

FIREWHEEL VILLAGE



PHILIP LEVY
972.755.5225
PHILIP.LEVY@MARCUSMILLICHAP.COM

LRG
THE LEVY RETAIL GROUP
MARCUS & MILLICHAP

OFFER MEMORANDUM

Firewheel Village

3178 Lavon Drive, Garland, TX 75040



Confidentiality & Disclaimer

All materials and information received or derived from The Levy Retail Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Levy Retail Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Levy Retail Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Levy Retail Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Levy Retail Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Levy Retail Group in compliance with all applicable fair housing and equal opportunity laws.

Contents

PROPERTY INFORMATION	3
Executive Summary	4
Property Description	5
Complete Highlights	6
LOCATION INFORMATION	7
Regional Map	8
Aerial Map	9
Retailer Map	10
Site Plan	11
FINANCIAL ANALYSIS	12
Financial Summary	13
Income & Expenses	14
Rent Roll	15
Cash Flow Model	16
Argus Assumption	17
SALE COMPARABLES	18
Sale Comps	19
Sale Comps Summary	21
Sale Comps Map	22
RENT COMPARABLES	23
Rent Comps	24
Rent Comps Summary	26
Rent Comps Map	27
DEMOGRAPHICS	28
Demographics Report	29
Demographics Map	30
IABS	31

Section 1 **PROPERTY INFORMATION**



Firewheel Village

3178 Lavon Drive, Garland, TX 75040



OFFERING SUMMARY

Sale Price:	\$12,146,000
Cap Rate:	7.60%
NOI:	\$923,099
Lot Size:	14.48 Acres
Year Built:	1995
Building Size:	148,870
Renovated:	2002
Price / SF:	\$81.59

Marcus & Millichap is pleased to offer the opportunity to acquire a retail center anchored by Hobby Lobby and Big Lots. The center is comprised of 148,870 square feet, located in Garland, Texas.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,443	27,884	79,842
Total Population	10,825	87,003	247,540
Average HH Income	\$85,382	\$72,542	\$77,636

Firewheel Village

3178 Lavon Drive, Garland, TX 75040



PROPERTY OVERVIEW

Marcus & Millichap is pleased to offer the opportunity to acquire a retail center anchored by Hobby Lobby and Big Lots. The center is comprised of 148,870-square feet, located in Garland, Texas. In addition to Hobby Lobby and Big Lots, tenants include Mardel, and RedLine Athletics. Currently the center is 92 percent occupied, providing upside potential for leasing the remaining vacant space. All leases are triple-net and include options for renewal. The building was originally constructed in 1995, with renovations in 2002, and is situated on 14.48 acres.

LOCATION OVERVIEW

The subject property is located at the signalized intersection of Lavon Drive and Naaman School Road, just south of the President George Bush Turnpike, with multiple ingress and egress points. Cumulative traffic counts are approximately 50,000 vehicles per day. Numerous national and regional tenants are in the surrounding area including Dollar Tree, Tuesday Morning, Taco Bell, Wendy's, Subway, Wells Fargo Bank, Urban Air Trampoline Park, Kohl's, The Home Depot, Lowe's Home Improvement, PetCo, Best Buy, Half Price Books, Party City, Batteries Plus, and others. Firewheel Town Center is located directly across the Turnpike, with over 125 retail stores and anchored by Dillard's, Macy's, AMC Theatres, Barnes & Noble, Dick's Sporting Goods, Toys 'R Us, TGI Fridays, DSW, and Pier 1 Imports. The surrounding area has a dense population exceeding 247,500 residents within five miles, and an average household income of \$85,000.

Firewheel Village

3178 Lavon Drive, Garland, TX 75040



SALE HIGHLIGHTS

- Retail Center Anchored by Hobby Lobby and Big Lots with Established Tenant Base
- Additional Tenants Include Mardel and RedLine Athletics
- 92% Occupied | Upside Potential in Leasing the Remaining Space
- All Leases are Triple Net and Include Renewal Options
- Located at the Signalized Hard Corner of Lavon Drive and Naaman School Road, South of the President George Bush Turnpike
- Multiple Ingress and Egress Points | Cumulative Traffic Counts are Approximately 50,000 Vehicles per Day
- Dense Retail in the Surrounding Area
- Firewheel Town Center is Directly Across the Turnpike | Anchored by Dillard's, Macy's, AMC Theatres, Barnes & Noble, Dick's Sporting Goods, and Toys 'R Us
- Strong Demographics | Five-Mile Population Exceeds 247,500 | Annual Household Income is \$85,000

