



LANTANA TOWN CENTER

Phase I Nearly 100% Leased. Phase II Now Leasing

NWC of FM 407 and Jeter Road | Bartonville, Texas

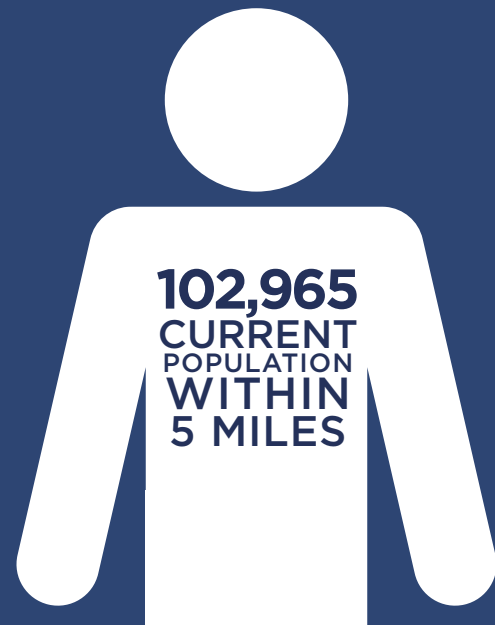
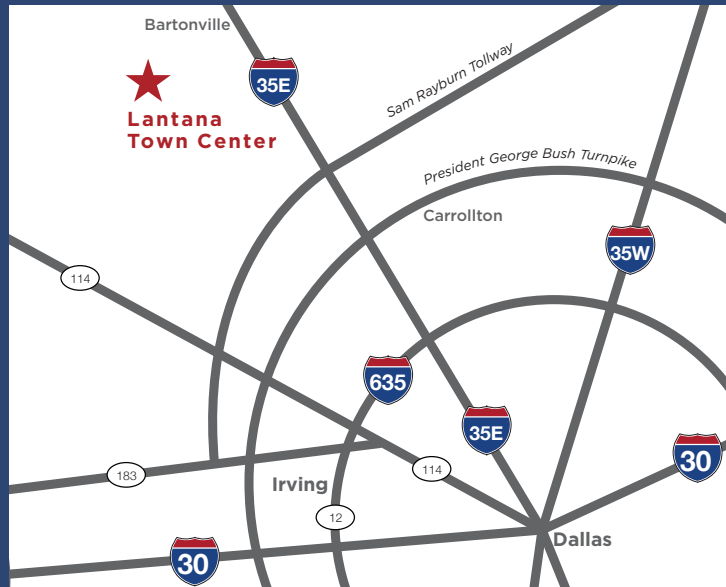


Phase II

Lantana Golf Course

Josh Friedlander | Ronnie Miranda, CCIM, SIOR | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



\$176K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILE
RADIUS

AWARDED
COMMUNITY OF THE YEAR
BY THE DALLAS BUILDER'S
ASSOCIATION

NEARBY AREA RETAILERS



LANTANA TOWN CENTER

NEARLY 100% LEASED IN PHASE I

PHASE II NOW LEASING across the street - restaurant, office and retail space

The retail component of Republic Property Group's **AWARD-WINNING LANTANA MASTER-PLANNED COMMUNITY**

New **113,000 SF KROGER MARKETPLACE** serves as the anchor alongside several pad sites and retail space

