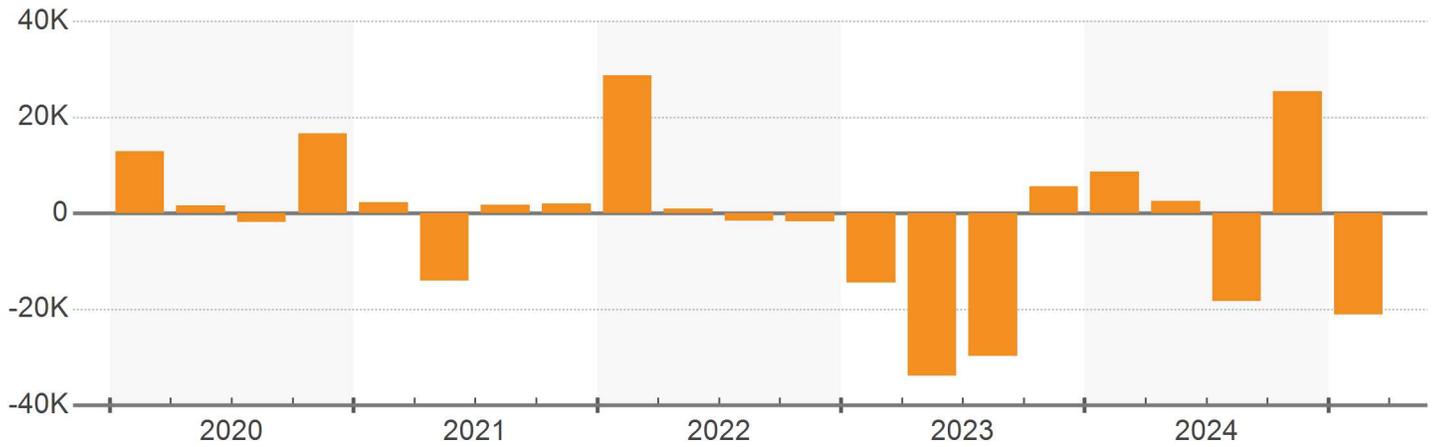


NNN RENT PER SQUARE FOOT

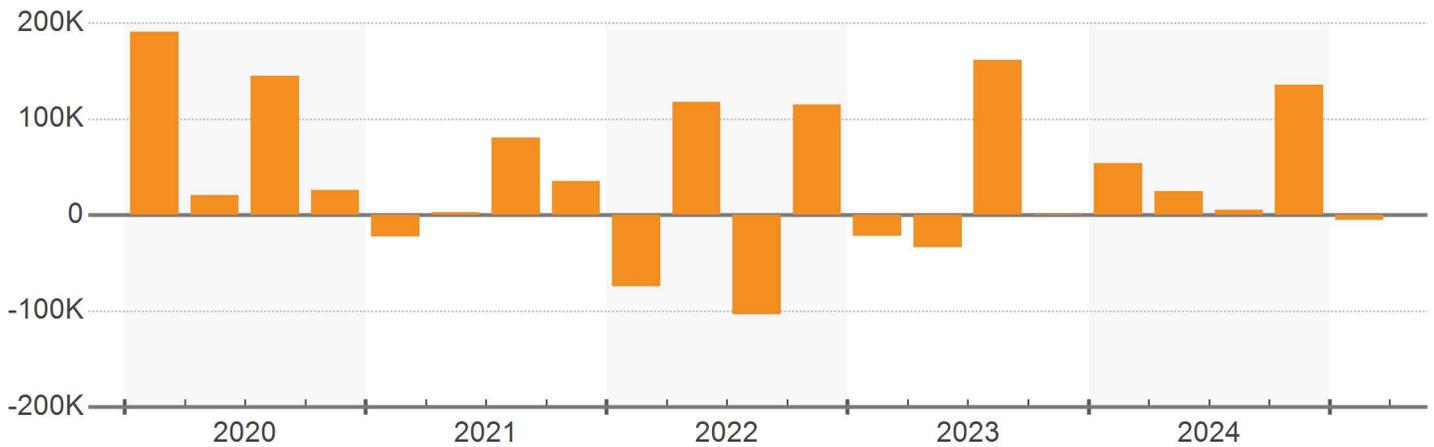
	Subject		Peers		North Carrollton		Dallas-Fort Worth	
	Direct Rent	Trend (YOY)	Market Asking Rent	Trend (YOY)	Market Asking Rent	Trend (YOY)	Market Asking Rent	Trend (YOY)
2019	\$20.95	4.7%	\$18.43	2.7%	\$21.15	2.1%	\$19.84	2.6%
2020	\$22.00	5%	\$18.99	3.1%	\$21.57	2%	\$20.35	2.6%
2021	\$22.00	0%	\$19.70	3.7%	\$22.29	3.3%	\$21.13	3.8%
2022	\$22.00	0%	\$20.86	5.9%	\$23.40	5%	\$22.26	5.3%
2023	\$22.00	0%	\$22.07	5.8%	\$24.58	5%	\$23.41	5.1%
2024	\$22.00	0%	\$23.22	5.2%	\$25.85	5.2%	\$24.43	4.4%
YTD	\$22.00	0%	\$23.35	0.6%	\$25.91	0.2%	\$24.47	0.1%
2025	Forecast >		\$23.79	2.5%	\$26.66	3.1%	\$25.16	3%
2026			\$24.38	2.5%	\$27.65	3.7%	\$26.08	3.6%
2027			\$24.92	2.2%	\$28.58	3.4%	\$26.94	3.3%
2028			\$25.37	1.8%	\$29.42	2.9%	\$27.70	2.8%
2029			\$25.79	1.7%	\$30.22	2.7%	\$28.43	2.6%



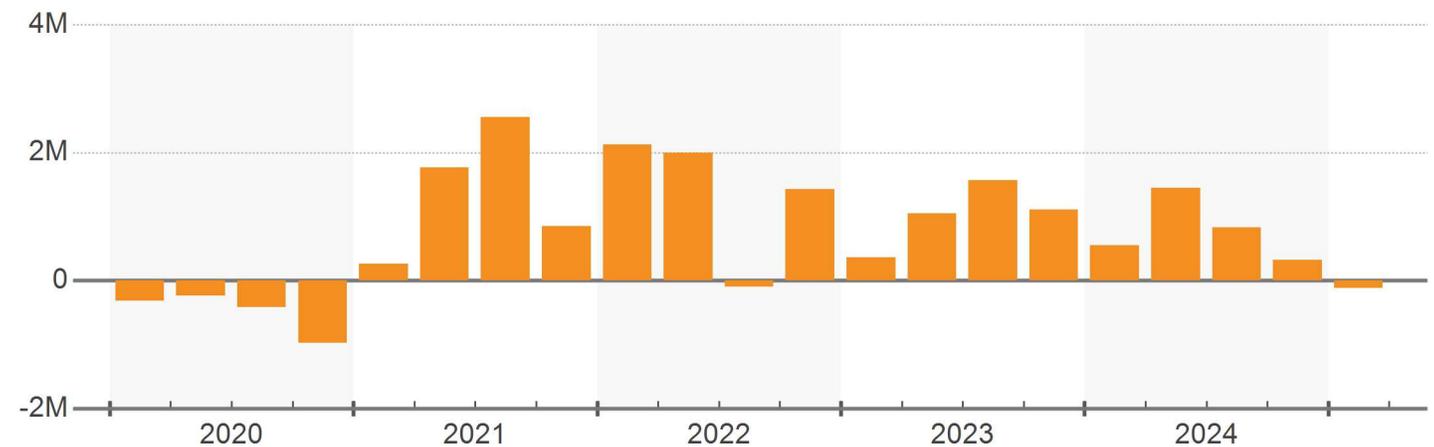
NET ABSORPTION IN PEERS IN SQUARE FEET



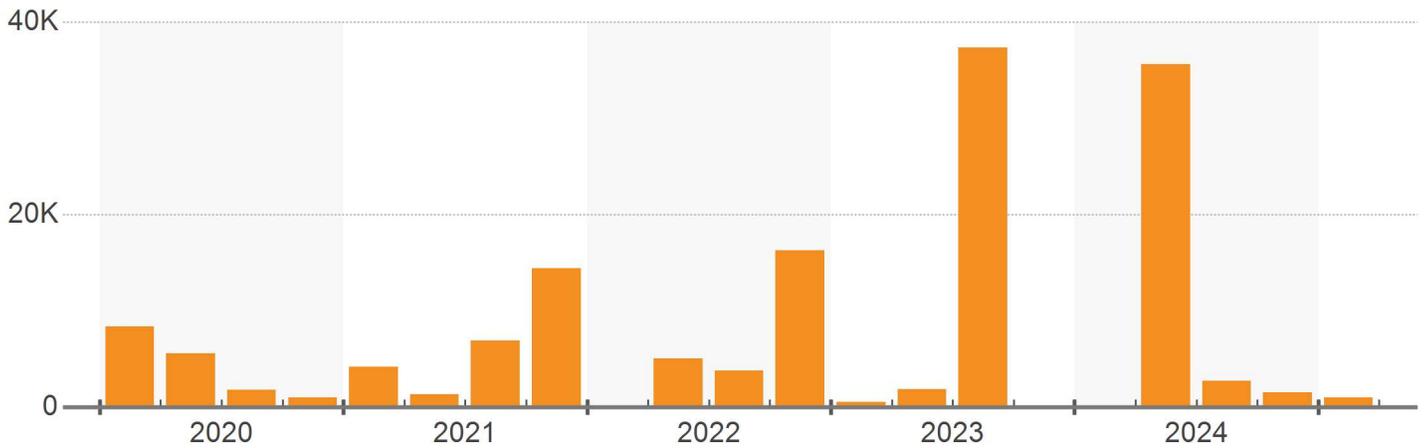
NET ABSORPTION IN NORTH CARROLLTON SUBMARKET IN SQUARE FEET



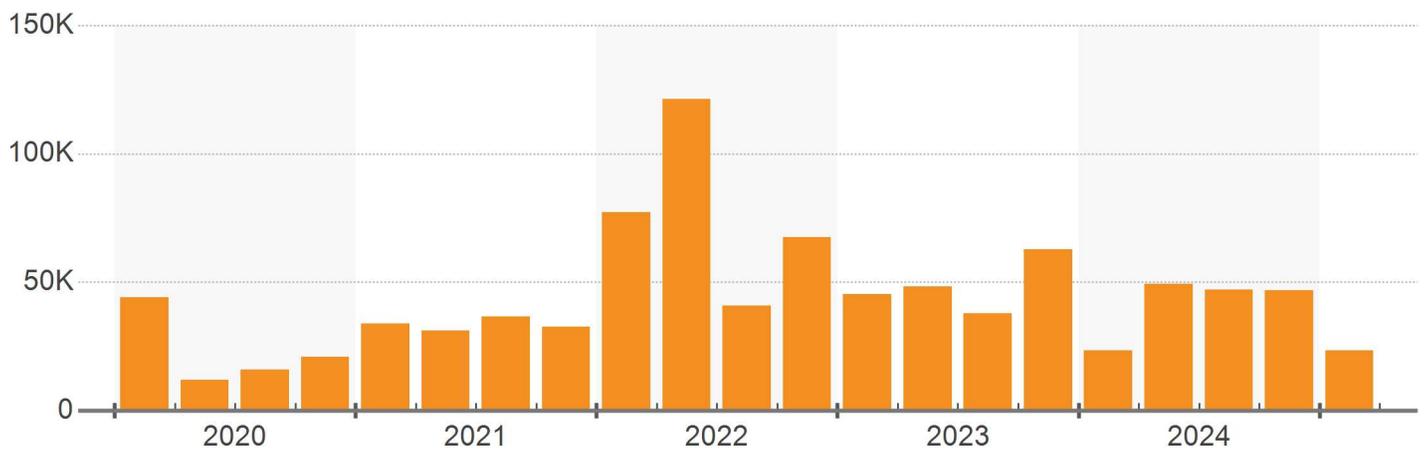
NET ABSORPTION IN DALLAS-FORT WORTH IN SQUARE FEET



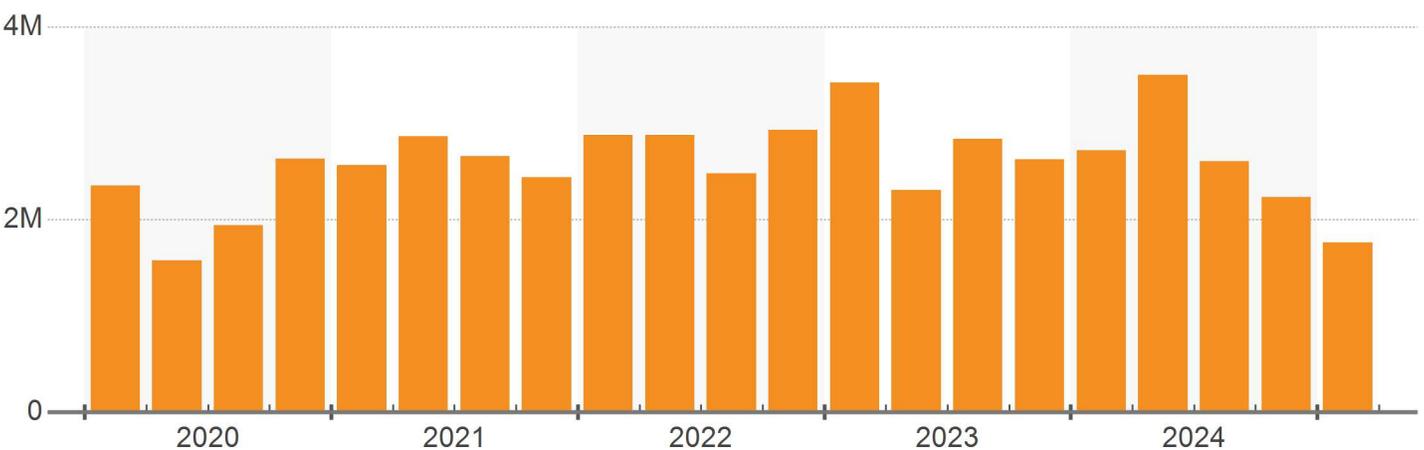
LEASING ACTIVITY IN PEERS IN SQUARE FEET



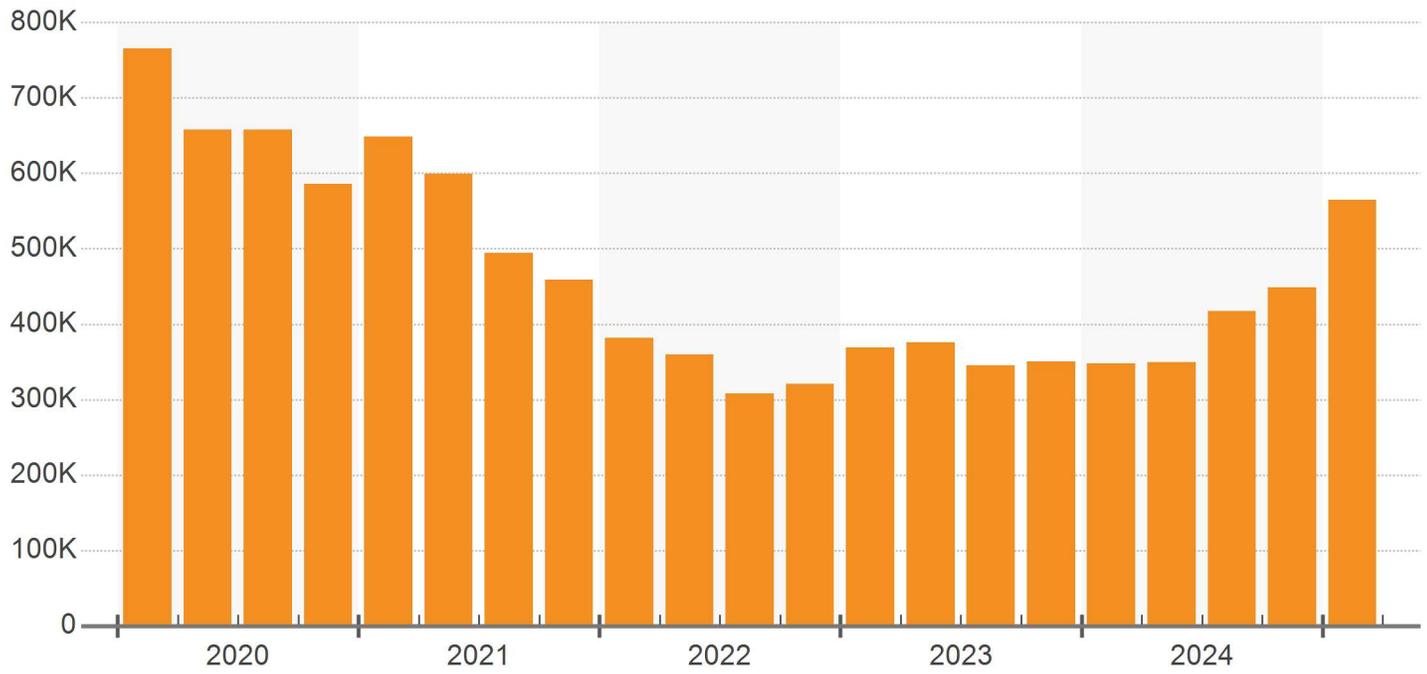
LEASING ACTIVITY IN NORTH CARROLLTON SUBMARKET IN SQUARE FEET



LEASING ACTIVITY IN DALLAS-FORT WORTH IN SQUARE FEET



SUBLEASE SPACE AVAILABLE IN DALLAS-FORT WORTH IN SQUARE FEET





Construction

Castle Hills Village Shops & Office

Phase III

2520 King Arthur Blvd

45,194 SF Retail Freestanding

Lewisville, Texas - North Carrollton Submarket

PREPARED BY



Darrin Coles, CCIM

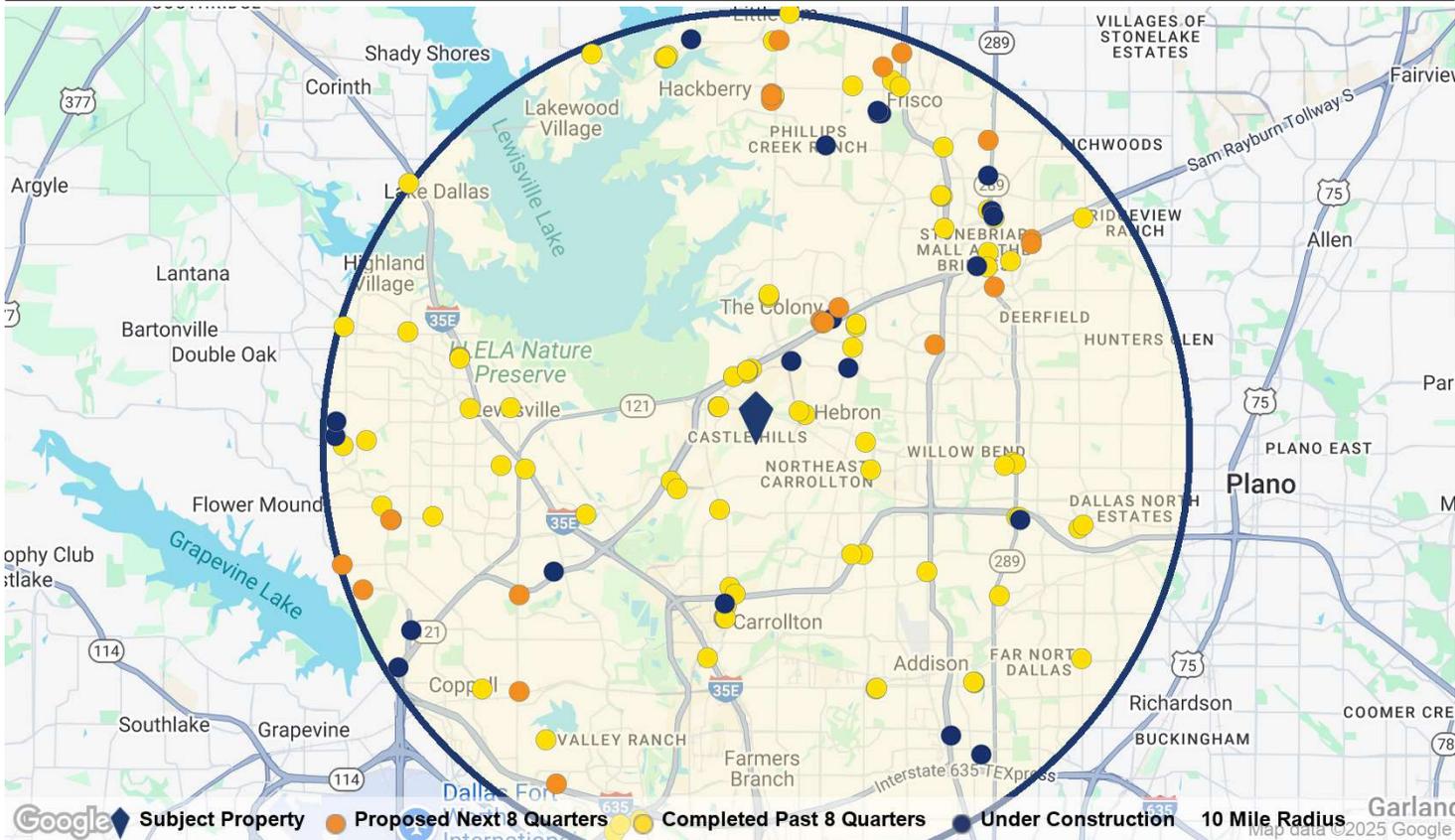


Overall Construction Summary

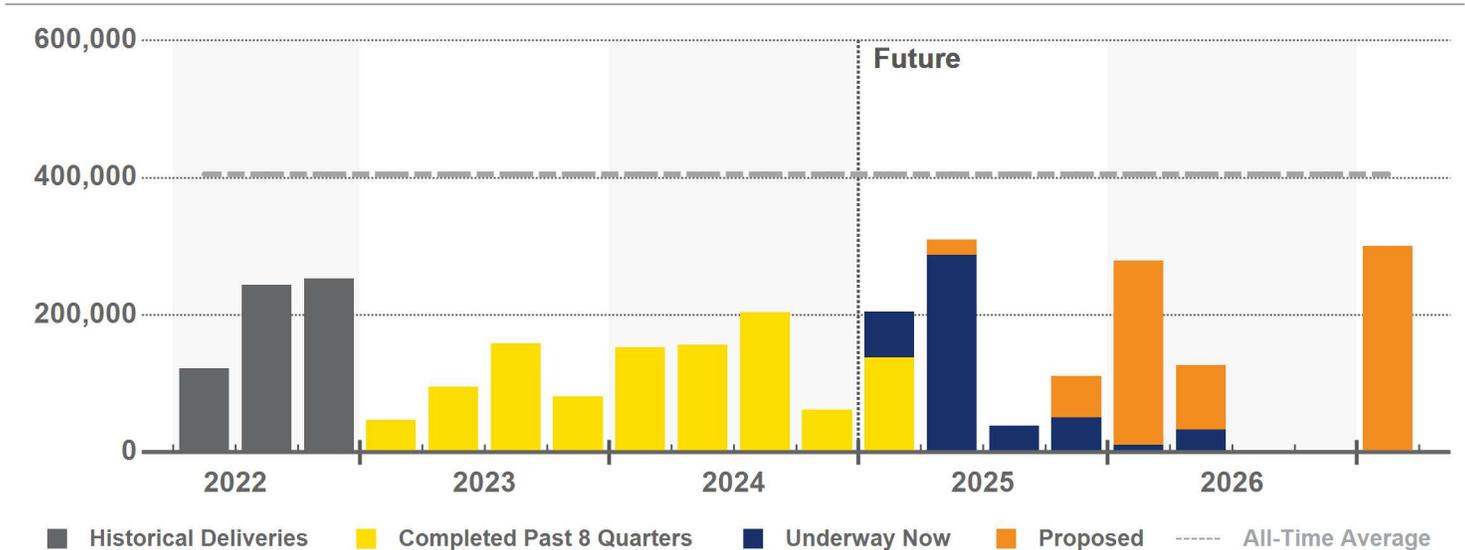
2520 King Arthur Blvd - Phase III

All-Time Annual Avg. SF	Delivered SF Past 8 Qtrs	Delivered SF Next 8 Qtrs	Proposed SF Next 8 Qtrs
1,621,532	1,093,698	487,394	745,971

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN SQUARE FEET



While construction activity is restrained relative to previous cycles, current figures place Dallas-Fort Worth at the top of the national charts for new construction. Developers are adding 4.5 million SF, equating to roughly 0.9% of the market's total inventory. Construction starts held firm last year in 2024, seeing an average of 900,000 SF of new projects break ground every quarter. The current pipeline mostly consists of large spaces for companies like Costco and shopping centers in the outermost submarkets where land costs and population growth have traditionally encouraged development.

About 65% of the space underway is located in Denton and Collin Counties, while Dallas County accounts for 15%. These northern clusters include communities such as Allen, McKinney, Frisco, and Prosper, where developers are chasing robust demographic growth and pushing into the outer edges of the market. Grocers and big-box retailers are following new rooftops in the northern suburbs. H-E-B, the region's newest major grocer, entered the market with new locations in this area before expanding to the rest of Dallas-Fort Worth. Meanwhile, Costco is bringing a 160,000 SF location in Prosper, a town of 38,000 that has grown 25% since 2020.

