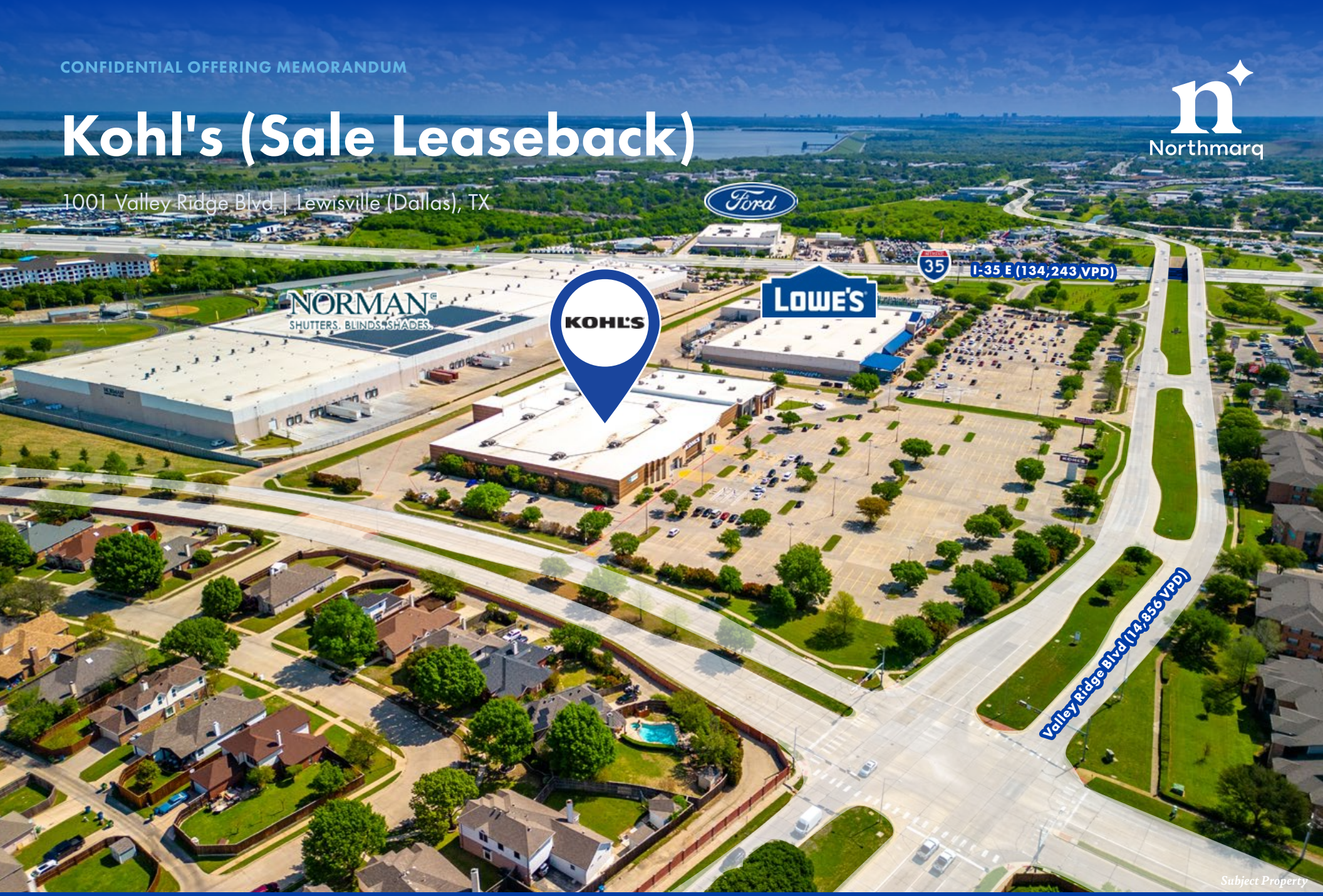
CONFIDENTIAL OFFERING MEMORANDUM

Kohl's (Sale Leaseback)

1001 Valley Ridge Blvd | Lewisville (Dallas), TX

Northmarq



High-Growth Dallas Suburb - 44% Population Growth Since 2000 | Large 9.16 Acre Parcel w/Favorable Zoning
Immediate Access to I-35 (134K+ VPD) | Located 10 Minutes North of DFW International Airport

OFFERED EXCLUSIVELY BY

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CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

Nothing contained in this Confidentiality and Restricted Use Agreement shall act to supersede or override the provisions contained in the Confidentiality Agreement ("Agreement") you executed prior to gaining access to the Confidential Information, including this Confidential Offering Memorandum. This is a restatement of the relevant terms of the Agreement, and the terms of the Agreement shall prevail in the case of any actual or perceived inconsistencies contained herein.

This Confidential Offering Memorandum ("COM") is provided by Northmarq, solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Northmarq.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by Northmarq for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. Northmarq has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Northmarq.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Northmarq relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Northmarq, all or any part of this COM or the Information; (3) upon request by Northmarq at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless Northmarq all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Northmarq shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

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Subject Property

SECTION ONE

Opportunity Summary



THE OFFERING

Northmarq on behalf of Ownership as its exclusive advisor, is pleased to offer for sale the 100% fee simple interest in the single-tenant property located at 1001 Valley Ridge Boulevard in Lewisville, Texas ("the Property"). Encompassing +/- 86,814 SF on +/- 9.16 acres. The Property is currently occupied by Kohl's, which will execute a 3-year Lease upon closing.

The proposed NNN Lease will be fully guaranteed by Kohl's Corporation (NYSE: KSS) and offer 2.0% annual rental increases with Landlord responsibilities limited to CapEx related to replacement of the roof, structure, and parking lot. The short-term Lease will offer passive cash flow while providing 1) Kohl's ample time to make real estate decisions as to this location and 2) an investor ample time to assess and commence redevelopment planning.

Lewisville is a high-growth suburb located approximately 40 minutes north of Downtown Dallas in Denton County. It has experienced 44% population growth since 2000. Lewisville enjoys superior access to the Dallas -Ft. Worth MSA via access to I-35, which runs through the heart of the city. In addition to significant population growth, Lewisville features a thriving economy that continues to grow GDP at a 3% annual rate and is driven by a business-friendly environment, including competitive tax rate and streamlined regulations.

Lewisville also benefits significantly from it's superior access to major roads and airports. The property is immediately adjacent to I-35 (134K+ VPD) and benefits from superior access at the junction along Valley Ridge Blvd. I-35 also connects to Highway 121 just 2.3 miles southeast of the Property. Additionally, the Property is 15 miles from Dallas/ Fort Worth international Airport and 23 miles from Dallas Love Field. The two airports serve a combined 90+ million passengers annually.