AFFLUENT DEMOGRAPHICS surround this development

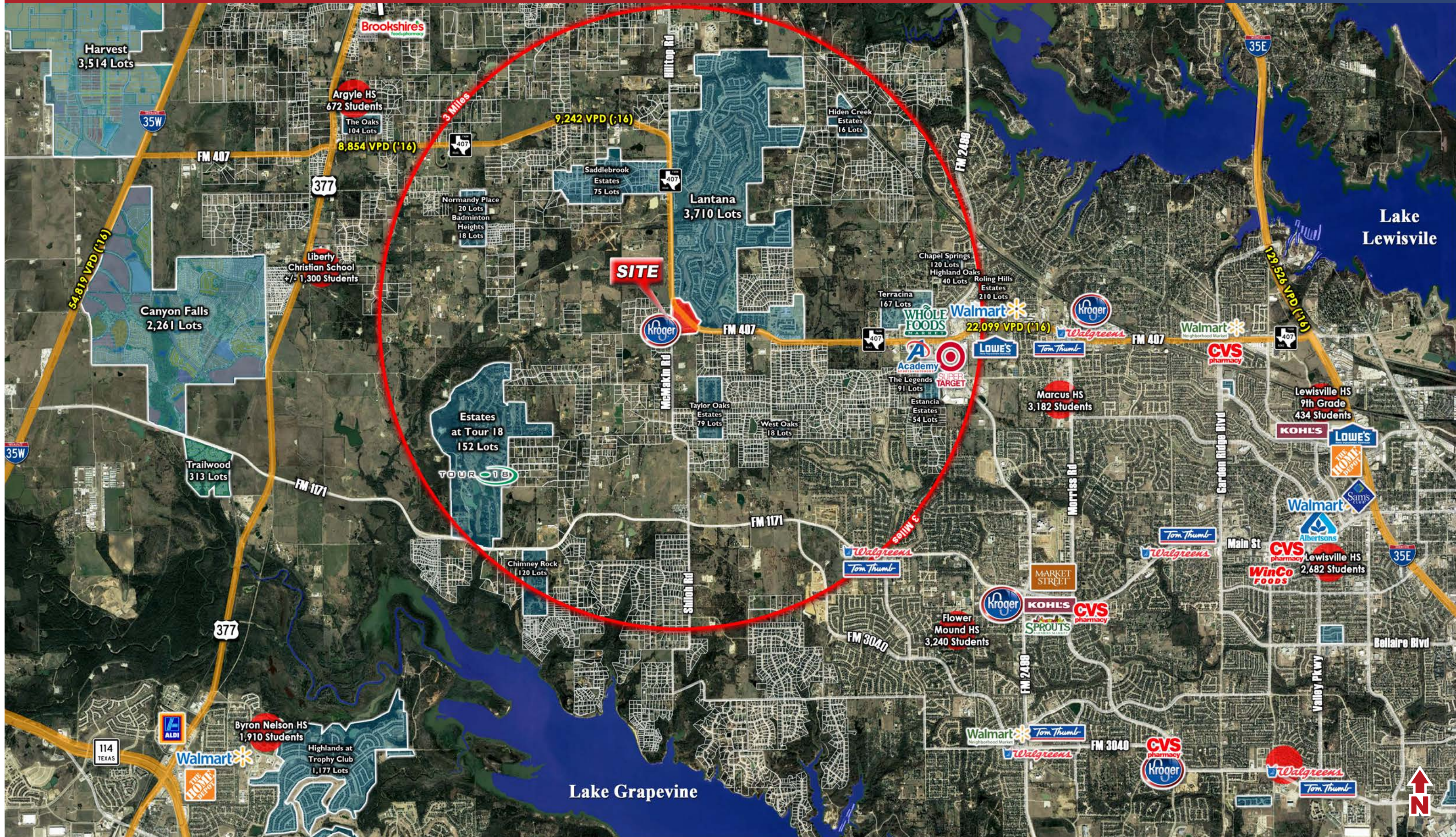
1,002 ANNUALIZED CLOSINGS within the immediate trade area within last year

NOW LEASING IN PHASE II

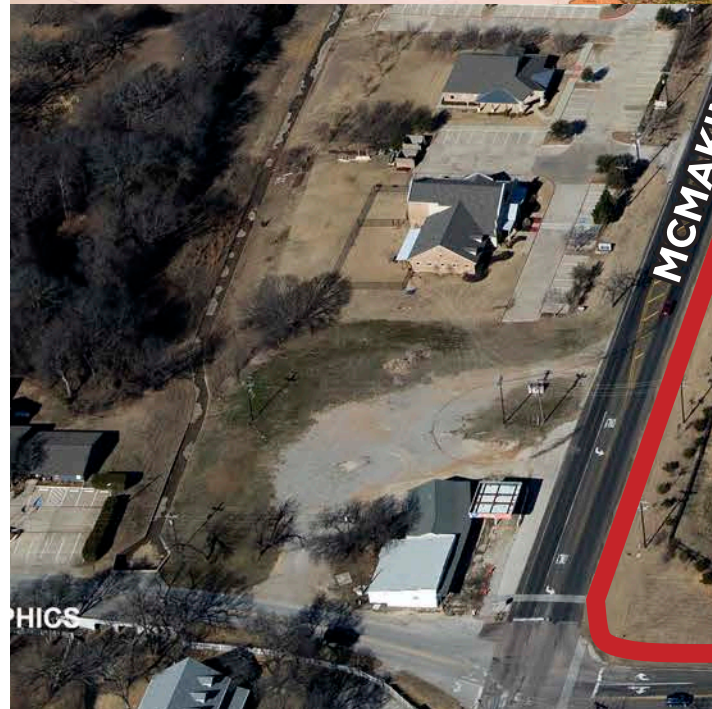
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WHAT'S AROUND



