

MAIN STREET TOWNE CROSSING

SEC - HWY. 67 & W. MAIN ST. | MIDLOTHIAN, TX 76065



NEW CONSTRUCTION SHOPPING CENTER DEVELOPMENT - PHASE I 270,000 SQFT

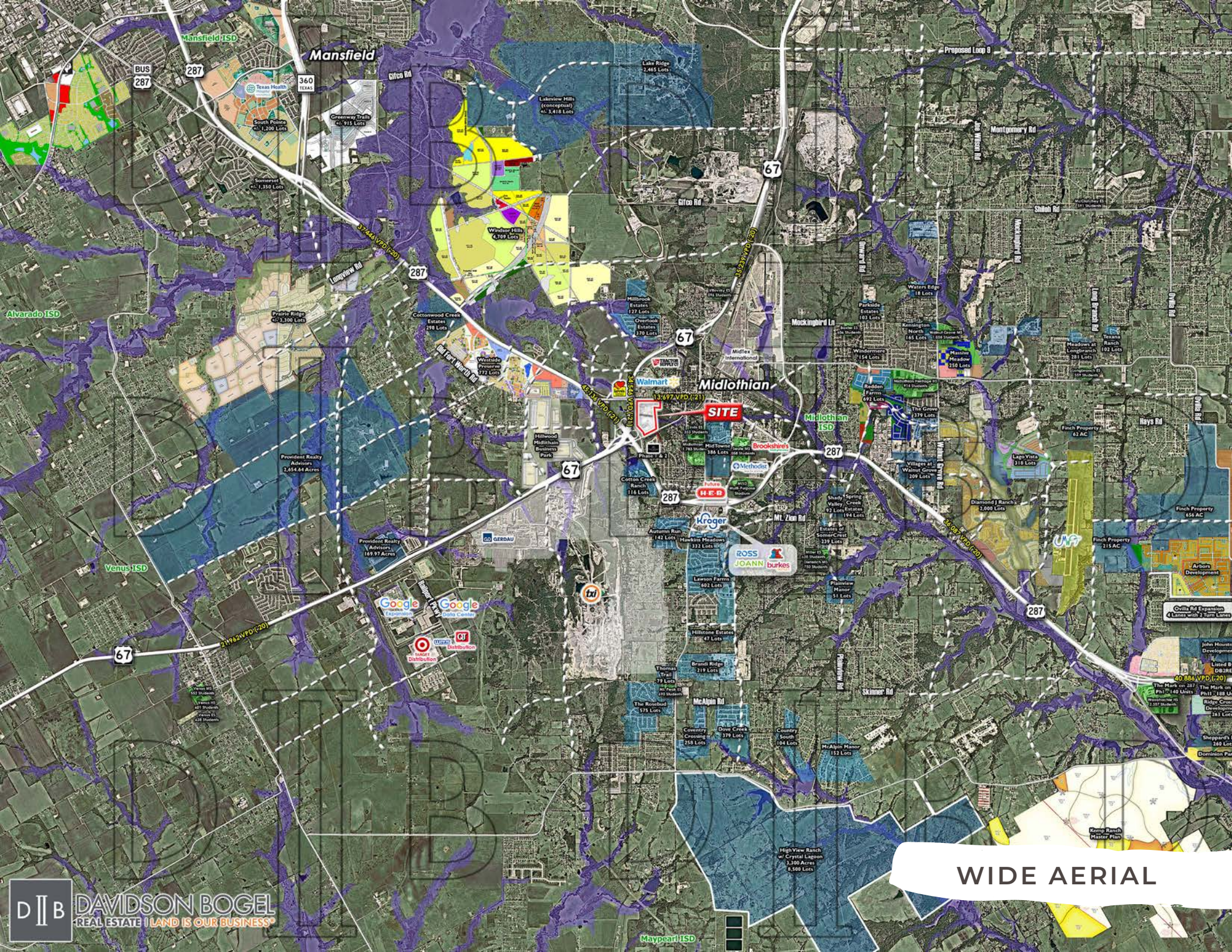
SHOP SPACE AVAILABLE FOR LEASE

PAD SITES AVAILABLE FOR SALE/FOR LEASE/BTS

JONATHAN COOPER
JCOOPER@DB2RE.COM
214.526.3626



CHARLOTTE COOPER
CCOOPER@MANTARE.NET
214.797.4940



WIDE AERIAL



Overlook Estates
370 Lots

67

WELLS FARGO
POLICE

MidTex International

TRACTOR SUPPLY CO

Midlothian

Walmart

Pizza Inn
Starbucks
MURPHY USA

Pizza Hut
TACO BELL
O'Reilly
Kwik Kar.