HIGH-GROWTH DALLAS SUBURB
44% POPULATION GROWTH SINCE 2000



PRIMED FOR REDEVELOPMENT
9.16 ACRES ZONED FOR INDUSTRIAL



I-35 CORRIDOR
IMMEDIATE ACCESS TO 134K+ VPD

OFFERING & PROPERTY SUMMARY

Address	1001 Valley Ridge Boulevard, Lewisville, TX 60446
County	Denton
PIN #	R222838
Zoning	LI - Light Industrial
Property Type	Single Tenant, Retail | Department Store
Year Built	1999
Total Building GLA	86,814 Square Feet
Total Land Area	9.16 Acres (399,010 Square Feet)
Ownership interest	Fee Simple Absolute
Encumbrances	Delivered Free & Clear

TENANT LEASE SUMMARY

Guarantor	Kohl's Corporation (NYSE: KSS)
Tenant d/b/a	Kohl's
Guaranty Type	Corporate
Lease Type	NNN[1]
Annual Base Rent	$868,140
Rent Per Square Foot	$10.00
Rental Increases	2.0% Annually (Base Term + Options)
Initial Lease Term	3 Years
Renewal Options	2, 3-year Renewal Options w/12 Months' Notice

[1]Landlord responsible for CapEx related to replacement of roof,structure, and parking lot.

INVESTMENT HIGHLIGHTS

HIGH-GROWTH SUBURB IN DALLAS-FT. WORTH MSA

Lewisville is located approximately 25 miles north of Downtown Dallas and part of the 7.6M Dallas-Ft. Worth Metroplex. Dallas-Fort Worth is the fastest growing metro in the US and is expected to exceed 10 million residents by the 2030s. Lewisville has experienced population growth of 44.0% since 2000 and is expected to continue to grow another 2.7% by 2027.

I-35 CORRIDOR SUBMARKET LOCATION

The property is immediately adjacent to I-35 (134K+ VPD) and benefits from superior access at the junction along Valley Ridge Blvd. I-35 is the main north/south arterial through the State of Texas and connects the property to the greater region. I-35 intersects with Highway 121 just 2.3 miles to the Southeast of the Property, thereby enhancing access to the DFW MSA.

LARGE PARCEL W/INDUSTRIAL ZONING

The Property sits on a larger 9.16-acre parcel and is zoned LI-Light Industrial, offering redevelopment options beyond the property's current retail use. The surrounding residential density and nearby interstate access provide fundamentals suited to multiple uses.

COMMERCIAL CONSTRUCTION PIPELINE

Lewisville continues to benefit from a booming construction pipeline. The city has experienced a net delivery of 4.3M square feet of commercial space over the trailing 12 months. Notably, Digital Realty is to open a $59M data center in Lewisville set to deliver in 2024. It is the second major data center in Lewisville following CyrusOne's 200K SF center there.

MINIMAL LANDLORD RESPONSIBILITIES

Kohl's will execute a NNN Lease at closing with landlord responsibilities limited to CapEx related to the replacement of the roof, structural components, and parking lot improvements. The Lease offers passive cash flow and hands-off management during the term. CyrusOne opened a datacenter

ANNUAL RENTAL INCREASES

The Lease will provide contractual annual rental increases of 2.0%, thereby boosting yield and initial equity recovery during the hold period.

CLOSE PROXIMITY TO AIRPORTS

Dallas/Fort Worth International Airport, one of the busiest airports globally, is approximately 15 miles away from Lewisville. It serves over 200 destinations worldwide and handles more than 75 million passengers annually. Dallas Love Field Airport, located around 23 miles away, serves over 16 million passengers annually.

THRIVING ECONOMY

Lewisville has experienced steady economic growth, with an average annual GDP growth rate of approximately 3%. This growth is driven by a diverse range of industries, including manufacturing, healthcare, technology, and retail. Lewisville's is a business-friendly environment which includes competitive tax rates, such as a 0% personal income tax in Texas, and streamlined regulations, attracting both domestic and international businesses.

LAKE LEWISVILLE

Lake Lewisville spans approximately 29,600 acres and attracts around 6 million visitors annually. This presents opportunities for businesses in the tourism, hospitality, and recreational sectors.

PROPOSED LEASE ABSTRACT

Tenant	Entity TBD in Lease
Guarantor	Kohl's Corporation
Tenant DBA	Kohl's
Gross Leaseable Area	86,814 SF
Commencement Date	Upon Close of Escrow
Lease Expiration Date	3 years from the Commencement Date
Initial Term	3 years
Renewal Term(s)	2, 3-Year Options w/ 12 Months' Notice
Rental Increases	2.00% annual rental Increases throughout the base lease term and options
Lease Type	NNN
Landlord Responsibility	CapEx Related to replacement of roof, structure, and parking lot
Operating Covenant	Tenant is not obligated to operate continuously throughout the Lease term subject only to any obligations in any existing REA
Insurance	Kohl's self-insures and will name Landlord as Additional Insured
Casualty	In case of significant property damage/destruction, Tenant may elect to vacate the premises early upon written notice to Landlord. If Tenant elects to vacate, then the insurance proceeds shall be paid to Landlord for the purposes of redeveloping the site. If Tenant decides to remain, then they are obligated to use the insurance proceeds to reconstruct the premises in substantially the same manner and quality.
Tenant Delivery Condition	Tenant to deliver Property upon lease expiration/termination in as-is where-is condition to Landlord without further repair or replacement obligations
Termination Option	Tenant may make a written request to Landlord upon 18 months' prior notice to terminate the Lease. Landlord then has 30 days from receipt of the notice to review and either accept or decline the termination request.
Outparcel Development	Upon Lease Commencement, and subject to Tenant approval, Landlord may commence development of any outparcel and other land development opportunities. Landlord shall provide all plans in advance of any site work to Tenant for its approval to assure they are not disruptive to Tenant's business.
Assignment/Subletting	Tenant and Guarantor remain liable for lease performance
ROFR	None
Unit-Level Financial Reporting	None