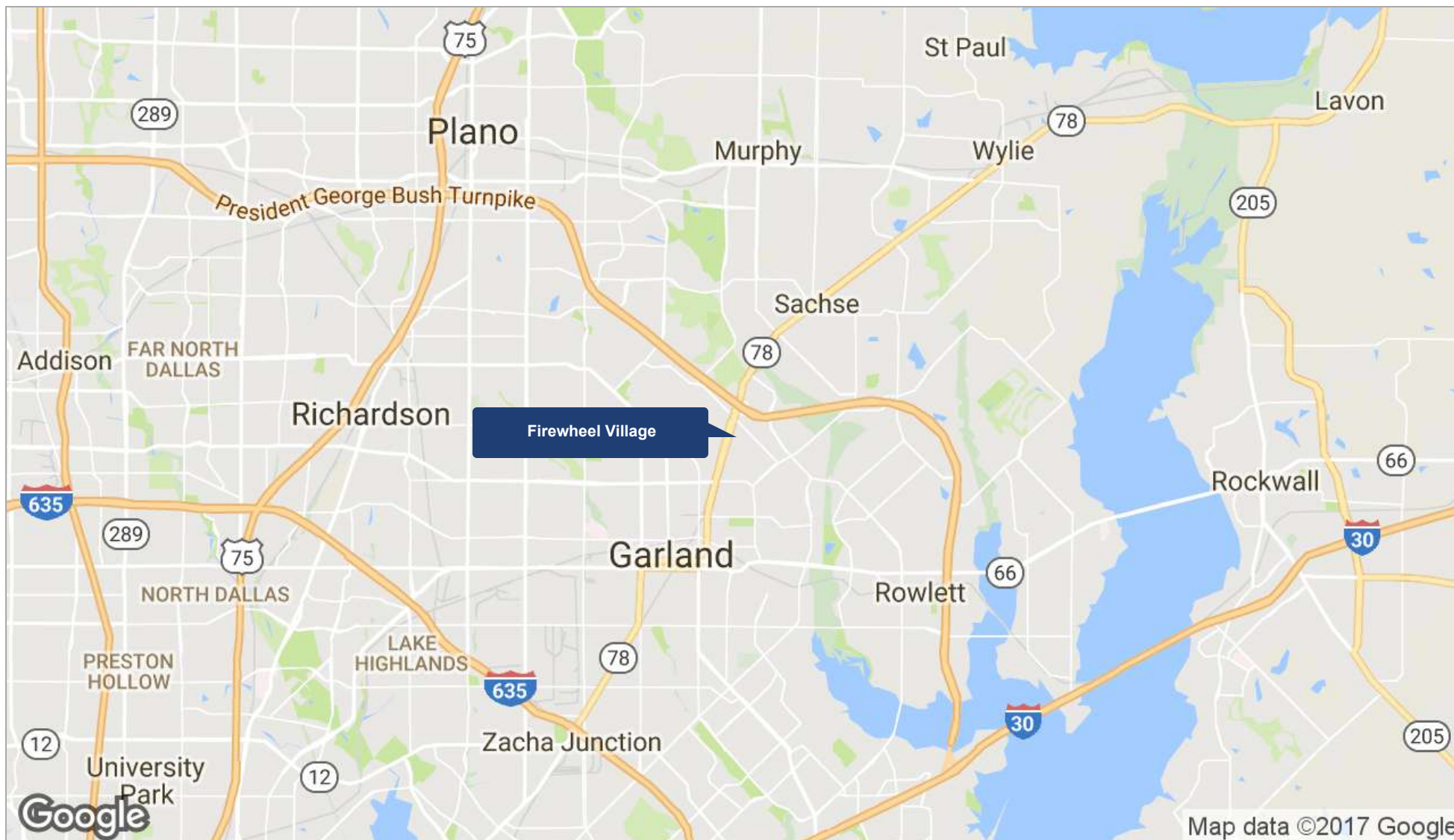


Section 2 LOCATION INFORMATION



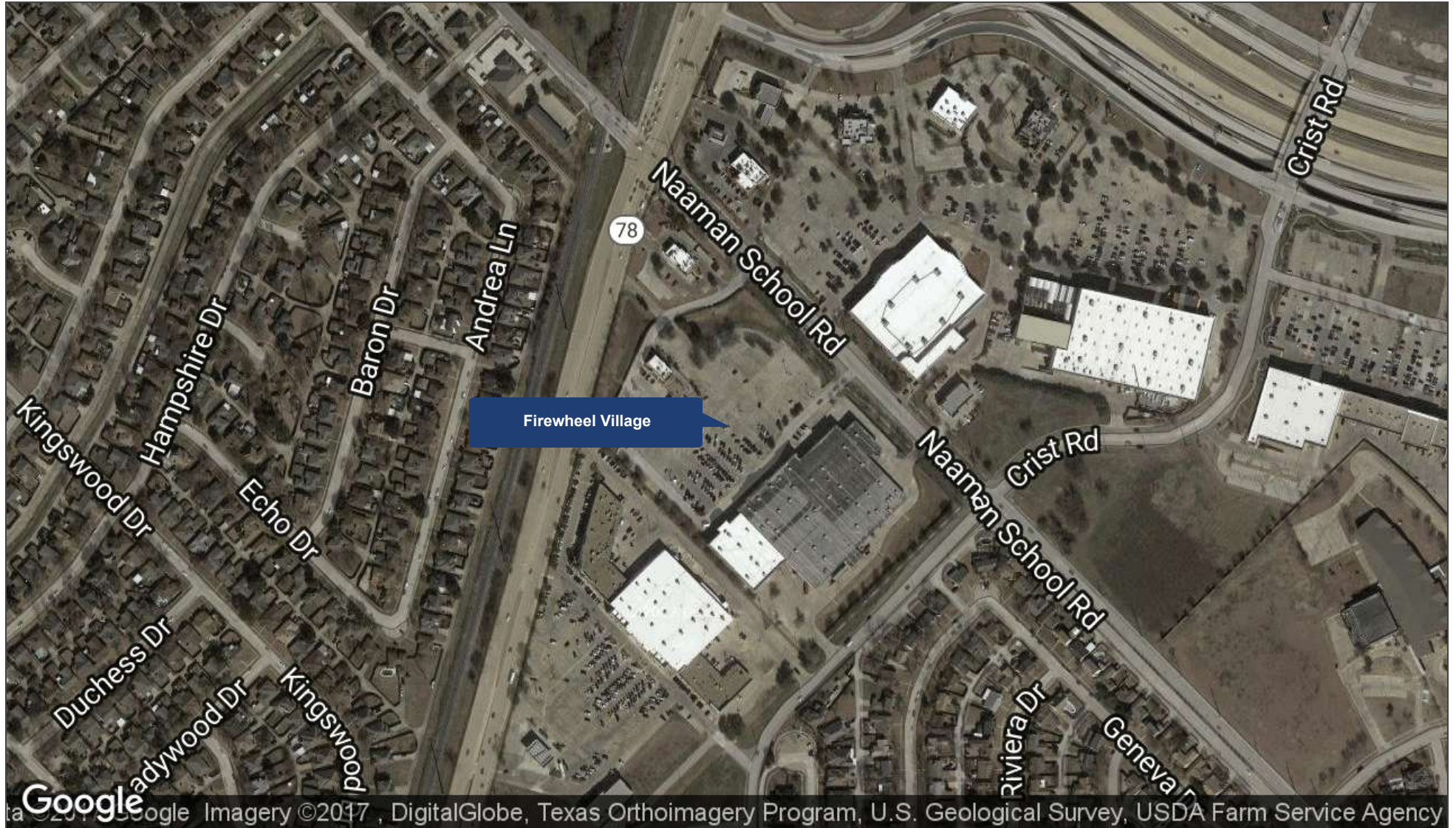
Firewheel Village

3178 Lavon Drive, Garland, TX 75040



Firewheel Village

3178 Lavon Drive, Garland, TX 75040



Firewheel Village

3178 Lavon Drive, Garland, TX 75040

LRG

THE LEVY RETAIL GROUP
MARCUS & MILLICHAP



Firewheel Village

3178 Lavon Drive, Garland, TX 75040



Section 3 FINANCIAL ANALYSIS



Firewheel Village

3178 Lavon Drive, Garland, TX 75040



INVESTMENT OVERVIEW

	CURRENT	PRO FORMA
Price	\$12,146,000	\$12,146,000
Price per SF	\$81.59	\$81.59
CAP Rate	7.60%	8.57%
Total Return (yr 1)	\$923,099	\$1,040,636

OPERATING DATA

	CURRENT	PRO FORMA
Gross Income	\$1,387,424	\$1,510,961
Operating Expenses	\$464,325	\$470,325
Net Operating Income	\$923,099	\$1,040,636

Firewheel Village

3178 Lavon Drive, Garland, TX 75040



INCOME SUMMARY	CURRENT	PER SF	PRO FORMA	PER SF
Occupied Space	\$980,086	\$6.58	\$980,086	\$6.58
Vacant Space at Market Rents	\$0	\$0.00	\$58,950	\$5.32
Real Estate Taxes Reimbursements	\$258,998	\$1.74	\$279,816	\$1.88
Insurance Reimbursements	\$60,350	\$0.41	\$65,201	\$0.44
CAM Reimbursements	\$73,862	\$0.50	\$95,308	\$0.64
Management Fee Reimbursements	\$12,528	\$0.08	\$30,000	\$0.20
Administrative Fee Reimbursements	\$1,600	\$0.01	\$1,600	\$0.01
Gross Income	\$1,387,424	\$9.32	\$1,510,961	\$10.15
EXPENSE SUMMARY	CURRENT	PER SF	PRO FORMA	PER SF
Real Estate Taxes	\$279,816	\$1.88	\$279,816	\$1.88
Insurance	\$65,201	\$0.44	\$65,201	\$0.44
Utilities	\$35,343	\$0.24	\$35,343	\$0.24
Landscape Services	\$36,083	\$0.24	\$36,083	\$0.24
Security	\$2,404	\$0.02	\$2,404	\$0.02
Ground & Lot	\$12,784	\$0.09	\$12,784	\$0.09