United Rentals

CHASE

13,697 VPD (21)

FIRE DEPT

SONIC

45,136 VPD (21)

34,546 VPD (21)

Proposed Road

Irvin ES
353 Students

DQ
DOLLAR GENERAL
H&R BLOCK
Chickam
WHITE RHINO COFFEE

PAPA JOHN'S
GOLDEN CHICK

Waffle House
7 ELEVEN

wood
lothain
business
park

Midlothian HS
1,783 Students

MidTowne
386 Lots

Seale MS
1,058 Students

Brookshire's
food pharmacy

SITE

Phase I & 2

THE MARK

Cotton Creek Ranch
116 Lots

Methodist HEALTH SYSTEM

Baylor Scott & White HEALTH

MISD
Multi-Purpose Stadium

Future H-E-B

287

GERDAU

QT
Wendy's
BURGER KING
DISCOUNT TIRE

ALDI

Autumn Run
142 Lots

Kroger

MATTRESS FIRM
Eggsquisite Cafe
Famous Footwear
LESLIES
ULTA BEAUTY
ROSS
JOANN
burkes OUTLET
Starbucks
Jack in the Box
MOD
Chickam
Coca-Cola

CLOSE AERIAL

WEST MAIN STREET

U.S. HIGHWAY 67



71.68
ACRES

+270,000 SF
TOTAL RETAIL SPACE

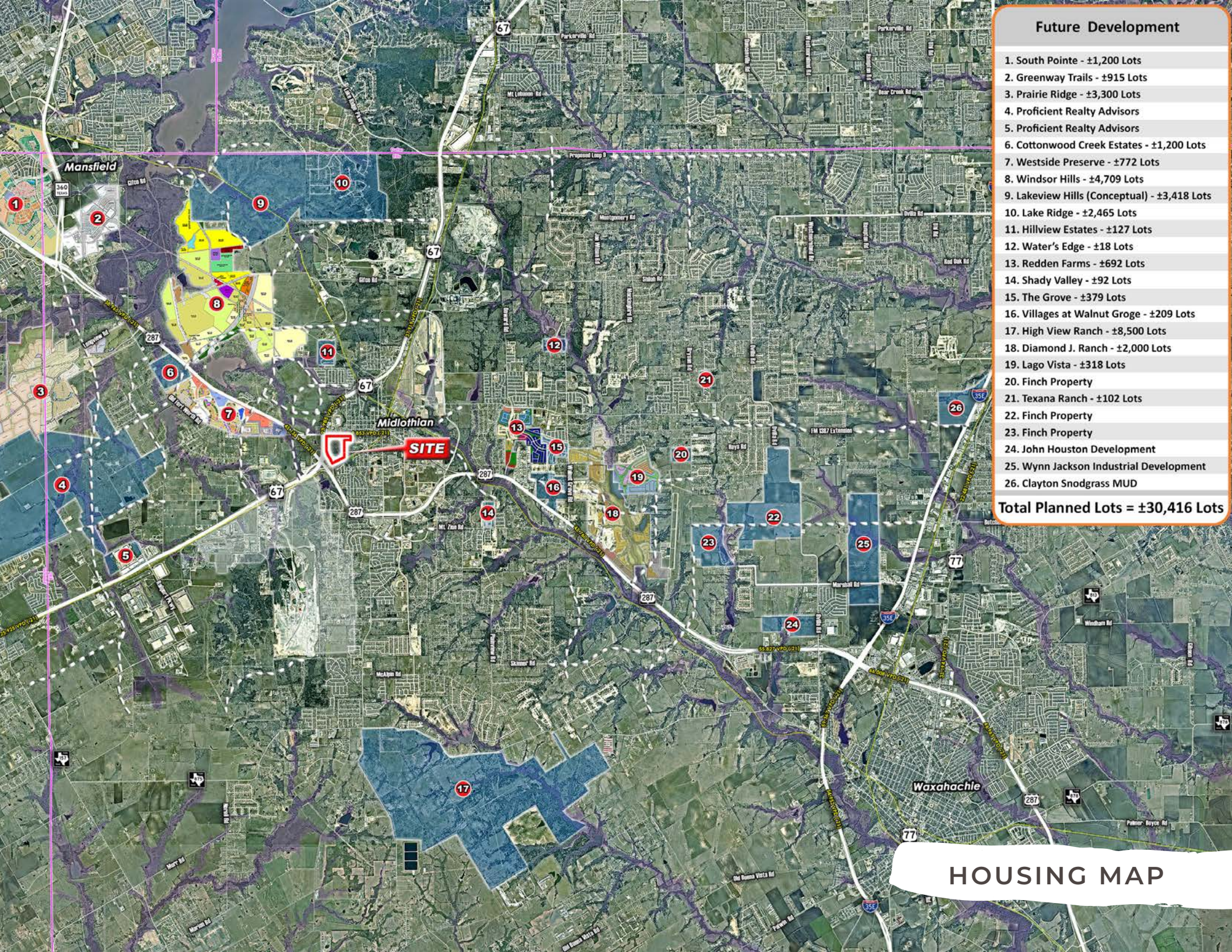
7
PAD SITES

1,400
MAIN ST. FRONTAGE

5/1000
PARKING RATIO

1,600
US HWY. 67 FRONTAGE

SITE PLAN



Future Development

1. South Pointe - ±1,200 Lots
2. Greenway Trails - ±915 Lots
3. Prairie Ridge - ±3,300 Lots
4. Proficient Realty Advisors
5. Proficient Realty Advisors