RENT SCHEDULE

TERM	PERIOD	MONTHLY	ANNUALLY	RPSF	INCREASE
Base	Year 1	$72,345	$868,140	$10.00	-
	Year 2	$73,792	$885,503	$10.20	2.0%
	Year 3	$75,268	$903,213	$10.40	2.0%
Option 1	Year 4	$76,773	$921,277	$10.61	2.0%
	Year 5	$78,309	$939,703	$10.82	2.0%
	Year 6	$79,875	$958,497	$11.04	2.0%
Option 2	Year 7	$81,472	$977,667	$11.26	2.0%
	Year 8	$83,102	$997,220	$11.49	2.0%
	Year 9	$84,764	$1,017,164	$11.72	2.0%





PROPERTY PHOTOS









PROPERTY PHOTOS



PROPERTY DESCRIPTION

LOCATION

1001 Valley Ridge Blvd
Lewisville (Dallas), TX

PROPERTY TYPE

Tenancy: Single-Tenant
Type: Retail
Secondary: Department Store

YEAR BUILT

1999

LAND AREA

±9.16 AC
(±399,010 SF)

BUILDING GLA & IMPROVEMENTS

± 86,814 SF Total

ELECTRICAL

Max Distribution Panel:
1200 Amps

WATER

Domestic Water Diameter: 2"

ZONING

Denton County:
LI-Light Industrial
Link: Zoning Code

PROPERTY ASSESSMENT ID

Denton County:
R222838

AGE OF IMPROVEMENTS

Parking Lot	2017
HVAC	2011
Roof	2011

VEHICLE TRAFFIC

THOROUGHFARE	DAILY COUNT
Interstate 35	134,243
West Main Stree	45,519
TOTAL	±179,762 VPD

PARKING

Standard Spaces	ADA Spaces	Total Spaces
±445	±12	±457

Ratio: ±5.26/1,000 SF
Zoning Requirement:
1.00/300 SF - 288 Spaces

BUILDING DIMENSIONS

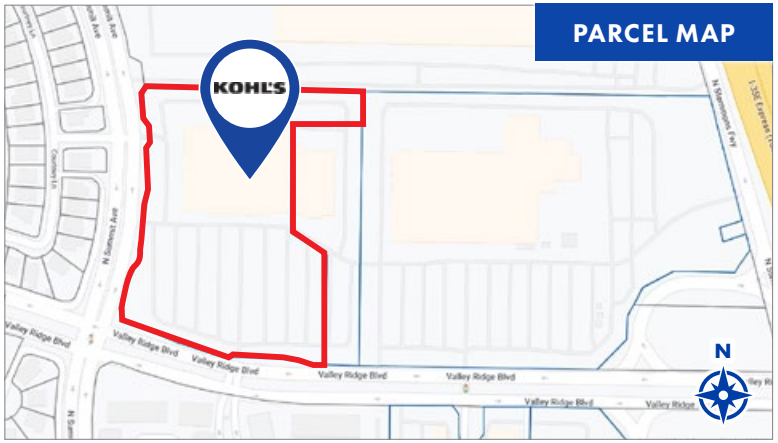
Salesfloor Width x Depth	Lower: 317'-3" X 244'-6"
Salesfloor Min Floor to Ceiling Height	16'-8"
Salesfloor Max Floor to Ceiling Height	18'-0"

*Estimated

DOCK DIMENSIONS

Door Height	8'-0"
Dock Width x Depth (Open Space at Dock)	47'-0" x 40'-0"
Docks Width x Depth (full stock space adjacent to dock including open space)	30'-0" x 99'-9"

PARCEL MAP



REA, ZONING & TENANT EXPENSE SUMMARY

2.1 INGRESS, EGRESS, AND PARKING

(a) Easement granted to each party a non-exclusive easement for the passage and parking of vehicles over and across the parking and driveway areas of the grantor's Tract.
(b) Each party hereby grants and conveys to each other Party a non-exclusive perpetual easement for the passage of vehicles over and across the access drives and service drives of the grantor's Tract.

2.2 UTILITIES

Each Party hereby grants to each other Party non-exclusive perpetual easements in, to, over, under, along, and across those portions of the Common Area located on the grantor's Tract necessary for the installation, operation, flow, passage, use, maintenance, connection, repair, relocation, and removal of Utility Lines serving the grantor's Tract.

3.1 GENERAL REQUIREMENTS

(c) No enclosed mall shall be permitted within the Seitz Tract without the prior written consent of the Approving Party for the Kohl's Tract.

3.3 BUILDING HEIGHT RESTRICTIONS

(a) No building shall exceed one story in height; provided, however, the foregoing restriction shall not prohibit the construction of mezzanines.

(b) No building shall exceed the following height restrictions without the approval of the Approving Parties

(i) On the Kohl's Tract - 35 feet

(ii) On the Seitz Tract - 35 feet

5.1 COMMON AREA MAINTENANCE

(a) Each Party shall maintain or cause to be maintained, the Common Area on its Tract. The unimproved Common Area on its Tract. The unimproved Common Area shall be mowed and kept litter-free. The minimum standard of maintenance shall be comparable to the standard of maintenance followed by other first class retail developments.

6.1 BUILDING IMPROVEMENTS

(a) After completion of construction, each Party shall maintain and keep the exterior of the Buildings located on its Tract in first class condition and state of repair.

USE OF THE SHOPPING CENTER

7.1 Permitted Uses

The Shopping Center shall be used only for retail sales, offices, Restaurants or other commercial purposes. No use shall be permitted in the Shopping Center which is inconsistent with the operation of a first-class retail shopping center. Without limiting the generality of the foregoing, the following uses shall not be permitted without the prior written consent of the Approving Parties (which consent may be granted or withheld in the sole and absolute discretion of the Approving Parties):

- Any use which emits an obnoxious odor, noise. or sound which can be heard or smelled outside of any Building in the Shopping Center (except that this provision shall not prohibit normal cooking odors which are associated with a first-class Restaurant operation
- Any operation primarily used as a storage warehouse operation and any assembling, manufacturing, distilling, refining, smelting, agricultural or mining operation
- Any "second hand" store or "surplus" store, thrift shop or other business principally engaged in the sale of used merchandise;
- Any mobile home park, trailer court, labor camp, junk yard or stockyard (except that this provision shall not prohibit the temporary use of construction trailers during periods of construction, reconstruction or maintenance);
- Any dumping, disposing, incineration, or reduction of garbage (exclusive of garbage compactors located near the rear of any Building);
- Any fire sale, going out of business sale, bankruptcy sale (unless pursuant to a court order) or auction house operation;
- Any central laundry, central dry cleaning plant or laundromat (Except that this provision shall not prohibit nominal supportive facilities for on-site service oriented to pickup and delivery by the ultimate consumer as the same may be found In first class shopping centers);
- Any service station or automobile, truck, trailer or recreational vehicles sales, leasing, display, body shop or repair operation:
- Any bowling alley or skilling rink;
  Any movie theater, night club, disco or live performance theater;
  Any living quarters sleeping apartment or lodging rooms;
- Any veterinary hospital or animal raising facility (except that this prohibition shall not prohibit pet shops or pet supply superstores and veterinary services which are incidental thereto):
- Any mortuary, funeral home or crematory;
- Any adult book store, adult video store, adult movie theater or other establishment selling, renting or exhibiting pornographic materials or drug-related paraphernalia (except that this provision shall not prohibit the operation of a bookstore or Video store which carries a broad inventory of books or videos and other materials directed towards the interest of the general public [as opposed to specific segment thereof]);