Unlike the malls of decades past, most new retail projects are part of smaller centers and mixed-use developments, helping mitigate the risk of oversupply. Furthermore, most projects currently in the pipeline are

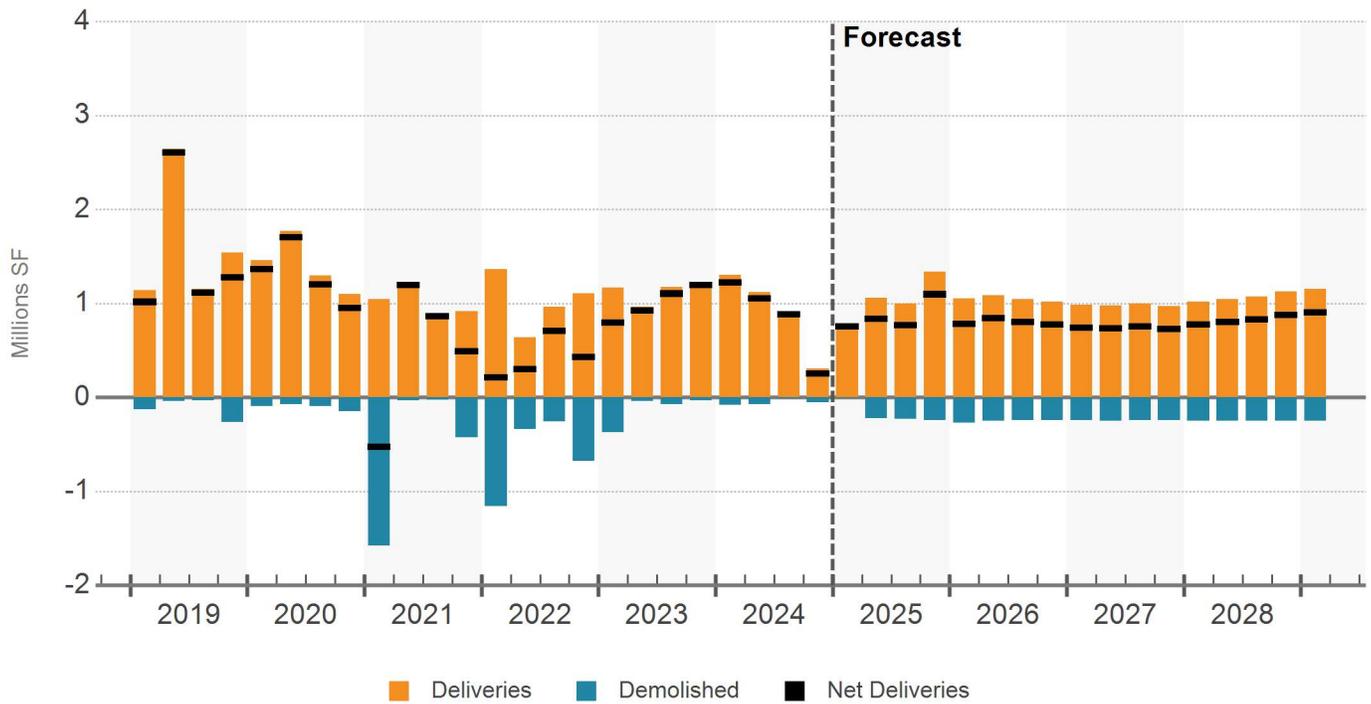
either built-to-suit or have found tenants before delivery. As of the first quarter, roughly 70% of all retail space under construction is pre-leased, including spaces for Target and other large national operators.

Another reliable source of new construction comes from mixed-use developments. Prominent pioneers in this space, such as CityLine in Richardson, Legacy West in Plano, and the Music Factory in Las Colinas, have all paved the way for current developments like The Farm in Allen. This project is a 135-acre property that has attracted several high-profile experiential retailers to the area, including Chicken N Pickle and High 5 Entertainment.

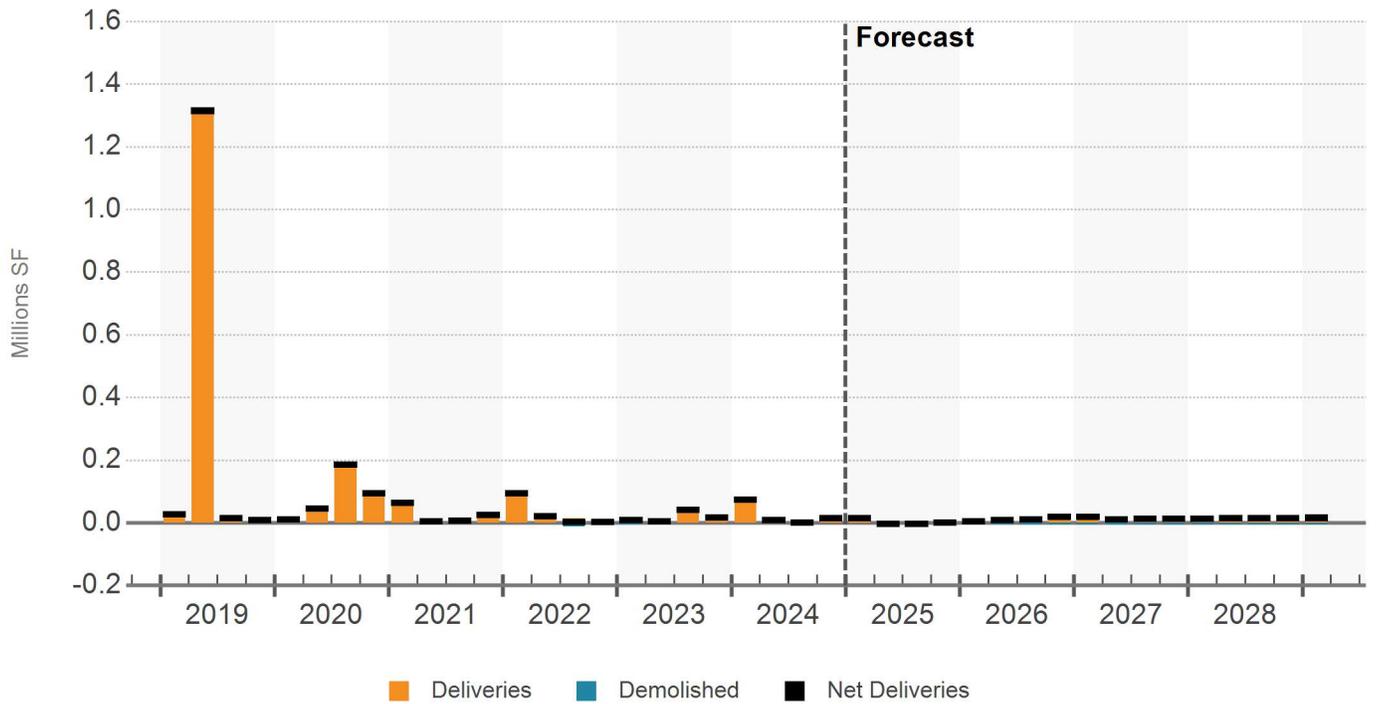
Other examples exist of owners renovating or re-purposing assets along highly trafficked corridors. For example, the Shops at Willow Bend, located along the Dallas North Tollway in West Plano, received \$100 million in funding to convert it into a mixed-use concept. The owner, Centennial, has plans to remove a portion of existing mall space and rezone the area to bring a hotel and multifamily units. Other mall conversion projects are more drastic, demolishing the space to make way for an entirely new project. One notable example is the former Collin Creek Mall, a 1980s vintage super-regional mall that is also located in Plano. This site was torn down in late 2019 to make way for a \$1 billion mixed-use project by Centurion American Development.



DELIVERIES & DEMOLITIONS



DELIVERIES & DEMOLITIONS



North Carrollton Construction

2520 King Arthur Blvd - Phase III

All-Time Annual Avg. Square Feet

Delivered Square Feet Past 8 Qtrs

Delivered Square Feet Next 8 Qtrs

Proposed Square Feet Next 8 Qtrs

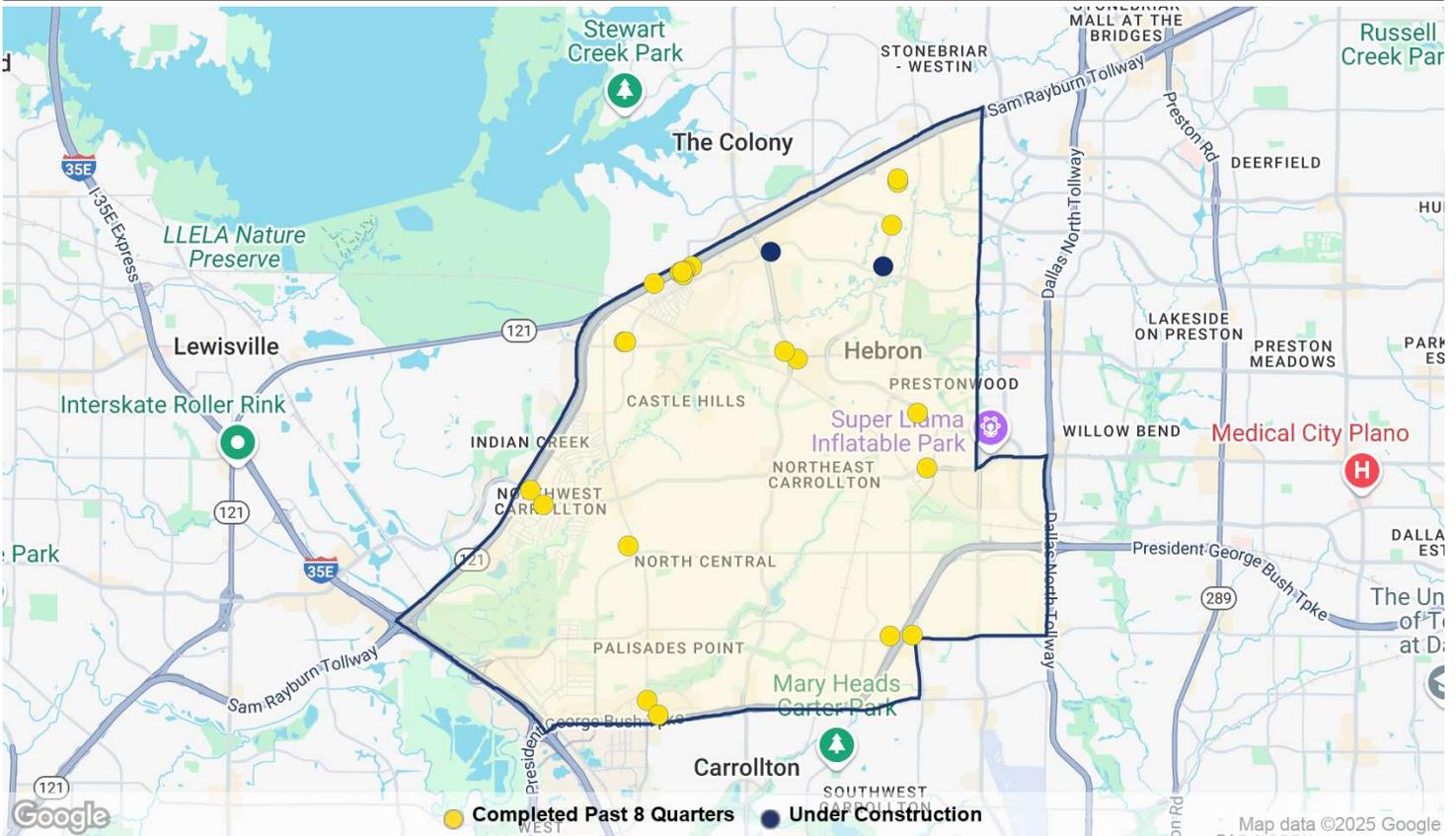
274,240

184,562

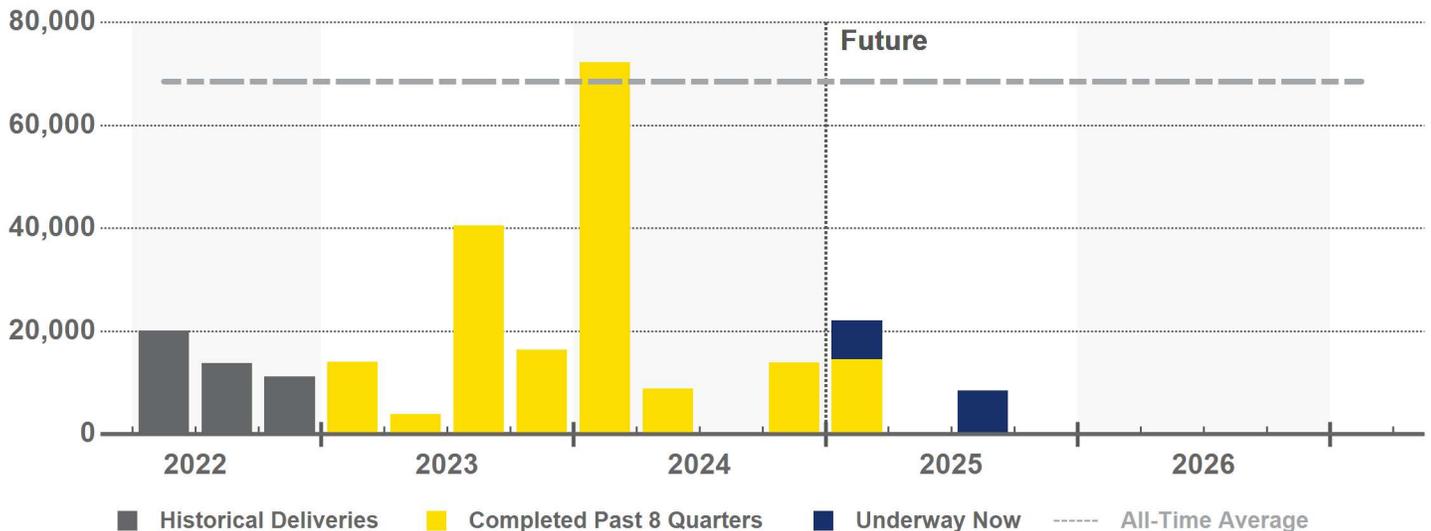
16,000

0

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN SQUARE FEET



North Carrollton Construction

2520 King Arthur Blvd - Phase III

RECENT DELIVERIES

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 4999 W Plano Pky	★★★★☆	7,500	1	Dec 2023	Feb 2025	- Lmg Ventures, Llc
2 4049 Huffines Blvd	★★★★☆	7,065	1	Jun 2022	Jan 2025	-
3 1866 Parker Rd	★★★★☆	3,863	1	Jul 2023	Nov 2024	- Huffman Real Estate
4 3099 Frankford Rd	★★★★☆	10,089	1	Jun 2024	Oct 2024	-
5 3400 King Yon Wy	★★★★☆	5,000	1	Apr 2023	May 2024	-
6 1536 W Hebron Pky	★★★★☆	3,850	1	Dec 2023	Apr 2024	- Hee A. Choi and Myong Choi
7 1920 Parker Rd	★★★★☆	9,654	1	Oct 2021	Mar 2024	- Jose Velasquez
8 Bldg A04 101 Castle Hills Dr	★★★★☆	5,000	1	Sep 2023	Feb 2024	-
9 2425 FM 544	★★★★☆	8,400	1	Jan 2022	Feb 2024	-
10 5770 Grandscape Blvd	★★★★☆	13,000	2	Sep 2023	Feb 2024	- Grandscape
11 Nwc Of Parker Rd & Win...	★★★★☆	9,300	1	Sep 2021	Jan 2024	Slate Real Estate Co, LLC Slate Real Estate Co, LLC
12 Castle Hills Retail 3413 King Yon Way	★★★★☆	7,000	1	Nov 2022	Jan 2024	-
13 2826 State Highway 121...	★★★★☆	7,404	1	Nov 2022	Jan 2024	- Vishnu Vardhini Byagari, et al
14 2826 Hwy 121 Hwy	★★★★☆	6,254	1	Sep 2023	Jan 2024	-
15 2826 State 121 Hwy	★★★★☆	6,278	1	Jan 2022	Jan 2024	- Vishnu Vardhini Byagari, et al
16 Fireside Surf 5772 Grandscape Blvd	★★★★☆	16,359	1	Jun 2023	Dec 2023	- Grandscape
17 7040 Plano Parkway	★★★★☆	40,000	1	Jan 2023	Sep 2023	-
18 7 Brew 3040 E Hebron Pky	★★★★☆	510	1	Mar 2023	Jul 2023	- Provident Realty Advisors, Inc.
19 2816 SH 121 Way	★★★★☆	2,991	1	May 2022	Apr 2023	-
20 1211 E Trinity Mills Rd	★★★★☆	950	1	Dec 2022	Apr 2023	-

UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 4760 Windhaven Pky	★★★★☆	8,500	1	Jan 2022	Jul 2025	-

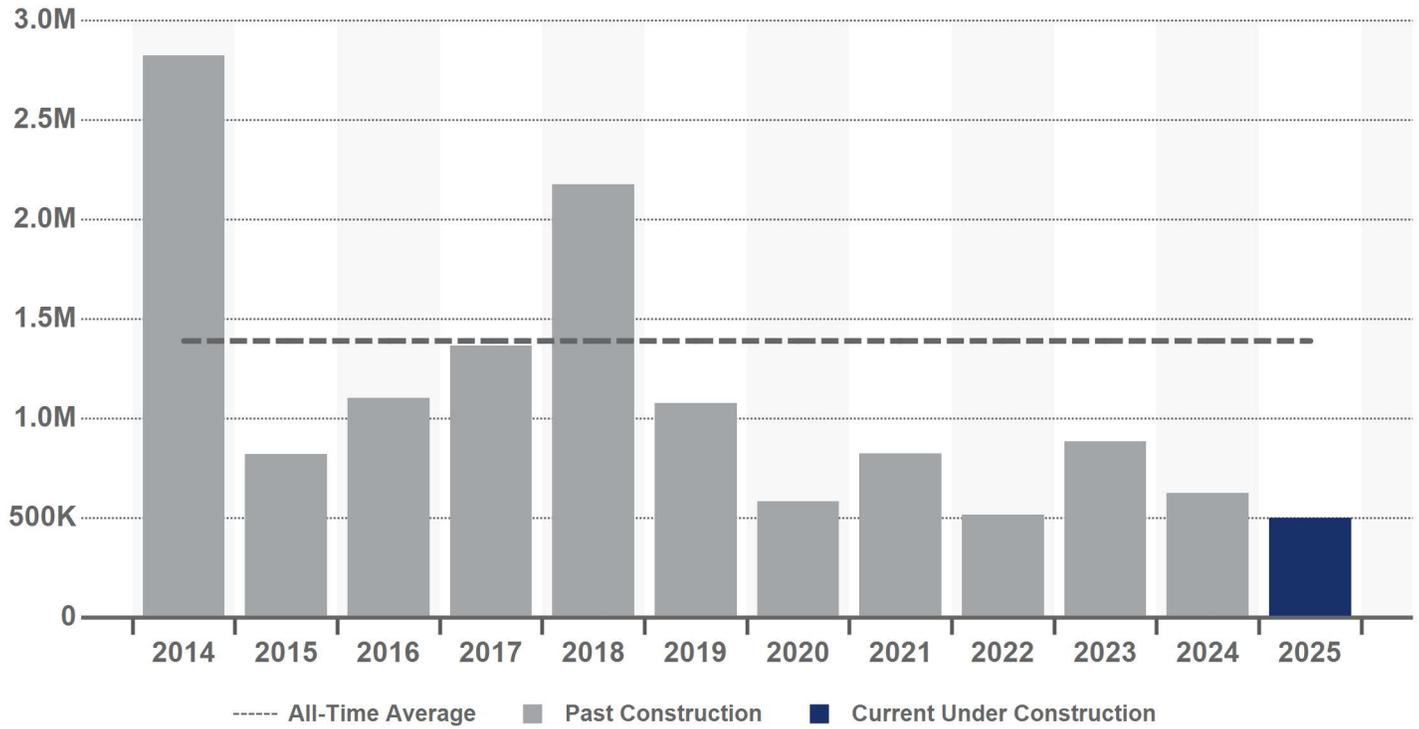


UNDER CONSTRUCTION

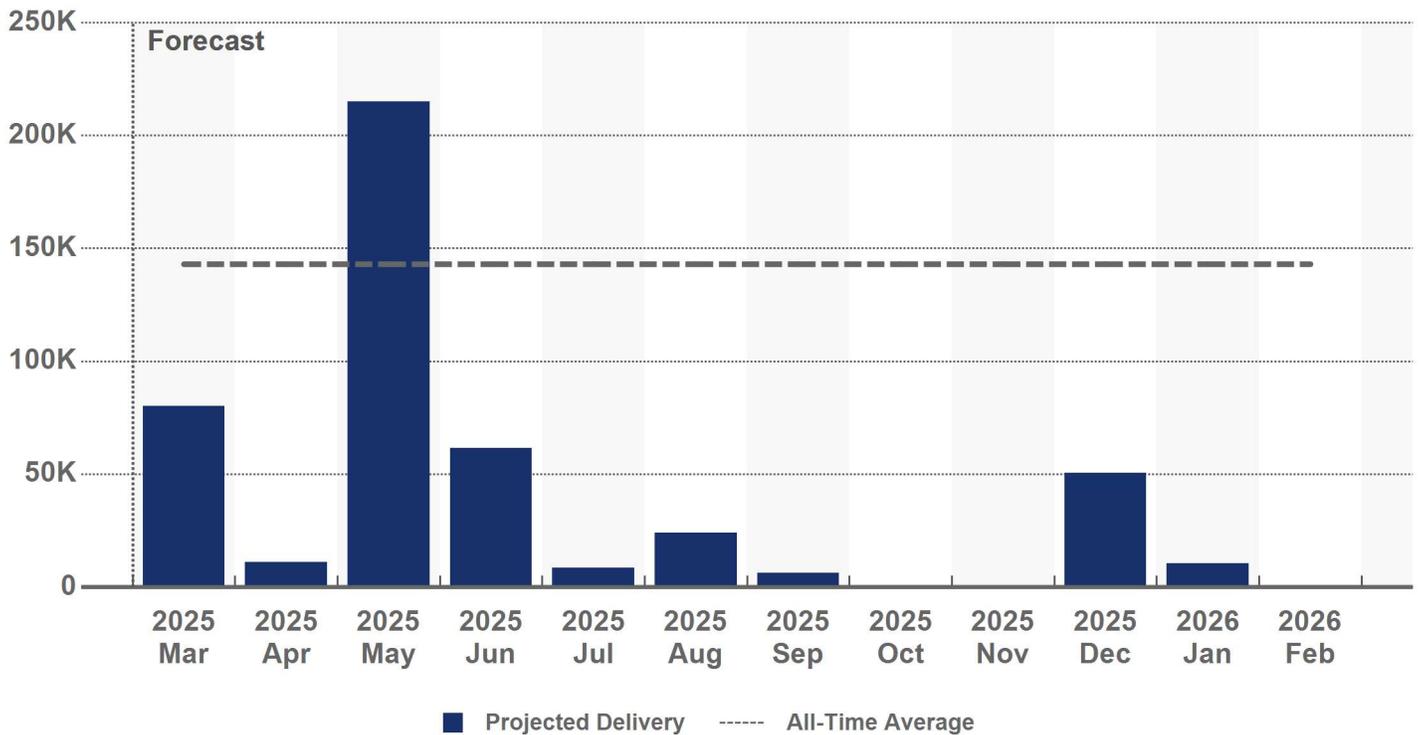
Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
2 5800 Plano Pky	★ ★ ★ ★ ★	7,500	1	Mar 2024	Apr 2025	-



UNDER CONSTRUCTION IN SQUARE FEET (10 Mile Radius)



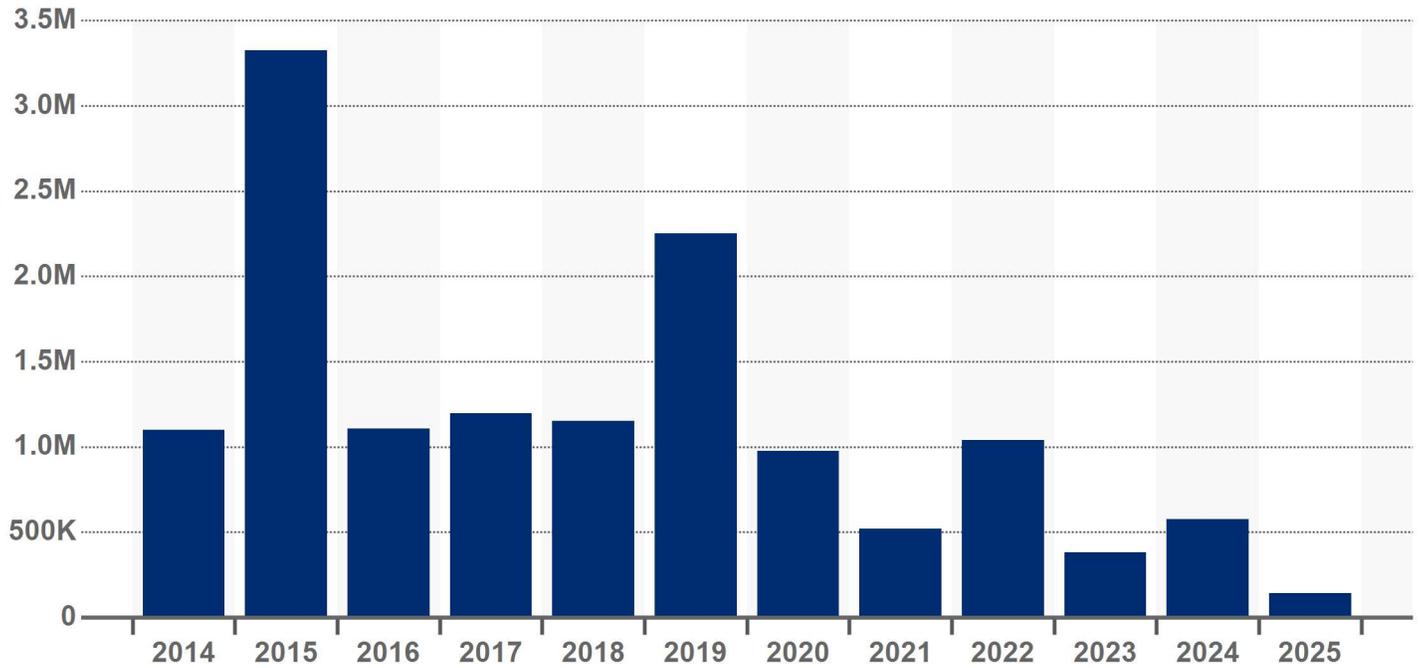
PROJECTED DELIVERIES IN SQUARE FEET (10 Mile Radius)