6. Cottonwood Creek Estates - ±1,200 Lots
7. Westside Preserve - ±772 Lots
8. Windsor Hills - ±4,709 Lots
9. Lakeview Hills (Conceptual) - ±3,418 Lots
10. Lake Ridge - ±2,465 Lots
11. Hillview Estates - ±127 Lots
12. Water's Edge - ±18 Lots
13. Redden Farms - ±692 Lots
14. Shady Valley - ±92 Lots
15. The Grove - ±379 Lots
16. Villages at Walnut Grove - ±209 Lots
17. High View Ranch - ±8,500 Lots
18. Diamond J. Ranch - ±2,000 Lots
19. Lago Vista - ±318 Lots
20. Finch Property
21. Texana Ranch - ±102 Lots
22. Finch Property
23. Finch Property
24. John Houston Development
25. Wynn Jackson Industrial Development
26. Clayton Snodgrass MUD

Total Planned Lots = ±30,416 Lots

HOUSING MAP

RENDERINGS



VIEW FROM MAIN ST



RENDERINGS



AREA RETAILERS



KEY FACTS

- 94,782** Population
- 3.1** Average Household Size
- 36.3** Median Age
- \$90,848** Median Household Income

EDUCATION

- 9%** No High School Diploma
- 29%** High School Graduate
- 32%** Some College
- 30%** Bachelor's/Grad/Professional Degree

BUSINESS

- 1,906** Total Businesses
- 17,784** Total Employees

EMPLOYMENT

- 60.7%** White Collar
- 27.2%** Blue Collar
- 12.0%** Services
- 3.5%** Unemployment Rate