REA, ZONING & TENANT EXPENSE SUMMARY

- Any bar, tavern, Restaurant or other establishment whose reasonably projected annual gross revenues from the sale of alcoholic beverages for on-premises consumption exceeds thirty percent (30%) of the gross revenues of such business;
- Any health spa, fitness center or athletic facility:
- Any flea market amusement or video arcade, pool or billiard hall, car wash, tattoo parlor or dance hall (except that this provision shall not prohibit a Restaurant from including three [3] or fewer video games as an incidental use to Its operations);
- Any training or educational facility, including, but not limited to, beauty schools, barber colleges, reading rooms, places of instruction or other operations catering primarily to students or trainees rather than to customers (except that this provision shall not prohibit on "site employee training [whether for employment at the Shopping Center or at another business location of such Occupant] by an occupant incidental to the conduct of its business at the Shopping Center);
- Any church, school; day care center of related religious or educational facility or religious reading room;
- Any message parlor (except that this provision shall not prohibit massages in connection with a beauty salon);
- Any casino or other gaming facility or operation, including but not limited to, off-track or sports betting parlors, table games such as black-jack or poker, slot machines video gambling machines and similar devices, and bingo halls (except that this provision shall not prohibit government sponsored gambling activities or charitable gambling activities if such activities are incidental to the business operation being conducted by the Occupant):
- Any gallery, auditorium, meeting hall or banquet facility;
- Any location commonly referred to as a "head shop";
- Any check cashing facility; and
- Any amusement park, carnival, or indoor children's recreation facility.