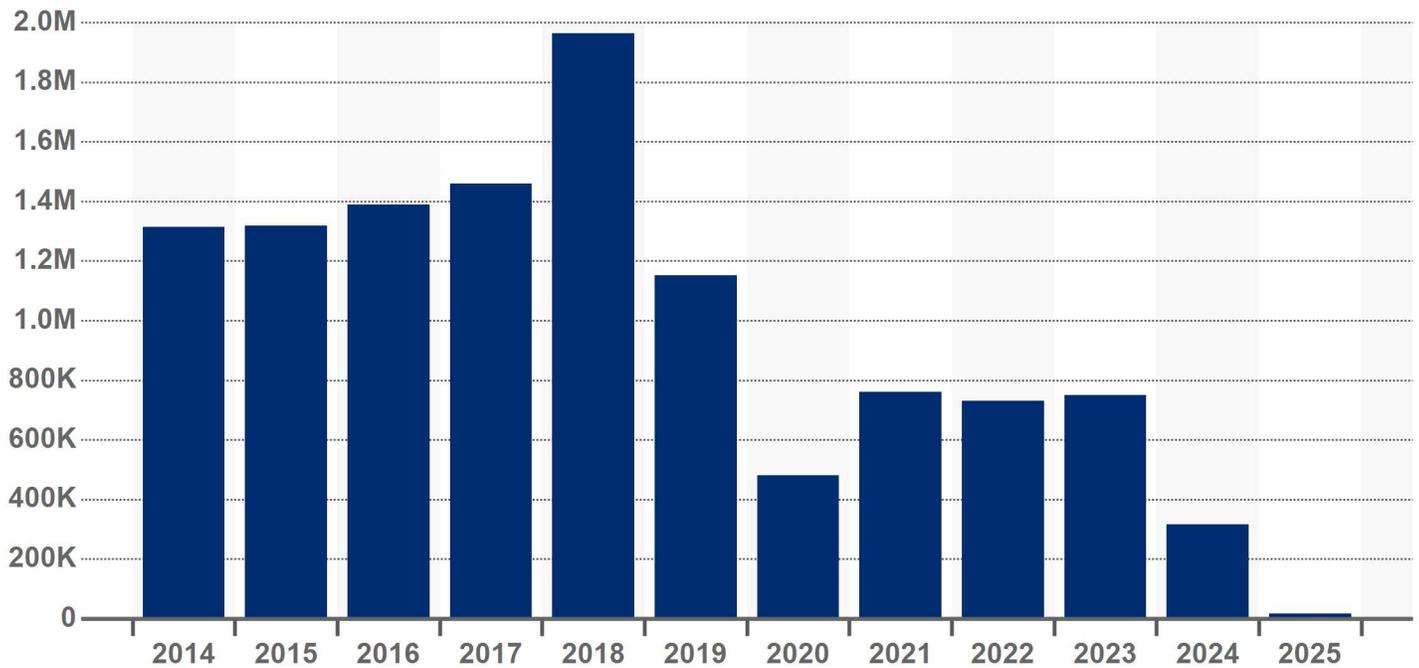
Construction Activity

2520 King Arthur Blvd - Phase III

DELIVERIES IN SQUARE FEET (10 Mile Radius)



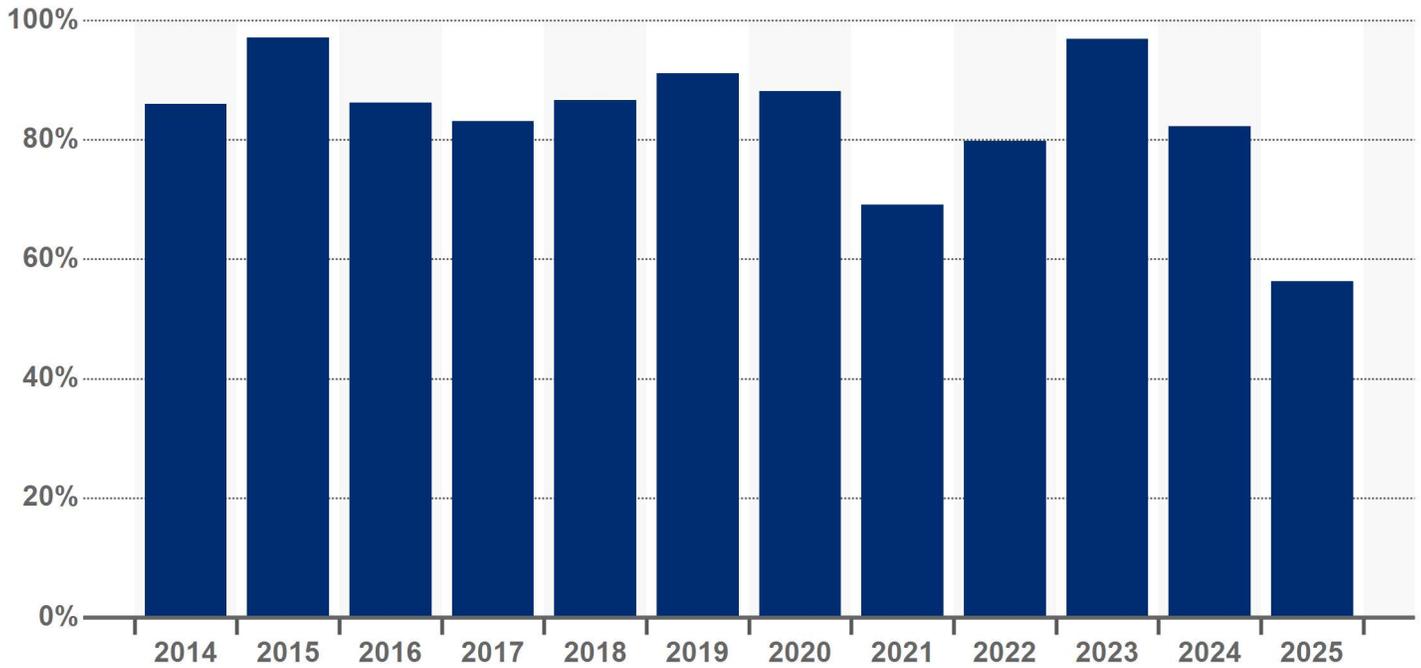
STARTS IN SQUARE FEET (10 Mile Radius)



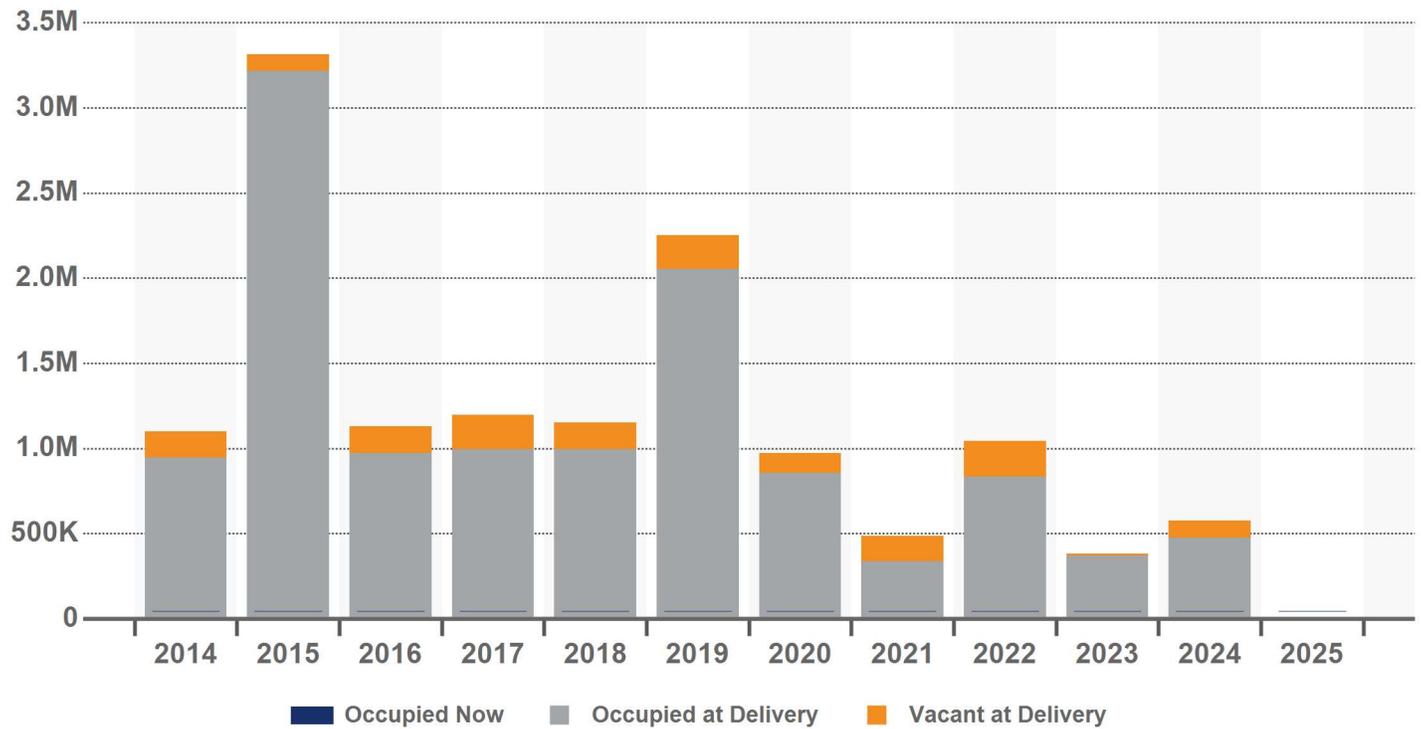
Construction Activity

2520 King Arthur Blvd - Phase III

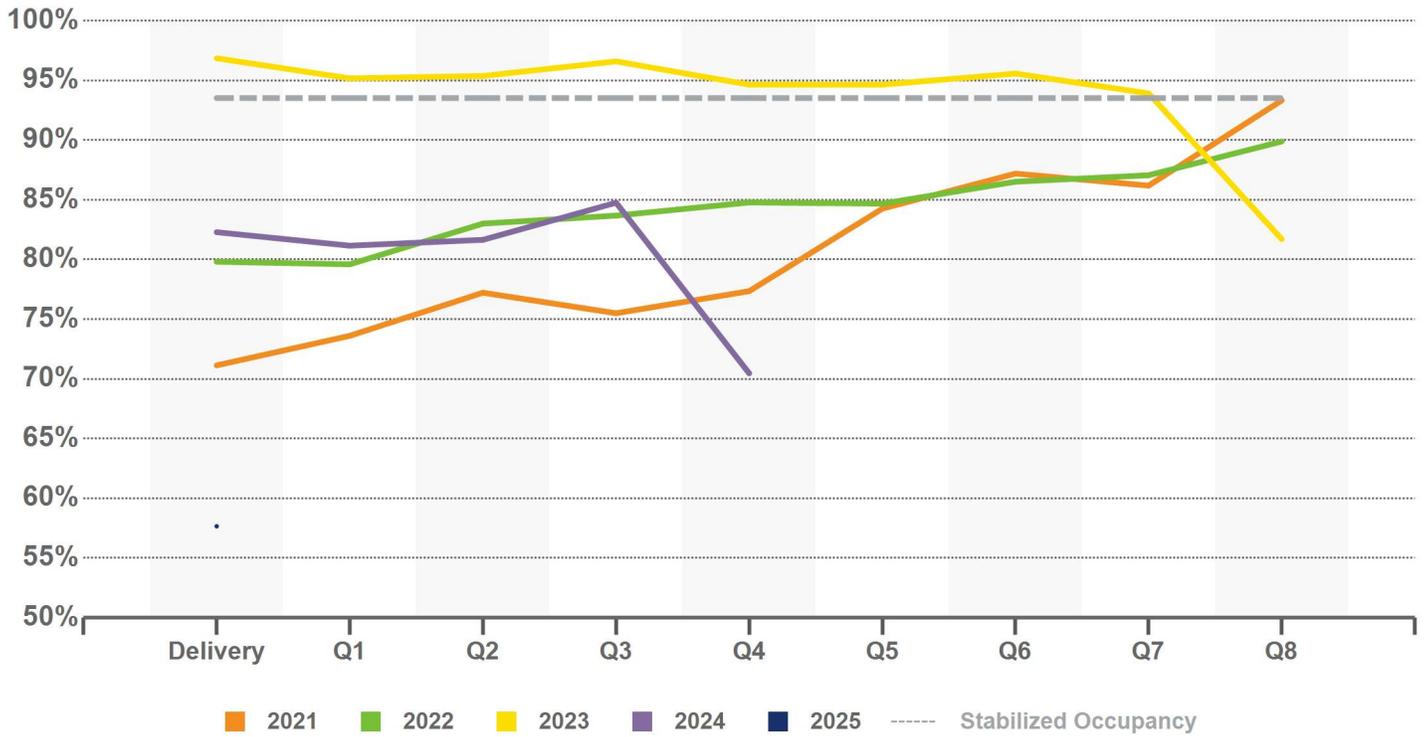
PERCENT OCCUPIED AT DELIVERY (10 Mile Radius)



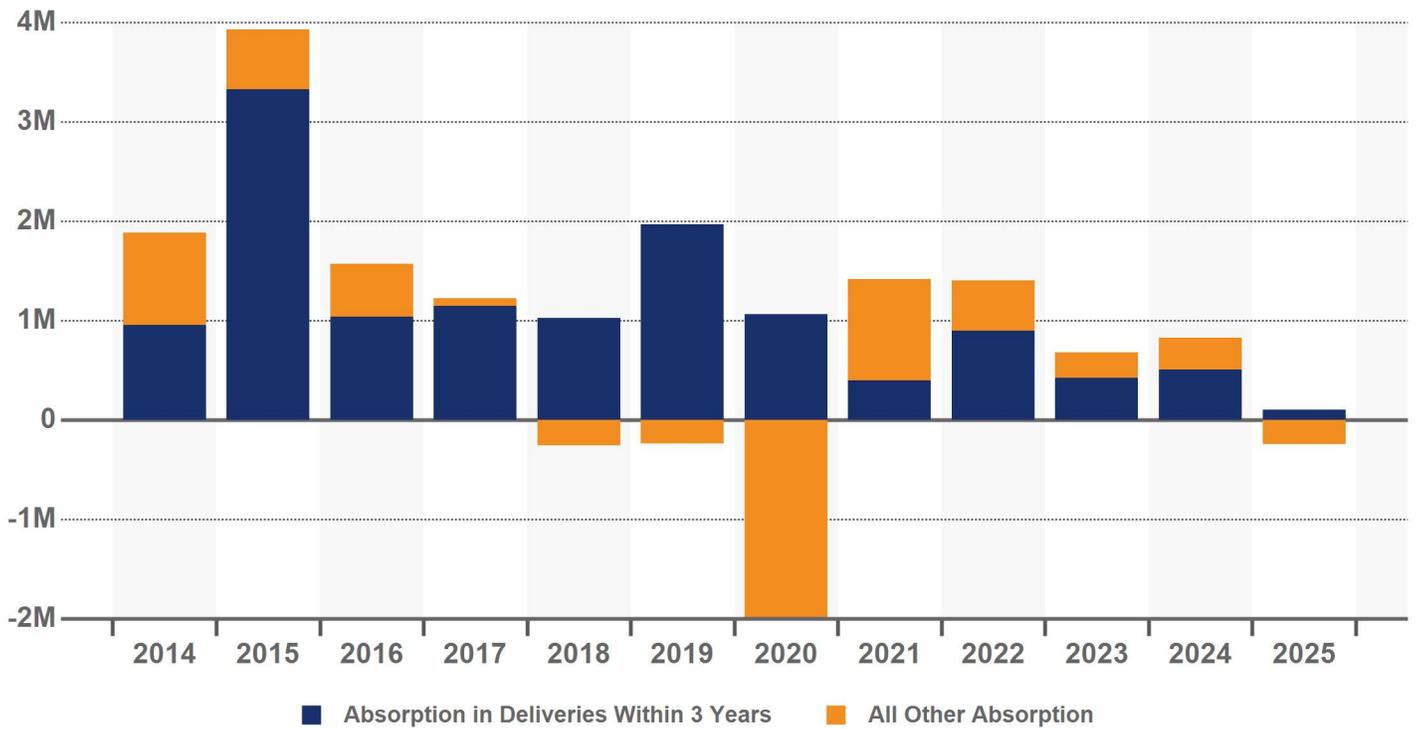
DELIVERIES AND OCCUPANCY IN SQUARE FEET (10 Mile Radius)



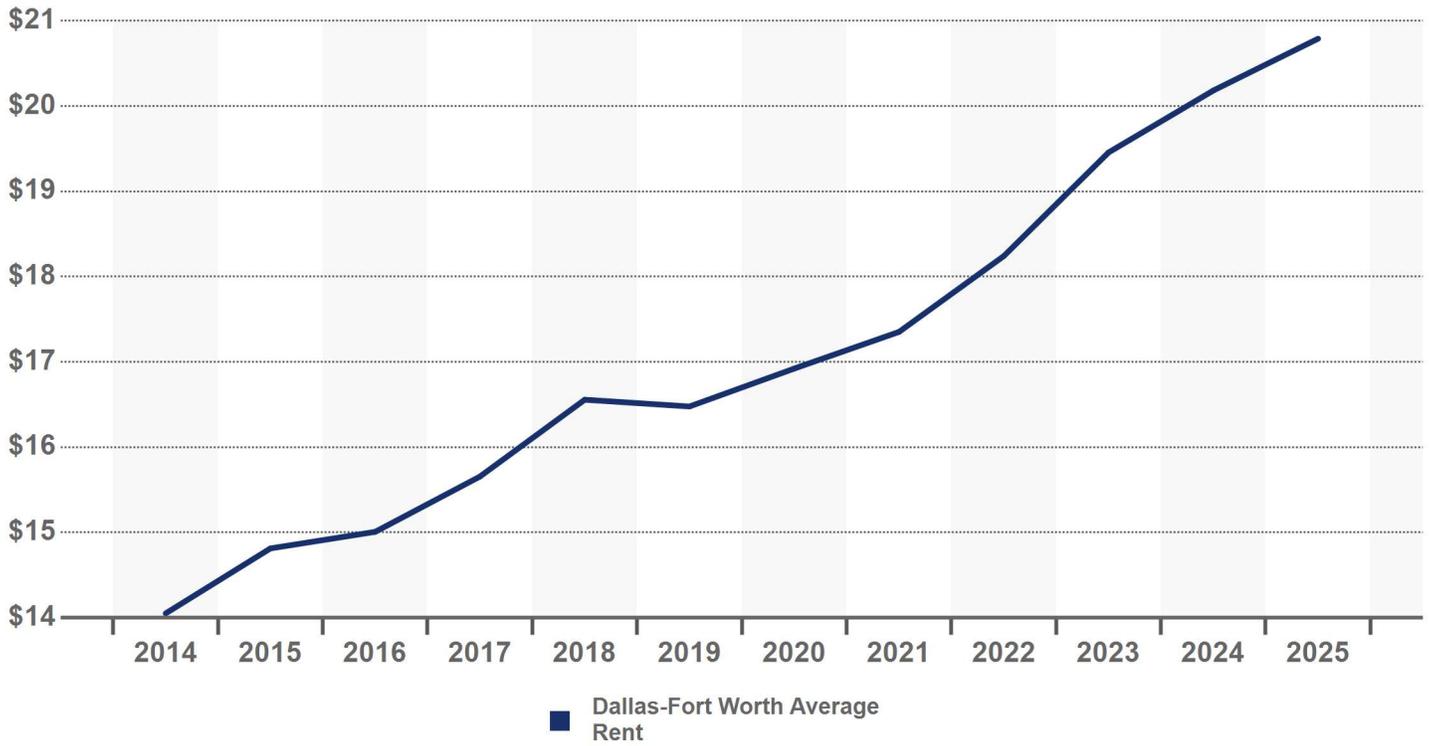
NEW CONSTRUCTION OCCUPANCY AFTER DELIVERY BY YEAR BUILT (10 Mile Radius)



NET ABSORPTION IN SQUARE FEET (10 Mile Radius)



NNN ASKING RENT PER SQUARE FOOT (10 Mile Radius)

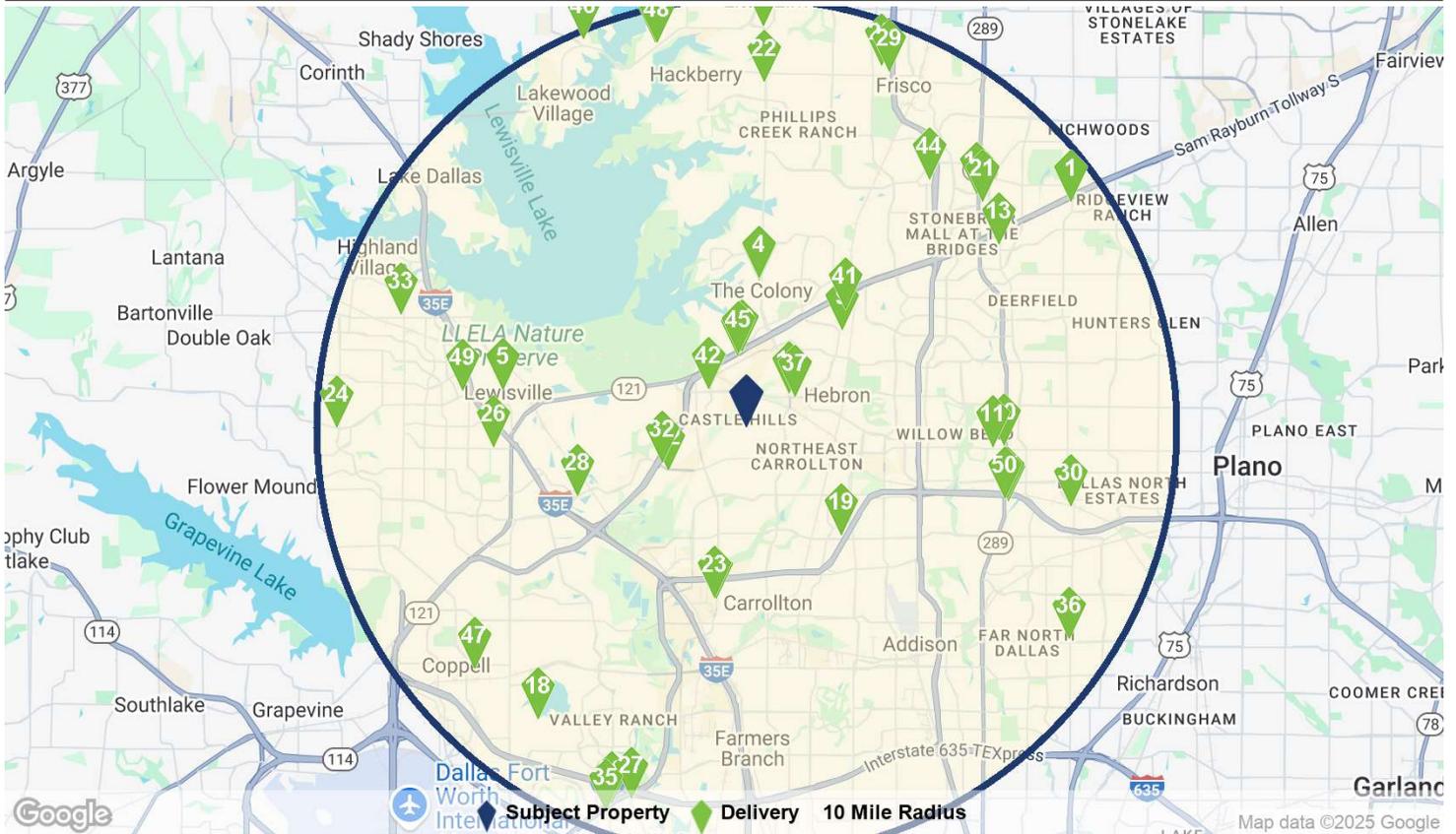


Completed Construction Past 12 Months

2520 King Arthur Blvd - Phase III

Properties	Square Feet	Percent Leased	NNN Asking Rent Per SF
54	712,412	73.9%	\$29.01