Repair & Maintenance	\$7,695	\$0.05	\$7,695	\$0.05
General & Administrative	\$999	\$0.01	\$999	\$0.01
Management Fee	\$24,000	\$0.16	\$30,000	\$0.20
Gross Expenses	\$464,325	\$3.12	\$470,325	\$3.16
Net Operating Income	\$923,099	\$6.20	\$1,040,636	\$6.99

Firewheel Village

3178 Lavon Drive, Garland, TX 75040



TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	ESC DATE	PRICE PER YEAR	LEASE TYPE	EXPENSE REIMBURSEMENT
Big Lots *(3) 5-Year Options	35,100	23.58	6/30/2005	1/31/2020	\$231,660		\$6.60	NNN	\$89,429.24
Hobby Lobby *(5) 5-Year Options	59,354	39.87	6/27/2003	9/30/2027	\$415,478		\$7.00	NNN	\$185,126.38
Mardel, Inc. *(4) 5-Year Options	25,000	16.79	7/6/2005	9/30/2026	\$168,750		\$6.75	NNN	\$75,530.79
RedLine Athletics *(2) 5-Year Options, 2% Annual Increases	13,366	8.98	10/01/2017	11/30/2027	\$106,928		\$8.00	NNN	\$41,696.39
						10/1/2018	\$8.50		
						10/1/2019	\$9.00		
						10/1/2020	\$9.50		
						10/1/2021	\$10.00		
						10/1/2022	\$10.50		
						10/1/2023	\$10.83		
						10/1/2024	\$11.15		
						10/1/2025	\$11.48		
						10/1/2026	\$11.82		
**RedLine Athletics	4,980	3.35	2/01/2018	11/30/2027	\$57,270		\$11.50	NNN	\$15,555.00
						1/01/2023	\$13.00		
Vacant	11,070	7.44							
Totals/Averages	148,870				\$980,086		\$6.58		\$407,337.80

**The Tenant has a free rent period for months 1 - 6; months 7-12 will be \$4,500/month gross rent; and years 2-5 will be \$11.50/square foot plus triple-net reimbursements. The Annual Rent and Expense Reimbursements are based on the Tenant's rent structure as of 2/01/2019 (Year 2). Seller shall credit Buyer the monthly differential on a pro rata basis, at closing.