ZONING SUMMARY

Zoning: Denton County: LI - Light Industrial

Link Zoning Code

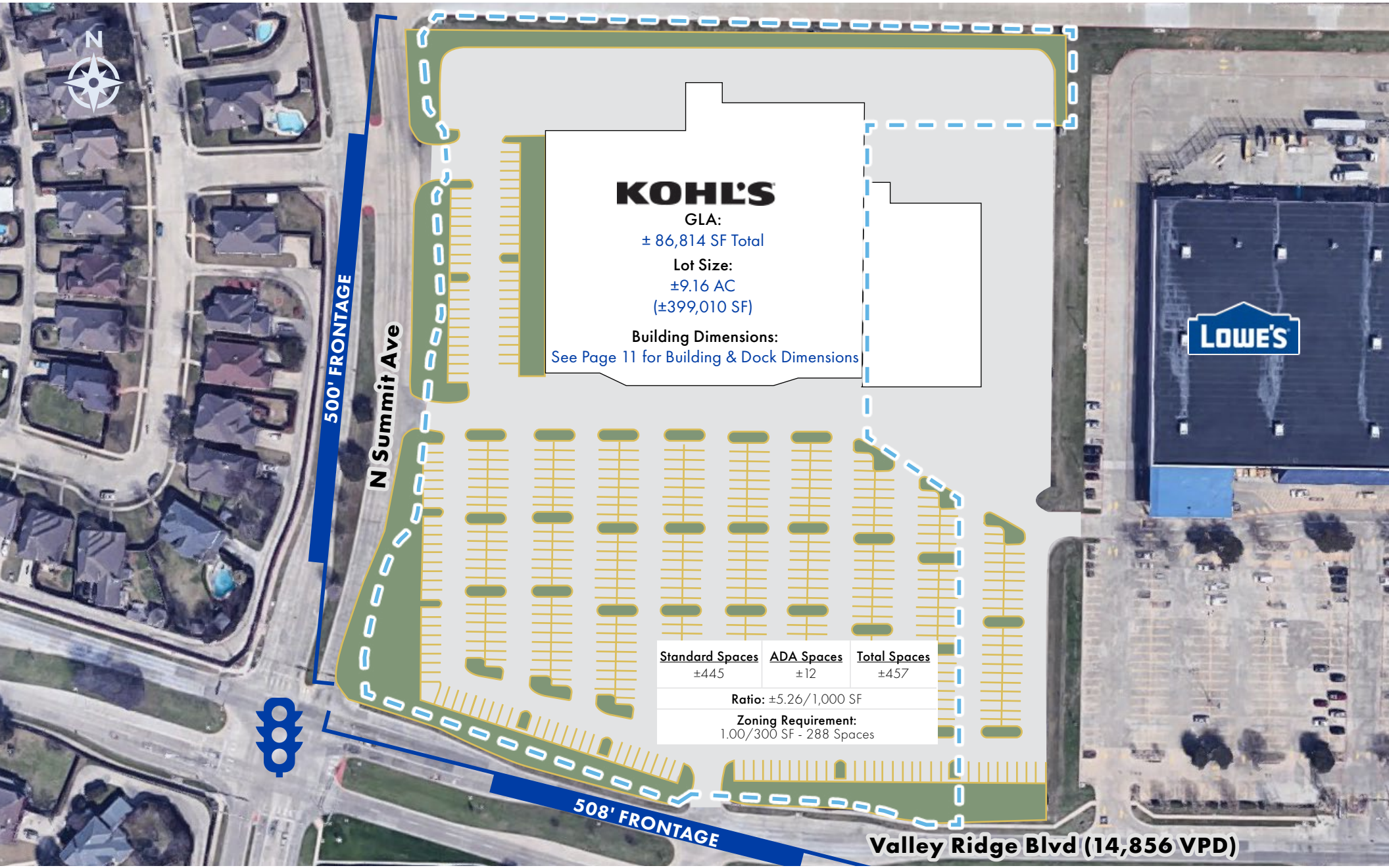
Link: City of Lewisville Maps

LC - Local Commercial also permitted

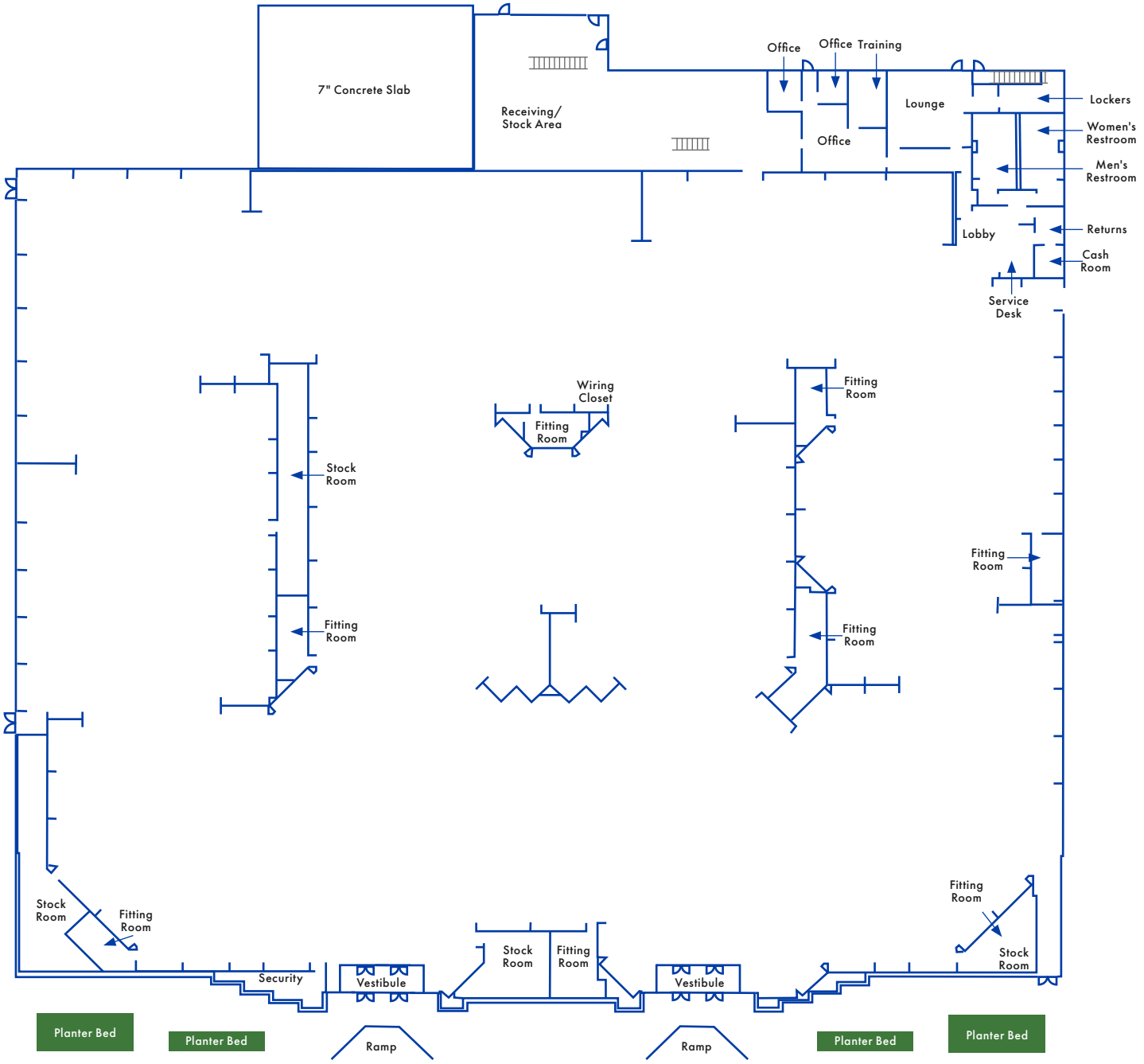
GB - General Business also permitted

(2)Apparel and other products assembled from finished textiles.
(3)Bottling works.
(4)Warehouse distribution facilities.
(5)Airport/heliport (SUP required).
(6)Auto repair shops including body shops (SUP required).
(7)Church worship facilities.
(8)Buildings and uses owned or operated by public governmental agencies."
(9)Cemetery, mausoleum, crematorium and accessory uses (SUP required).
(10)Cosmetic manufacturer.
(11)Drugs and pharmaceutical products manufacturing.
(12)Private utility plants or sub-stations (including alternative energy) (SUP required).
(13)Electronic products manufacturing.
(14)Fur good manufacture, but not including tanning or dyeing (SUP required).
(15)Gas and oil drilling accessory uses (SUP required).
(16)Glass products, from previously manufactured glass.
(17)Heavy equipment - outdoor rental/sales/display/service (SUP required).
(18)Household appliance products assembly and manufacture from prefabricated parts.
(19)Industrial and manufacturing plants including the processing or assembling of parts for production of finished equipment.
(20)Musical instruments assembly and manufacture.
(21)Paint, shellac and varnish manufacture (SUP required).
(22)Plastic products manufacture, but not including the processing of raw materials.
(23)Racing facilities (SUP required).
(24)Recreational vehicle (RV) park (private) (SUP required).
(25)Self-storage/mini-warehouse facility (SUP required).
(26)Shooting range (indoor or outdoor) (SUP required).
(27)Sporting and athletic equipment manufacture.
(28)Testing and research laboratories.
(29)Auction yard (vehicle) (SUP required).
(30)Communication towers (SUP required).
(31)Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
(32)Accessory buildings and uses customarily incidental to any of the above uses, provided that such not be objectionable because of odor, smoke, noise, vibration or similar nuisance. Open storage shall be considered an accessory use but no more than ten percent of the platted lot may be used for outside storage, including access and maneuvering areas for moving the stored items.
(33)Cemetery, columbarium, mausoleum and accessory uses (SUP required).
(34)Motor freight terminal (SUP required).

SITE PLAN


N
500' FRONTAGE
N Summit Ave
KOHL'S
GLA:
± 86,814 SF Total
Lot Size:
±9.16 AC
(±399,010 SF)
Building Dimensions:
See Page 11 for Building & Dock Dimensions
LOWE'S
Standard Spaces
±445
ADA Spaces
±12
Total Spaces
±457
Ratio: ±5.26/1,000 SF
Zoning Requirement:
1.00/300 SF - 288 Spaces
508' FRONTAGE
Valley Ridge Blvd (14,856 VPD)

FLOOR PLAN


7" Concrete Slab
Receiving/
Stock Area
Office
Office
Training
Office
Lounge
Lockers
Women's
Restroom
Men's
Restroom
Lobby
Returns
Cash
Room
Service
Desk
Wiring
Closet
Fitting
Room
Stock
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Security
Vestibule
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Vestibule
Fitting
Room
Stock
Room
Planter Bed
Planter Bed
Ramp
Ramp
Planter Bed
Planter Bed

SECTION TWO

Location & Market Overview



Subject Property

LOCATION OVERVIEW

https: www.mynd.co, www.axios.com, https://fortune.com

The Dallas-Fort Worth metro area's population was more than 7.6 million, according to the 2020 census, making it the most populous metropolitan area in both Texas and the Southern United States. It's projected to reach 10 million by the 2030s, at which time it is expected to displace Chicago as the nation's third-largest metro, behind New York and Los Angeles.