COMPLETED CONSTRUCTION PAST 12 MONTHS



CONSTRUCTION SUMMARY STATISTICS

	Low	Average	Median	High
GLA	500	13,193	7,700	136,442
Stories	1	1	1	3
Typical Floor SF	500	10,094	7,221	68,221
Leases Signed	0	1	1	4
Percent Leased	0%	73.9%	100%	100%
NNN Asking Rent Per SF	\$15.94	\$29.01	\$30.31	\$45.00
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 3.1	★ ★ ★ ★ ★	★ ★ ★ ★ ★



Completed Construction Past 12 Months

2520 King Arthur Blvd - Phase III

Property Name/Address	Rating	GLA	Stories	Complete	Leased	Developer/Owner
1 SWC SH 121 & Coit Rd	★ ★ ★ ★ ★	20,000	1	Mar 2025	0%	-
2 Retail Building 3 5017 Main St	★ ★ ★ ★ ★	7,900	1	Mar 2025	46.2%	- Hagai Rapaport
3 Retail Building 2 5017 Main St	★ ★ ★ ★ ★	3,850	1	Mar 2025	100%	- Hagai Rapaport
4 Retail Building 1 5017 Main St	★ ★ ★ ★ ★	8,525	1	Mar 2025	47.2%	- Hagai Rapaport
5 Deck on Main 191 W Main St	★ ★ ★ ★ ★	24,273	3	Feb 2025	43.0%	-
6 Building One 2225 Old Denton Rd	★ ★ ★ ★ ★	10,400	1	Feb 2025	50.0%	-
7 Building Three NWC Old Denton Rd & E...	★ ★ ★ ★ ★	13,200	1	Feb 2025	14.5%	-
8 Building Four NWC Old Denton Rd & E...	★ ★ ★ ★ ★	14,400	1	Feb 2025	8.3%	-
9 4999 W Plano Pky	★ ★ ★ ★ ★	7,500	1	Feb 2025	100%	- Lmg Ventures, Llc
10 NWQ Preston Rd & W. P...	★ ★ ★ ★ ★	6,495	1	Feb 2025	100%	-
11 5040 W Park Blvd	★ ★ ★ ★ ★	13,870	1	Feb 2025	100%	- James E Strode
12 4049 Huffines Blvd	★ ★ ★ ★ ★	7,065	1	Jan 2025	0%	-
13 8605 Ohio Dr	★ ★ ★ ★ ★	2,660	1	Dec 2024	100%	- Pizza Hut
14 4041 Preston Rd	★ ★ ★ ★ ★	5,208	1	Nov 2024	100%	Southlake General Contractors Scott L. Shafer
15 129 Main St	★ ★ ★ ★ ★	7,000	1	Nov 2024	100%	-
16 1866 Parker Rd	★ ★ ★ ★ ★	3,863	1	Nov 2024	100%	- Huffman Real Estate
17 6224 Mapleshade Ln	★ ★ ★ ★ ★	7,376	1	Oct 2024	100%	-
18 3001 Olympus Blvd	★ ★ ★ ★ ★	21,000	2	Oct 2024	69.6%	-
19 3099 Frankford Rd	★ ★ ★ ★ ★	10,089	1	Oct 2024	100%	-
20 7-Eleven 7480 N State Highway 161	★ ★ ★ ★ ★	4,650	1	Oct 2024	100%	-
21 Teso Life Warren Pky	★ ★ ★ ★ ★	10,717	1	Sep 2024	100%	- Marci L Alvis
22 NWQ FM 423 & Old New...	★ ★ ★ ★ ★	1,925	1	Sep 2024	100%	- Howard Woo



Completed Construction Past 12 Months

2520 King Arthur Blvd - Phase III

Property Name/Address	Rating	GLA	Stories	Complete	Leased	Developer/Owner
23 Building Two NWC Old Denton Rd & E...	★★★★☆	31,050	1	Sep 2024	21.1%	-
24 3551 Morriss Road	★★★★☆	2,364	1	Sep 2024	100%	Gator Investments Gator Investments
25 Phase 2 Main St & Dallas North To	★★★★☆	136,442	2	Jul 2024	100%	-
26 400 Bellaire Blvd	★★★★☆	8,508	1	Jul 2024	100%	- Bhatta Law & Associates
27 7300 Riverside Dr	★★★★☆	12,000	1	Jul 2024	0%	-
28 Dutch Bros Coffee 756 Hebron Pky	★★★★☆	950	1	Jul 2024	100%	-
29 Frisco Social	★★★★☆	8,300	1	May 2024	100%	-
30 565 Coit Rd	★★★★☆	18,650	1	May 2024	100%	- Billingsley Company
31 3400 King Yon Wy	★★★★☆	5,000	1	May 2024	100%	-
32 1536 W Hebron Pky	★★★★☆	3,850	1	Apr 2024	100%	- Hee A. Choi and Myong Choi
33 Justin Plaza 1505 Justin Rd	★★★★☆	6,700	1	Apr 2024	70.2%	- Justin Plaza Center
34 Clean Freak 6151 Mapleshade Ln	★★★★☆	5,200	1	Apr 2024	100%	- Koster Properties Ltd
35 Life Time Fitness 7320 State Highway 161	★★★★☆	108,000	2	Apr 2024	100%	- Life Time
36 15707 Coit Rd	★★★★☆	500	1	Apr 2024	100%	-
37 1920 Parker Rd	★★★★☆	9,654	1	Mar 2024	100%	- Jose Velasquez
38 2750 Little Elm Pky	★★★★☆	6,700	1	Mar 2024	100%	-
39 Bldg A04 101 Castle Hills Dr	★★★★☆	5,000	1	Feb 2024	100%	-
40 2425 FM 544	★★★★☆	8,400	1	Feb 2024	100%	-
41 5770 Grandscape Blvd	★★★★☆	13,000	2	Feb 2024	100%	- Grandscape
42 Nwc Of Parker Rd & Win...	★★★★☆	9,300	1	Jan 2024	51.6%	Slate Real Estate Co, LLC Slate Real Estate Co, LLC
43 South Building 4646 Dubai Way	★★★★☆	13,491	2	Jan 2024	0%	-
44 North Building NEQ Gaylord & John Hick...	★★★★☆	15,575	2	Jan 2024	100%	-



Completed Construction Past 12 Months

2520 King Arthur Blvd - Phase III

Property Name/Address	Rating	GLA	Stories	Complete	Leased	Developer/Owner
45 Castle Hills Retail 3413 King Yon Way	★ ★ ★ ★ ★	7,000	1	Jan 2024	100%	- -
46 Building 100 1767 Old State Highway 24	★ ★ ★ ★ ★	10,822	1	Jan 2024	0%	Daniel Kelleher Daniel Kelleher
47 767 W Main St	★ ★ ★ ★ ★	10,250	2	Jan 2024	54.6%	- Dobba Inc
48 305 E Eldorado Pky	★ ★ ★ ★ ★	5,440	1	Jan 2024	0%	- -
49 Dutch Bros 815 W Main St	★ ★ ★ ★ ★	950	1	Jan 2024	100%	- Walmart Real Estate Business Tr...
50 19250 Preston Rd	★ ★ ★ ★ ★	800	1	Jan 2024	100%	- Koster Properties Ltd



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

1 SWC SH 121 & Coit Rd

★★★★★

Distance to Subject Property: 9.2 Miles



PROPERTY

Type:	-	Land Acres:	9.02 AC
GLA:	20,000 SF	Building FAR:	0.05
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Nov 2023
Completion:	Mar 2025
Build Time:	16 Months
Time Since Delivery:	0 Months

AVAILABILITY

Percent Leased:	0%
Square Feet	20,000
CoStar Est:	\$26-32



CONTACTS

Developer:	-
Owner:	-

2 5017 Main St - Retail Building 3

★★★★★

Distance to Subject Property: 3.4 Miles



PROPERTY

Type:	Strip Center	Land Acres:	0.65 AC
GLA:	7,900 SF	Building FAR:	0.28
Floors:	1	Construction:	Wood Frame
Parking:	15 Surface Spaces are available; Ratio of 1.90/1000 SF		
Features:	-		
Frontage:	650' on FM 423 (with 1 curb cut)		

CONSTRUCTION

Start Date:	Mar 2024
Completion:	Mar 2025
Build Time:	12 Months
Time Since Delivery:	0 Months

AVAILABILITY

Percent Leased:	46.2%
Square Feet	4,250
CoStar Est:	\$33-40



CONTACTS

Developer:	-
Owner:	Hagai Rapaport



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

3 5017 Main St - Retail Building 2

★★★★★

Distance to Subject Property: 3.4 Miles



PROPERTY

Type:	Strip Center	Land Acres:	0.65 AC
GLA:	3,850 SF	Building FAR:	0.14
Floors:	1	Construction:	Wood Frame
Parking:	12 Surface Spaces are available; Ratio of 3.12/1000 SF		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Oct 2024
Completion:	Mar 2025
Build Time:	5 Months
Time Since Delivery:	0 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$35-42



CONTACTS

Developer:	-
Owner:	Hagai Rapaport

4 5017 Main St - Retail Building 1

★★★★★

Distance to Subject Property: 3.5 Miles



PROPERTY

Type:	Strip Center	Land Acres:	0.65 AC
GLA:	8,525 SF	Building FAR:	0.30
Floors:	1	Construction:	Wood Frame
Parking:	28 Surface Spaces are available; Ratio of 3.28/1000 SF		
Features:	Signage		
Frontage:	100' on S Main St (FM 423) (with 1 curb cut), 81' on Lake Vista Drive		

CONSTRUCTION

Start Date:	Mar 2024
Completion:	Mar 2025
Build Time:	12 Months
Time Since Delivery:	0 Months

AVAILABILITY

Percent Leased:	47.2%
Square Feet	4,500
CoStar Est:	\$32-39



CONTACTS

Developer:	-
Owner:	Hagai Rapaport



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

5 191 W Main St - Deck on Main [↻](#)

★★★★★

Distance to Subject Property: 5.7 Miles



PROPERTY

Type:	Storefront Retail/Office	Land Acres:	0.33 AC
GLA:	24,273 SF	Building FAR:	1.69
Floors:	3	Construction:	Masonry
Parking:	8 Surface Spaces are available; Ratio of 0.33/1000 SF		
Features:	Balcony		
Frontage:	457' on West Church Street		

CONSTRUCTION

Start Date:	Oct 2022
Completion:	Feb 2025
Build Time:	28 Months
Time Since Delivery:	1 Month

AVAILABILITY

Percent Leased:	43.0%
Square Feet	13,834
CoStar Est:	\$28-35



CONTACTS

Developer:	-
Owner:	-

6 2225 Old Denton Rd - Building One [↻](#)

★★★★★

Distance to Subject Property: 4.1 Miles



PROPERTY

Type:	Strip Center	Land Acres:	7.44 AC
GLA:	10,400 SF	Building FAR:	0.03
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Dec 2022
Completion:	Feb 2025
Build Time:	26 Months
Time Since Delivery:	1 Month

AVAILABILITY

Percent Leased:	50.0%
Square Feet	5,200
CoStar Est:	\$15-18



CONTACTS

Developer:	-
Owner:	-



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

7 NWC Old Denton Rd & E Jackson Rd - Building Three

★★★★★

Distance to Subject Property: 4.1 Miles



PROPERTY

Type:	Strip Center	Land Acres:	7.44 AC
GLA:	13,200 SF	Building FAR:	0.04
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Dec 2022
Completion:	Feb 2025
Build Time:	26 Months
Time Since Delivery:	1 Month

AVAILABILITY

Percent Leased:	14.5%
Square Feet	11,291
CoStar Est:	\$14-18

CONTACTS

Developer:	-
Owner:	-



8 NWC Old Denton Rd & E Jackson Rd - Building Four

★★★★★

Distance to Subject Property: 4.1 Miles



PROPERTY

Type:	Strip Center	Land Acres:	7.44 AC
GLA:	14,400 SF	Building FAR:	0.04
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	500' on Old Denton Road, 560' on West Jackson Road		

CONSTRUCTION

Start Date:	Dec 2022
Completion:	Feb 2025
Build Time:	26 Months
Time Since Delivery:	1 Month

AVAILABILITY

Percent Leased:	8.3%
Square Feet	13,200
CoStar Est:	\$14-18

CONTACTS

Developer:	-
Owner:	-



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

9 **4999 W Plano Pky** 
Distance to Subject Property: 3.2 Miles



PROPERTY

Type:	-	Land Acres:	22.85 AC
GLA:	7,500 SF	Building FAR:	0.01
Floors:	1	Construction:	-
Parking:	31 Surface Spaces are available; Ratio of 4.13/1000 SF		
Features:	-		
Frontage:	597' on Plano Parkway (with 2 curb cuts)		

CONSTRUCTION

Start Date:	Dec 2023
Completion:	Feb 2025
Build Time:	14 Months
Time Since Delivery:	1 Month

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$26-32



CONTACTS

Developer:	-
Owner:	Lmg Ventures, Llc

10 **NWQ Preston Rd & W. Park Blvd** 
Distance to Subject Property: 6.0 Miles



PROPERTY

Type:	-	Land Acres:	-
GLA:	6,495 SF	Building FAR:	-
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Mar 2024
Completion:	Feb 2025
Build Time:	11 Months
Time Since Delivery:	1 Month

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$28-34



CONTACTS

Developer:	-
Owner:	-



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

11 5040 W Park Blvd

★★★★★

Distance to Subject Property: 5.8 Miles



PROPERTY

Type:	Fast Food	Land Acres:	2.58 AC
GLA:	13,870 SF	Building FAR:	0.12
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	380' on West Park Boulevard		

CONSTRUCTION

Start Date:	Apr 2024
Completion:	Feb 2025
Build Time:	10 Months
Time Since Delivery:	1 Month

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$21-26



CONTACTS

Developer:	-
Owner:	James E Strode

12 4049 Huffines Blvd

★★★★★

Distance to Subject Property: 2.1 Miles



PROPERTY

Type:	Storefront Retail/Office	Land Acres:	0.91 AC
GLA:	7,065 SF	Building FAR:	0.18
Floors:	1	Construction:	-
Parking:	24 Surface Spaces are available; Ratio of 3.40/1000 SF		
Features:	-		
Frontage:	196' on Huffines Boulevard (with 1 curb cut)		

CONSTRUCTION

Start Date:	Jun 2022
Completion:	Jan 2025
Build Time:	31 Months
Time Since Delivery:	2 Months

AVAILABILITY

Percent Leased:	0%
Square Feet	7,065
CoStar Est:	\$30-37



CONTACTS

Developer:	-
Owner:	-



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

13 8605 Ohio Dr

★★★★★

Distance to Subject Property: 7.2 Miles



PROPERTY

Type:	Fast Food	Land Acres:	0.54 AC
GLA:	2,660 SF	Building FAR:	0.11
Floors:	1	Construction:	Masonry
Parking:	18 free Surface Spaces are available; Ratio of 6.77/1000 SF		
Features:	Drive Thru, Pylon Sign		
Frontage:	49' on Ohio Dr (with 1 curb cut)		

CONSTRUCTION

Start Date:	Jun 2024
Completion:	Dec 2024
Build Time:	6 Months
Time Since Delivery:	3 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$34-42

CONTACTS

Developer:	-
Owner:	Pizza Hut



14 4041 Preston Rd

★★★★★

Distance to Subject Property: 7.6 Miles



PROPERTY

Type:	Restaurant	Land Acres:	5.47 AC
GLA:	5,208 SF	Building FAR:	0.02
Floors:	1	Construction:	Wood Frame
Parking:	0 Surface Spaces are available		
Features:	-		
Frontage:	143' on Preston Road		

CONSTRUCTION

Start Date:	Mar 2024
Completion:	Nov 2024
Build Time:	8 Months
Time Since Delivery:	4 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$28-35

CONTACTS

Developer:	Southlake General Contractors
Owner:	Scott L. Shafer



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

15 129 Main St



Distance to Subject Property: 9.2 Miles



PROPERTY

Type:	Storefront	Land Acres:	-
GLA:	7,000 SF	Building FAR:	-
Floors:	1	Construction:	Wood Frame
Parking:	0 Surface Spaces are available		
Features:	-		
Frontage:	122' on Main Street		

CONSTRUCTION

Start Date:	Feb 2022
Completion:	Nov 2024
Build Time:	33 Months
Time Since Delivery:	4 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$26-32

CONTACTS

Developer:	-
Owner:	-



16 1866 Parker Rd



Distance to Subject Property: 1.3 Miles



PROPERTY

Type:	-	Land Acres:	0.97 AC
GLA:	3,863 SF	Building FAR:	0.09
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Jul 2023
Completion:	Nov 2024
Build Time:	16 Months
Time Since Delivery:	4 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$27-33

CONTACTS

Developer:	-
Owner:	Huffman Real Estate



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

17 **6224 Mapleshade Ln** 
Distance to Subject Property: 6.4 Miles



PROPERTY

Type:	Auto Repair	Land Acres:	0.89 AC
GLA:	7,376 SF	Building FAR:	0.19
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Oct 2023
Completion:	Oct 2024
Build Time:	12 Months
Time Since Delivery:	5 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$26-32



CONTACTS

Developer:	-
Owner:	-

18 **3001 Olympus Blvd** 
Distance to Subject Property: 8.4 Miles



PROPERTY

Type:	-	Land Acres:	-
GLA:	21,000 SF	Building FAR:	-
Floors:	2	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Jun 2024
Completion:	Oct 2024
Build Time:	4 Months
Time Since Delivery:	5 Months

AVAILABILITY

Percent Leased:	69.6%
Square Feet:	6,384
CoStar Est:	\$25-30



CONTACTS

Developer:	-
Owner:	-



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

19 **3099 Frankford Rd** [↻](#)
 Distance to Subject Property: 3.4 Miles

★★★★★



PROPERTY

Type:	Day Care Center	Land Acres:	-
GLA:	10,089 SF	Building FAR:	-
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		



CONSTRUCTION

Start Date:	Jun 2024
Completion:	Oct 2024
Build Time:	4 Months
Time Since Delivery:	5 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$25-30

CONTACTS

Developer:	-
Owner:	-

20 **7480 N State Highway 161 - 7-Eleven** [↻](#)
 Distance to Subject Property: 9.3 Miles

★★★★★



PROPERTY

Type:	Service Station	Land Acres:	2.03 AC
GLA:	4,650 SF	Building FAR:	0.05
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		



CONSTRUCTION

Start Date:	Jun 2024
Completion:	Oct 2024
Build Time:	4 Months
Time Since Delivery:	5 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$30-36

CONTACTS

Developer:	-
Owner:	-



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

21 Warren Pky - Teso Life 
Distance to Subject Property: 7.6 Miles

★★★★★



PROPERTY

Type:	Neighborhood Center	Land Acres:	-
GLA:	10,717 SF	Building FAR:	-
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Feb 2024
Completion:	Sep 2024
Build Time:	7 Months
Time Since Delivery:	6 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$32-39

CONTACTS

Developer:	-
Owner:	Marci L Alvis



22 NWQ FM 423 & Old Newman Rd 
Distance to Subject Property: 8.0 Miles

★★★★★



PROPERTY

Type:	Storefront	Land Acres:	1.13 AC
GLA:	1,925 SF	Building FAR:	0.04
Floors:	1	Construction:	-
Parking:	Ratio of 0.00/1000 SF		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Apr 2021
Completion:	Sep 2024
Build Time:	41 Months
Time Since Delivery:	6 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$30-37

CONTACTS

Developer:	-
Owner:	Howard Woo



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

23 NWC Old Denton Rd & E Jackson Rd - Building Two 

Distance to Subject Property: 4.1 Miles

★★★★★



PROPERTY

Type:	Strip Center	Land Acres:	-
GLA:	31,050 SF	Building FAR:	-
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		



CONSTRUCTION

Start Date:	Dec 2022
Completion:	Sep 2024
Build Time:	21 Months
Time Since Delivery:	6 Months

AVAILABILITY

Percent Leased:	21.1%
Square Feet:	24,500
CoStar Est:	\$17-21

CONTACTS

Developer:	-
Owner:	-

24 3551 Morriss Road 

Distance to Subject Property: 9.5 Miles

★★★★★



PROPERTY

Type:	Neighborhood Center	Land Acres:	0.68 AC
GLA:	2,364 SF	Building FAR:	0.08
Floors:	1	Construction:	Masonry
Parking:	25 Surface Spaces are available; Ratio of 10.58/1000 SF		
Features:	Air Conditioning, Drive Thru, Signage		
Frontage:	145' on Morriss Road (with 1 curb cut)		



CONSTRUCTION

Start Date:	Jun 2023
Completion:	Sep 2024
Build Time:	15 Months
Time Since Delivery:	6 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$30-37

CONTACTS

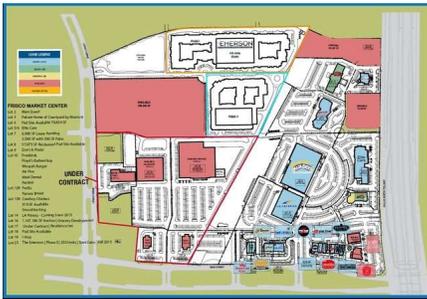
Developer:	Gator Investments
Owner:	Gator Investments



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

25 Main St & Dallas North Tollway - Phase 2 ↻
Distance to Subject Property: 9.0 Miles



PROPERTY

Type:	Community Center	Land Acres:	16.70 AC
GLA:	136,442 SF	Building FAR:	0.19
Floors:	2	Construction:	-
Parking:	377 Covered Tandem Spaces are available; Ratio of 5.08/1000 SF		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Jul 2022
Completion:	Jul 2024
Build Time:	24 Months
Time Since Delivery:	8 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$21-26

CONTACTS

Developer:	-
Owner:	-



26 400 Bellaire Blvd ↻
Distance to Subject Property: 5.9 Miles



8,508 SF NEW CONSTRUCTION RETAIL FOR SALE/LEASE
400 BELLAIRE BOULEVARD - LEWISVILLE, TEXAS 75067

PROPERTY OVERVIEW

- Partially Finished Family Dollar Building for Sale or Lease
- 8,508 SF Building
- Curb Cut Need to be Installed but see Approved Through City
- Excellent Value and Opportunity at Lighted Intersection
- Limited Inventory to Enter the Retail Market
- \$115,000 Escrow with the City of Lewisville to be Released Upon Completion of Construction

DEMOGRAPHICS BY MILE

	1 Mile	3 Miles
Population	16,848	95,554
Households	6,266	38,902
Median Age	34.80	36.60
Median HH Income	\$62,618	\$74,275
Daytime Employees	6,262	45,268
Population Growth '23-'28	UP 5.89%	UP 6.31%
Household Growth '23-'28	UP 5.84%	UP 6.45%

DAILY TRAFFIC COUNT

Location	Count
Bellaire Boulevard	34,338 VPD
W Southwest Pkwy	6,342 VPD
HWY 121	42,247 VPD
Interstate 28	165,433 VPD

WAYPOINT REAL ESTATE COMMERCIAL
JAKE MCCOY | 817.550.1114 | JAKE@WAYPOINT.REDCORP.COM

PROPERTY

Type:	Freestanding	Land Acres:	1.02 AC
GLA:	8,508 SF	Building FAR:	0.19
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	511' on Bellaire Blvd (with 1 curb cut)		

CONSTRUCTION

Start Date:	Mar 2024
Completion:	Jul 2024
Build Time:	4 Months
Time Since Delivery:	8 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$20-25

CONTACTS

Developer:	-
Owner:	Bhatta Law & Associates



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

27

7300 Riverside Dr

Distance to Subject Property: 9.1 Miles



PROPERTY

Type:	Freestanding	Land Acres:	1.78 AC
GLA:	12,000 SF	Building FAR:	0.15
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Mar 2024
Completion:	Jul 2024
Build Time:	4 Months
Time Since Delivery:	8 Months

AVAILABILITY

Percent Leased:	0%
Square Feet:	12,000
Asking Rent:	\$25.00

CONTACTS

Developer:	-
Owner:	-



28

756 Hebron Pky - Dutch Bros Coffee

Distance to Subject Property: 4.2 Miles



PROPERTY

Type:	Fast Food	Land Acres:	1.11 AC
GLA:	950 SF	Building FAR:	0.02
Floors:	1	Construction:	-
Parking:	24 Surface Spaces are available; Ratio of 25.26/1000 SF		
Features:	-		
Frontage:	166' on Hebron Parkway		

CONSTRUCTION

Start Date:	Mar 2024
Completion:	Jul 2024
Build Time:	4 Months
Time Since Delivery:	8 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$19-24

CONTACTS

Developer:	-
Owner:	-



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

29 Frisco Social



Distance to Subject Property: 8.9 Miles



PROPERTY

Type:	Restaurant	Land Acres:	1.30 AC
GLA:	8,300 SF	Building FAR:	0.15
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Dec 2023
Completion:	May 2024
Build Time:	5 Months
Time Since Delivery:	10 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$25-31



CONTACTS

Developer:	-
Owner:	-

30 565 Coit Rd



Distance to Subject Property: 7.8 Miles



PROPERTY

Type:	Storefront	Land Acres:	18.61 AC
GLA:	18,650 SF	Building FAR:	0.02
Floors:	1	Construction:	Wood Frame
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Dec 2022
Completion:	May 2024
Build Time:	17 Months
Time Since Delivery:	10 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$22-26