Firewheel Village

3178 Lavon Drive, Garland, TX 75040



Schedule Of Prospective Cash Flow
In Inflated Dollars for the Fiscal Year Beginning 1/1/2018

For the Years Ending	Actuals Dec-2018	Year 1 Dec-2019	Year 2 Dec-2020	Year 3 Dec-2021	Year 4 Dec-2022	Year 5 Dec-2023	Year 6 Dec-2024	Year 7 Dec-2025	Year 8 Dec-2026	Year 9 Dec-2027	Year 10 Dec-2028
Potential Gross Revenue											
Base Rental Revenue	\$980,086	\$1,070,190	\$1,103,644	\$1,117,792	\$1,130,010	\$1,149,130	\$1,139,876	\$1,172,748	\$1,187,987	\$1,212,101	\$1,195,543
Absorption & Turnover Vacancy							(7,522)			(13,228)	
Scheduled Base Rental Revenue	980,086	1,070,190	1,103,644	1,117,792	1,130,010	1,149,130	1,132,354	1,172,748	1,187,987	1,198,873	1,195,543
Expense Reimbursement Revenue											
Real Estate Taxes	258,998	265,412	291,121	296,942	302,881	308,941	313,165	321,420	327,848	330,971	341,094
Insurance	60,350	66,504	67,835	69,193	70,575	71,987	72,971	74,895	76,395	77,120	79,479
Utilities	32,491	36,051	36,769	37,506	38,257	39,021	39,555	40,598	41,410	41,804	43,083
Landscape Services	19,330	36,805	37,542	38,291	39,058	39,839	40,383	41,447	42,278	42,680	43,985
Security/Life Safety	2,219	2,452	2,502	2,550	2,602	2,654	2,691	2,761	2,816	2,842	2,930
Ground & Lot	11,798	13,040	13,301	13,567	13,838	14,114	14,308	14,885	14,980	15,120	15,583
Repair & Maintenance	7,101	7,850	8,005	8,165	8,330	8,496	8,612	8,839	9,017	9,102	9,381
General & Admin	923	1,018	1,039	1,060	1,081	1,103	1,119	1,148	1,170	1,181	1,219
Management Fee	14,128	17,410	17,897	18,164	18,411	18,740	18,512	19,235	19,525	19,512	19,852
Total Reimbursement Revenue	407,338	466,542	476,011	485,438	495,033	504,895	511,316	525,028	535,439	540,332	556,606
Total Potential Gross Revenue	1,387,424	1,536,732	1,579,655	1,603,230	1,625,043	1,654,025	1,643,670	1,697,776	1,723,426	1,739,205	1,752,149
General Vacancy		(76,837)	(78,983)	(80,162)	(81,252)	(82,701)	(75,038)	(84,889)	(86,171)	(74,394)	(87,607)
Effective Gross Revenue	1,387,424	1,459,895	1,500,672	1,523,068	1,543,791	1,571,324	1,568,632	1,612,887	1,637,255	1,664,811	1,664,542
Operating Expenses											
Real Estate Taxes	(279,816)	(285,412)	(291,121)	(296,943)	(302,882)	(308,939)	(315,118)	(321,421)	(327,849)	(334,406)	(341,094)
Insurance	(65,201)	(66,505)	(67,835)	(69,192)	(70,576)	(71,987)	(73,427)	(74,895)	(76,393)	(77,921)	(79,480)
Utilities	(35,343)	(36,050)	(36,771)	(37,506)	(38,256)	(39,022)	(39,802)	(40,598)	(41,410)	(42,238)	(43,083)
Landscape Services	(36,083)	(36,805)	(37,541)	(38,292)	(39,057)	(39,839)	(40,635)	(41,448)	(42,277)	(43,123)	(43,985)
Security/Life Safety	(2,404)	(2,452)	(2,501)	(2,551)	(2,602)	(2,654)	(2,707)	(2,761)	(2,817)	(2,873)	(2,930)
Ground & Lot	(12,784)	(13,040)	(13,301)	(13,566)	(13,838)	(14,115)	(14,397)	(14,885)	(14,978)	(15,278)	(15,584)
Repair & Maintenance	(7,695)	(7,849)	(8,006)	(8,166)	(8,329)	(8,496)	(8,666)	(8,839)	(9,016)	(9,196)	(9,380)
General & Admin	(999)	(1,019)	(1,039)	(1,060)	(1,081)	(1,103)	(1,125)	(1,148)	(1,170)	(1,194)	(1,218)
Management Fee	(24,000)	(29,198)	(30,013)	(30,461)	(30,876)	(31,426)	(31,373)	(32,258)	(32,745)	(33,296)	(33,291)
Total Operating Expenses	(464,325)	(478,330)	(488,127)	(497,737)	(507,497)	(517,581)	(527,250)	(538,053)	(548,655)	(559,525)	(570,045)
Net Operating Income	923,099	981,565	1,012,545	1,025,331	1,036,294	1,053,743	1,041,382	1,074,834	1,088,600	1,105,286	1,094,497
Leasing & Capital Costs											
Tenant Improvements		(56,457)					(38,958)				(69,887)
Leasing Commissions		(27,846)					(22,799)				(40,558)
Total Leasing & Capital Costs		(84,303)					(61,757)				(110,445)
Cash Flow Before Debt Service	923,099	897,262	1,012,545	1,025,331	1,036,294	1,053,743	979,625	1,074,834	1,088,600	1,105,286	984,052
Debt Service											
Interest Payments	(378,746)	(370,093)	(361,043)	(351,577)	(341,676)	(331,320)	(320,489)	(309,159)	(297,310)	(284,916)	
Principal Payments	(188,350)	(197,003)	(206,053)	(215,519)	(225,420)	(235,776)	(246,607)	(257,936)	(269,786)	(282,180)	
Origination Points & Fees	(85,022)										
Total Debt Service	(652,118)	(567,096)	(567,096)	(567,096)	(567,096)	(567,096)	(567,096)	(567,095)	(567,096)	(567,096)	
Cash Flow After Debt Service But Before Taxes	\$270,981	\$330,166	\$445,449	\$458,235	\$469,198	\$486,647	\$412,529	\$507,739	\$521,504	\$538,190	\$984,052

