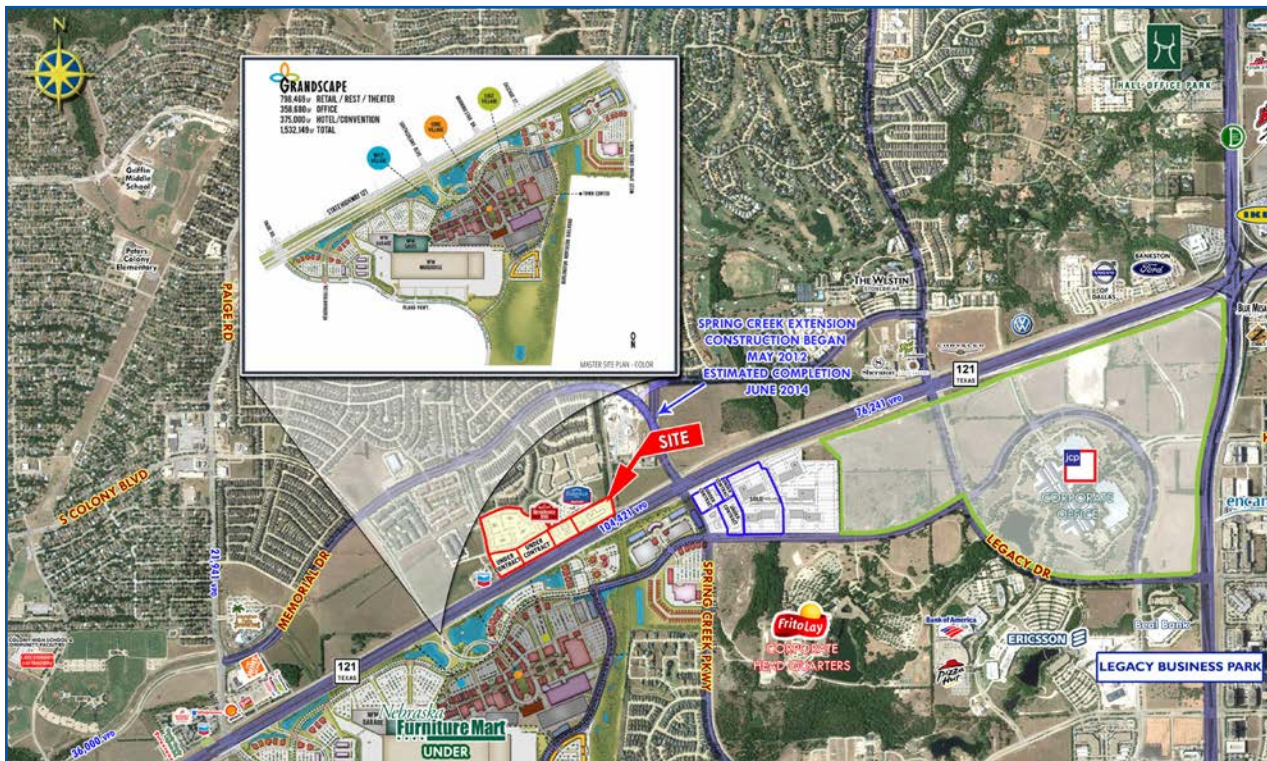


NEC SH 121 & MORNINGSTAR THE COLONY, TEXAS



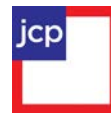
SH 121 FRONTAGE FOR SALE
±22.44 ACRES

HIGHLIGHTS

- Site is across the street from Berkshire Hathaway's 1.9 million SF, 433-acre, \$1.5 billion Nebraska Furniture Mart development, which is now under construction.
- NFM's building will include nearly 600,000 SF of retail/show space and 1.2 million SF of warehouse/distribution. The development is expected to generate more than 8 million customers and \$600 million in sales, annually.

AREA TRAFFIC GENERATORS

LEGACY BUSINESS PARK



CORPORATE HEADQUARTERS

PROPERTY INFORMATION

LOCATION

NEC SH 121 & Morningstar
The Colony, Texas 75056

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2013 Est. Population	9,533	66,883	195,581
2013 Est. Avg. HH Income	\$106,704	\$114,668	\$121,772

TRAFFIC COUNTS

SH 121:	87,637 VPD (The Colony 2012)
Morningstar:	6,486 VPD (The Colony 2013)
Memorial:	8,180 VPD (The Colony 2013)

