

NWC HEBRON PKWY & MEDICAL PKWY CARROLLTON, TEXAS



**PAD SITE AVAILABLE
GROUND LEASE, BUILD TO SUIT OR SALE**

AREA TRAFFIC GENERATORS



For Information
Amy Pjetrovic
Jim Dunn
214.378.1212

HIGHLIGHTS

- Sprouts grocer brings over 12,000 cars per week to the shopping center.
- Site is adjacent to Baylor Medical Center.

PROPERTY INFORMATION

LOCATION

NWC Hebron Parkway & Medical Parkway
Carrollton, Texas

SIZE

0.56 Acres
Up to 4,300 SF Building
Reciprocal Parking Available

TRAFFIC COUNTS

Hebron Parkway: 30,350 VPD
Josey Lane: 28,648 VPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2014 Est. Population	17,960	115,227	248,999
2014 Est. Avg. HH Income	\$112,192	\$87,128	\$91,126
2014-2019 % Growth	12.33%	9.47%	9.17%
2014 Daytime Population	3,061	23,408	125,271



COMMERCIAL WWW.VENTUREDFW.COM

The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate makes no guarantee, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price, prior to sale or lease, or withdrawal without notice.

NWC HEBRON PKWY & MEDICAL PKWY

CARROLLTON, TEXAS

STANDARD NOTES

A. Sidewalks (which are required in all districts, with the single exception of local industrial sites) shall be constructed in accordance with the City of Carrollton's specifications.

The developer will construct sidewalks along the rear and side of lots that abut collector or arterial thoroughfares or which abut perimeter streets, or where an alley is adjacent to a collector or arterial thoroughfare.

The builder on a lot will construct all other sidewalks on the front and side of lots on internal streets.

Certificates of Occupancy will not be issued until such requirements have been met.

B. A minimum of 10% of the total site is required to be landscaped. (The landscaping must be located in accordance with the Comprehensive Zoning Ordinance, as identified by a shading pattern which is identified in the legend and identified in square feet on the site plan.)

C. Selling off a portion of this addition by metes and bounds description without a replat being approved by the City of Carrollton is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

ADJACENT FUTURE MULTI-FAMILY DEVELOPMENT

CASE NO.:

This Technical Site plan was approved on subject to technical changes required by the City of Carrollton. To the best of my knowledge, those changes have been made, and this site plan is the final, approved plan for development. No changes may be made to this site plan without city approval, unless necessary to meet zoning, subdivision, building code, or other applicable ordinances. Major changes to this site plan, especially deletions of approved items or substantial changes in building location, will require a reapproval by the Planning and Zoning Commission, Engineering, grading, and construction plans are not part of this approval.

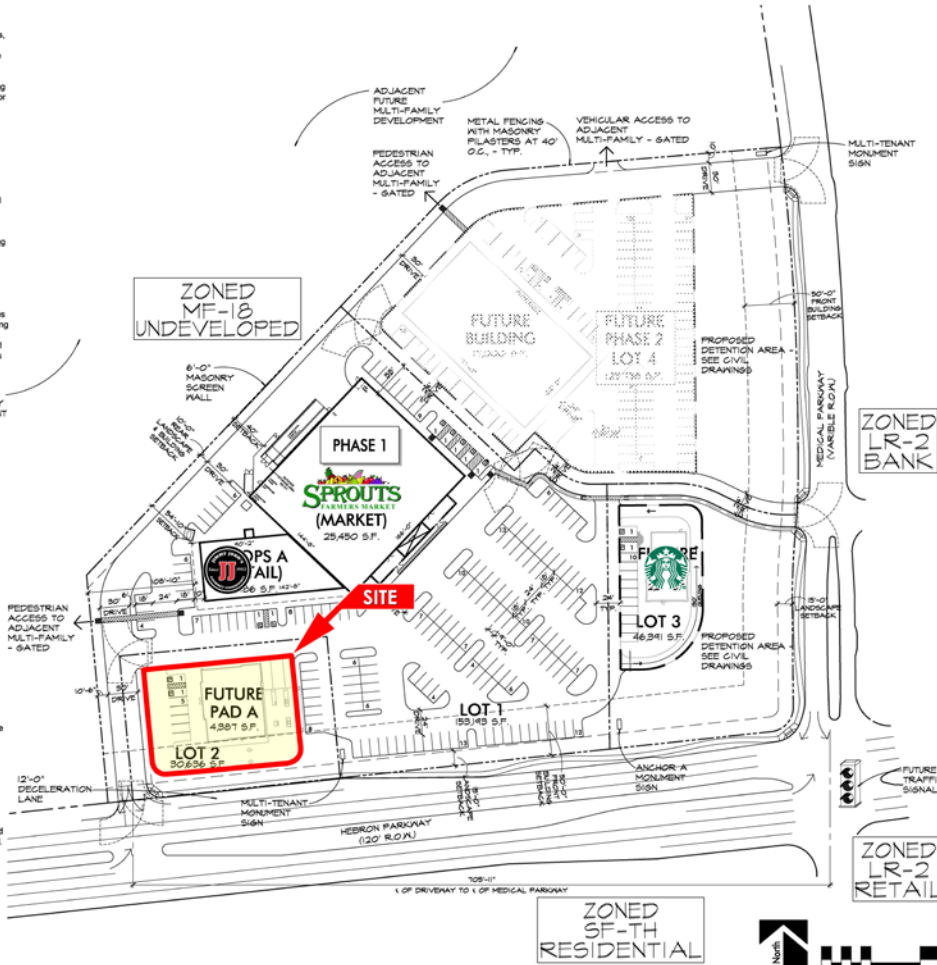
A COPY OF THIS SITE PLAN MUST BE SUBMITTED WITH ALL COPIES OF BUILDING AND CONSTRUCTION PLANS THAT ARE SUBMITTED TO THE CITY.