Firewheel Village

3178 Lavon Drive, Garland, TX 75040



MARKET LEASING ASSUMPTIONS

January 2018 Start Date / 10 -Year Hold Period

- \$7.24/SF NNN market rental rate and 75% renewal rate probability
- 3 months downtime between leases
- 6.00% commissions for new and 4.0% for renewal
- No rent abatements for new leases
- \$0.50/SF annual rent increases during the lease term
- 5-Year lease term
- TI for new \$5.00/SF and \$2.50/SF for renewal
- Full NNN reimbursements for all tenants after expiration of Big Lots and Mardel, who do not currently reimburse for management
- 2% global annual inflation
- 5% vacancy rate
- 8.00% terminal cap rate (3% commission)
- No capital reserves
- Proposed Debt Financing: 70% LTV / 4.50% / 25 YR AM, 1% Origination Fee and 10-Year Term
- Vacant suites assumed to lease in month 13 and month 19
- Pricing: \$12,146,000
- Tenants with option periods are assumed to exercise all options at the end of their primary/current terms

Section 4 SALE COMPARABLES



Firewheel Village

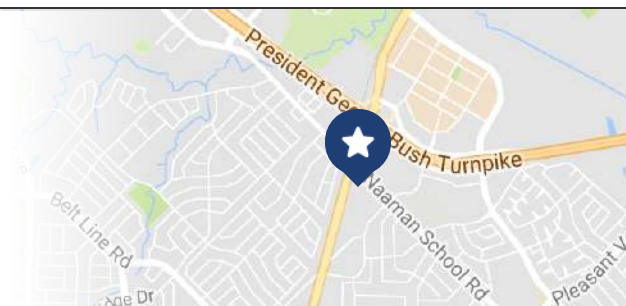
3178 Lavon Drive, Garland, TX 75040



SUBJECT PROPERTY

3178 Lavon Drive | Garland, TX 75040

Sale Price:	\$12,146,000	Lot Size:	14.48 AC
Year Built:	1995	Building SF:	148,870 SF
Price PSF:	\$81.59	Cap:	7.6%
NOI:	\$923,099		



1

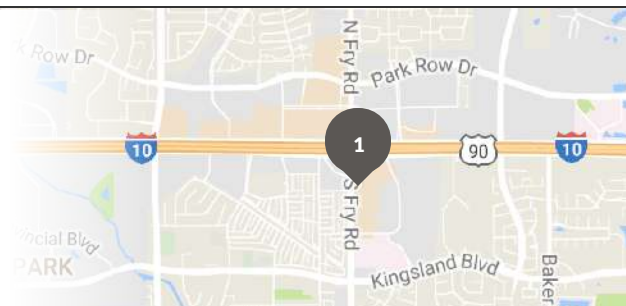


GREEN TREE SHOPPING CENTER

231 South Fry Road | Katy, TX 77450

Sale Price:	\$26,244,094	Lot Size:	11.94 AC
Year Built:	1998	Building SF:	146,918 SF
Price PSF:	\$178.63	CAP:	8.01%
Closed:	03/13/2015		

TJ Maxx, PetSmart, Office Depot, GNC, Ulta, Famous Footwear, Bath & Body Works



2

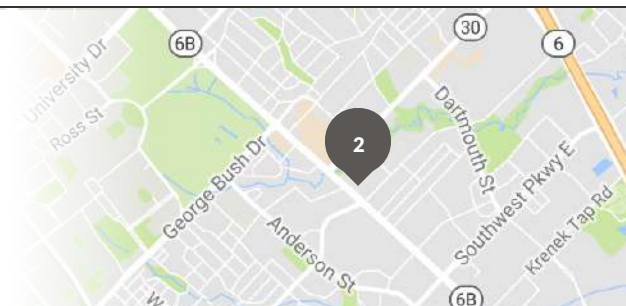


UNIVERSITY SHOPPING CENTER

1901-1913 Texas Avenue South | College Station, TX 77840

Sale Price:	\$22,500,000	Lot Size:	15.04 AC
Year Built:	2002	Building SF:	17,225 SF
Price PSF:	\$1,306.24	CAP:	6.6%
Closed:	03/01/2017		

Hobby Lobby, Ross Dress for Less, Big Lots, Petco Animal Supplies



Firewheel Village

3178 Lavon Drive, Garland, TX 75040



3



NACOGDOCHES MARKETPLACE II

4909-4919 North Street | Nacogdoches, TX 75965

Sale Price:	\$13,800,000	Lot Size:	11.72 AC
Building SF:	86,061 SF	Price PSF:	\$160.35
CAP:	7.31%	Closed:	02/23/2017

Major Tenants: Bealls, Shoe Dept, Maurices, Sports Clips, Sally Beauty Supply, It's Fashion, Nijiya Restaurant



4

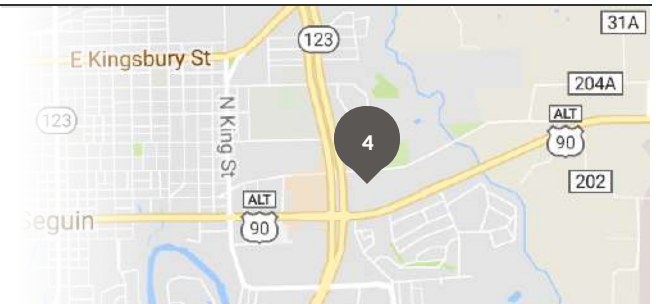


SEGUIN SHOPPING CENTER

1500 East Court Street | Seguin, TX 78155

Sale Price:	\$4,737,773	Lot Size:	7.17 AC
Year Built:	1985	Building SF:	72,206 SF
Price PSF:	\$65.61	CAP:	7.74%
Closed:	03/01/2017		