SIZE

±22.44 Acres

ZONING

PD - 16

UTILITIES

On Site

For Information

David Davidson, Jr.
Edward Bogel
Ken Reimer
214.378.1212

JACKSON · SHAW



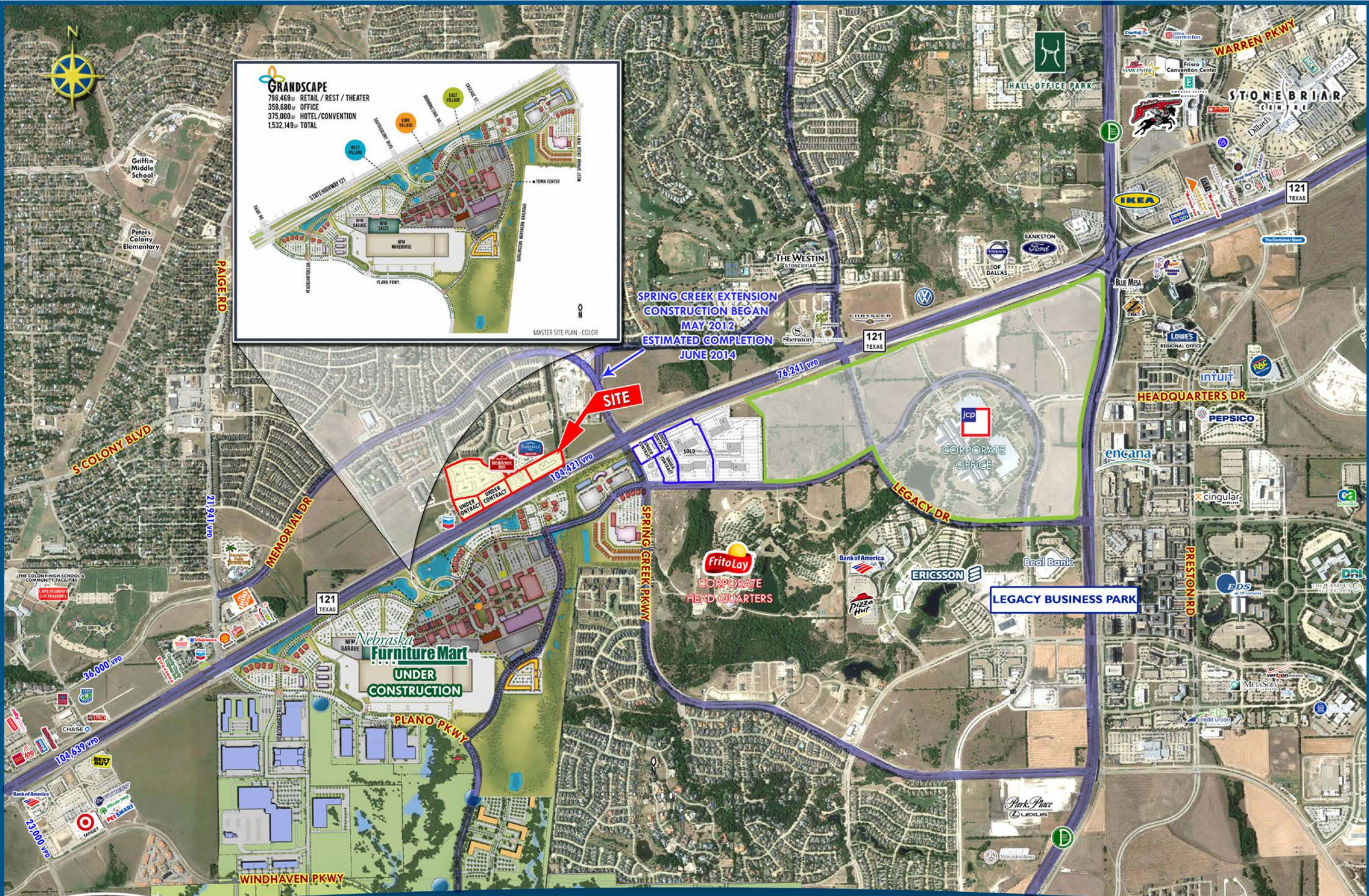
COMMERCIAL WWW.VENTUREDFW.COM

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.



