

# Available For Lease Highland Village Marketplace



NWC corner of FM 2499 and Hwy 407 Highland Village, Texas

## At a Glance

### Gross Leasable Area

370,000 square feet

### Available Space

Call for availability

### Traffic Counts

FM 2499/FM 407 Inter. 40,212 CPD

### Rental Rates

Call for rates

### Demographics

	1 Mile	3 Mile	5 Mile	PTA
Population	4,916	55,377	141,040	223,240
Avg. HH Income	\$141,571	\$127,666	\$111,716	\$102,275
HH Income < \$75,000	661	8,771	20,477	44,833
Median Age	35.4	34.4	32.4	31.8
Bachelor Degree or Better	52.4%	48.8%	60.3%	41%

(Based on 2004 estimates)

### Information

Highland Village Marketplace is a mixed-use lifestyle center located in Highland Village on the northwest corner of S. Denton County's commercial center. When completed, Highland Village Marketplace will be the lifestyle component of over 1.5 million square feet of retail that will occupy the four corners of FM 2499 and FM 407. Highland Village Marketplace is now leasing and should start construction in early 2006 with an expected completion date of early 2007.



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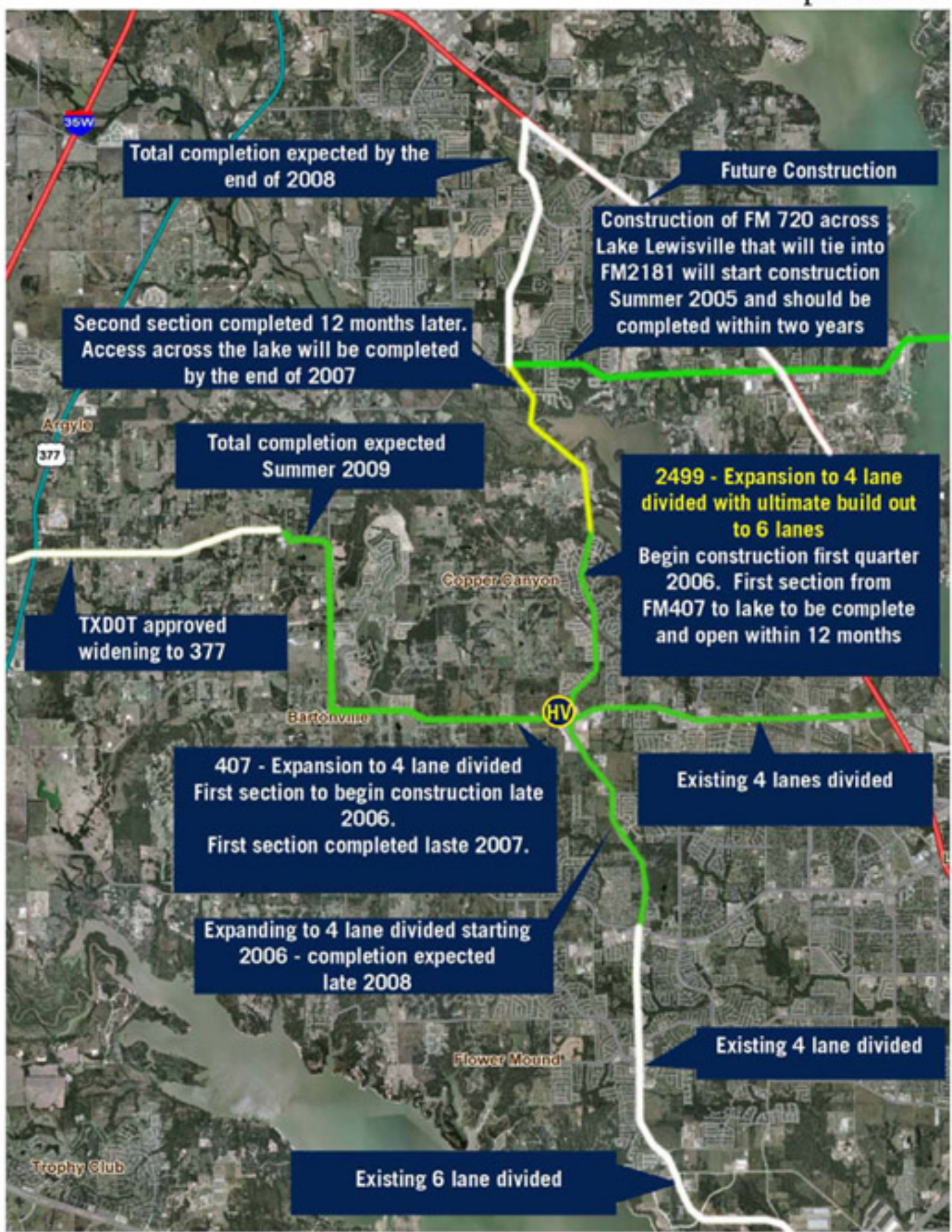
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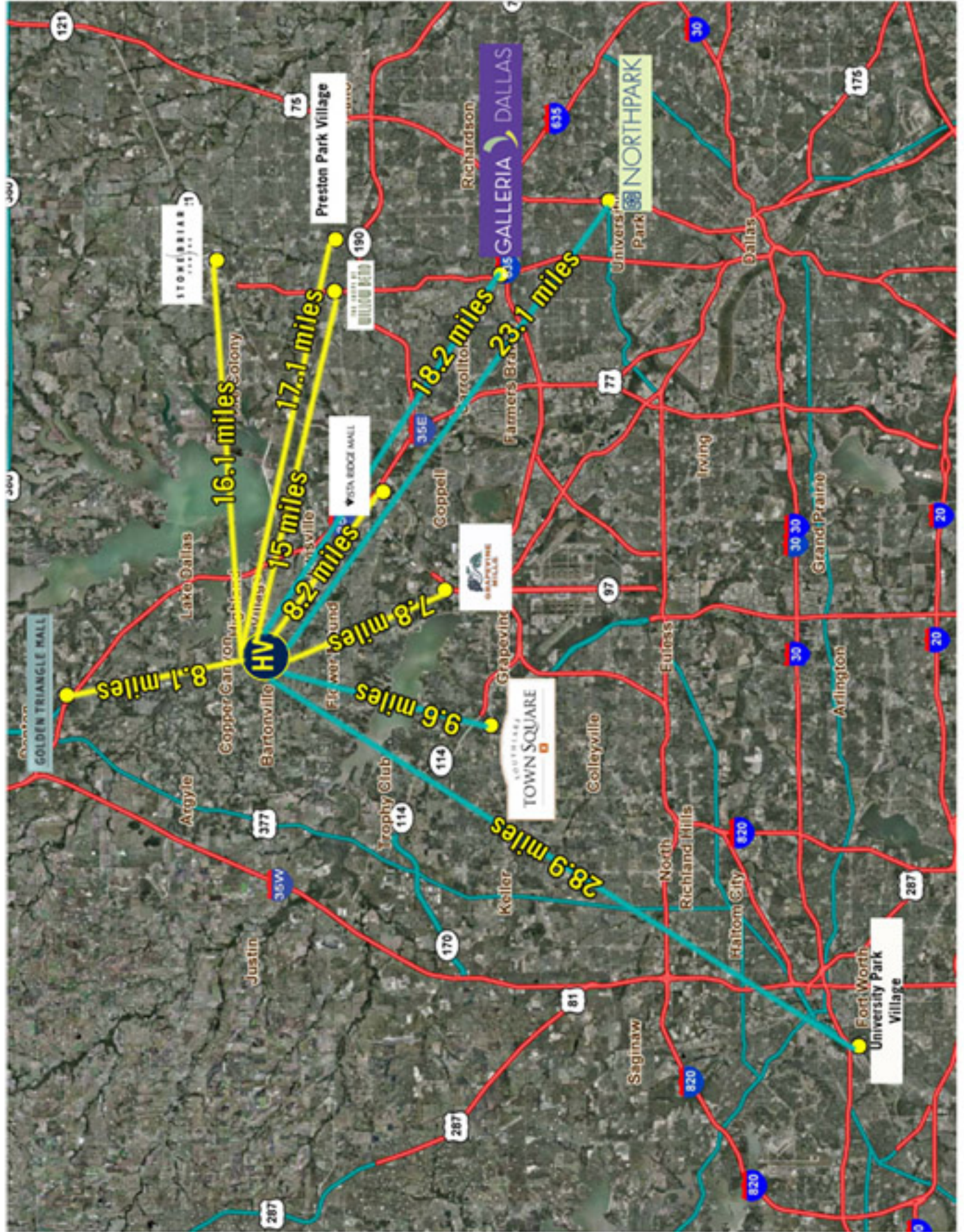
### Quick Facts

