



Lease Rates: Please Call for Rates

Demographics:

	1 mile	3 miles	5 miles
2016 Population	12,537	91,207	178,788
Total Households	4,114	30,285	61,335
Avg HH Income	\$136,456	\$134,685	\$120,164

Traffic Counts: Cross Timbers: 30,000 VPD
Long Prairie: 45,000 VPD

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Available Space:

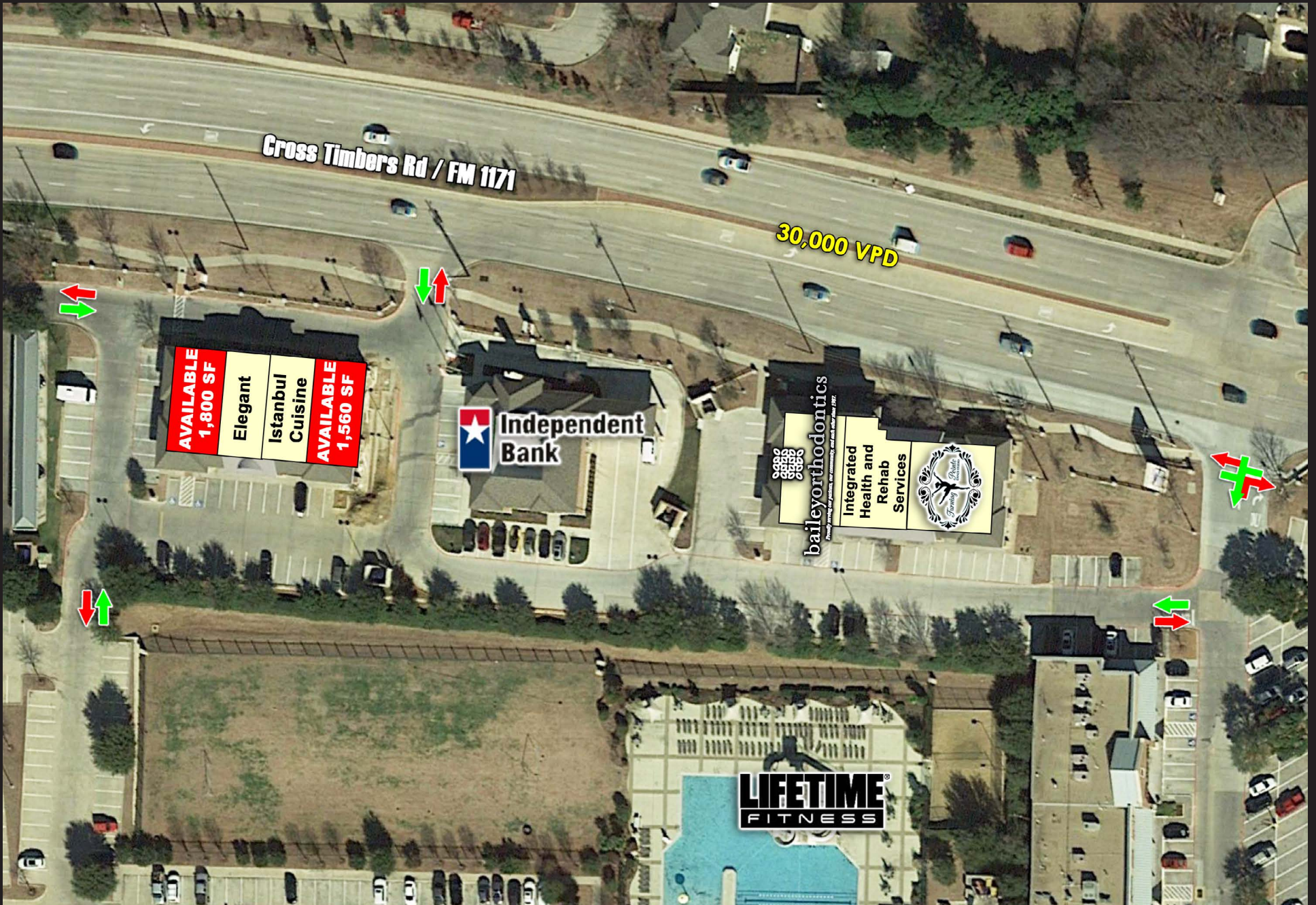
- 1,800 SF End Cap
2nd Gen Restaurant
- 1,560 SF End Cap with Drive-Thru

Property Highlights:

- Located at dense (4) corner intersection of FM 1171 & FM 2499 (Long Prairie) adjacent to Kroger & Lifetime Fitness
- Shadow anchored by Lifetime Fitness & Kroger

Traffic Generators:



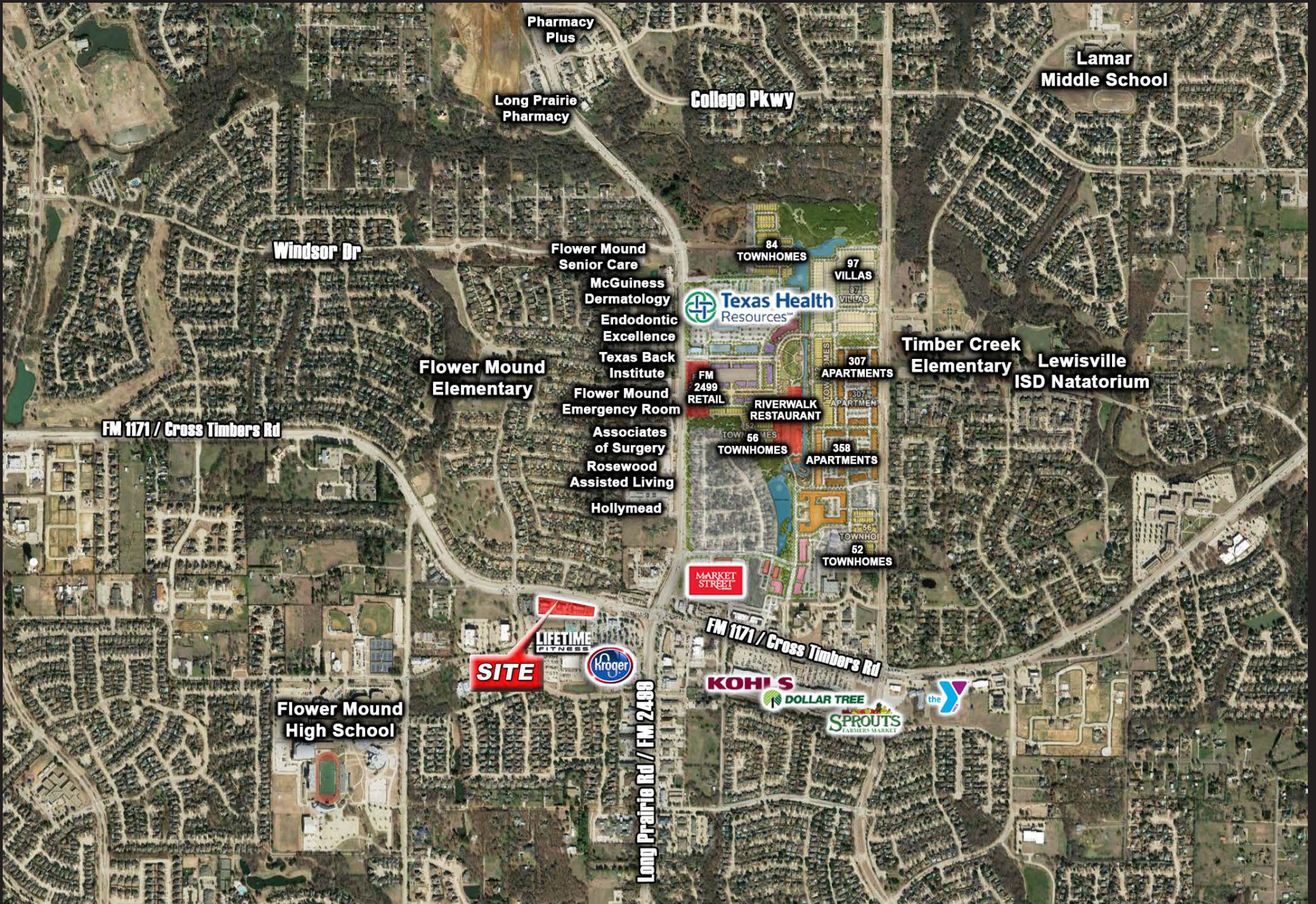




PLAZA AT TOWNE CENTRE

2851-2911 Cross Timbers Rd, Flower Mound, Texas 75028



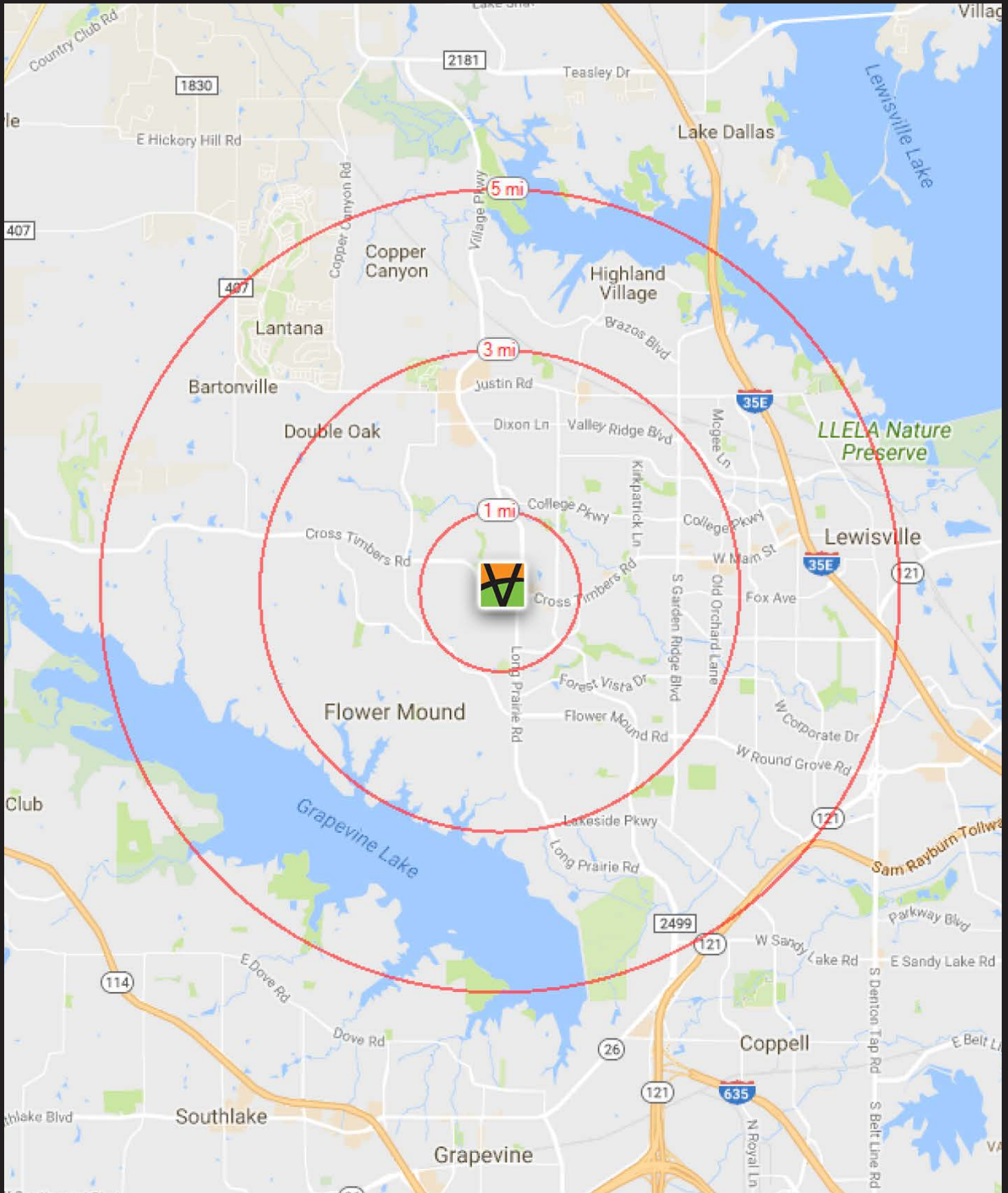




VISTA
PROPERTY CO.

PLAZA AT TOWNE CENTRE

2851-2911 Cross Timbers Rd, Flower Mound, Texas 75028





2881 Cross Timbers Rd

1 mi radius 3 mi radius 5 mi radius

Flower Mound, TX 75028

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	12,537	91,207	178,788
	2021 Projected Population	14,720	107,071	209,558
	2010 Census Population	10,687	84,023	161,172
	2000 Census Population	9,478	68,108	130,415
	Projected Annual Growth 2016 to 2021	3.5%	3.5%	3.4%
	Historical Annual Growth 2000 to 2016	2.0%	2.1%	2.3%
	2016 Median Age	38.5	38.1	37.3
HOUSEHOLDS	2016 Estimated Households	4,114	30,285	61,335
	2021 Projected Households	4,678	34,432	69,551
	2010 Census Households	3,518	28,184	55,927
	2000 Census Households	3,018	22,224	44,354
	Projected Annual Growth 2016 to 2021	2.7%	2.7%	2.7%
	Historical Annual Growth 2000 to 2016	2.3%	2.3%	2.4%
RACE AND ETHNICITY	2016 Estimated White	81.6%	76.8%	74.0%
	2016 Estimated Black or African American	4.0%	5.6%	7.5%
	2016 Estimated Asian or Pacific Islander	9.9%	11.1%	9.2%
	2016 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
	2016 Estimated Other Races	3.9%	5.9%	8.8%
	2016 Estimated Hispanic	9.6%	12.5%	18.5%
INCOME	2016 Estimated Average Household Income	\$136,456	\$134,685	\$120,164
	2016 Estimated Median Household Income	\$128,659	\$124,839	\$108,593
	2016 Estimated Per Capita Income	\$44,789	\$44,734	\$41,240
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.6%	4.1%
	2016 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.3%	4.1%
	2016 Estimated High School Graduate	10.5%	13.9%	17.2%
	2016 Estimated Some College	22.7%	21.9%	21.7%
	2016 Estimated Associates Degree Only	8.6%	8.7%	8.2%
	2016 Estimated Bachelors Degree Only	37.0%	35.7%	31.5%
	2016 Estimated Graduate Degree	18.3%	16.0%	13.2%
BUSINESS	2016 Estimated Total Businesses	785	3,096	5,801
	2016 Estimated Total Employees	5,999	25,300	53,143
	2016 Estimated Employee Population per Business	7.6	8.2	9.2
	2016 Estimated Residential Population per Business	16.0	29.5	30.8





Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

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

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

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

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

VPC Property Services, Inc.	9004601	colton@vistapropertyco.com	214.234.2555
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colton Wright	550365	colton@vistapropertyco.com	214.234.2574
Designated Broker of Firm	License No.	Email	Phone
Mason duPerier	9004601	mason@vistapropertyco.com	214.234.2573
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