SPRING CREEK EXTENSION
 CONSTRUCTION BEGAN
 MAY 2012
 ESTIMATED COMPLETION
 JUNE 2014

SITE



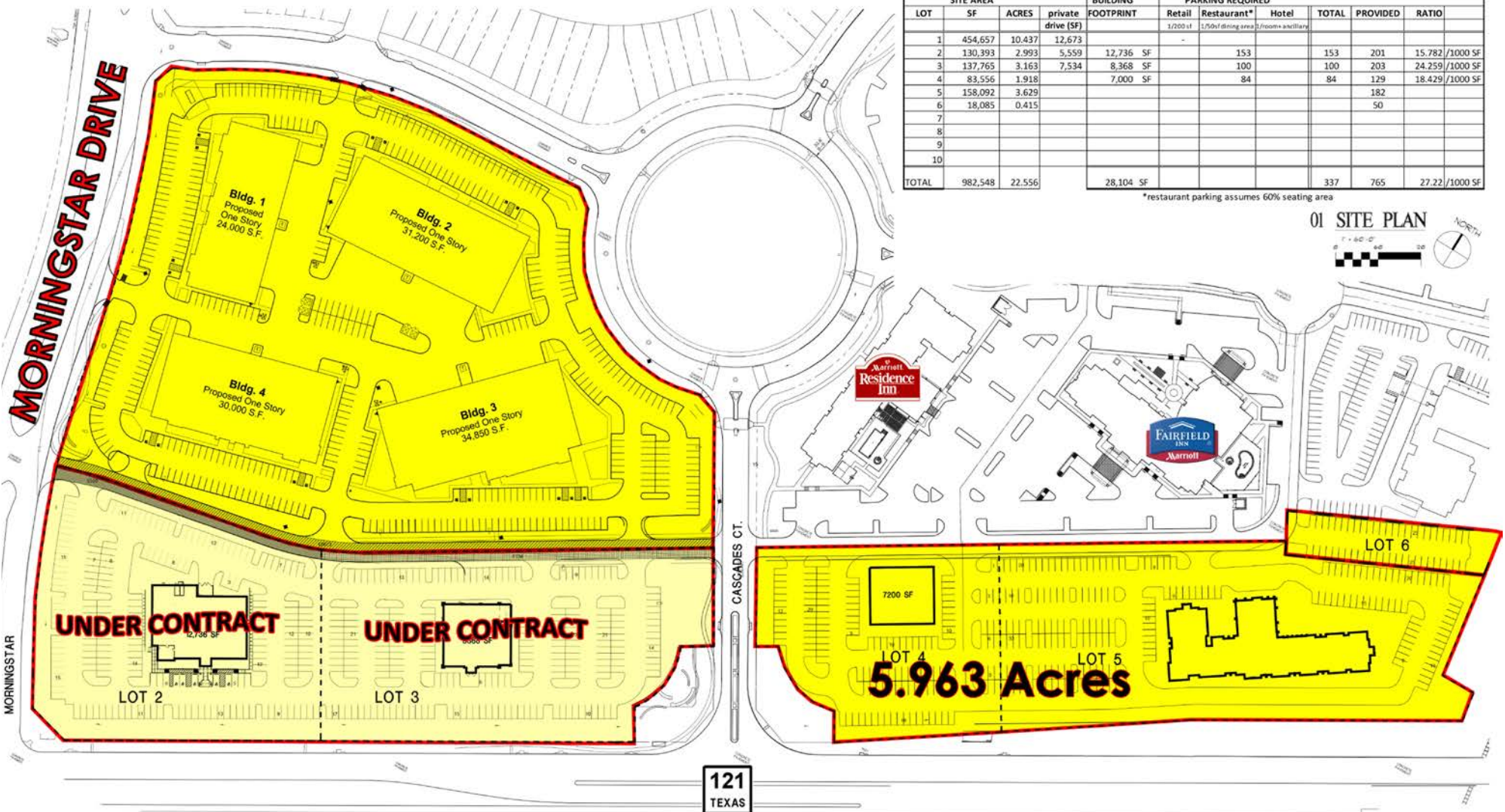
VENTURE 214.378.1212
 COMMERCIAL 8235 Douglas Ave, Suite 720
 Dallas, TX 75225

JACKSON · SHAW

NEC SH 121 & MORNING STAR DR
 THE COLONY, TX

NEC SH 121 & MORNINGSTAR

THE COLONY, TEXAS



TABULATIONS

LOT	SITE AREA			BUILDING FOOTPRINT	PARKING REQUIRED			TOTAL	PROVIDED	RATIO
	SF	ACRES	private drive (SF)		Retail	Restaurant*	Hotel			
1	454,657	10.437	12,673		-					
2	130,393	2.993	5,559	12,736 SF	1/200 ft	153	153	201	15.782/1000 SF	
3	137,765	3.163	7,534	8,368 SF		100	100	203	24.259/1000 SF	
4	83,556	1.918		7,000 SF		84	84	129	18.429/1000 SF	
5	158,092	3.629						182		
6	18,085	0.415						50		
7										
8										
9										
10										
TOTAL	982,548	22.556		28,104 SF				337	765	27.22/1000 SF

*restaurant parking assumes 60% seating area

01 SITE PLAN
 1" = 40'-0"
 NORTH



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: The Colony - NEC SH 121 & Morningstar

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