CONTACTS

Developer:	-
Owner:	Billingsley Company



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

31 3400 King Yon Wy

★★★★★

Distance to Subject Property: 1.7 Miles



PROPERTY

Type:	-	Land Acres:	2.21 AC
GLA:	5,000 SF	Building FAR:	0.05
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Apr 2023
Completion:	May 2024
Build Time:	13 Months
Time Since Delivery:	10 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
Asking Rent:	\$45.00

CONTACTS

Developer:	-
Owner:	-



32 1536 W Hebron Pky

★★★★★

Distance to Subject Property: 2.1 Miles



PROPERTY

Type:	Fast Food	Land Acres:	1.25 AC
GLA:	3,850 SF	Building FAR:	0.07
Floors:	1	Construction:	-
Parking:	48 Surface Spaces are available; Ratio of 0.00/1000 SF		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Dec 2023
Completion:	Apr 2024
Build Time:	4 Months
Time Since Delivery:	11 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$32-39

CONTACTS

Developer:	-
Owner:	Hee A. Choi and Myong Choi



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

33 1505 Justin Rd - Justin Plaza

★★★★★

Distance to Subject Property: 8.4 Miles



PROPERTY

Type:	Retail Building	Land Acres:	1.43 AC
GLA:	6,700 SF	Building FAR:	0.11
Floors:	1	Construction:	Masonry
Parking:	-		
Features:	Drive Thru		
Frontage:	200' on Justin Rd		

CONSTRUCTION

Start Date:	Jun 2023
Completion:	Apr 2024
Build Time:	10 Months
Time Since Delivery:	11 Months

AVAILABILITY

Percent Leased:	70.1%
Square Feet	2,000
Asking Rent:	\$22.00



CONTACTS

Developer:	-
Owner:	Justin Plaza Center

34 6151 Mapleshade Ln - Clean Freak

★★★★★

Distance to Subject Property: 6.3 Miles



PROPERTY

Type:	Freestanding	Land Acres:	1.12 AC
GLA:	5,200 SF	Building FAR:	0.11
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Oct 2023
Completion:	Apr 2024
Build Time:	6 Months
Time Since Delivery:	11 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$26-31



CONTACTS

Developer:	-
Owner:	Koster Properties Ltd



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

35 7320 State Highway 161 - Life Time Fitness



Distance to Subject Property: 9.5 Miles



PROPERTY

Type:	Health Club	Land Acres:	3.81 AC
GLA:	108,000 SF	Building FAR:	0.65
Floors:	2	Construction:	-
Parking:	-		
Features:	Air Conditioning		
Frontage:	1,665' on State Highway 161		

CONSTRUCTION

Start Date:	Mar 2023
Completion:	Apr 2024
Build Time:	13 Months
Time Since Delivery:	11 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$32-40



CONTACTS

Developer:	-
Owner:	Life Time

36 15707 Coit Rd



Distance to Subject Property: 9.0 Miles



PROPERTY

Type:	Freestanding	Land Acres:	0.48 AC
GLA:	500 SF	Building FAR:	0.02
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Feb 2024
Completion:	Apr 2024
Build Time:	2 Months
Time Since Delivery:	11 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$25-31



CONTACTS

Developer:	-
Owner:	-



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

37 1920 Parker Rd



Distance to Subject Property: 1.3 Miles



PROPERTY

Type:	Storefront Retail/Office	Land Acres:	0.86 AC
GLA:	9,654 SF	Building FAR:	0.26
Floors:	1	Construction:	-
Parking:	26 Surface Spaces are available		
Features:	Drive Thru		
Frontage:	169' on Parker Road (with 1 curb cut)		

CONSTRUCTION

Start Date:	Oct 2021
Completion:	Mar 2024
Build Time:	29 Months
Time Since Delivery:	12 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$25-30



CONTACTS

Developer:	-
Owner:	Jose Velasquez

38 2750 Little Elm Pky



Distance to Subject Property: 9.3 Miles



PROPERTY

Type:	Retail Building	Land Acres:	8.21 AC
GLA:	6,700 SF	Building FAR:	0.02
Floors:	1	Construction:	-
Parking:	9 Surface Spaces are available; Ratio of 1.34/1000 SF		
Features:	-		
Frontage:	145' on Little Elm Parkway (with 1 curb cut)		

CONSTRUCTION

Start Date:	Apr 2023
Completion:	Mar 2024
Build Time:	11 Months
Time Since Delivery:	12 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$29-36



CONTACTS

Developer:	-
Owner:	-



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

39 101 Castle Hills Dr - Bldg A04 

Distance to Subject Property: 1.8 Miles

★★★★★



PROPERTY

Type:	-	Land Acres:	-
GLA:	5,000 SF	Building FAR:	-
Floors:	1	Construction:	-
Parking:	Ratio of 0.00/1000 SF		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Sep 2023
Completion:	Feb 2024
Build Time:	5 Months
Time Since Delivery:	13 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$24-29



CONTACTS

Developer:	-
Owner:	-

40 2425 FM 544 

Distance to Subject Property: 1.2 Miles

★★★★★



PROPERTY

Type:	-	Land Acres:	0.93 AC
GLA:	8,400 SF	Building FAR:	0.21
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Jan 2022
Completion:	Feb 2024
Build Time:	25 Months
Time Since Delivery:	13 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$28-35



CONTACTS

Developer:	-
Owner:	-



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

41 **5770 Grandscape Blvd** ↻
Distance to Subject Property: 3.6 Miles

★★★★★



PROPERTY

Type:	Freestanding	Land Acres:	-
GLA:	13,000 SF	Building FAR:	-
Floors:	2	Construction:	-
Parking:	-		
Features:	-		
Frontage:	330' on Destination Drive		



CONSTRUCTION

Start Date:	Sep 2023
Completion:	Feb 2024
Build Time:	5 Months
Time Since Delivery:	13 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$19-23

CONTACTS

Developer:	-
Owner:	Grandscape

42 **Nwc Of Parker Rd & Windhaven** ↻
Distance to Subject Property: 1.2 Miles

★★★★★



PROPERTY

Type:	Restaurant	Land Acres:	3.06 AC
GLA:	9,300 SF	Building FAR:	0.07
Floors:	1	Construction:	-
Parking:	Ratio of 0.00/1000 SF		
Features:	-		
Frontage:	475' on Parker Rd (FM 544)		



CONSTRUCTION

Start Date:	Sep 2021
Completion:	Jan 2024
Build Time:	28 Months
Time Since Delivery:	14 Months

AVAILABILITY

Percent Leased:	51.6%
Square Feet:	4,500
CoStar Est:	\$27-33

CONTACTS

Developer:	Slate Real Estate Co, LLC
Owner:	Slate Real Estate Co, LLC



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

43 4646 Dubai Way - South Building [↻](#)



Distance to Subject Property: 7.1 Miles



PROPERTY

Type:	Storefront Retail/Office	Land Acres:	1.77 AC
GLA:	13,491 SF	Building FAR:	0.18
Floors:	2	Construction:	-
Parking:	Ratio of 0.00/1000 SF		
Features:	-		
Frontage:	205' on John Hickman Parkway		

CONSTRUCTION

Start Date:	Jan 2023
Completion:	Jan 2024
Build Time:	12 Months
Time Since Delivery:	14 Months

AVAILABILITY

Percent Leased:	0%
Square Feet	13,491
Asking Rent:	\$40.00



CONTACTS

Developer:	-
Owner:	-

44 NEQ Gaylord & John Hickman Rd - North Building [↻](#)



Distance to Subject Property: 7.2 Miles



PROPERTY

Type:	Storefront Retail/Office	Land Acres:	1.77 AC
GLA:	15,575 SF	Building FAR:	0.20
Floors:	2	Construction:	-
Parking:	-		
Features:	-		
Frontage:	199' on John Hickman Parkway (with 1 curb cut)		

CONSTRUCTION

Start Date:	Sep 2023
Completion:	Jan 2024
Build Time:	4 Months
Time Since Delivery:	14 Months

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$31-38



CONTACTS

Developer:	-
Owner:	-



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

45 3413 King Yon Way - Castle Hills Retail [↻](#)

★★★★★

Distance to Subject Property: 1.7 Miles



PROPERTY

Type:	Supermarket	Land Acres:	-
GLA:	7,000 SF	Building FAR:	-
Floors:	1	Construction:	Steel
Parking:	70 Surface Spaces are available; Ratio of 10.00/1000 SF		
Features:	-		
Frontage:	136' on King Yon Way		

CONSTRUCTION

Start Date:	Nov 2022
Completion:	Jan 2024
Build Time:	14 Months
Time Since Delivery:	14 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
Asking Rent:	\$45.00

CONTACTS

Developer:	-
Owner:	-



46 1767 Old State Highway 24 - Building 100 [↻](#)

★★★★★

Distance to Subject Property: 9.8 Miles



PROPERTY

Type:	Restaurant	Land Acres:	5.42 AC
GLA:	10,822 SF	Building FAR:	0.05
Floors:	1	Construction:	Masonry
Parking:	-		
Features:	Drive Thru, Monument Signage, Signalized Intersection		
Frontage:	300' on Eldorado and Highway 24		

CONSTRUCTION

Start Date:	Apr 2023
Completion:	Jan 2024
Build Time:	9 Months
Time Since Delivery:	14 Months

AVAILABILITY

Percent Leased:	0%
Square Feet:	10,822
CoStar Est:	\$27-32

CONTACTS

Developer:	Daniel Kelleher
Owner:	Daniel Kelleher



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

47 767 W Main St



Distance to Subject Property: 8.5 Miles



PROPERTY

Type:	Storefront Retail/Office	Land Acres:	0.50 AC
GLA:	10,250 SF	Building FAR:	0.47
Floors:	2	Construction:	Masonry
Parking:	40 Surface Spaces are available; Ratio of 3.92/1000 SF		
Features:	Accent Lighting, Balcony, Commuter Rail, Mezzanine, Monument Signa...		
Frontage:	115' on Main St		

CONSTRUCTION

Start Date:	Sep 2022
Completion:	Jan 2024
Build Time:	16 Months
Time Since Delivery:	14 Months

AVAILABILITY

Percent Leased:	54.6%
Square Feet	4,650
Asking Rent:	\$35.00

CONTACTS

Developer:	-
Owner:	Dobba Inc



48 305 E Eldorado Pky



Distance to Subject Property: 9.2 Miles



PROPERTY

Type:	Neighborhood Center	Land Acres:	0.87 AC
GLA:	5,440 SF	Building FAR:	0.14
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Apr 2023
Completion:	Jan 2024
Build Time:	9 Months
Time Since Delivery:	14 Months

AVAILABILITY

Percent Leased:	0%
Square Feet	5,440
Asking Rent:	\$34.00

CONTACTS

Developer:	-
Owner:	-



Deliveries Past 12 Months Property Details

2520 King Arthur Blvd - Phase III

49 815 W Main St - Dutch Bros  Distance to Subject Property: 6.6 Miles

★★★★★



PROPERTY

Type:	Quick Service	Land Acres:	18.63 AC
GLA:	950 SF	Building FAR:	0.00
Floors:	1	Construction:	-
Parking:	5 Surface Spaces are available; Ratio of 5.26/1000 SF		
Features:	Drive Thru		
Frontage:	117' on West Main Street		

CONSTRUCTION

Start Date:	May 2023
Completion:	Jan 2024
Build Time:	8 Months
Time Since Delivery:	14 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$20-24



CONTACTS

Developer:	-
Owner:	Walmart Real Estate Business Trust

50 19250 Preston Rd  Distance to Subject Property: 6.2 Miles

★★★★★



PROPERTY

Type:	Fast Food	Land Acres:	0.80 AC
GLA:	800 SF	Building FAR:	0.02
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Sep 2023
Completion:	Jan 2024
Build Time:	4 Months
Time Since Delivery:	14 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$26-31



CONTACTS

Developer:	-
Owner:	Koster Properties Ltd

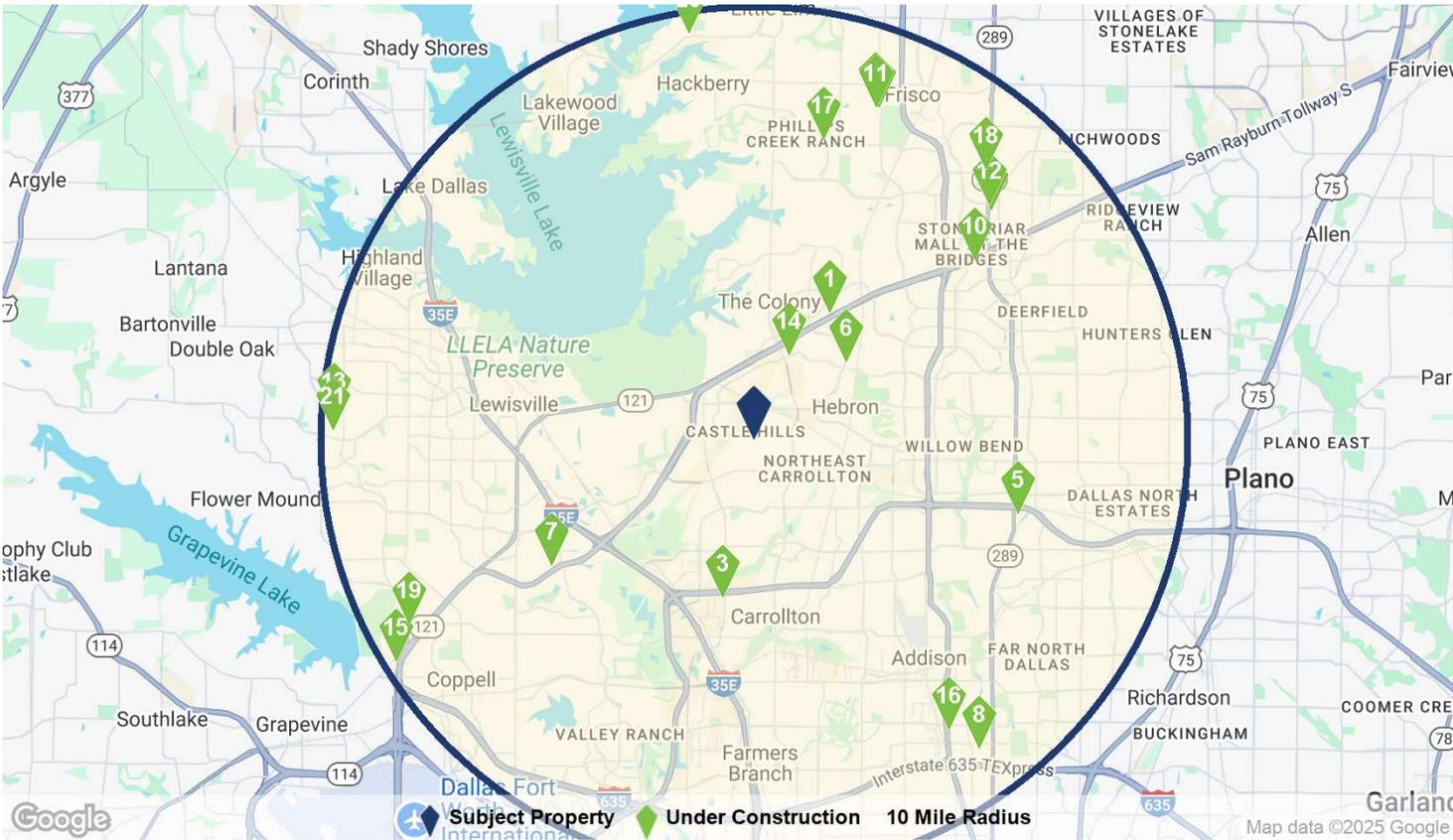


Under Construction Summary

2520 King Arthur Blvd - Phase III

Properties	Square Feet	Percent of Inventory	Released
21	487,394	0.6%	67.7%

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION SUMMARY STATISTICS

	Low	Average	Median	High
Building SF	1,640	23,209	11,458	190,000
Stories	1	1	1	4
Typical Floor SF	1,640	14,963	11,458	63,333
Preleasing	0%	67.7%	73.5%	100%
Estimated Delivery Date	April 2025	July 2025	June 2025	May 2026
Months to Delivery	1	4	3	14
Construction Period in Months	8	18	15	42
Star Rating	★★★★★	★★★★★ 3.3	★★★★★	★★★★★



Under Construction Property Details

2520 King Arthur Blvd - Phase III

1 **5625 SH 121 - Colony Center** ↻
Distance to Subject Property: 3.4 Miles

★★★★★



PROPERTY

Type:	Retail Building	Land Acres:	13.71 AC
GLA:	17,000 SF	Building FAR:	0.03
Floors:	1	Construction:	-
Parking:	0 Surface Spaces are available		
Features:	Drive Thru		
Frontage:	156' on Texas 121		



CONSTRUCTION

Start Date:	May 2023
Completion:	Apr 2025
Build Time:	23 Months
Time Since Delivery:	1 Month

AVAILABILITY

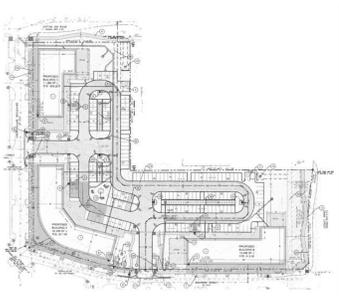
Percent Leased:	70.6%
Square Feet:	5,000
Asking Rent:	\$50.00 NNN

CONTACTS

Developer:	-
Owner:	-

2 **4400 Bourbon St - Building B** ↻
Distance to Subject Property: 8.2 Miles

★★★★★



PROPERTY

Type:	Neighborhood Center	Land Acres:	-
GLA:	15,400 SF	Building FAR:	-
Floors:	1	Construction:	Wood Frame
Parking:	-		
Features:	Air Conditioning		
Frontage:	-		



CONSTRUCTION

Start Date:	Jul 2022
Completion:	Apr 2025
Build Time:	33 Months
Time Since Delivery:	1 Month

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$31-37

CONTACTS

Developer:	-
Owner:	-



Under Construction Property Details

2520 King Arthur Blvd - Phase III

3 SEC President George Bush Turnpike & Old Denton Rd - Phase II



Distance to Subject Property: 3.7 Miles



Property Name	Carrollton Town Center
Address	2520 King Arthur Blvd, Carrollton, TX 75006
Phone	(972) 440-1234
Website	www.newquestproperties.com

PROPOSED DEVELOPMENT
CARROLLTON TOWN CENTER
PRESIDENT GEORGE BUSH TURNPIKE & OLD DENTON ROAD
CARRROLLTON, TEXAS



PROPERTY

Type:	Lifestyle Center	Land Acres:	2.21 AC
GLA:	14,700 SF	Building FAR:	0.15
Floors:	1	Construction:	Masonry
Parking:	122 free Surface Spaces are available; Ratio of 8.30/1000 SF		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Jan 2024
Completion:	Apr 2025
Build Time:	15 Months
Time Since Delivery:	1 Month

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$16-19

CONTACTS

Developer:	-
Owner:	NewQuest Properties



4 4400 Bourbon St - Dreamland Preschool- Building C



Distance to Subject Property: 8.2 Miles



PROPERTY

Type:	Neighborhood Center	Land Acres:	-
GLA:	11,280 SF	Building FAR:	-
Floors:	1	Construction:	Wood Frame
Parking:	30 Surface Spaces are available; Ratio of 2.66/1000 SF		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Feb 2023
Completion:	Apr 2025
Build Time:	26 Months
Time Since Delivery:	1 Month

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$31-38

CONTACTS

Developer:	-
Owner:	-



Under Construction Property Details

2520 King Arthur Blvd - Phase III

5 6210 Mapleshade Ln [↻](#)



Distance to Subject Property: 6.3 Miles



PROPERTY

Type:	-	Land Acres:	-
GLA:	10,835 SF	Building FAR:	-
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Jan 2024
Completion:	Apr 2025
Build Time:	15 Months
Time Since Delivery:	1 Month

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$23-28

CONTACTS

Developer:	JC Commercial INC
Owner:	Plano Independent School District



6 3204 E Hebron Pky [↻](#)

Distance to Subject Property: 3.0 Miles



PROPERTY

Type:	-	Land Acres:	-
GLA:	10,000 SF	Building FAR:	-
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Apr 2024
Completion:	Apr 2025
Build Time:	12 Months
Time Since Delivery:	1 Month

AVAILABILITY

Percent Leased:	100%
Square Feet	-
CoStar Est:	\$24-29

CONTACTS

Developer:	-
Owner:	-



Under Construction Property Details

2520 King Arthur Blvd - Phase III

7 5800 Plano Pky



Distance to Subject Property: 2.8 Miles



PROPERTY

Type:	-	Land Acres:	13.86 AC
GLA:	7,500 SF	Building FAR:	0.01
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Mar 2024
Completion:	Apr 2025
Build Time:	13 Months
Time Since Delivery:	1 Month

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$25-31



CONTACTS

Developer:	-
Owner:	-

8 Freeport Pkwy & Northwestern Rd

Distance to Subject Property: 8.1 Miles



PROPERTY

Type:	Freestanding	Land Acres:	1.02 AC
GLA:	2,600 SF	Building FAR:	0.06
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Sep 2024
Completion:	Apr 2025
Build Time:	7 Months
Time Since Delivery:	1 Month

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$30-37



CONTACTS

Developer:	-
Owner:	-



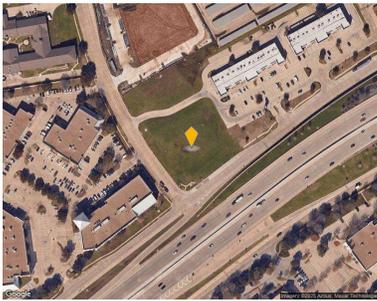
Under Construction Property Details

2520 King Arthur Blvd - Phase III

9 440 N SH 121 - Tim Hortons 

Distance to Subject Property: 5.5 Miles

★★★★★



PROPERTY

Type:	Fast Food	Land Acres:	2.50 AC
GLA:	1,640 SF	Building FAR:	0.02
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Mar 2024
Completion:	Apr 2025
Build Time:	13 Months
Time Since Delivery:	1 Month

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$20-24



CONTACTS

Developer:	-
Owner:	-

10 13331 Preston Rd 

Distance to Subject Property: 8.9 Miles

★★★★★



PROPERTY

Type:	Health Club	Land Acres:	22.17 AC
GLA:	190,000 SF	Building FAR:	0.20
Floors:	3	Construction:	-
Parking:	-		
Features:	Air Conditioning		
Frontage:	-		

CONSTRUCTION

Start Date:	Jul 2023
Completion:	May 2025
Build Time:	22 Months
Time Since Delivery:	2 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$30-36



CONTACTS

Developer:	Beck Ventures, Inc.
Owner:	Beck Ventures, Inc.