Between 2010 and 2020, DFW grew by a stunning 350 people each day

Dallas-Fort Worth is one of the top regions in the country for business, thanks to its low cost of living, business-friendly environment, and strong base of well-educated and skilled employees.

Baylor Scott & White, HCA North Texas, Medical City, Texas Health Resources and UT Southwestern are the largest healthcare employers in the metro, each with more than 10,000 employees.

#1

for 3-Year Job Growth

2019-2021 Bureau of Labor Statistics

Major Colleges & Universities

- UNT | Denton | Enrollment of 36,000, offering 98 bachelor, 82 master and 36 doctoral degree programs.
- TWU | Denton/Dallas | Enrollment of 15,000, nation's largest university primarily for women. Produces more health care professionals than any other university in Texas.
- UTD | Dallas | Enrollment of 21,000, UTD offers 133 degree programs, with over 50 labs, centers, and institutes for research.
- UTA | Arlington | Enrollment of 33,000, with over 180 degree programs, and a diverse student body representing 123 countries.
- SMU | Dallas | Enrollment of 11,000, with over 150 education abroad programs.
- TCU | Fort Worth | Enrollment of 10,000, with over 215 areas of study.

DALLAS-FORT WORTH LEADS THE NATION IN POPULATION GROWTH

The DFW Metroplex covers 9,286 square miles, making it larger in land area than the states of Rhode Island and Connecticut combined.

The metro has the highest concentration of colleges universities in Texas with more than 40, including Southern Methodist University, Texas Christian University, and the University of Texas at Dallas.

Click to See the Largest Construction Projects in DFW



LOCATION OVERVIEW

Lewisville is a suburban community within the 7.6MDallas-Fort Worth Metroplex, the fastest growing metro in the U.S., expected to exceed 10 million residents by the 2030s. Lewisville has experienced population growth of 44.0% since 2000 and is expected to continue to grow another 2.7% by 2027.

Many companies call Lewisville home and a number of them are familiar names. With superior access and infrastructure, a low tax environment, quality workforce, and more, Lewisville has a strong and dynamic business community made up of everything from Fortune 500 companies to innovative start-ups. Lewisville has one of the lowest combined property tax rates in DFW, making it an attractive location for businesses and residents alike.

Lewisville has over one million square feet of new construction for office and industrial development in the pipeline, in addition to new single-family, townhome and multifamily developments.

Workforce

Lewisville's location gives any new business access to the 3.6 million-plus DFW workforce, and with Texas's status as a right-to-work state and the low cost of living in DFW, any Lewisville-based employer will have access to a robust and dynamic workforce

Company	Total # of Employees
Xerox	823
TIAA-CREF	600
SYSCO	452
Medical City of Lewisville	554
HOYA Vision Care	509
Med Fusion	483
Orthofix	432
Mortgage Contracting Services	397
Flooring Services	378
FedEx Freight	290

https://www.ecodevlewisville.com/

LOGISTICS

I-35E Corridor Plan

According to regional estimates, I-35E will carry roughly 130,000 Vehicles per day over the next two decades. In its early stages, the I-35E Corridor Plan will cast a vision for potential development opportunities, incentives, and partnerships that are possible throughout this heavily trafficked corridor.

The I-35E transportation corridor is one of the fastest growing North America. Its distinct 8-mile corridor through the City of Lewisville is bounded by Lewisville Lake to the north and SH 121 to the south. Five of the largest urban areas, and seven of the 50 largest cities, in the U.S. are located along the corridor. Link: Texas Department of Transportation

DFW Airport

DFW Airport is the third-busiest airport in the world and is less than 5 miles from Lewisville. It provides passenger service to all major cities in North America in less than 4 hours, and more than 200 nonstop destinations worldwide.

Love Field

Lewisville is located approximately 10.5 miles from Love Field, a general purpose airport that serves 7 million passengers a year.

Alliance Airport and Intermodal Facility

The world's first 100% industrial airport located less than 20 miles from Lewisville, Alliance Airport offers access to BNSF and Union Pacific Class 1 rail lines and FedEx's Southwest Regional Sort Hub.

Rail Service

Lewisville has three commuter rail stations, operated by the Denton County Transit Authority (DCTA) and connected with the Dallas Area Rapid Transit (DART) system, offering riders the ability to navigate most of the DFW area by train. Two major rail lines (BNSF and KCS) and the DCTA rail maintenance facility are located here as well.

LOCATION OVERVIEW

ATTRACTIONS & DEVELOPMENTS

Railroad Park - Originally the Katy Train Depot, the 269-acre park honor's the city's rich rail service history and offers sixteen sports fields, a skate park, three man made lakes, and a 1.5 mile perimeter walking trail.

Lake Lewisville - One of the largest lakes in north Texas spanning 29,000-acres with 233 miles of shoreline. The lake is great for fishing, skiing, swimming, and recreational boating. The area around the lake includes plenty of beaches, campgrounds, hiking and biking trails, and golf courses.

Music City Mall - The 1M+ SF mall contains over 115 retail tenants and was once known for their live music performances in the mall atrium. On March 21, 2022 the city announced the mall would expand and redevelop into a mixed-used space containing housing, businesses, restaurants and more shops and entertainment.

Lake Park Golf Course - Situated along the shores of Lake Lewisville, Lake Park Golf Club offers a pair of beautiful golf layouts: a picturesque championship golf course that has been named by Golf Digest among the "Best Places You Can Play In America."

The historic **Old Town Lewisville** offers unique store fronts, some dating from the turn of the Century, provides a collection of unique shops and malls, boutiques, and craft stores.

Lewisville Grand Theater is devoted to celebrating local artists as well as bringing in talent from throughout Texas and across the U.S. for the betterment and entertainment of the community, featuring a state-of-the-art performance hall, black box theater, art gallery, and versatile classroom spaces.