WHERE YOU COULD BE



LANTANA
3,710 LOTS

LANTANA
GOLF COURSE

PHASE II

LANTANA TRAIL

FM 407
20,000 VPD

FM 407
22,808 VPD

Kroger
Marketplace

TOKYO SAMURAI
SUPERCUTS
MedSpring
urgent care

STARBUCKS
COFFEE



DEVELOPMENT SYNOPSIS - PHASE II						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '8'	61,082	1.40	2,940	25	8.50	4.81
TRACT '9'	86,492	1.99	14,820	78	5.26	17.13
TRACT '10'	109,764	2.52	22,500	90	4.00	20.50
TRACT '11'	85,412	1.96	15,238	79	5.18	17.84
TRACT '12'	105,595	2.42	14,100	136	9.65	13.35
SUBTOTAL	448,344	10.29	69,598	408	5.86	15.52
DETENTION	28,434	0.65				
LANDSCAPING BUFFER	84,101	1.93				
SUBTOTAL	112,536	2.58				
TOTAL	560,880	12.88				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP116 DATE: 11.28.17

DEVELOPMENT SYNOPSIS - PHASE I						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	472,478	10.85	113,531	485	4.27	24.03
TRACT '2'	133,337	3.06	28,000	170	6.07	21.00
TRACT '3'	58,455	1.34	3,203	40	12.49	5.48
TRACT '4'	42,336	0.97	3,558	38	10.68	8.40
TRACT '5'	45,592	1.05	4,200	36	8.57	9.21
TRACT '6'	36,634	0.84	7,800	20	2.56	21.29
TRACT '7'	59,225	1.36	9,800	53	5.41	16.55
SUBTOTAL	848,058	19.47	170,092	842	4.95	20.06
DETENTION '1'	25,641	0.59				
DETENTION '2'	50,798	1.17				
SUBTOTAL	76,439	1.75				
TOTAL	924,497	21.22				

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DEVELOPMENT SYNOPSIS LAST UPDATED: SP118 DATE: 01.23.18

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	HOLLYWOOD FEED	3,128 S.F.
2	AVAILABLE	1,752 S.F.
3	AVAILABLE	1,420 S.F.
4	TOKYO SAMURAI	3,398 S.F.
5	FARMERS INSURANCE	1,050 S.F.
6	TERRY'S DONUTS	1,400 S.F.
7	THE TUTORING CENTER	1,400 S.F.
8	PEDIATRIC DENTIST	3,150 S.F.
9	LEGACY NAILS	2,450 S.F.
10	AVAILABLE	1,050 S.F.
11	RE/MAX	1,050 S.F.
12	LANTANA EYE CARE	2,100 S.F.
13	SUPERCUTS	1,400 S.F.
14	MEDSPRING URGENT CARE	3,150 S.F.
	RISER ROOM	102 S.F.
TOTAL		28,000 S.F.

RETAIL BUILDING 5		
NO.	NAME	LEASE AREA
1	AT&T	1,909 S.F.
2	STARBUCKS	2,200 S.F.
	RISER ROOM	91 S.F.
TOTAL		4,200 S.F.

RETAIL BUILDING 7		
NO.	NAME	LEASE AREA
1	DICKEY'S BARBECUE PIT	1,750 S.F.
2	DOMINO'S PIZZA	2,100 S.F.
3	NOVA SMILE CARE	2,100 S.F.
4	SALON M	1,725 S.F.
5	ATI PHYSICAL THERAPY	2,125 S.F.
	RISER ROOM	91 S.F.
TOTAL		9,891 S.F.