Under Construction Property Details

2520 King Arthur Blvd - Phase III

11 9292 Warren Pky - Tract 2 
Distance to Subject Property: 7.6 Miles

★★★★★



PROPERTY

Type:	Neighborhood Center	Land Acres:	1.29 AC
GLA:	13,600 SF	Building FAR:	0.24
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	243' on Preston Road		

CONSTRUCTION

Start Date:	Sep 2024
Completion:	May 2025
Build Time:	8 Months
Time Since Delivery:	2 Months

AVAILABILITY

Percent Leased:	0%
Square Feet	13,600
CoStar Est:	\$32-39

CONTACTS

Developer:	-
Owner:	-



12 5500 State Highway 121 - Village at 121 
Distance to Subject Property: 6.6 Miles

★★★★★



PROPERTY

Type:	-	Land Acres:	1.55 AC
GLA:	11,500 SF	Building FAR:	0.17
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Jan 2024
Completion:	May 2025
Build Time:	16 Months
Time Since Delivery:	2 Months

AVAILABILITY

Percent Leased:	7.9%
Square Feet	10,589
CoStar Est:	\$27-33

CONTACTS

Developer:	-
Owner:	-



Under Construction Property Details

2520 King Arthur Blvd - Phase III

13 4400 Bourbon St - Building A [↻](#)

★★★★★

Distance to Subject Property: 8.1 Miles



PROPERTY

Type:	Neighborhood Center	Land Acres:	4.99 AC
GLA:	46,000 SF	Building FAR:	0.21
Floors:	4	Construction:	-
Parking:	-		
Features:	-		
Frontage:	490' on Union Square Boulevard		

CONSTRUCTION

Start Date:	Jul 2022
Completion:	Jun 2025
Build Time:	35 Months
Time Since Delivery:	3 Months

AVAILABILITY

Percent Leased:	0%
Square Feet	46,000
Asking Rent:	\$38.00 NNN



CONTACTS

Developer:	-
Owner:	Manubhai Patel

14 3960 Preston Rd - Preston Road Retail & Pad [↻](#)

★★★★★

Distance to Subject Property: 7.7 Miles



PROPERTY

Type:	Restaurant	Land Acres:	1.21 AC
GLA:	8,270 SF	Building FAR:	0.16
Floors:	1	Construction:	-
Parking:	77 Surface Spaces are available; Ratio of 9.31/1000 SF		
Features:	-		
Frontage:	75' on Preston Road (with 1 curb cut)		

CONSTRUCTION

Start Date:	Mar 2024
Completion:	Jun 2025
Build Time:	15 Months
Time Since Delivery:	3 Months

AVAILABILITY

Percent Leased:	46.8%
Square Feet	4,400
Asking Rent:	\$60.00 NNN



CONTACTS

Developer:	-
Owner:	Beitler Commercial Realty Services



Under Construction Property Details

2520 King Arthur Blvd - Phase III

15 **4100 River Walk Dr** 
 Distance to Subject Property: 9.7 Miles

★★★★★



PROPERTY

Type:	Restaurant	Land Acres:	2.07 AC
GLA:	7,181 SF	Building FAR:	0.08
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		



CONSTRUCTION

Start Date:	Jun 2024
Completion:	Jun 2025
Build Time:	12 Months
Time Since Delivery:	3 Months

AVAILABILITY

Percent Leased:	0%
Square Feet	7,181
CoStar Est:	\$27-33

CONTACTS

Developer:	-
Owner:	-

16 **4760 Windhaven Pky** 
 Distance to Subject Property: 2.1 Miles

★★★★★



PROPERTY

Type:	Restaurant	Land Acres:	1.10 AC
GLA:	8,500 SF	Building FAR:	0.18
Floors:	1	Construction:	-
Parking:	54 Surface Spaces are available; Ratio of 6.35/1000 SF		
Features:	-		
Frontage:	141' on Windhaven Parkway (with 1 curb cut)		



CONSTRUCTION

Start Date:	Jan 2022
Completion:	Jul 2025
Build Time:	42 Months
Time Since Delivery:	4 Months

AVAILABILITY

Percent Leased:	0%
Square Feet	8,500
Asking Rent:	\$30.00 NNN

CONTACTS

Developer:	-
Owner:	-



Under Construction Property Details

2520 King Arthur Blvd - Phase III

17 2051 N Highway 121 - Stuart's Paint & Body

★★★★★

Distance to Subject Property: 9.7 Miles



PROPERTY

Type:	-	Land Acres:	2.50 AC
GLA:	24,000 SF	Building FAR:	0.22
Floors:	2	Construction:	-
Parking:	19 Covered Spaces are available; Ratio of 0.79/1000 SF		
Features:	-		
Frontage:	346' on State Highway 121		

CONSTRUCTION

Start Date:	Oct 2024
Completion:	Aug 2025
Build Time:	10 Months
Time Since Delivery:	5 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$22-26



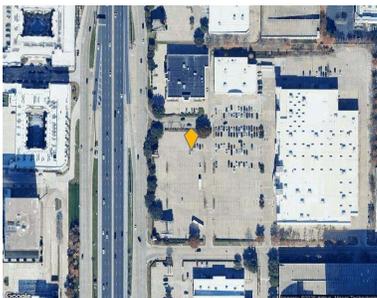
CONTACTS

Developer:	Cana Capital
Owner:	Cana Capital

18 13904 N Dallas Pky

★★★★★

Distance to Subject Property: 8.1 Miles



PROPERTY

Type:	Restaurant	Land Acres:	11.77 AC
GLA:	6,250 SF	Building FAR:	0.01
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Jan 2025
Completion:	Sep 2025
Build Time:	8 Months
Time Since Delivery:	6 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$28-35



CONTACTS

Developer:	-
Owner:	Four Rivers Capital



Under Construction Property Details

2520 King Arthur Blvd - Phase III

19 2484 Stonebrook Pky - Stonebrook Circle



Distance to Subject Property: 7.1 Miles



PROPERTY

Type:	Retail Building	Land Acres:	-
GLA:	38,956 SF	Building FAR:	-
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Aug 2024
Completion:	Dec 2025
Build Time:	16 Months
Time Since Delivery:	9 Months

AVAILABILITY

Percent Leased:	0%
Square Feet:	38,956
CoStar Est:	\$30-36



CONTACTS

Developer:	-
Owner:	STONEBROOK CIRCLE LP

20 NWQ Preston Rd & Lebanon Rd



Distance to Subject Property: 8.2 Miles



PROPERTY

Type:	Retail Building	Land Acres:	1.90 AC
GLA:	11,458 SF	Building FAR:	0.14
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	312' on Preston Road		

CONSTRUCTION

Start Date:	Nov 2024
Completion:	Dec 2025
Build Time:	13 Months
Time Since Delivery:	9 Months

AVAILABILITY

Percent Leased:	73.5%
Square Feet:	3,035
CoStar Est:	\$30-37



CONTACTS

Developer:	-
Owner:	Albert Enterprises



Under Construction Property Details

2520 King Arthur Blvd - Phase III

21 **3500 N Grapevine Mills Blvd** 
Distance to Subject Property: 9.0 Miles

★★★★★



PROPERTY

Type:	Freestanding	Land Acres:	2.03 AC
GLA:	5,200 SF	Building FAR:	0.06
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Feb 2025
Completion:	Jan 2026
Build Time:	11 Months
Time Since Delivery:	10 Months

AVAILABILITY

Percent Leased:	0%
Square Feet:	5,200
CoStar Est:	\$29-35



CONTACTS

Developer:	-
Owner:	Encore Restaurants, Inc.

22 **925 E Eldorado Pky** 
Distance to Subject Property: 9.5 Miles

★★★★★



PROPERTY

Type:	Restaurant	Land Acres:	-
GLA:	5,070 SF	Building FAR:	-
Floors:	1	Construction:	Wood Frame
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Jan 2025
Completion:	Jan 2026
Build Time:	12 Months
Time Since Delivery:	10 Months

AVAILABILITY

Percent Leased:	100%
Square Feet:	-
CoStar Est:	\$28-34



CONTACTS

Developer:	-
Owner:	-



Under Construction Property Details

2520 King Arthur Blvd - Phase III

23 SWQ Market St & River Walk Dr



Distance to Subject Property: 9.7 Miles



PROPERTY

Type:	Retail Building	Land Acres:	5.58 AC
GLA:	33,054 SF	Building FAR:	0.14
Floors:	1	Construction:	-
Parking:	-		
Features:	-		
Frontage:	-		

CONSTRUCTION

Start Date:	Jan 2024
Completion:	May 2026
Build Time:	28 Months
Time Since Delivery:	14 Months

AVAILABILITY

Percent Leased:	54.4%
Square Feet:	15,060
CoStar Est:	\$24-30



CONTACTS

Developer:	-
Owner:	-





Sale Comps

Castle Hills Village Shops & Office

Phase III

2520 King Arthur Blvd

45,194 SF Retail Freestanding

Lewisville, Texas - North Carrollton Submarket

PREPARED BY



Darrin Coles, CCIM



Investment Trends

2520 King Arthur Blvd - Phase III

Sale Comparables

Avg. Cap Rate

Avg. Price/SF

Avg. Vacancy At Sale

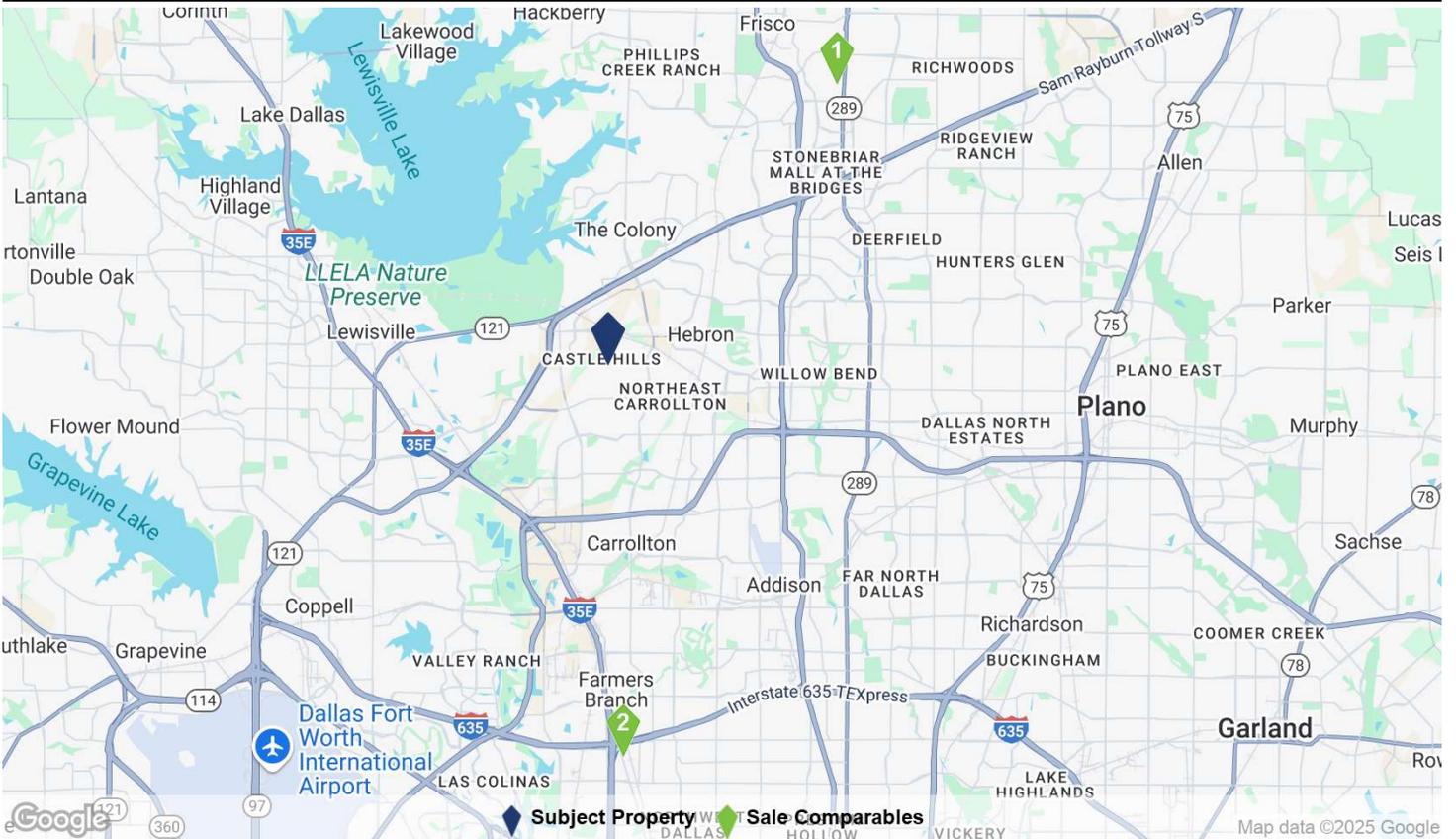
2

-

\$181

25.8%

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	-	-	-	-
Price/SF	\$154	\$181	\$284	\$414
Cap Rate	-	-	-	-
Time Since Sale in Months	3.5	9.1	9.1	14.8
Property Attributes	Low	Average	Median	High
Building SF	-	-	-	-
Stories	-	-	-	-
Typical Floor SF	-	-	-	-
Vacancy Rate At Sale	-	25.8%	-	-
Year Built	-	-	-	-
Star Rating	-	-	-	-



Investment Trends

2520 King Arthur Blvd - Phase III

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
 Building 1 5977 Preston Rd	★★★★☆	2018	1,736	5.7%	12/9/2024	\$719,541	\$414	-
 World Plaza 11536 Harry Hines Blvd	★★★★☆	2006	15,253	42.8%	12/31/2023	\$2,350,000	\$154	-



DALLAS-FORT WORTH INVESTMENT TRENDS

Deal volume in Dallas-Fort Worth is \$582 million over the past year, the lowest sales volume reported since 2010. The latest results are roughly a third of the five-year peak of and below the pre-pandemic annual average of \$1.4 billion reported from 2015 to 2019. The number of transactions has also fallen considerably, down 31% compared to the five-year annual average.

With elevated interest rates, the buyer profile has generally shifted in favor of private investors, while institutional investors and REITs, more dependent on debt, have curtailed their acquisitions. Over 60% of buyers identify as private, up from about 45% in five-year period before the pandemic.

Segmenting the retail capital market landscape reveals several investor profiles. These include single-tenant triple net investments that are frequent targets of 1031 buyers, grocery-anchored neighborhood centers in high-growth suburban neighborhoods, and outdoor power centers anchored by national big-box retailers.

Single-tenant net lease deals are common targets for private investors. Over the past year, multiple investors have acquired recently developed Salad & Go locations. These locations are part of the chain's expansion into Dallas-Fort Worth, spreading into fast-growing suburban locations. The Salad & Go's model features a freestanding drive-thru concept that offers convenience to consumers that has proliferated since the pandemic. Cap rates for these deals have expanded by around 100 bps in the last year, with the typical deal now landing in the mid-to-high 6% range.

Grocery-anchored neighborhood centers are also

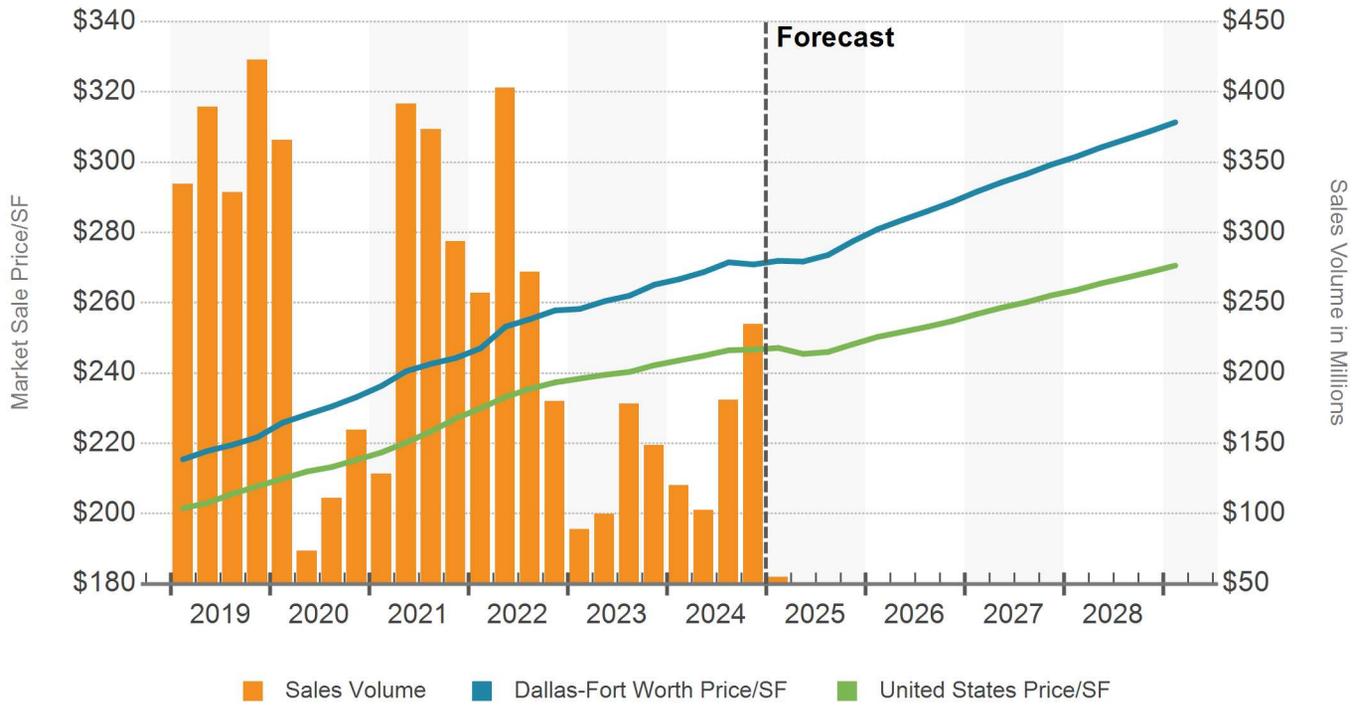
popular among investors in North Texas. In October 2024, Dallas-based Weitzman acquired Arapaho Village in Richardson for an undisclosed amount. The property was purchased by WASA Properties, a New York City-based firm that originally acquired the property in 2014 for \$9.2 million. Like many others within Richardson, the property is of an older vintage and is located off a busy thoroughfare with strong traffic counts. At the time of sale, the center had a reported occupancy of 92%, including the anchor, Tom Thumb, which has been operating out of this facility since 2008.

Outdoor shopping centers in high-quality suburban locations continue to garner attention from buyers. In early 2024, Fifth Corner acquired The Park Village Plaza in Southlake from ShopCore. In many ways, this is a continuation of trends from the previous year, where ShopCore sold a similar property, the Plaza at Rockwall, to CTO Realty Growth for \$61 million. Although the price for the Southlake property was not disclosed, the buyer did take out a \$40.5 million SF loan with Nationwide Life Insurance Company to finance the deal. This property is located across the street from Southlake Town Square, one of the market's premier shopping centers and features a similar tenant makeup consisting of high-end restaurants and big-box retailers like REI.

Strong buying power driven by healthy population growth are key structural drivers that fuel investment in Dallas-Fort Worth. Constrained construction paired with record-low availability will enable the retail market to adapt should demand retreat. Even so, the rapid rise in the cost of debt slowed dealmaking in recent years and is showing no sign of reversing in 2025 according to market leaders.



SALES VOLUME & MARKET SALE PRICE PER SF

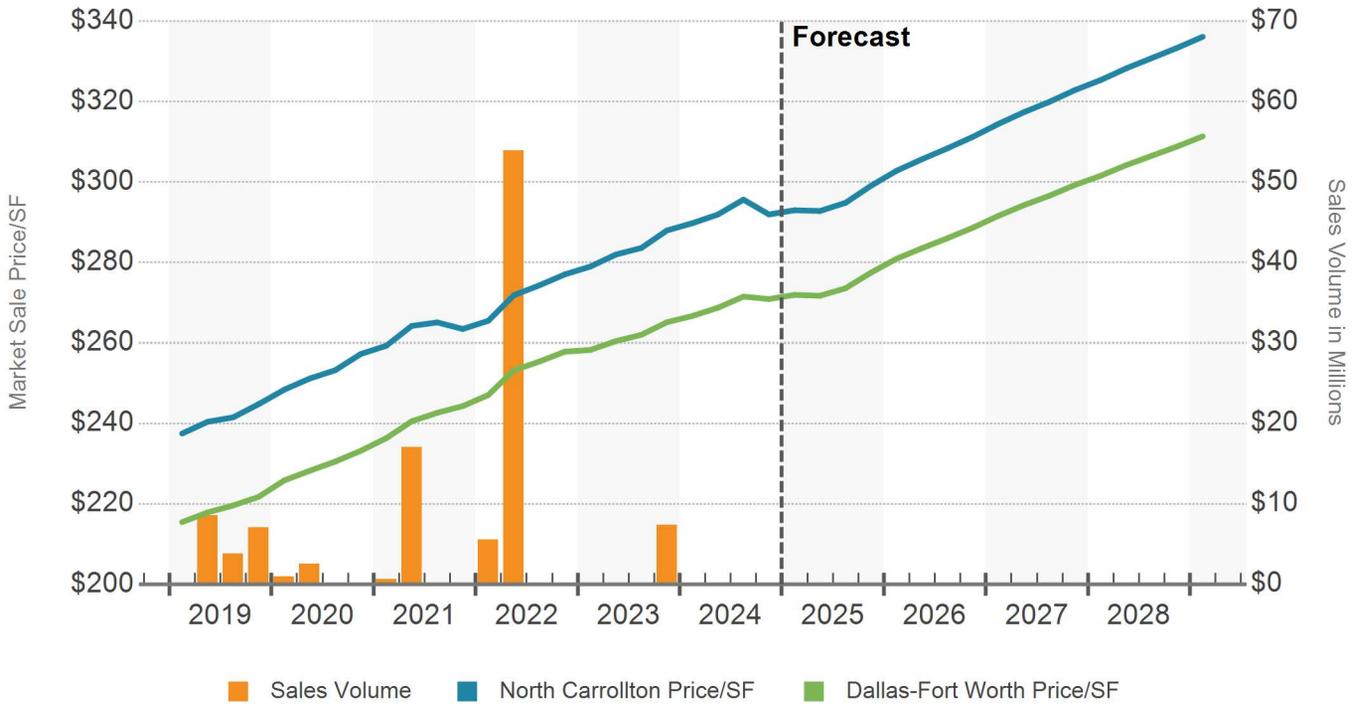


NORTH CARROLLTON INVESTMENT TRENDS

Over the past year, 13 retail properties traded in North Carrollton, accounting for 77,000 SF of inventory turnover. Average annual sales volume over the past five years is \$18.5 million and \$22.2 million over the past 10 years.

Estimated retail market pricing in North Carrollton is \$293/SF compared to the market average of \$272/SF. The estimated market cap rate for North Carrollton retail matches the market average of 6.6%.

SALES VOLUME & MARKET SALE PRICE PER SF



Sale Comp Details

2520 King Arthur Blvd - Phase III

1 5977 Preston Rd - Building 1



Distance to Subject Property: 8.4 Miles



SALE

Sale Type:	Owner User
Sale Date:	12/9/2024
Sale Price:	\$719,541
Price/SF:	\$414
Cap Rate:	-

OWNER:

Buyer:	Naveen Sankar
Seller:	Parkwood Frisco...
Buyer Broker:	-
Listing Broker:	Legacy Commerc...

SALE TERMS

Sale Conditions:	-
Financing:	Shamrock Bank NA



PROPERTY

Type:	Neighborhood Center	Land Acres:	12.69 AC
Sale Vacancy:	5.7%	Construction:	Masonry
Tenancy:	Multi	Yr Built/Renov:	2018
GLA:	30,250 SF	Building FAR:	0.05
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	144 Surface Spaces are available; Ratio of 4.76/1000 SF		
Features:	24 Hour Access, Freeway Visibility, Signage, Signalized Intersection		
Frontage:	Preston		
For Sale:	Not For Sale		
Location Score:	Excellent Location (81)		
Walk Score®:	Somewhat Walkable (54)		
Transit Score®:	Minimal Transit (0)		

SALE NOTES

A private individual sold this 1,736 SF retail building to another private individual for an undisclosed price. All information in the comparable has been sourced from public record.

LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
X-Golf	Other Services	5,600	No	May 2023	-
Ramanan Bathala	-	3,827	No	Mar 2023	-
Stewart Title	Real Estate	3,328	Yes	May 2021	-



Sale Comp Details

2520 King Arthur Blvd - Phase III

2 11536 Harry Hines Blvd - World Plaza



Distance to Subject Property: 9.1 Miles



SALE

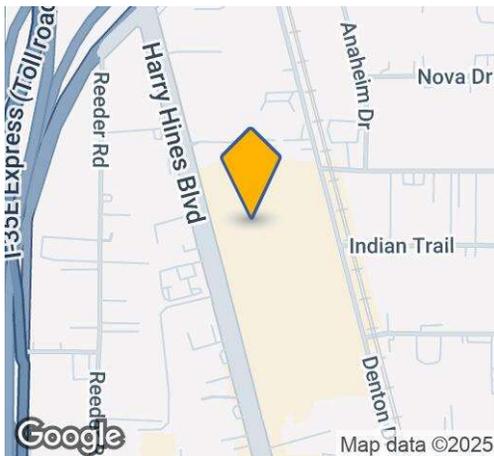
Sale Type:	Investment
Sale Date:	12/31/2023
Sale Price:	\$2,350,000
Price/SF:	\$154
Cap Rate:	-

OWNER:

Buyer:	NTX Business Gr...
Seller:	J & H Investment...
Buyer Broker:	-
Listing Broker:	The Michael Grou...

SALE TERMS

Sale Conditions:	-
Financing:	-



PROPERTY

Type:	Neighborhood Center	Land Acres:	4.83 AC
Sale Vacancy:	42.8%	Construction:	Masonry
Tenancy:	Multi	Yr Built/Renov:	2006
GLA:	35,625 SF	Building FAR:	0.17
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	250 Surface Spaces are available; Ratio of 7.02/1000 SF		
Features:	Pylon Sign, Signage		
Frontage:	141' on Harry Hines Blvd (with 1 curb cut)		
For Sale:	Not For Sale		
Location Score:	Below National Avg (30)		
Walk Score®:	Car-Dependent (35)		
Transit Score®:	Some Transit (41)		

SALE NOTES

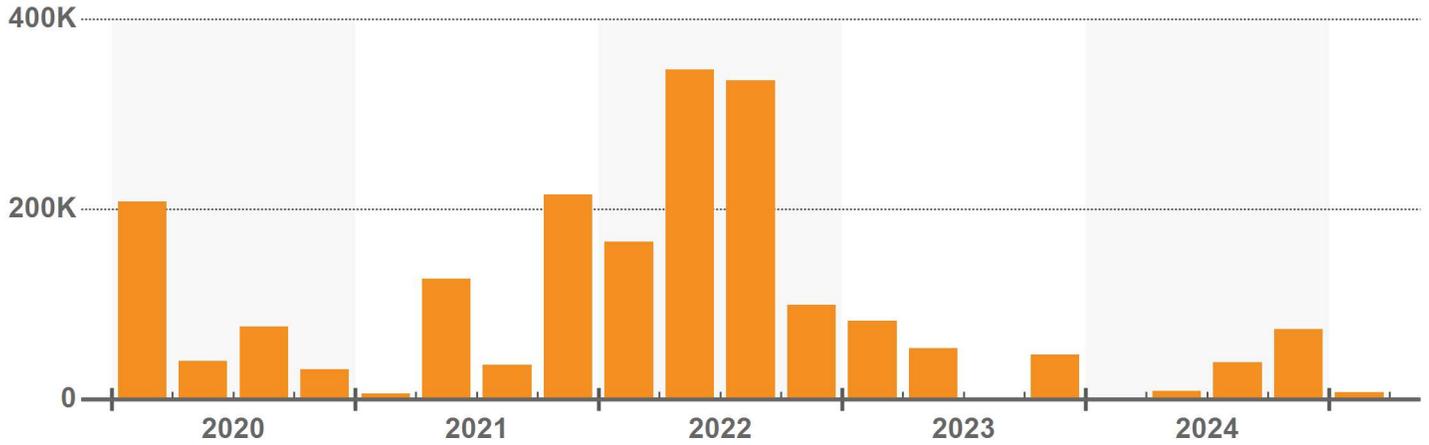
J&H Investments Inc have sold this 15,253 SF retail building to NTX Business Group, LLC for \$2,350,000 on December 12th, 2023. The property was placed on the market for \$2,500,000 on May 26th, 2023 and was taken off the market on March 7th, 2024. All information in the comparable has been sourced from public record.