- The higher the education and income within 3 miles of the lifestyle center equates to increased customer visits and higher sales performance. Highland Village Marketplace will have 62,000 people with an average household income of \$127,666 and 50% will be college degreed.
- **Over 224,000 people in a trade area expected to grow by 20% in only 5 years** with average household incomes of in excess of \$100,000 and over 41% of the core customers are college degreed.
- Proven retail intersection. Target, Ross, Linens n Things, World Market, Famous Footwear, Lowes, and Hollywood Video all enjoy successful openings and continued sales growth.
- The nearest regional malls and lifestyle centers are **all in excess of 8 miles from our location**. Relative to speciality / lifestyle centers South Denton County is an under served trade area.
- There are many planned communities including Lantana, Bridlewood, Wellington, and Highland Shores with **homes priced from \$200,000 to well over \$1,000,000**. Over 80% of the people in this area own their home. About 50% of households have kids.
- In addition to the exemplary schools in the area, educational attainment by the residents is high. **Over 41% of adults have a college degree** while almost **75% have at least some college education**.
- F.M. 2499 runs north-south from DFW Airport through Flower Mound and Highland Village on its way to Denton after completion of the expansion across the lake in 2008. The first segment being expanded to a 4-lane divided arterial and extended north is the eastern border of this property. F.M. 407 is also being expanded to a 4-lane divided arterial. This is happening next year and will be starting at our property.
- The **average household income within the PTA is over \$100,000** but within the immediate **2 mile area it is around \$145,000**. These are some of the highest average household incomes in the Dallas-Fort Worth area. Over 57% of the households in this area have incomes over \$75,000.

## Road Expansions



## Distance to Malls



## Primary Trade Area





## 02 OVERALL SITE PLAN

NOT TO SCALE

### TABLATIONS:

LOT	SITE AREA	BLDG. AREA	COVERAGE	PKG. REQ'D.	PKG. PROV.	PKG. RATIO
1	1,740,321 sf 39.95 acres	ANCHORS 27,000 SF SHOPS 241,641 SF RETAIL 180,731 SF RESTAURANTS 192,048 SF THEATER 51,200 SF REST. 17,100 SF PERMETER BANK 4,000 SF SUB TOTAL 340,941 sf	COV. 19.57%	est/250 = 108 spaces est/250 = 773 spaces est/150 = 322 spaces e1/5 = 438 spaces e1/150 = 114 spaces e1/300 = 13 spaces	1,768 spaces	
		OFFICE 33,052 SF TOTAL GROSS 373,993 SF	F.A.R. 21.49%	e1/300 = 110 space		
				TOTAL 1,878 spaces	2,066 spaces	5.52/1000

## 01 SITE PLAN

1" = 60'-0"



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## HIGHLAND VILLAGE

HIGHLAND VILLAGE, TEXAS

## REGENCY CENTERS / HERMANSEN LAND DEVELOPMENT

## SP-115\_LEASE

SCALE AS NOTED • JOB# 24248 • ISSUE DATE: 01/24/08  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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	Highland Village Marketplace	Southlake Town Square	The Summit Birmingham	Kierland Commons	Town Center Plaza Leewood
<b>1 Mile Comparison</b>					
<u>Population</u>					
2004 Estimated Population	4,916	4,063	4,581	6,783	6,413
2009 Projected Population	4,316	4,898	4,956	7,436	7,413
2000 Census Population	2,872	3,323	4,249	6,371	5,556
1990 Census Population	1,179	760	3,131	3,155	3,089
<u>Growth</u>					
Historical Annual Growth 1990 to 2000	9.3%	15.9%	3.1%	7.3%	6.0%
Estimated Annual Growth 2000 to 2004	5.1%	5.1%	1.9%	1.6%	3.7%
Projected Annual Growth 2004 to 2009	4.2%	3.8%	1.6%	1.9%	2.9%
<u>Household Type</u>					
Households with Kids	59.7%	63.9%	19.8%	28.1%	28.4%
<u>Household Income Distribution</u>					
Households with Incomes \$100,000 +	661	921	399	1,029	1,071
Household Income \$100,000 +	61.8%	78.1%	17.4%	34.6%	40.5%
<u>Average Household Income</u>					
Average Household Income	\$141,571	\$191,197	\$73,908	\$100,847	\$125,481
<u>Median Household Income</u>					
Median Household Income	\$119,392	\$165,701	\$50,146	\$81,237	\$82,226
<u>Per Capita Income</u>					
Per Capita Income	\$43,273	\$55,520	\$37,122	\$44,365	\$53,616
<u>College Education</u>					
College Degree (Bachelor and Graduate)	52.4%	64.4%	61.1%	54.2%	61.6%
College Educated	85.2%	87.2%	83.0%	83.1%	87.2%
<u>Household Ownership</u>					
Owner Occupied Percent	93.0%	93.1%	41.5%	50.5%	64.1%
<u>Household Values</u>					
Household Values over \$300,000	26.7%	81.2%	22.6%	37.9%	44.3%
Median Property Value	\$244,210	\$406,097	\$181,709	\$262,319	\$287,668
<u>Occupation</u>					
Percent White Collar Workers	83.2%	85.8%	84.7%	84.5%	89.3%