INCOME

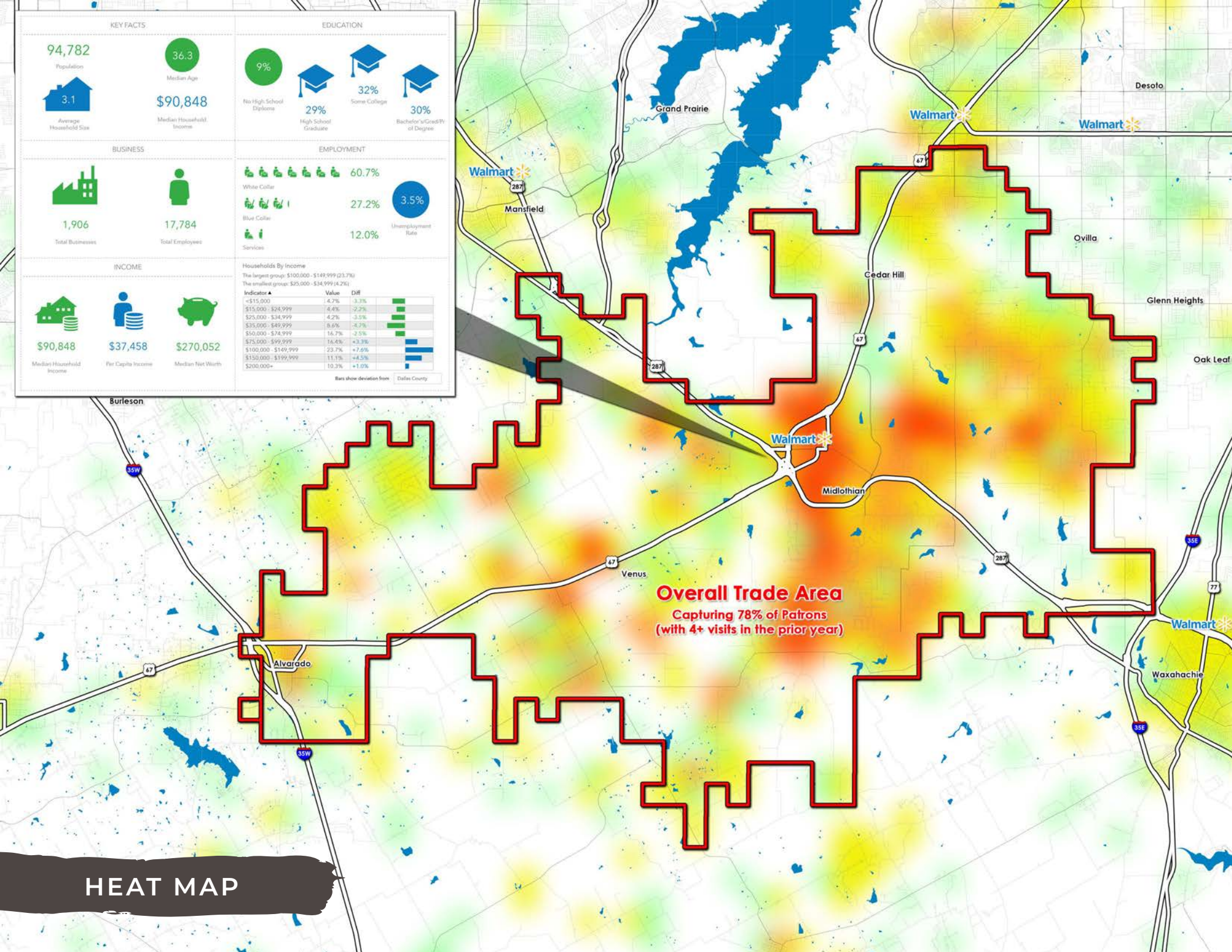
- \$90,848** Median Household Income
- \$37,458** Per Capita Income
- \$270,052** Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (23.7%)
 The smallest group: \$25,000 - \$34,999 (4.2%)