Office Depot, Planet Fitness, Tractor Supply



Firewheel Village

3178 Lavon Drive, Garland, TX 75040



	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP
	Firewheel Village 3178 Lavon Drive Garland, TX 75040	\$12,146,000	148,870 SF	\$81.59	7.6%
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP
	Green Tree Shopping Center 231 South Fry Road Katy, TX 77450	\$26,244,094	146,918 SF	\$178.63	8.01%
	University Shopping Center 1901-1913 Texas Avenue South College Station, TX 77840	\$22,500,000	17,225 SF	\$1,306.24	6.6%
	Nacogdoches Marketplace II 4909-4919 North Street Nacogdoches, TX 75965	\$13,800,000	86,061 SF	\$160.35	7.31%
	Seguin Shopping Center 1500 East Court Street Seguin, TX 78155	\$4,737,773	72,206 SF	\$65.61	7.74%
		PRICE	BLDG SF	PRICE/SF	CAP
	Totals/Averages	\$16,820,467	80,603 SF	\$208.68	7.41%

Firewheel Village

3178 Lavon Drive, Garland, TX 75040



SUBJECT PROPERTY

3178 Lavon Drive | Garland, TX 75040



GREEN TREE SHOPPING CENTER

231 South Fry Road
Katy, TX 77450



UNIVERSITY SHOPPING CENTER

1901-1913 Texas Avenue South
College Station, TX 77840



NACOGDOCHES MARKETPLACE II

4909-4919 North Street
Nacogdoches, TX 75965



SEGUIN SHOPPING CENTER

1500 East Court Street
Seguin, TX 78155

Section 5 RENT COMPARABLES



Firewheel Village

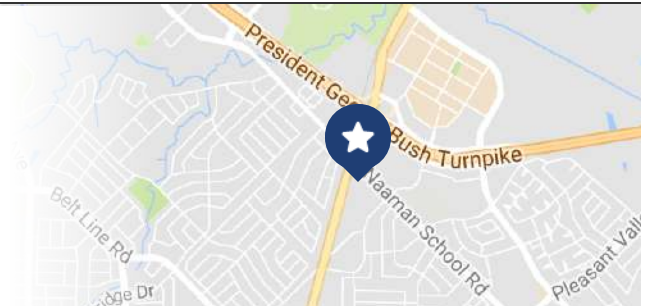
3178 Lavon Drive, Garland, TX 75040



SUBJECT PROPERTY

3178 Lavon Drive | Garland, TX 75040

Lease Rate:	\$6.58 SF	Space Size:	0 SF
Year Built:	1995	Lot Size:	14.48 AC
No. Units:	5		

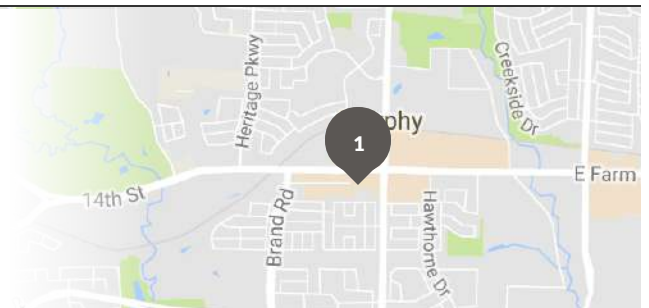


HOBBY LOBBY

150 West FM 544 | Murphy, TX 75094

Lease Rate:	\$7.50 SF	Space Size:	SF
Year Built:	2003	Bldg Size:	54,203 SF
Lot Size:	9.63 AC	Occupancy:	100%

Hobby Lobby

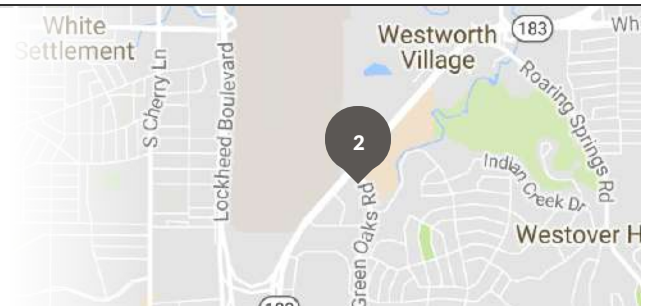


GREEN OAKS ROAD RIDGMAR

1200 Green Oaks Road | Fort Worth, TX 76116

Lease Rate:	\$7.50 SF	Lease Type:	NNN
Space Size:	20,635 SF	Year Built:	1985
Bldg Size:	74,182 SF	Lot Size:	5.56 AC
Occupancy:	75%		

Burlington Coat Factory



Firewheel Village

3178 Lavon Drive, Garland, TX 75040



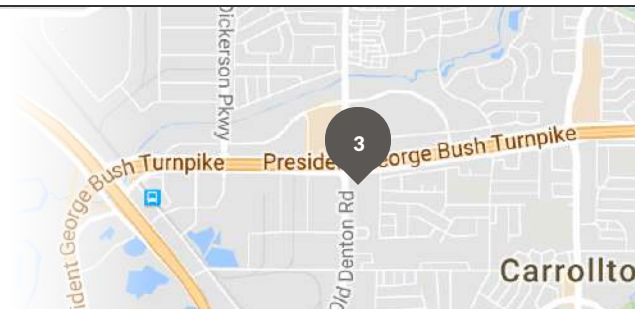
3

CARROLLTON TOWN CENTER

2540 Old Denton Road | Carrollton, TX 75006

Lease Rate:	\$7.50 SF	Lease Type:	NNN
Space Size:	SF	Year Built:	1986
Bldg Size:	150,175 SF	Lot Size:	3.27 AC
Occupancy:	100%		