DEMOGRAPHICS

2010 Census, 2017 Estimates with
Delivery Statistics as of 12/17

	2 Miles	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	3,985	9,893	33,335
Current Population	12,526	31,077	102,965
2010 Census Average Persons per Household	3.14	3.14	3.09
2010 Census Population	10,705	23,586	83,906
Population Growth 2010 to 2017	17.09%	32.14%	23.06%
CENSUS HOUSEHOLDS			
1 Person Household	8.09%	8.75%	10.60%
2 Person Households	32.20%	31.44%	30.08%
3+ Person Households	59.71%	59.81%	59.32%
Owner-Occupied Housing Units	94.42%	94.10%	90.94%
Renter-Occupied Housing Units	5.58%	5.90%	9.06%
RACE AND ETHNICITY			
2017 Estimated White	85.66%	85.44%	81.55%
2017 Estimated Black or African American	3.89%	4.17%	4.71%
2017 Estimated Asian or Pacific Islander	5.30%	5.60%	8.53%
2017 Estimated Other Races	4.67%	4.27%	4.69%
2017 Estimated Hispanic	9.43%	8.97%	10.04%
INCOME			
2017 Estimated Average Household Income	\$163,844	\$175,592	\$165,902
2017 Estimated Median Household Income	\$151,824	\$154,064	\$141,397
2017 Estimated Per Capita Income	\$52,216	\$55,850	\$53,575
EDUCATION (AGE 25+)			
2017 Estimated High School Graduate	12.66%	12.33%	12.80%
2017 Estimated Bachelors Degree	39.63%	39.58%	38.11%
2017 Estimated Graduate Degree	17.59%	18.31%	17.44%
AGE			
2017 Median Age	39	39.8	39.2

Our quest
is your success.

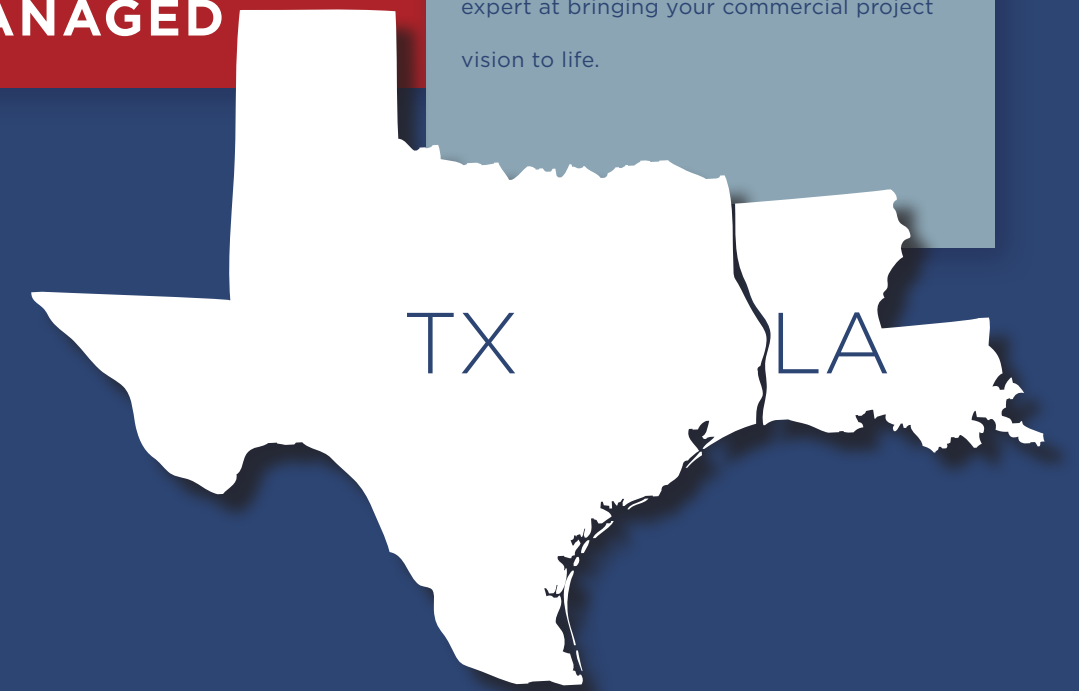
9.9M SF
OWNED

12.1M SF
LEASED

10.3M SF
MANAGED

Specializing in retail space leasing, management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, and property management, NewQuest is an expert at bringing your commercial project vision to life.





Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

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:
 - 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.

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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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