<b>3 Mile Comparison</b>	<b>Highland Village Marketplace</b>	<b>Southlake Town Square</b>	<b>The Summit Birmingham</b>	<b>Kierland Commons</b>	<b>Town Center Plaza Leawood</b>
<b>Population</b>					
2004 Estimated Population	55,377	53,940	33,089	68,731	72,420
2009 Projected Population	62,987	61,252	35,179	74,594	77,688
2000 Census Population	43,965	47,973	31,344	64,918	68,314
1990 Census Population	24,090	26,267	25,435	42,754	54,874
<b>Growth</b>					
Historical Annual Growth 1990 to 2000	6.2%	6.2%	2.1%	4.3%	2.2%
Estimated Annual Growth 2000 to 2004	4.4%	3.0%	1.4%	1.4%	1.5%
Projected Annual Growth 2004 to 2009	3.8%	2.6%	1.2%	1.7%	1.4%
<b>Household Type</b>					
Households with Kids	54.5%	49.5%	30.0%	34.3%	31.7%
<b>Household Income Distribution</b>					
Households with Incomes \$100,000 +	8.771	9.378	4.970	9.211	10.291
Household Income \$100,000 +	51.7%	51.3%	35.2%	33.7%	34.9%
<b>Average Household Income</b>					
Average Household Income	\$127,666	\$138,369	\$116,002	\$96,760	\$106,295
<b>Median Household Income</b>					
Median Household Income	\$103,216	\$103,134	\$72,136	\$74,299	\$74,706
<b>Per Capita Income</b>					
Per Capita Income	\$41,570	\$46,955	\$49,573	\$38,758	\$43,778
<b>College Education</b>					
College Degree (Bachelor and Graduate)	48.8%	49.8%	63.3%	46.9%	58.9%
College Educated	81.7%	79.4%	86.2%	80.2%	84.6%
<b>Household Ownership</b>					
Owner Occupied Percent	88.8%	73.3%	60.3%	66.3%	68.3%
<b>Household Values</b>					
Household Values over \$300,000	20.2%	42.3%	39.9%	34.3%	28.2%
Median Property Value	\$196,082	\$252,345	\$259,480	\$259,105	\$241,899
<b>Occupation</b>					
Percent White Collar Workers	80.8%	77.2%	87.3%	82.0%	86.0%

5 Mile Comparison	Highland Village Marketplace				Town Center Plaza Leawood	
	Southlake Town Square	The Summit Birmingham	Kierland Commons			
<b>Population</b>						
2004 Estimated Population	141,040	117,480	191,751	198,467		
2009 Projected Population	169,932	122,095	212,440	215,001		
2000 Census Population	118,015	113,730	177,053	185,258		
1990 Census Population	61,123	98,421	117,982	148,348		
<b>Growth</b>						
Historical Annual Growth 1990 to 2000	6.8%	1.5%	4.1%	2.2%		
Estimated Annual Growth 2000 to 2004	4.5%	0.8%	2.0%	1.7%		
Projected Annual Growth 2004 to 2009	3.9%	0.8%	2.1%	1.6%		
<b>Household Type</b>						
Households with Kids	51.5%	29.9%	32.2%	33.1%		
<b>Household Income Distribution</b>						
Households with Incomes \$100,000 +	20.477	15.886	24.825	23,928		
Household Income \$100,000 +	43.7%	31.6%	31.9%	29.5%		
<b>Average Household Income</b>						
Average Household Income	\$111,716	\$101,309	\$98,289	\$92,990		
<b>Median Household Income</b>						
Median Household Income	\$91,541	\$66,778	\$70,457	\$67,923		
<b>Per Capita Income</b>						
Per Capita Income	\$37,344	\$43,489	\$40,255	\$38,352		
<b>College Education</b>						
College Degree (Bachelor and Graduate)	43.2%	60.3%	44.8%	54.1%		
College Educated	76.3%	84.1%	77.8%	81.6%		
<b>Household Ownership</b>						
Owner Occupied Percent	82.5%	62.6%	66.1%	67.9%		
<b>Household Values</b>						
Household Values over \$300,000	14.5%	31.2%	34.7%	20.8%		
Median Property Value	\$180,284	\$230,602	\$247,233	\$202,776		
<b>Occupation</b>						
Percent White Collar Workers	76.9%	85.6%	80.2%	82.7%		