99 Ranch Market



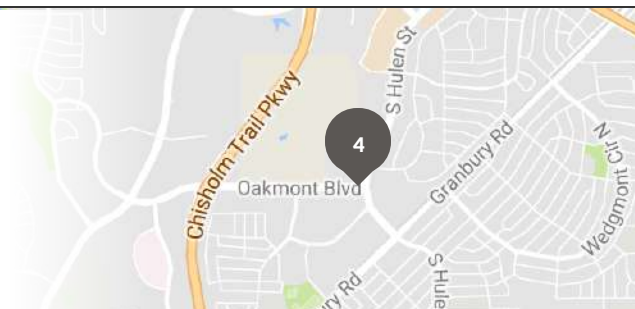
4

HULEN POINTE SHOPPING CENTER

6221 Oakmont Boulevard | Fort Worth, TX 76132

Lease Rate:	\$6.00 SF	Space Size:	SF
Year Built:	1985	Bldg Size:	172,669 SF
Lot Size:	14 AC	Occupancy:	100%

Sam's Furniture, YouFit Health Clubs, Dollar Tree



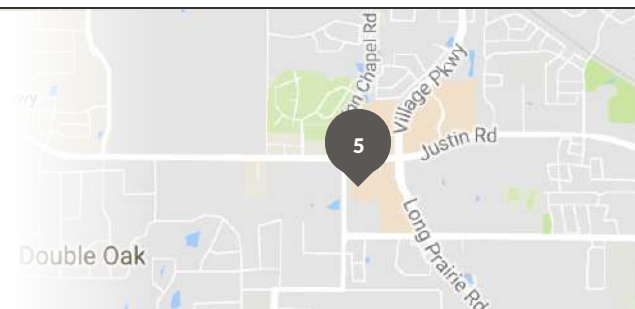
5

ACADEMY SPORT

3621 Justin Road | Flower Mound, TX 75028

Lease Rate:	\$7.63 SF	Space Size:	SF
Year Built:	2013	Bldg Size:	72,000 SF
Lot Size:	9.78 AC	Occupancy:	100%





Academy Sports



Firewheel Village

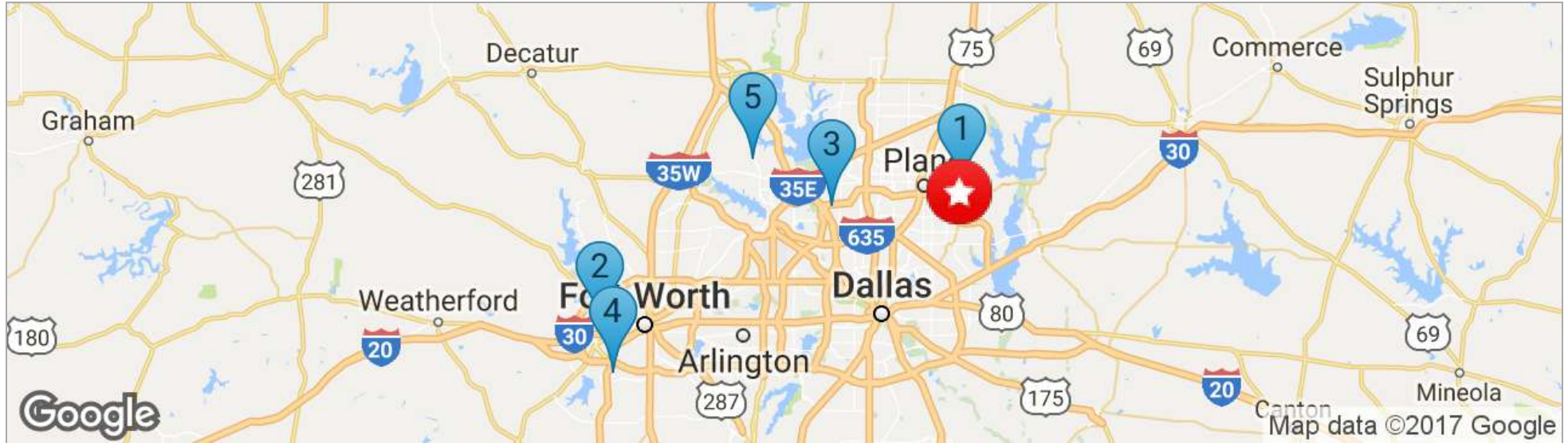
3178 Lavon Drive, Garland, TX 75040



	SUBJECT PROPERTY	PRICE/SF/YR	AVAILABLE SF	BLDG SF	OCCUPANCY %
	Firewheel Village 3178 Lavon Drive Garland, TX 75040	N/A	0 SF	148,870 SF	92.56%
	RENT COMPS	PRICE/SF/YR	AVAILABLE SF	BLDG SF	OCCUPANCY %
	Hobby Lobby 150 West FM 544 Murphy, TX 75094	\$7.50	-	54,203 SF	100%
	Green Oaks Road Ridgmar 1200 Green Oaks Road Fort Worth, TX 76116	\$7.50	20,635 SF	74,182 SF	75%
	Carrollton Town Center 2540 Old Denton Road Carrollton, TX 75006	\$7.50	-	150,175 SF	100%
	Hulen Pointe Shopping Center 6221 Oakmont Boulevard Fort Worth, TX 76132	\$6.00	-	172,669 SF	100%
	Academy Sport 3621 Justin Road Flower Mound, TX 75028	\$7.63	-	72,000 SF	100%
		PRICE/SF/YR	AVAILABLE SF	BLDG SF	OCCUPANCY %
	Totals/Averages	\$7.23	20,635 SF	104,646 SF	95%