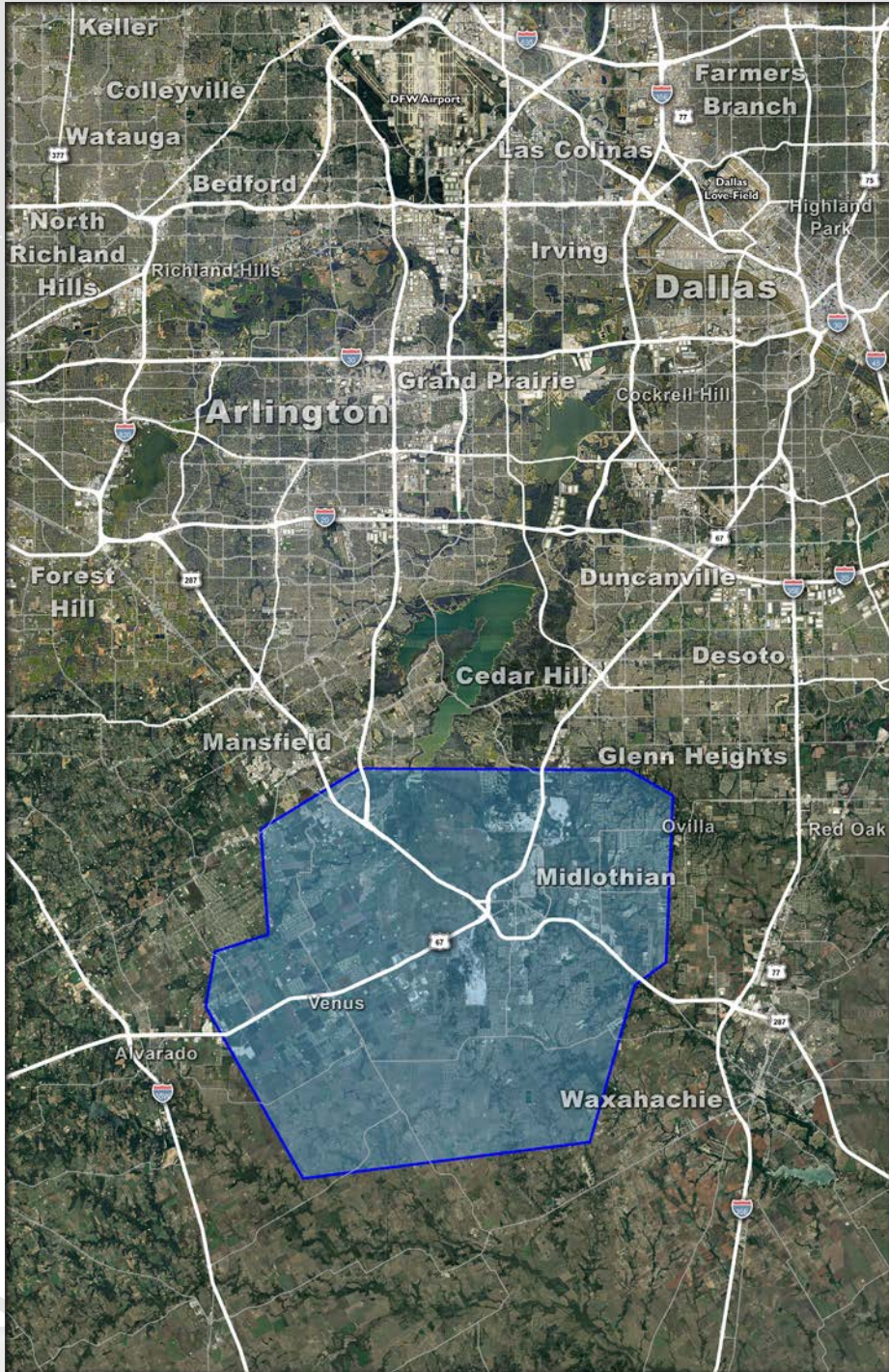
Indicator	Value	Diff
<\$15,000	4.7%	-3.3%
\$15,000 - \$24,999	4.4%	-2.2%
\$25,000 - \$34,999	4.2%	-3.3%
\$35,000 - \$49,999	6.6%	-2.7%
\$50,000 - \$74,999	16.7%	-2.5%
\$75,000 - \$99,999	16.4%	+3.3%
\$100,000 - \$149,999	23.7%	+7.6%
\$150,000 - \$199,999	11.1%	+4.5%
\$200,000+	10.3%	+1.0%

Bars show deviation from Dallas County



Overall Trade Area
 Capturing 78% of Patrons
 (with 4+ visits in the prior year)

HEAT MAP



DEMOGRAPHICS

2023 POPULATION	78,223
PROJ. ANNUAL % GROWTH RATE	6.4%
ESTIMATED HOUSEHOLDS	22,356
AVERAGE HH INCOME	\$129,113
MEDIAN HH INCOME	\$115,726

LISTING TEAM



DAVIDSON BOGEL
— INVESTMENT SALES —

JONATHAN COOPER

JCOOPER@DB2RE.COM

214.526.3626

CHARLOTTE COOPER

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DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC
LICENSED BROKER / BROKER FIRM NAME

MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM

JONATHON COOPER
SALES AGENT/ASSOCIATE

9004427
LICENSE NO.

598526
LICENSE NO.

475232
LICENSE NO.

INFO@DB2RE.COM
EMAIL

EBOGEL@DB2RE.COM
EMAIL

JCOOPER@DB2RE.COM
EMAIL

214-526-3626
PHONE

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- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

MANTA REAL ESTATE SOLUTIONS, LLC

LICENSED BROKER / BROKER FIRM NAME

CHARLOTTE COOPER

DESIGNATED BROKER

CHARLOTTE COOPER

SALES AGENT/ASSOCIATE

9009690

LICENSE NO.

555494

LICENSE NO.

555494

LICENSE NO.

CCOOPER@MANTARE.NET

EMAIL

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214-797-4940

PHONE

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Cooper	475232	jcooper@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Manta Real Estate Solutions, LLC	9009690	ccooper@mantare.net	214-797-4940
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charlotte Cooper	555494	ccooper@mantare.net	214-797-4940
Designated Broker of Firm	License No.	Email	Phone
Charlotte Cooper	555494	ccooper@mantare.net	214-797-4940
Sales Agent/Associate's Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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