LARGEST TENANTS AT SALE

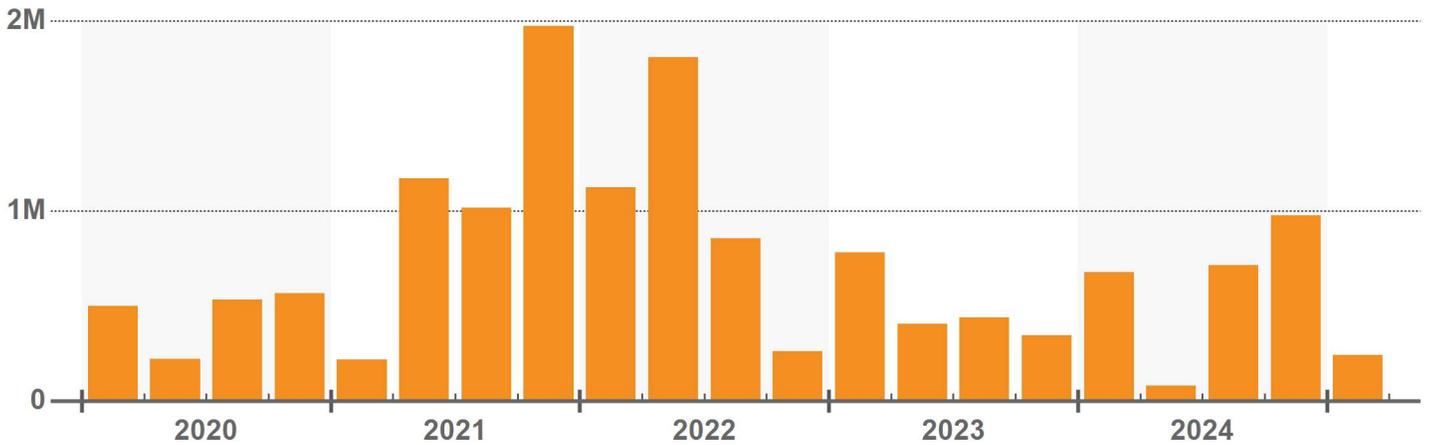
Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Queen Beads	-	5,000	No	Mar 2019	-
Thomas Hwang CPA PC	-	3,221	No	Oct 2008	-
M Power	-	2,493	No	Sep 2021	-
Meena Perfume	-	1,781	No	Sep 2012	-
Haeyoung Chang CPA PC	-	1,781	No	Oct 2019	-
Dallas Embroidery Co	Business/Copy/Postal Services	1,781	No	Nov 2020	-
T-shirt Plus	-	1,500	No	Mar 2019	-
A.J Leather	-	1,500	No	Mar 2019	-
Mine Gifts & Monogram	-	1,500	No	Mar 2019	-
May's Beads	-	1,425	No	Sep 2012	-



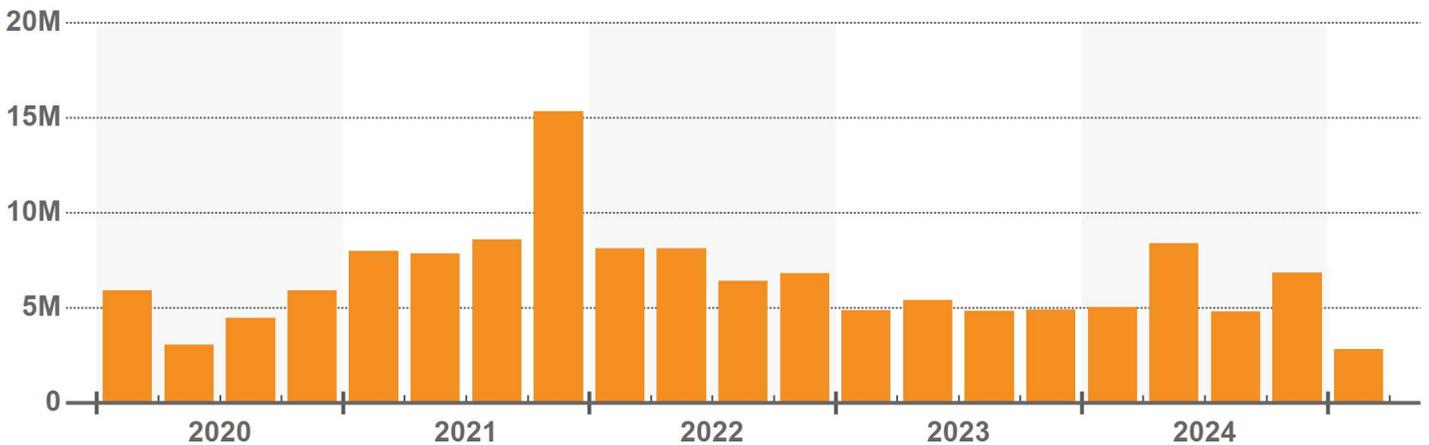
NORTH CARROLLTON SUBMARKET SALES VOLUME IN SQUARE FEET



NORTH CENTRAL DALLAS SUBMARKET CLUSTER SALES VOLUME IN SQUARE FEET

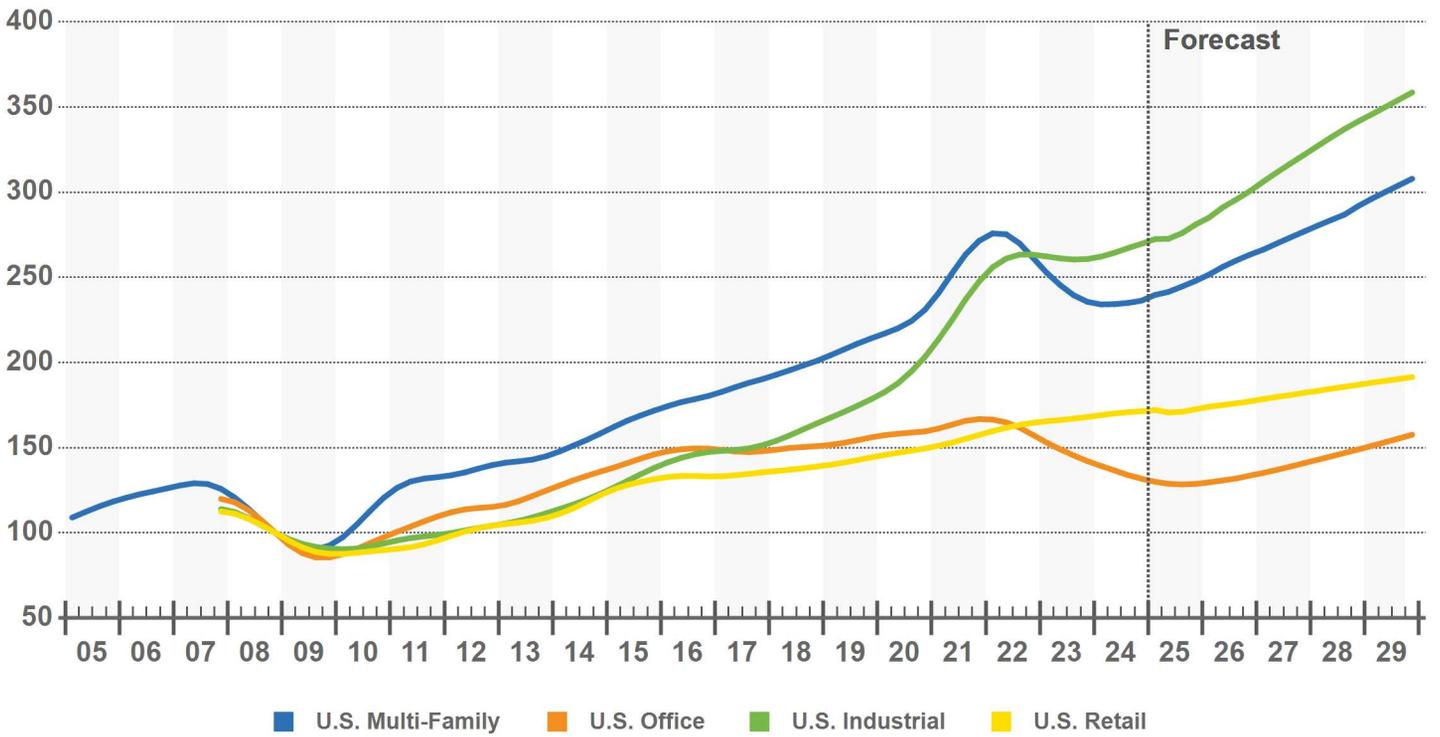


DALLAS-FORT WORTH METRO SALES VOLUME IN SQUARE FEET

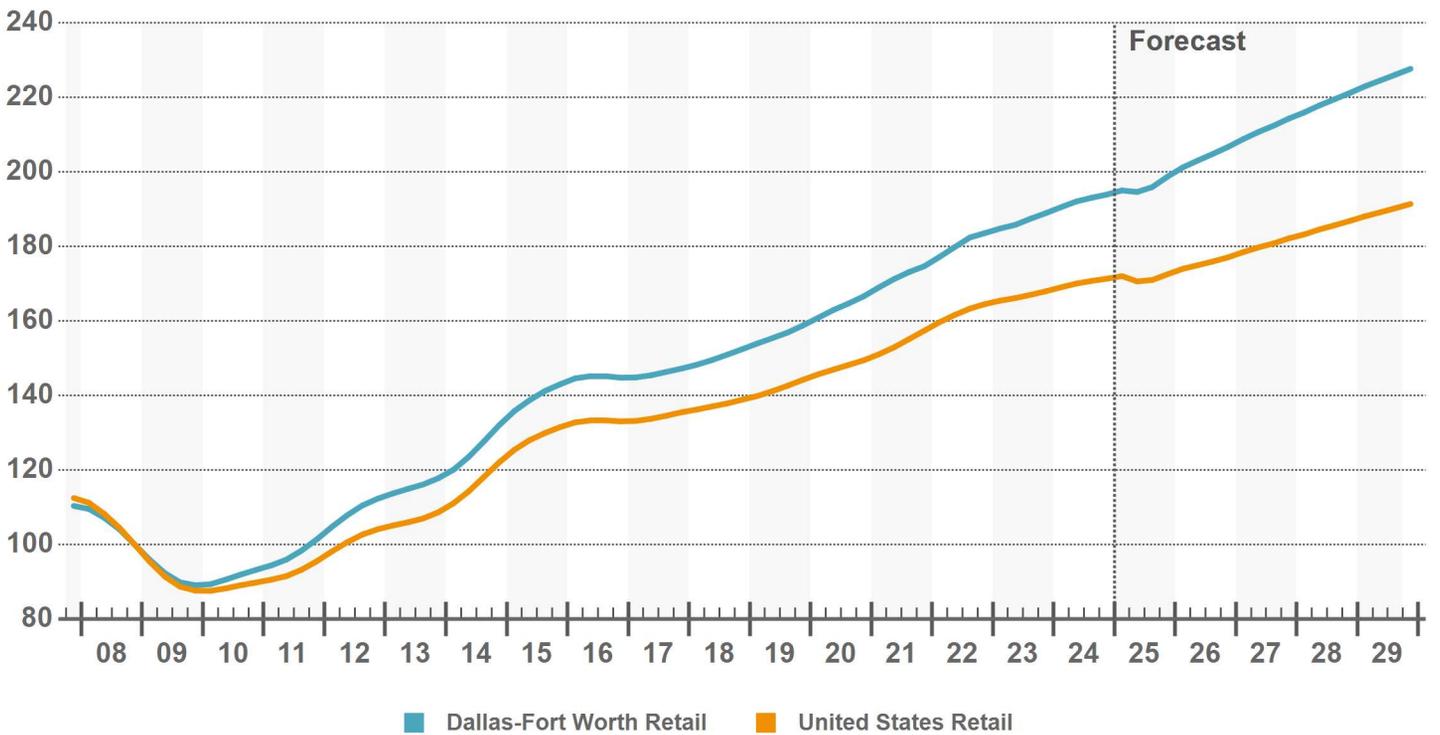


Sales Pricing

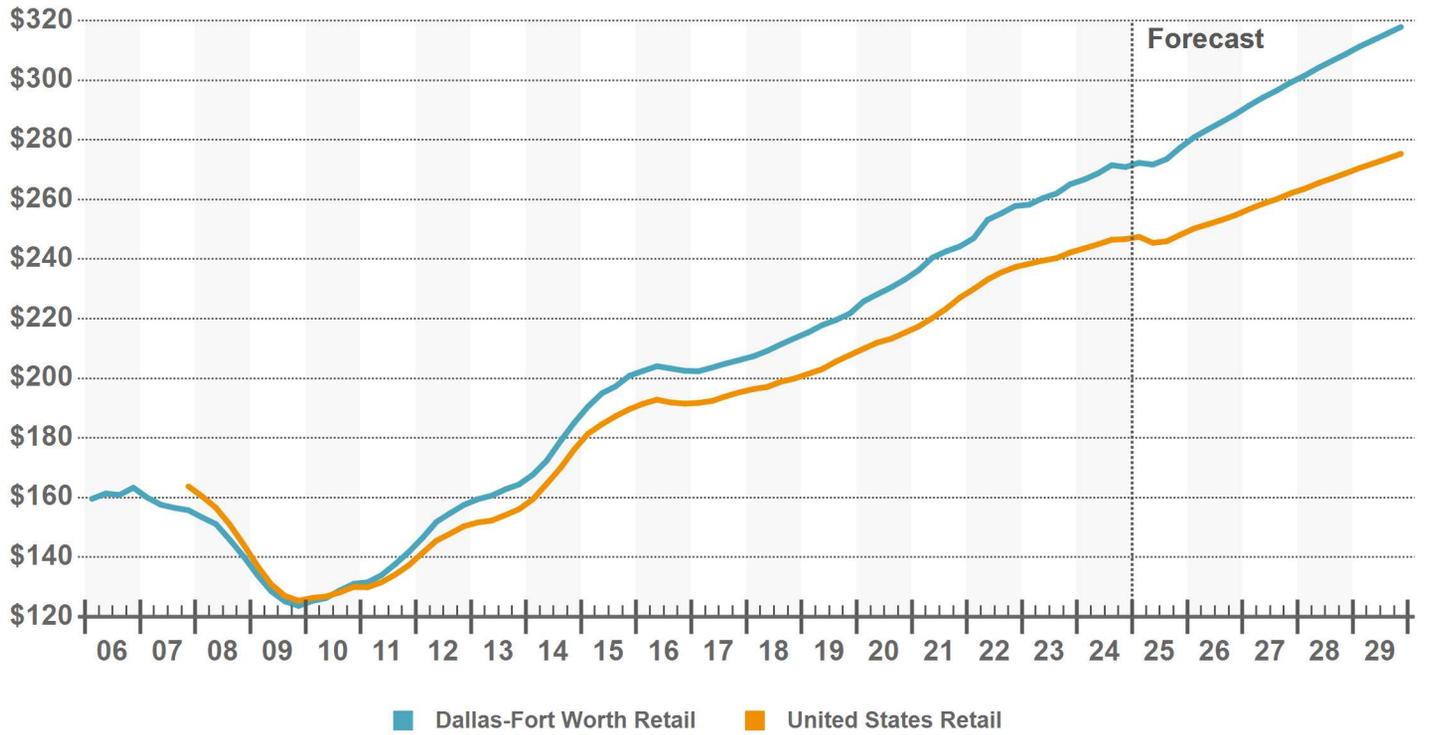
NATIONAL PRICE INDICES



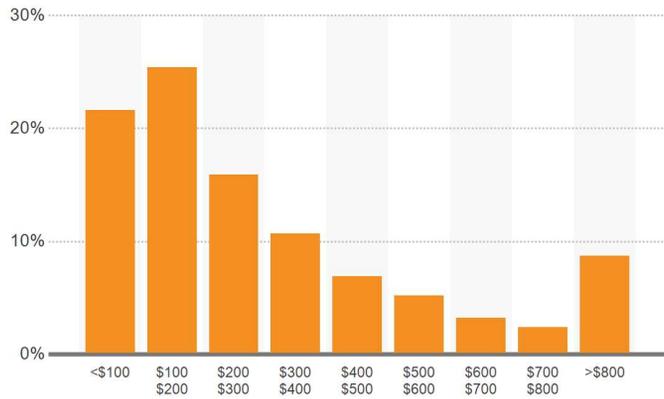
REGIONAL RETAIL PRICE INDICES



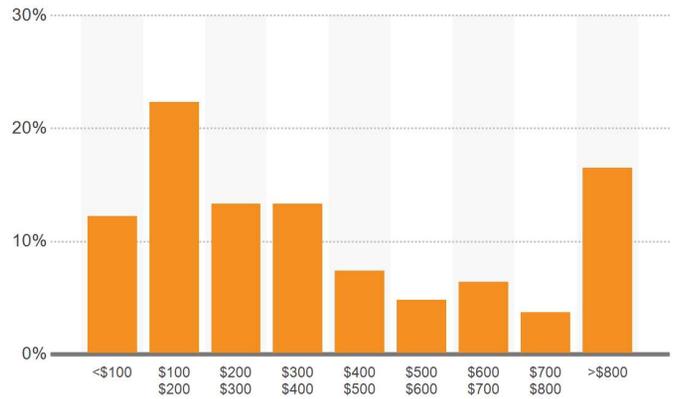
MARKET PRICE PER SF



UNITED STATES SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS



DALLAS-FORT WORTH SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS



PRICE PER SF SUMMARY OF SALES IN PAST YEAR

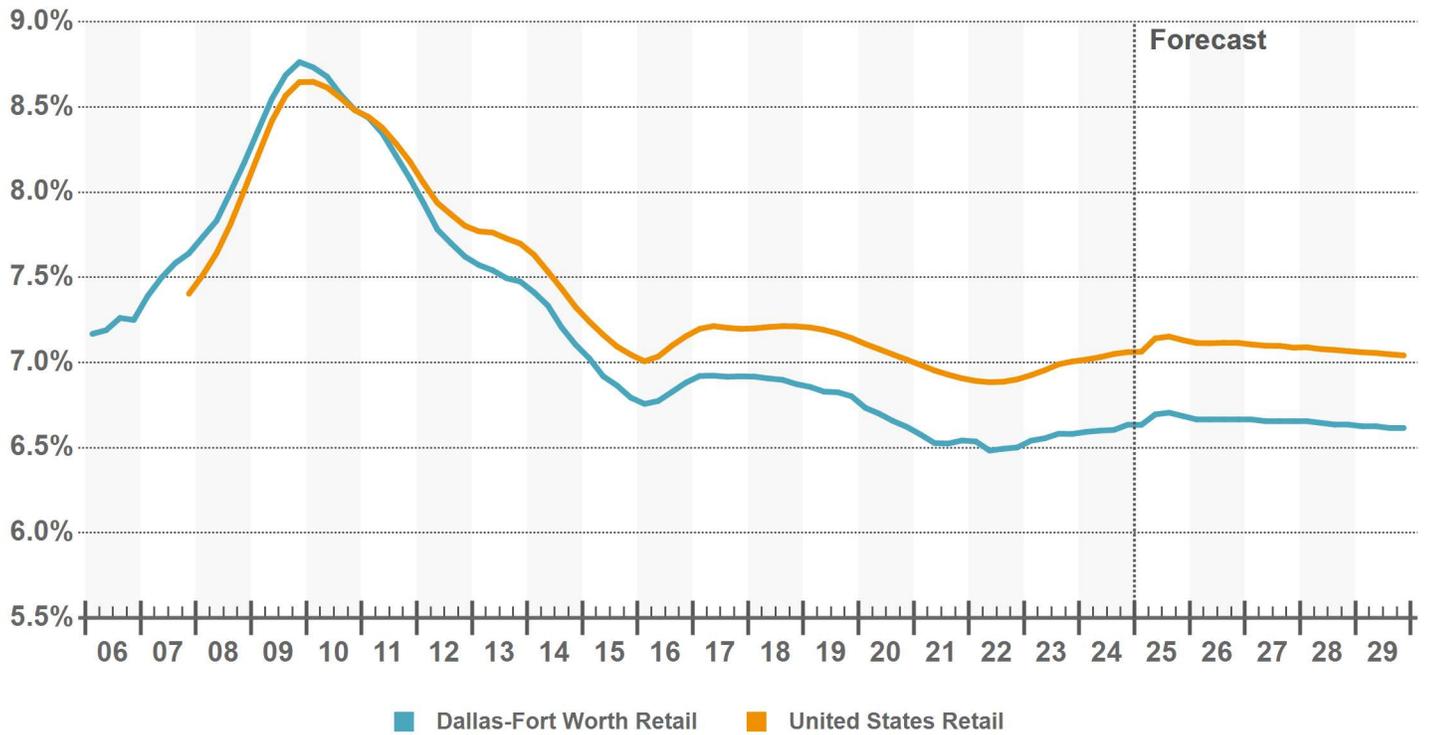
Geography	Transactions	Low	Bottom 25%	Median	Average	Top 25%	High
United States	41,356	\$0.03	\$54	\$184	\$190	\$817	\$47,750
Dallas-Fort Worth	190	\$19	\$99	\$324	\$254	\$1,118	\$2,712
North Central Dallas	13	\$92	\$292	\$595	\$400	\$1,573	\$1,923
North Carrollton	0	-	-	-	-	-	-
Selected Sale Comps	1	\$414	N/A	\$414	\$414	N/A	\$414



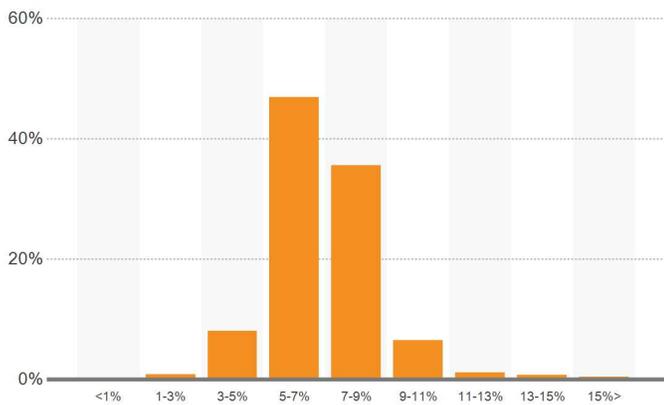
Cap Rates

2520 King Arthur Blvd - Phase III

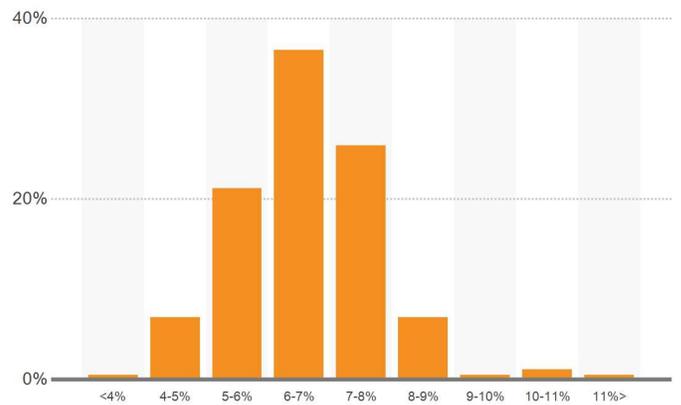
MARKET CAP RATE



UNITED STATES CAP RATE DISTRIBUTION PAST 12 MONTHS



DALLAS-FORT WORTH CAP RATE DISTRIBUTION PAST 12 MONTHS



CAP RATE SUMMARY OF SALES IN PAST YEAR

Geography	Transactions	Low	Bottom 25%	Median	Average	Top 25%	High
United States	6,331	0.6%	5.0%	6.7%	6.9%	9.1%	70.0%
Dallas-Fort Worth	173	2.9%	5.1%	6.4%	6.5%	8.0%	12.0%
North Central Dallas	15	4.0%	5.3%	6.4%	6.2%	6.9%	7.2%
North Carrollton	3	6.3%	N/A	6.5%	6.4%	N/A	6.5%
Selected Sale Comps	0	-	-	-	-	-	-