Lewsville Lake Environmental Learning Area (LLELA) is a 2,600-acre park featuring over 7 miles of hiking trails, campsites, a butterfly garden, and various spots for picknicking, fishing, kayaking, and canoeing. The park offers various guided activities, such as naturalist-led hikes, bird walks, and kayak tours.









AERIAL MAP

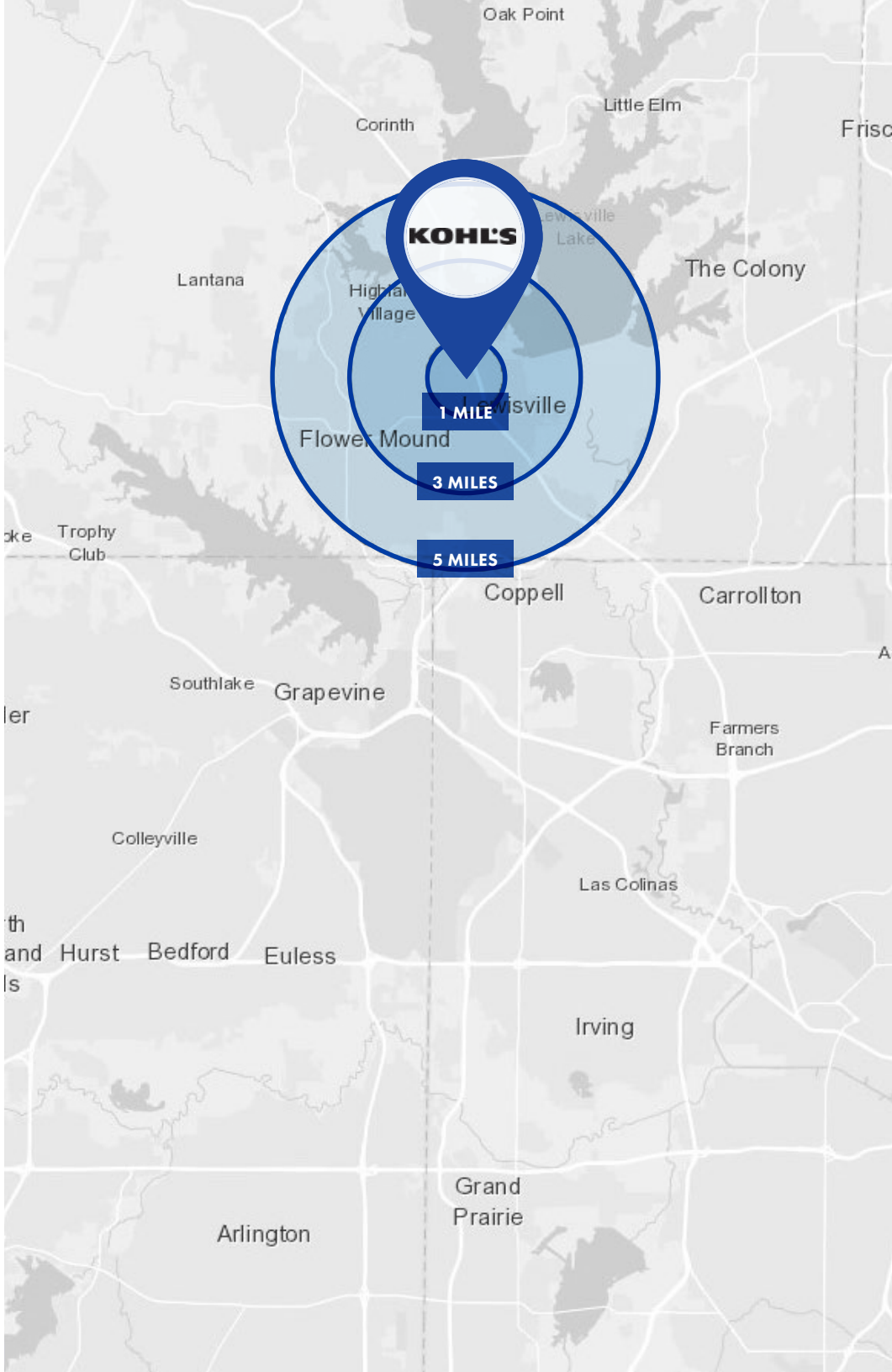

Chinn Chapel Soccer Complex
McAuliffe Elementary
Briarhill Middle
The Marketplace at Highland Village
Walmart Supercenter
DOLLAR TREE
DSW
McALISTER'S DELI
T.J.maxx HomeGoods
LA FITNESS
PETCO
Freddy's Steakburgers
Tom Thumb
planet fitness
DQ
Walmart Neighborhood Market
SONIC
McDonald's
CVS pharmacy
I-35 E (134,243 VPD)
DeLay Middle School
Bob Wiseman Soccer Complex
Lake Park Golf Course
LOWE'S
BEST BUY
Office DEPOT
PETSMART
Chipotle
TACO BELL
Wild Fork FOODS
Market by macy's
HOBBY LOBBY
jcp
Party City
SEPHORA
WORLD MARKET
belk
SKECHERS OUTLET
GNC
BED BATH & BEYOND
ULTA BEAUTY
DICK'S SPORTING GOODS
OLD NAVY
five BELOW
Marcus High School
Lewisville High - Killough
KOHL'S
ExtraSpace Storage
NORMAN
Ford
LOWE'S
BURGER KING
The Home Depot
The Shops at Highland Village
amc CLASSIC
LOFT
BARNES & NOBLE
WHOLE FOODS MARKET
TORCHY'S TACOS
corner bakery CAFÉ
Bath & Body Works
Soma
GRIMALDI'S
chico's
BANANA REPUBLIC
francesca's
TALBOTS
BEN & JERRY'S
Buff City Soap
BUFFALO WILD WINGS
Texas Health Orthopedic Center
Jake's Hilltop Park
Huffines Middle School
DOLLAR TREE
SONIC
GOLDEN CHICK
CVS pharmacy
Korner Café
GameStop
BatteriesPlus
Public Storage
Walmart Supercenter
sam's club
Lewisville Railroad Park
Prairie Rd (36,630 VPD)
Flower Mound Elementary
Texas Health Presbyterian Hospital
Lewisville Christian
ALDI
O'Reilly
Medical City Lewisville
COURTYARD
HOME2
W Main St (45,519 VPD)
7-ELEVEN
Walgreens
Tom Thumb
Office Corridor
Lewisville High School
TEXAS
crumbl cookies
Orchard Village
WinCo FOODS
SALLY BEAUTY
BIG LOTS!
EZ PAWN
POPEYES
SUBWAY
Domino's
Little Caesars
FUZZY'S TACO SHOP
Main Valley Shopping Center
ACE Hardware
DOLLAR GENERAL
BUDDY'S HOME FURNISHINGS
AutoZone
SALAD
SMOOTHIE KING
BURGER KING
EL RANCHO
Cracker Barrel
Kroger
AT&T
LITTLE CAESARS PIZZA
KOHL'S
SPROUTS FARMERS MARKET
DOLLAR TREE
PLATO'S CLOSET
Flower Mound High School
NAPA
planet fitness
N