For Urban Development Department

Date:

PLANNED DEVELOPMENT AMENDMENT - CONCEPTUAL SITE PLAN

NWC of HEBRON PKWY & MEDICAL PKWY CARROLLTON, TEXAS



LEGAL DESCRIPTION:

All that certain tract or parcel of land located in the H. Groom Survey, Abstract 440, City of Carrollton, Denton County, Texas, being part of a called 25.19 acre tract as described by deed from HEM/Medical Parkway, Ltd. to Creekswood Hebron, L.P., dated September 26, 2002 and recorded in Volume 6194 Page 7107 (Doc. No. 2002-121787) in the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod (set) for the southwest corner of the herein described tract, and in the south line of the above referenced 25.19 acre tract, same being in the north right of way line of Hebron Parkway East, from which a 1/2 inch iron rod (set) at an angle corner in said north right of way line bears South 83 deg. 52 min. 17 sec. West a distance of 216.34 feet and from said reference a 1/2 inch iron rod (set) a 5/8 inch iron rod (bound) bears North 89 deg. 25 min. 09 sec. West a distance of 3.55 feet;

THENCE North 05 deg. 22 min. 22 sec. West across said 25.19 acre tract, a distance of 231.59 feet to a 1/2 inch iron rod (set) for corner;

THENCE North 43 deg. 23 min. 57 sec. East continuing across said 25.19 acre tract, a distance of 17.26 feet to a 1/2 inch iron rod (set) for corner and being the beginning of a curve to the right;

THENCE continuing across said 25.19 acre tract and along said curve to the right, having a Delta of 41 deg. 48 min. 14 sec., a Radius of 110.00 feet, a Chord which bears North 64 deg. 14 min. 04 sec. East - 78.49 feet and an Arc Length of 80.28 feet to a 1/2 inch iron rod (set) for corner;

THENCE North 89 deg. 12 min. 11 sec. East continuing across said 25.19 acre tract, a distance of 277.84 feet to a 1/2 inch iron rod (set) for corner in the east line of same, and being in the west right of way line of Medical Parkway, and being in a non-tangent curve to the right;

THENCE with the east line of said 25.19 acre tract and with said west right of way line and along said curve to the right, having a Delta of 06 deg. 11 min. 54 sec., a Radius of 2469.95 feet, a Chord which bears South 03 deg. 38 min. 59 sec. East - 287.07 feet and an Arc Length of 287.20 feet to a 5/8 inch iron rod (bound) for corner at the end of said curve;

THENCE South 00 deg. 33 min. 02 sec. East continuing with said east line and said west right of way line, a distance of 50.00 feet to a 5/8 inch iron rod (bound) for corner in same and being the beginning of a curve to the right;

THENCE continuing with said east line and said west right of way line and along said curve to the right, having a Delta of 05 deg. 43 min. 59 sec., a Radius of 750.00 feet, a Chord which bears South 02 deg. 18 min. 50 sec. West - 75.00 feet and an Arc Length of 75.03 feet to a 5/8 inch iron rod (bound) for corner at the end of said curve;