Firewheel Village

3178 Lavon Drive, Garland, TX 75040



SUBJECT PROPERTY

3178 Lavon Drive | Garland, TX 75040



HOBBY LOBBY

150 West FM 544
Murphy, TX 75094



GREEN OAKS ROAD RIDGMAR

1200 Green Oaks Road
Fort Worth, TX 76116



CARROLLTON TOWN CENTER

2540 Old Denton Road
Carrollton, TX 75006



HULEN POINTE SHOPPING CENTER

6221 Oakmont Boulevard
Fort Worth, TX 76132



ACADEMY SPORT

3621 Justin Road
Flower Mound, TX 75028

Section 6 **DEMOGRAPHICS**



Firewheel Village

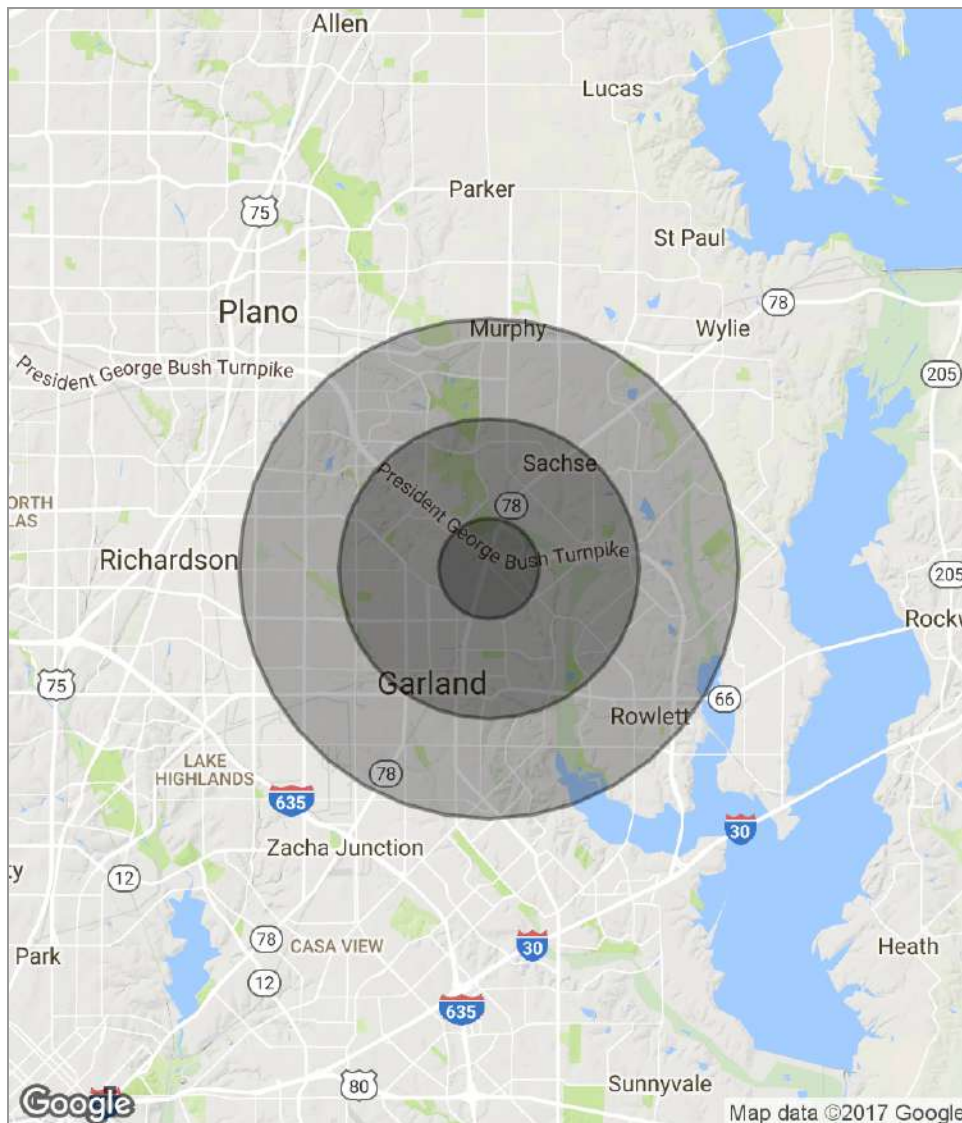
3178 Lavon Drive, Garland, TX 75040



	1 MILE	3 MILES	5 MILES
Total population	10,825	87,003	247,540
Median age	35.1	34.5	34.3
Median age (male)	33.2	33.8	33.5
Median age (female)	37.6	35.4	35.0
Total households	3,443	27,884	79,842
Total persons per HH	3.1	3.1	3.1
Average HH income	\$85,382	\$72,542	\$77,636
Average house value	\$160,624	\$154,833	\$173,211
Total Population - White	5,617	45,562	134,455
% White	51.9%	52.4%	54.3%
Total Population - Black	1,476	10,929	29,250
% Black	13.6%	12.6%	11.8%
Total Population - Asian	1,964	11,366	30,753
% Asian	18.1%	13.1%	12.4%
Total Population - Hawaiian	0	67	147
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	127	467	1,255
% American Indian	1.2%	0.5%	0.5%
Total Population - Other	1,163	14,650	42,044
% Other	10.7%	16.8%	17.0%
Total Population - Hispanic	1,746	25,666	75,993
% Hispanic	16.1%	29.5%	30.7%

Firewheel Village

3178 Lavon Drive, Garland, TX 75040



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,825	87,003	247,540
Median age	35.1	34.5	34.3
Median age (male)	33.2	33.8	33.5
Median age (Female)	37.6	35.4	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,443	27,884	79,842
# of persons per HH	3.1	3.1	3.1
Average HH income	\$85,382	\$72,542	\$77,636
Average house value	\$160,624	\$154,833	\$173,211
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	16.1%	29.5%	30.7%
RACE (%)	1 MILE	3 MILES	5 MILES
White	51.9%	52.4%	54.3%
Black	13.6%	12.6%	11.8%
Asian	18.1%	13.1%	12.4%
Hawaiian	0.0%	0.1%	0.1%
American Indian	1.2%	0.5%	0.5%
Other	10.7%	16.8%	17.0%

* Demographic data derived from 2010 US Census



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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



PHILIP LEVY
Senior Managing Director
Dallas Office

972.755.5225 Office
817.380.1153 Fax
philip.levy@marcusmillichap.com
LICENSE: TX 0522087

Marcus & Millichap

5001 Spring Valley Road
Dallas, TX 75244