

PAD SITES FOR SALE / IN-LINE RETAIL SPACE AVAILABLE FOR LEASE



Conceptual Development Plan

AT A GLANCE

Pad Site 1 (Approximate)	1.40 acres
Retail In-line Site (Approximate)	14,900 sf
Pad Site 3 (Approximate)	.98 acres
Pad Site 4 (Approximate)	1.30 acres

Convenient In-Line Retail and Pad Sites

Convenient pad sites for sale and in-line retail space with drive-thru capabilities available on southeast corner of FM 544 (Parker Rd) and Hwy 121 Tollway. This signalized intersection is within an 8,600 home master-planned development (1,800 existing single-family owner occupied homes, 1,400 single-family homes to be complete by June 2012 and 5,400 apartment homes).

Demographics*	Castle Hills	3 mile	5 mile
Daytime Population	2,358	44,164	176,138
Population	6,826	74,043	212,482
Average HH Income	\$190,384	\$103,464	\$99,176
Median Age (yrs)	34	33.34	32.49

*Sources: Claritas, 2007; Residential Strategies, 2008

Located in Castle Hills** North Dallas

- ◆ On the signalized intersection of Hwy 121 Tollway and Parker Rd
- ◆ 5 miles west of the North Dallas Tollway
- ◆ Cross access to adjacent pad sites
- ◆ Easily accessible from I-35, Hwy 121 Tollway, FM 2281 (Old Denton Rd), FM 544 (Parker Rd), George Bush Turnpike

** Community of the Year, Dallas Homebuilders Association, 2007 Mc Sam Awards

Traffic Counts (TXDOT Annual Avg. Daily Traffic 2006)

State Highway 121 Tollway/FM 544 (Parker Rd) ... 73,300 cpd
 FM 544 (Parker Rd)/Old Denton Rd 18,400 cpd



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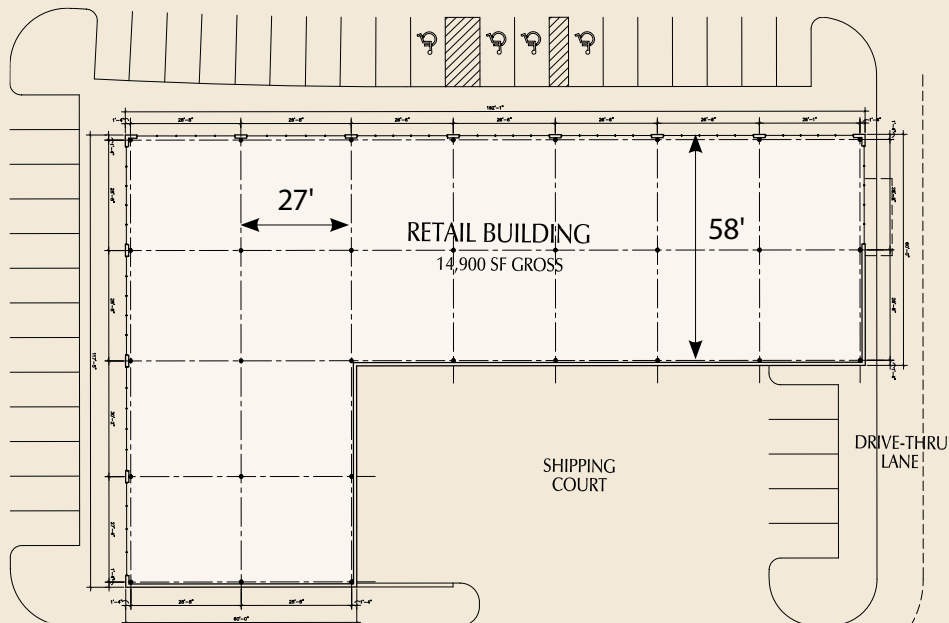
4228 N. Central Expressway, Suite 300, Dallas, TX 75206

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Conceptual Development Plan



Retail Space Leasing Diagram



Castle Hills

History & Community Highlights

Bright Realty is a full service commercial and residential real estate firm based in Dallas, Texas, founded by Chris and Clay Bright, sons of former Cowboys owner and Dallas businessman H.R. "Bum" Bright. The Bright family has been a part of the Dallas skyline for more than 60 years.

Formerly the Bright family farm, The Castle Hills property is a special piece of land that was acquired in 1952. The Bright Family has put great care into its planning and development to create the kind of neighborhood with a sense of community and architectural diversity.

- **Late 1997:** First homesites delivered
- **October 31, 1998:** First single family home complete and owner occupied
- **1999:** The Golf Club at Castle Hills opened with the Jay-Morrish designed championship golf course
- **1999:** Castle Hills Schools Foundation established. Since inception, the foundation has distributed over \$2.5 million to schools serving Castle Hills residents
- Average growth of 200 homes per year since inception
- 226 New Homes sold with an average price of \$530,000 during 2007
- **June 2012:** Expected completion of construction on remaining 1,400 single-family homes

Current & Upcoming Developments

- Multi-million dollar Mixed-Use Property with 1,200 luxury apartment homes, entertainment plaza and over 979,000 sf of Retail, Restaurant and Theater space
- Multi-Million Dollar Mixed-Use Interior Shopping Village with 150K sf of retail, restaurant and office. Located in the heart of Castle Hills, The Village Shops also has grocery store anchor availability, and will surround an interactive entertainment and recreational plaza.
- Luxury Apartment Home Village with 5,400 Class A LEEDS Certified Units

INDEPENDENT SURVEY RESULTS

Bright Realty engaged Residential Strategies, Inc. (RSI), to conduct an independent direct mail survey of our existing Castle Hills residents in March, 2008. Of the 1,608 surveys mailed, 650 complete responses were received.

The 40% response rate results are summarized below:

- 22.7% are under 18 yrs of age
- 40.9 % are between 30-49 yrs of age
- 90% have a Bachelors Degree or higher
- 37% have a Masters Degree or higher
- 93% are Married
- 68% have a HHI of \$150K+ per year
- 46% have a HHI of \$200K+ per year
- 40-45% indicated a desire for Card & Gift Shop, Donut Shop, Wine Store, Bistro, Dry Cleaner, Fitness Center, and Convenience Store within the community.
- 46-60% indicated a desire for a Drug Store, Movie Theater, Deli, Take-out Pizza, Coffee House & a Grocery Store within the community.
- 65-80% indicated a desire for a Grocery Store, Ice Cream Shop, Baker and Restaurants with patio within the community.
- 30% requested a drop off day care center.