THENCE continuing with said east line and said west right of way line and along said curve to the left, having a Delta of 09 deg. 43 min. 55 sec., a Radius of 750.00 feet, a Chord which bears South 02 deg. 18 min. 50 sec. West - 75.00 feet and an Arc Length of 75.03 feet to a 5/8 inch iron rod (bound) for corner at the end of said curve;

THENCE South 00 deg. 33 min. 02 sec. East continuing with said east line and said west right of way line, a distance of 100.43 feet to a 5/8 inch iron rod (bound) for corner in same and being the beginning of a curve to the right;

THENCE continuing with said east line and said west right of way line and along said curve to the left, having a Delta of 84 deg. 26 min. 53 sec., a Radius of 25.00 feet, a Chord which bears South 41 deg. 40 min. 24 sec. West - 33.50 feet and an Arc Length of 36.50 feet to a 5/8 inch iron rod (bound) for corner at the end of said curve and being in the north right of way line of said Hebron Parkway East;

THENCE South 93 deg. 52 min. 17 sec. West with the south line of said 25.19 acre tract and the north right of way line of said Hebron Parkway East, a distance of 875.57 feet to the PLACE OF BEGINNING, containing 8,1257 acres (353,956 square feet) of land.

Summary

EXISTING ZONING MF-18
PROPOSED ZONING LR-2
TOTAL NET SITE AREA 353,956 S.F. (8.13 ACRES)

LOT 1 153,193 S.F. (3.52 ACRES)
FUTURE LOT 2 30,636 S.F. (0.70 ACRES)
FUTURE LOT 3 46,391 S.F. (1.07 ACRES)
FUTURE LOT 4 123,736 S.F. (2.84 ACRES)

PHASE 1 BUILDING AREA
SPROUTS 25,450 S.F.
SHEP'S A 7,067 S.F.
TOTAL 32,517 S.F.
% COVERAGE 21.2%

PARKING REQUIRED PHASE 1:
RETAIL (1/250 S.F.) 102 SPACES
SPROUTS 28 SPACES
TOTAL 130 SPACES

PARKING PROVIDED PHASE 1:
SPROUTS 126 SPACES (4,951/1,000 S.F.)
SHEP'S A 54 SPACES (7,641/1,000 S.F.)
TOTAL 180 SPACES (15,592/1,000 S.F.)

ACCESSIBLE SPACES REQUIRED 6 SPACES

ACCESSIBLE SPACES PROVIDED 7 SPACES

LOADING BAY REQUIRED 1 SPACE

LOADING BAY PROVIDED 1 SPACE

RETAIL DEVELOPER:

AVB DEVELOPMENT PARTNERS
716 E. 8TH AVENUE
SCOTTSDALE, AZ 85208
PHONE: (480) 424-7800
FAX: (480) 424-7861
ATTN: TOM ALFORD
EMAIL: talford@avbd.com

LAND OWNER:

TONTI PROPERTIES
4848 WESTBROOK DRIVE, SUITE 100
DALLAS, TX 75240
PHONE: (972) 441-4028
FAX: (972) 441-4060
ATTN: ADAM AIDEN
EMAIL: adam@tontiproperties.com

ARCHITECT:

NADEL STUDIO ONE, INC.
3035 E. CAMELBACK ROAD, SUITE 200
PHOENIX, AZ 85018
PHONE: (602) 956-7100
FAX: (602) 956-7100
ATTN: TRISH FLOWERS
EMAIL: trish@nadestudios.com

LEGEND:

- ADA ACCESSIBILITY
- FIRE TRUCK TURNING RADIUS: 30' INSIDE RADIUS



Vicinity Map

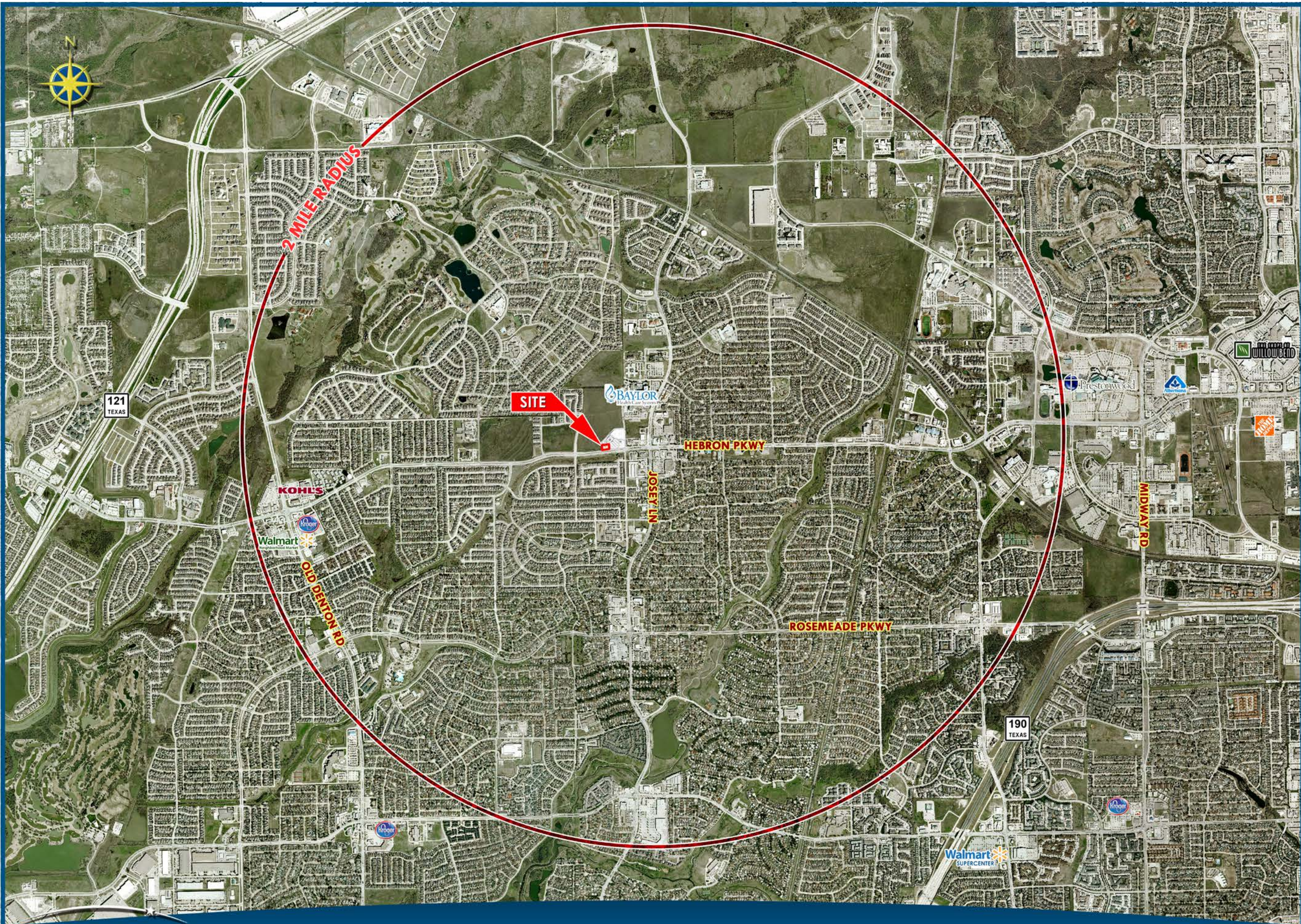
ALL BOUNDARIES, IMPROVEMENTS, NEIGHBORHOODS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL STUDIO ONE, INC. AND IS SUBJECT TO VERIFICATION BY LOCAL SURVEY AND CONSTRUCTION KNOWLEDGE. THE OWNER MUST OBTAIN NECESSARY REPRESENTATION AS TO EXISTING UTILITIES, EASEMENTS, RIGHTS OF OCCUPANCY OF ANY BUILDING WITHIN THE CENTER.

DATE: SEPTEMBER 25, 2009
NADEL JOB#: 0914

NADEL STUDIO ONE, INC.
3333 E. CAMELBACK ROAD
PHOENIX, AZ 85018
T.602.956.9900 F.602.956.9901
WWW.NADELARC.COM





2 MILE RADIUS

SITE

HEBRON PKWY

JOSEY LN

ROSEMEADE PKWY

KOHL'S

Walmart

OLD DENTON RD

190 TEXAS

Walmart SUPERCENTER

VENTURE 214.378.1212
COMMERCIAL 8235 Douglas Ave, Suite 720
Dallas, TX 75225

JOSEY LN & HEBRON PKWY

CARROLLTON, TX



Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

(Form 5/98)

Property: NWC Hebron Park and Medical Parkway, Carrollton, Texas

In this transaction, Venture Commercial Real Estate, LLC, is:

[X] agent for Owner/Landlord only; [] agent for Buyer/Tenant only; or [] an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord

Date

Buyer or Tenant

Date