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	1,140	63,361	181,465
2022 Population	1,407	76,836	222,919
2027 Population	1,452	81,311	234,029
2010-2020 Annual Rate	1.98%	1.58%	1.61%
2022-2027 Annual Rate	0.63%	1.14%	0.98%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 Households	356	25,0.37	67,668
2022 Households	383	29,921	83,317
2027 Households	396	31,633	87,493
2010-2020 Annual Rate	0.63%	1.46%	1.63%
2022-2027 Annual Rate	0.67%	1.12%	0.98%

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2022 Average Household Income	$72,999	$91,893	$126,655
2027 Average Household Income	$76,964	$100,566	$139,569
2022-2027 Annual Rate	1.06%	1.82%	1.69%
Total Number of Households with the Following Income Range			
< $25,000	33	2,758	5,419
$25,000-$34,999	20	2,029	4,039
$35,000-$49,999	114	3,669	7,734
$50,000-$74,999	69	7,270	15,549
$75,000-$99,999	74	5,472	12,737
$100,000-$149,999	47	5,056	16,757
$150,000-$199,999	26	2,190	9,253
$200,000+	1	1,477	11,757



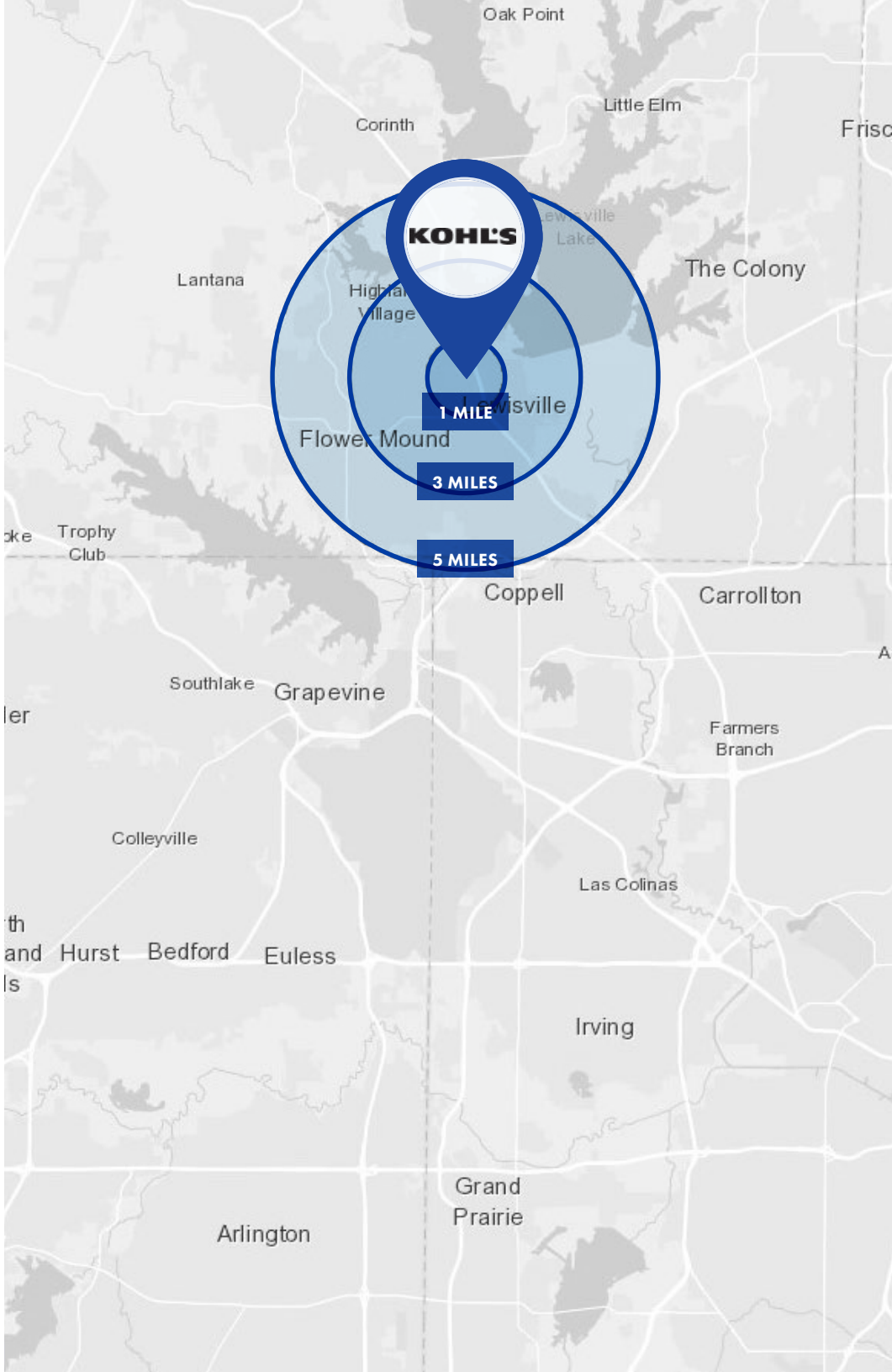
DEMOGRAPHICS (CONT.)

MEDIAN HOME VALUE	1 MILE	3 MILES	5 MILES
2022 Median Home Value	$40,469	$258,964	$317,946

DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2022 Daytime Population	4,609	77,156	199,499

DAYTIME EMPLOYMENT	1 MILE	3 MILES	5 MILES
# of Employees	3,881	35,078	76,263
# of Businesses	230	3,232	7,142

CONSUMER SPENDING	1 MILE	3 MILES	5 MILES
2022 Total Average Spending per Household	$64,907	$79,758	$107,730
Apparel	$1,943	$2,255	$2,969
Entertainment/Hobbies	$2,404	$3,105	$4,299
Food & Alcohol	$8,832	$10,329	$13,544
Transportation & Maintenance	$8,073	$9,536	$12,433
Health Care	$4,432	$5,761	$8,020
Education & Daycare	$1,387	$1,772	$2,411



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The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report.

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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.

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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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 _____