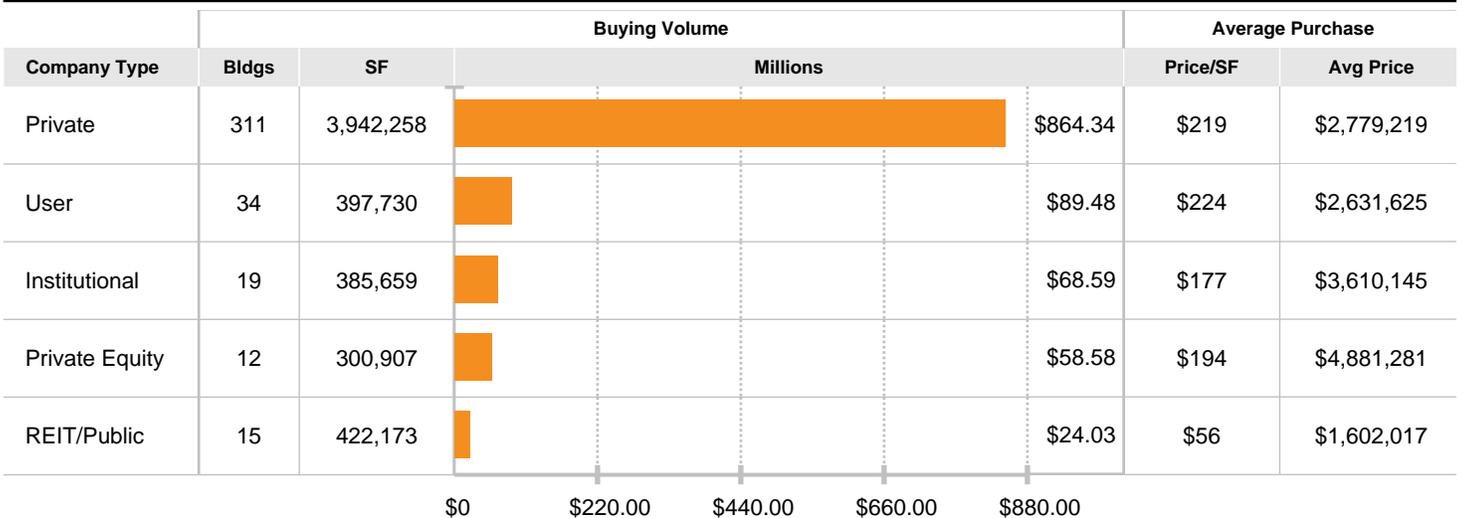


TOP DALLAS-FORT WORTH RETAIL BUYERS PAST TWO YEARS

Company Name	Properties Bought			Properties Sold		
	Bldgs	SF	Volume	Bldgs	SF	Volume
Younger Partners Dallas, LLC	11	284,537	\$52,865,994	0	0	-
Cohen & Steers	6	206,792	\$42,099,999	0	0	-
Sterling Organization	6	206,792	\$42,099,999	1	5,000	\$3,000,000
JAH Realty, LP	7	204,771	\$40,500,000	0	0	-
Dunhill Partners, Inc.	4	239,947	\$32,400,000	0	0	-
BC Wood Properties	2	136,158	\$26,000,000	0	0	-
Amax Investment Company	4	105,786	\$25,000,000	0	0	-
Fresenius	1	38,000	\$21,000,000	0	0	-
Quantum Capital Partners	1	38,000	\$21,000,000	0	0	-
M2G Ventures	2	70,044	\$16,666,972	0	0	-
Partners	5	134,450	\$14,800,000	0	0	-
Gdf Properties LLC	1	115,160	\$14,100,000	0	0	-
Phillips Edison & Company	3	40,608	\$12,900,001	0	0	-
Champs Restaurant Supply	2	124,567	\$10,460,450	0	0	-
Sycamore Heritage, LLC	1	12,601	\$10,300,000	0	0	-
Realty Trust Group Inc	1	27,652	\$10,250,000	0	0	-
Birdville ISD	4	106,749	\$9,882,360	0	0	-
Dogwood Commercial	3	272,195	\$9,300,000	1	664	\$850,000
Jeffrey Allen	1	30,320	\$8,300,000	0	0	-
Manage Miami Realty LLC.	1	46,440	\$8,100,000	0	0	-
Sambasiva Mannava	1	58,552	\$8,050,000	0	0	-
Precision Investments	15	260,927	\$7,260,690	0	0	-
Stephen Reid	1	12,810	\$7,150,000	0	0	-
JRW Investments	2	66,200	\$6,860,000	0	0	-
Virtus Real Estate Capital	1	17,102	\$6,795,192	0	0	-

 Purchased at least one asset in North Carrollton Ret submarket

TYPES OF RETAIL DALLAS-FORT WORTH BUYERS PAST TWO YEARS



TOP DALLAS-FORT WORTH RETAIL SELLERS PAST TWO YEARS

Company Name	Properties Sold			Properties Bought		
	Bldgs	SF	Volume	Bldgs	SF	Volume
Silver Star Properties REIT, Inc	20	565,228	\$65,500,000	0	0	-
Weber & Company	16	561,097	\$52,865,994	0	0	-
SITE Centers	6	206,792	\$42,099,999	0	0	-
Heitman	3	211,971	\$32,400,000	0	0	-
Global Net Lease	7	462,105	\$26,000,000	0	0	-
TPG Global, LLC	1	38,000	\$21,000,000	0	0	-
CTO Realty Growth Inc.	6	172,407	\$20,246,350	0	0	-
Hines	2	70,044	\$16,666,972	0	0	-
Lilium GVP LLC	1	115,160	\$14,100,000	0	0	-
Main Street Investment Company, LLC	3	40,608	\$12,900,001	0	0	-
Pershing Capital	2	20,000	\$12,829,115	0	0	-
Avalon Development	7	21,017	\$10,886,620	0	0	-
Somersault Equities	2	25,991	\$10,750,000	0	0	-
The Woodmont Company	8	271,398	\$10,557,710	0	0	-
Covest Capital Partners	2	124,567	\$10,460,450	0	0	-
Cienda Partners	2	17,879	\$10,300,000	0	0	-
JohnHart Real Estate	1	27,652	\$10,250,000	0	0	-
Zerby Partners	4	106,749	\$9,882,360	0	0	-
Centennial Real Estate Company	3	272,195	\$9,300,000	0	0	-
Main and Main Capital Group	4	3,805	\$8,979,090	0	0	-
United Growth Holdings, LLC	3	31,556	\$8,505,000	0	0	-
Redwood Urban, Inc	1	36,000	\$8,368,000	0	0	-
The YMCA	1	30,320	\$8,300,000	0	0	-
Laiju Zhang	1	46,440	\$8,100,000	0	0	-
Four Springs Capital Trust	3	8,839	\$8,050,685	0	0	-

■ Sold at least one asset in North Carrollton Ret submarket

TYPES OF RETAIL DALLAS-FORT WORTH SELLERS PAST TWO YEARS

Company Type	Selling Volume			Average Sale		
	Bldgs	SF	Millions	Price/SF	Avg Price	
Private	334	4,006,197	\$773.30	\$193	\$2,315,276	
Institutional	35	574,049	\$116.28	\$202	\$3,322,371	
REIT/Public	35	1,127,653	\$107.16	\$95	\$3,061,845	
User	42	574,214	\$100.46	\$174	\$2,392,011	
Private Equity	14	245,999	\$29.97	\$121	\$2,140,929	





Demographics

Castle Hills Village Shops & Office

Phase III

2520 King Arthur Blvd

45,194 SF Retail Freestanding

Lewisville, Texas - North Carrollton Submarket

PREPARED BY



Darrin Coles, CCIM



Income & Spending Demographics

2520 King Arthur Blvd - Phase III

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2024 Households by HH Income	4,615		47,047		114,976		162,611	
<\$25,000	281	6.09%	3,525	7.49%	10,581	9.20%	15,561	9.57%
\$25,000 - \$50,000	342	7.41%	5,695	12.10%	18,641	16.21%	27,607	16.98%
\$50,000 - \$75,000	363	7.87%	7,531	16.01%	19,995	17.39%	29,162	17.93%
\$75,000 - \$100,000	515	11.16%	6,530	13.88%	16,548	14.39%	23,543	14.48%
\$100,000 - \$125,000	405	8.78%	5,413	11.51%	12,252	10.66%	17,569	10.80%
\$125,000 - \$150,000	394	8.54%	4,364	9.28%	9,376	8.15%	12,379	7.61%
\$150,000 - \$200,000	571	12.37%	6,397	13.60%	11,770	10.24%	15,685	9.65%
\$200,000+	1,744	37.79%	7,592	16.14%	15,813	13.75%	21,105	12.98%
2024 Avg Household Income	\$178,416		\$127,038		\$114,526		\$111,347	
2024 Med Household Income	\$150,657		\$101,120		\$87,495		\$84,531	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$217.5M		\$1.7B		\$3.8B		\$5.3B	
Total Apparel	\$10.7M	4.92%	\$90.2M	5.18%	\$201M	5.25%	\$279.1M	5.28%
Women's Apparel	\$4.3M	1.97%	\$36M	2.07%	\$80M	2.09%	\$109.8M	2.08%
Men's Apparel	\$2.3M	1.05%	\$19M	1.09%	\$42.4M	1.11%	\$58.8M	1.11%
Girl's Apparel	\$752.7K	0.35%	\$6M	0.35%	\$13.3M	0.35%	\$18.8M	0.36%
Boy's Apparel	\$522.4K	0.24%	\$4.4M	0.25%	\$9.7M	0.25%	\$13.7M	0.26%
Infant Apparel	\$404.6K	0.19%	\$3.9M	0.23%	\$9.2M	0.24%	\$13.2M	0.25%
Footwear	\$2.5M	1.13%	\$20.8M	1.20%	\$46.5M	1.21%	\$64.8M	1.23%

Total Entertainment & Hobbies	\$30.7M	14.10%	\$246.3M	14.16%	\$550.7M	14.38%	\$755.8M	14.31%
Entertainment	\$3.5M	1.63%	\$26.5M	1.53%	\$56.6M	1.48%	\$77.4M	1.47%
Audio & Visual Equipment/Service	\$6.1M	2.81%	\$54.9M	3.16%	\$127.6M	3.33%	\$178M	3.37%
Reading Materials	\$411.6K	0.19%	\$3.1M	0.18%	\$6.8M	0.18%	\$9.3M	0.18%
Pets, Toys, & Hobbies	\$5M	2.31%	\$40.7M	2.34%	\$90.1M	2.35%	\$123.2M	2.33%
Personal Items	\$15.6M	7.15%	\$121M	6.96%	\$269.7M	7.04%	\$368M	6.97%

Total Food and Alcohol	\$53.1M	24.42%	\$456.2M	26.23%	\$1B	26.89%	\$1.4B	27.19%
Food At Home	\$25.7M	11.80%	\$223.4M	12.84%	\$503.3M	13.14%	\$704.3M	13.33%
Food Away From Home	\$23.5M	10.81%	\$200.8M	11.54%	\$453.5M	11.84%	\$631M	11.95%
Alcoholic Beverages	\$3.9M	1.81%	\$32M	1.84%	\$73.1M	1.91%	\$101.1M	1.91%

Total Household	\$39M	17.94%	\$294.9M	16.96%	\$634.2M	16.56%	\$864.1M	16.36%
House Maintenance & Repair	\$7.3M	3.36%	\$54.1M	3.11%	\$107.8M	2.82%	\$140.5M	2.66%
Household Equip & Furnishings	\$14.4M	6.60%	\$113.3M	6.51%	\$247.4M	6.46%	\$340.8M	6.45%
Household Operations	\$11.7M	5.37%	\$88.8M	5.11%	\$195.3M	5.10%	\$268M	5.07%
Housing Costs	\$5.7M	2.60%	\$38.7M	2.23%	\$83.7M	2.19%	\$114.8M	2.17%



Income & Spending Demographics

2520 King Arthur Blvd - Phase III

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$56M	25.75%	\$447.8M	25.74%	\$974.3M	25.43%	\$1.3B	25.44%
Vehicle Purchases	\$28.6M	13.17%	\$222.3M	12.78%	\$470.8M	12.29%	\$645.9M	12.23%
Gasoline	\$12.3M	5.68%	\$110.5M	6.35%	\$251.6M	6.57%	\$350.6M	6.64%
Vehicle Expenses	\$1.6M	0.76%	\$11M	0.63%	\$23.3M	0.61%	\$31.3M	0.59%
Transportation	\$7.1M	3.28%	\$51.7M	2.97%	\$110.8M	2.89%	\$152.5M	2.89%
Automotive Repair & Maintenance	\$6.2M	2.87%	\$52.3M	3.01%	\$117.8M	3.07%	\$163.6M	3.10%
Total Health Care	\$9.6M	4.43%	\$77M	4.43%	\$169M	4.41%	\$231.3M	4.38%
Medical Services	\$5.7M	2.64%	\$44.7M	2.57%	\$97.9M	2.56%	\$134.1M	2.54%
Prescription Drugs	\$2.8M	1.31%	\$23.4M	1.34%	\$51.3M	1.34%	\$69.7M	1.32%
Medical Supplies	\$1.1M	0.48%	\$9M	0.52%	\$19.9M	0.52%	\$27.5M	0.52%
Total Education/Day Care	\$18.3M	8.44%	\$126.9M	7.30%	\$271.3M	7.08%	\$371.8M	7.04%
Education	\$11.9M	5.48%	\$82.3M	4.73%	\$175.3M	4.58%	\$239.8M	4.54%
Fees & Admissions	\$6.4M	2.96%	\$44.6M	2.57%	\$96M	2.51%	\$132.1M	2.50%





Appendix

Castle Hills Village Shops & Office

Phase III

2520 King Arthur Blvd

45,194 SF Retail Freestanding

Lewisville, Texas - North Carrollton Submarket

PREPARED BY



Darrin Coles, CCIM



Historical Leasing Data

2520 King Arthur Blvd - Phase III

PEERS HISTORICAL LEASING DATA

Quarter	Available Space			NNN Rent Per Square Feet		Demand	
	SF	Availability	Vacancy	Market Asking Rent	Asking Rent Growth	Net Absorption SF	Leasing SF
QTD	141,167	26.7%	24.8%	\$23.35	0.6%	(21,134)	971
2024 Q4	127,890	24.2%	20.8%	\$23.22	0.5%	25,377	1,546
2024 Q3	111,223	21.1%	25.7%	\$23.10	1.7%	(18,349)	2,750
2024 Q2	95,624	18.1%	22.2%	\$22.72	1.6%	2,527	35,630
2024 Q1	134,543	25.5%	22.7%	\$22.37	1.3%	8,670	0
2023 Q4	107,806	20.4%	24.3%	\$22.07	1.0%	5,591	0
2023 Q3	104,628	19.8%	25.4%	\$21.86	1.6%	(29,776)	37,372
2023 Q2	132,069	25.0%	19.7%	\$21.52	1.3%	(33,896)	1,860
2023 Q1	102,673	19.4%	13.3%	\$21.23	1.8%	(14,417)	500
2022 Q4	92,856	17.6%	10.6%	\$20.86	1.2%	(1,790)	16,297
2022 Q3	89,606	17.0%	10.2%	\$20.61	1.3%	(1,600)	3,760
2022 Q2	61,463	11.6%	9.9%	\$20.35	-	997	5,068

NORTH CARROLLTON SUBMARKET HISTORICAL LEASING DATA

Quarter	Available Space			NNN Rent Per Square Feet		Demand	
	SF	Availability	Vacancy	Market Asking Rent	Asking Rent Growth	Net Absorption SF	Leasing SF
QTD	366,069	3.4%	3.2%	\$25.91	0.2%	(943)	23,508
2024 Q4	341,076	3.2%	3.0%	\$25.85	0.5%	135,452	46,827
2024 Q3	472,633	4.4%	4.2%	\$25.71	2.0%	22,430	47,077
2024 Q2	489,799	4.6%	4.4%	\$25.20	1.4%	24,451	49,225
2024 Q1	520,456	4.9%	4.5%	\$24.85	1.1%	51,637	23,333
2023 Q4	492,366	4.6%	4.4%	\$24.58	1.2%	857	62,713
2023 Q3	488,554	4.6%	4.2%	\$24.29	1.3%	162,237	37,881
2023 Q2	609,536	5.8%	5.4%	\$23.98	1.3%	(38,439)	48,455
2023 Q1	564,215	5.4%	5.0%	\$23.68	1.2%	(33,349)	45,251
2022 Q4	501,251	4.8%	4.6%	\$23.40	1.2%	131,990	67,635
2022 Q3	645,739	6.2%	5.8%	\$23.12	1.0%	(120,767)	40,950
2022 Q2	519,720	5.0%	4.7%	\$22.90	-	135,453	121,277



Historical Leasing Data

2520 King Arthur Blvd - Phase III

NORTH CENTRAL DALLAS SUBMARKET CLUSTER HISTORICAL LEASING DATA

Quarter	Available Space			NNN Rent Per Square Feet		Demand	
	SF	Availability	Vacancy	Market Asking Rent	Asking Rent Growth	Net Absorption SF	Leasing SF
QTD	2,546,052	4.8%	4.6%	\$30.16	0.3%	120,192	142,284
2024 Q4	2,441,716	4.6%	4.4%	\$30.08	0.5%	98,420	323,520
2024 Q3	2,482,682	4.7%	4.5%	\$29.93	1.9%	239,694	323,837
2024 Q2	2,514,368	4.7%	4.6%	\$29.35	1.4%	313,720	370,365
2024 Q1	2,790,076	5.3%	5.0%	\$28.96	1.1%	(28,217)	314,423
2023 Q4	2,616,575	5.0%	4.6%	\$28.65	1.2%	117,561	268,617
2023 Q3	2,590,946	4.9%	4.6%	\$28.31	1.3%	454,509	459,553
2023 Q2	2,900,335	5.5%	5.4%	\$27.95	1.3%	107,784	361,177
2023 Q1	2,929,764	5.6%	5.4%	\$27.59	1.1%	60,246	461,002
2022 Q4	2,830,374	5.4%	5.2%	\$27.28	1.3%	475,922	500,380
2022 Q3	2,981,757	5.7%	5.8%	\$26.95	1.0%	127,659	302,839
2022 Q2	2,944,230	5.7%	5.5%	\$26.69	-	510,369	540,540

DALLAS-FORT WORTH METRO HISTORICAL LEASING DATA

Quarter	Available Space			NNN Rent Per Square Feet		Demand	
	SF	Availability	Vacancy	Market Asking Rent	Asking Rent Growth	Net Absorption SF	Leasing SF
QTD	24,235,796	5.0%	4.6%	\$24.47	0.1%	(190,037)	1,760,626
2024 Q4	22,922,143	4.7%	4.4%	\$24.43	0.5%	255,968	2,235,460
2024 Q3	23,056,960	4.8%	4.4%	\$24.31	1.5%	875,562	2,601,953
2024 Q2	23,160,477	4.8%	4.4%	\$23.96	1.3%	1,456,568	3,503,771
2024 Q1	23,578,781	4.9%	4.5%	\$23.66	1.1%	569,454	2,716,850
2023 Q4	23,121,587	4.8%	4.4%	\$23.41	1.3%	1,108,113	2,624,668
2023 Q3	23,358,950	4.9%	4.4%	\$23.12	1.3%	1,579,074	2,837,124
2023 Q2	23,815,233	5.0%	4.5%	\$22.82	1.3%	1,155,701	2,303,380
2023 Q1	23,842,633	5.0%	4.5%	\$22.52	1.2%	408,728	3,421,644
2022 Q4	23,267,314	4.9%	4.4%	\$22.26	1.2%	1,477,041	2,928,540
2022 Q3	24,275,397	5.1%	4.6%	\$22	1.1%	(123,593)	2,481,628
2022 Q2	23,991,971	5.1%	4.5%	\$21.76	-	2,047,863	2,877,670



Historical Construction Data

2520 King Arthur Blvd - Phase III

10 MILE RADIUS HISTORICAL CONSTRUCTION DATA

Quarter	Inventory			Deliveries			Under Construction		
	Bldgs	Bldg SF	Vacancy	Bldgs	Bldg SF	Leased	Bldgs	Bldg SF	Preleased
QTD	4,464	87,483,331	5.5%	14	142,028	44.1%	23	499,994	68.5%
2024 Q4	4,450	87,341,303	5.2%	8	61,846	73.0%	34	625,502	70.4%
2024 Q3	4,442	87,279,457	5.2%	8	203,956	94.7%	39	648,040	71.8%
2024 Q2	4,434	87,075,501	5.2%	8	156,200	94.2%	42	792,290	82.7%
2024 Q1	4,426	86,919,301	5.6%	18	152,932	54.9%	42	845,986	88.2%
2023 Q4	4,410	86,776,229	5.5%	10	80,850	97.5%	45	883,670	81.2%
2023 Q3	4,401	86,702,332	5.3%	14	158,155	98.5%	49	912,294	85.0%
2023 Q2	4,389	86,603,465	5.8%	7	94,997	81.9%	54	810,843	84.1%
2023 Q1	4,384	86,522,382	6.1%	9	47,284	0.0%	46	764,014	80.6%
2022 Q4	4,377	86,492,756	5.9%	15	252,909	90.8%	36	514,604	86.0%
2022 Q3	4,368	86,356,715	6.0%	17	240,385	88.1%	40	630,301	91.0%
2022 Q2	4,363	86,266,973	5.7%	13	121,668	51.1%	44	656,254	87.4%

NORTH CARROLLTON SUBMARKET HISTORICAL CONSTRUCTION DATA

Quarter	Inventory			Deliveries			Under Construction		
	Bldgs	Bldg SF	Vacancy	Bldgs	Bldg SF	Leased	Bldgs	Bldg SF	Preleased
QTD	434	10,600,049	3.2%	4	19,115	63.0%	3	26,000	67.3%
2024 Q4	430	10,580,934	3.0%	2	13,952	0.0%	7	45,115	81.2%
2024 Q3	428	10,566,982	4.2%	0	0	0.0%	9	59,067	85.6%
2024 Q2	428	10,566,982	4.4%	2	8,850	43.5%	7	54,517	84.4%
2024 Q1	426	10,558,132	4.5%	9	72,290	65.0%	7	43,278	68.8%
2023 Q4	417	10,485,842	4.4%	1	16,359	0.0%	15	108,068	75.3%
2023 Q3	416	10,469,483	4.2%	2	40,510	0.0%	14	113,077	72.6%
2023 Q2	414	10,428,973	5.4%	2	3,941	0.0%	11	116,970	85.0%
2023 Q1	412	10,425,032	5.0%	3	14,095	0.0%	11	99,552	87.2%
2022 Q4	410	10,416,397	4.6%	2	11,241	37.7%	11	66,072	75.5%
2022 Q3	410	10,413,690	5.8%	2	13,843	0.0%	10	61,959	74.5%
2022 Q2	409	10,412,533	4.7%	2	20,100	54.2%	11	72,802	78.3%



Historical Construction Data

2520 King Arthur Blvd - Phase III

NORTH CENTRAL DALLAS SUBMARKET CLUSTER HISTORICAL CONSTRUCTION DATA

Quarter	Inventory			Deliveries			Under Construction		
	Bldgs	Bldg SF	Vacancy	Bldgs	Bldg SF	Leased	Bldgs	Bldg SF	Preleased
QTD	2,886	52,850,176	4.5%	21	197,228	46.4%	41	733,702	63.0%
2024 Q4	2,864	52,492,948	4.4%	7	47,107	83.5%	59	1,041,420	65.2%
2024 Q3	2,857	52,445,841	4.5%	10	240,018	96.3%	61	1,023,997	65.9%
2024 Q2	2,847	52,205,823	4.6%	8	103,819	95.2%	60	1,140,723	77.0%
2024 Q1	2,839	52,102,004	5.0%	18	158,854	65.6%	56	961,695	80.5%
2023 Q4	2,822	51,946,650	4.6%	14	116,304	97.1%	53	763,619	72.0%
2023 Q3	2,809	51,837,299	4.7%	15	142,374	0.0%	58	766,046	76.0%
2023 Q2	2,796	51,754,213	5.4%	14	119,088	76.1%	60	750,154	79.2%
2023 Q1	2,784	51,649,039	5.4%	19	156,248	78.8%	55	665,463	80.1%
2022 Q4	2,766	51,498,251	5.2%	17	306,090	85.9%	55	621,766	84.9%
2022 Q3	2,756	51,319,829	5.8%	28	387,801	86.0%	56	785,676	87.9%
2022 Q2	2,731	50,978,263	5.5%	16	145,622	54.4%	69	960,586	82.5%

DALLAS-FORT WORTH METRO HISTORICAL CONSTRUCTION DATA

Quarter	Inventory			Deliveries			Under Construction		
	Bldgs	Bldg SF	Vacancy	Bldgs	Bldg SF	Leased	Bldgs	Bldg SF	Preleased
QTD	36,908	479,440,945	4.6%	57	787,123	73.5%	210	4,534,732	71.1%
2024 Q4	36,850	478,490,652	4.4%	49	312,166	77.4%	244	5,184,625	75.3%
2024 Q3	36,803	478,229,333	4.4%	58	915,055	85.9%	260	4,654,938	73.7%
2024 Q2	36,748	477,329,548	4.4%	88	1,139,712	86.7%	256	4,652,234	78.8%
2024 Q1	36,663	476,260,405	4.5%	105	1,322,585	70.6%	281	4,686,205	84.6%
2023 Q4	36,565	475,018,800	4.4%	111	1,227,511	88.8%	304	4,660,326	84.3%
2023 Q3	36,461	473,822,678	4.4%	81	1,185,798	91.5%	336	4,916,300	85.2%
2023 Q2	36,383	472,708,142	4.5%	90	1,076,422	86.3%	319	4,908,258	84.5%
2023 Q1	36,300	471,671,444	4.5%	136	1,244,716	79.1%	285	4,576,205	86.2%
2022 Q4	36,221	470,797,238	4.4%	128	1,119,812	85.4%	308	3,710,753	87.4%
2022 Q3	36,197	470,353,482	4.6%	106	974,399	87.6%	342	3,901,744	86.1%
2022 Q2	36,112	469,632,518	4.5%	88	646,084	82.0%	332	3,549,763	82.3%

