



Available Exclusive RETAIL FOR LEASE

October 2004

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Project	Location	Rate (\$/sf)	GLA	ALA	Anchors / Comments	Broker(s)
3401 East Division	Arlington, TX	\$14/sf	1,405	1,405	Near Six Flags Mall / Freestanding building. Former restaurant.	Levy
Arlington Park Square	NEC Cooper/Arbrook Arlington, TX	\$12 to \$15/sf	90,542	7,100	24 Hr Fitness, Starbucks	Williamson
Emerald Square Shopping Center	Hwy 360 / Mayfield Arlington, TX					J. Smith
Plaza at the Parks Shopping Center	Arlington, TX	\$20/sf with some finish-out	8,250	8,250	Michaels, Old Navy, Linens N' Things / Adjacent to Just For Feet	R. Smith
Six Flags Village	Collins / Road to Six Flags Arlington, TX	\$14 to \$16/sf as - is	76,380	4,720 4,607	Yes Less! Grocery, Office Max and Salon Versailles	Miller
Concorde Center	4631 Airport Boulevard Austin, TX 78751	\$10 to \$15/sf (+ NNN)	48,116	11,561	Retail and service center located just West of IH 35 on Airport Blvd.	Anderson/ Vandergriff
Creekside Square	3010 W. Anderson Lane Austin, TX 78757	\$20/sf (+ NNN)	49,469	0	John Williams Interiors, Einstein's Bagels / Anderson Lane retail corridor	Anderson/ Vandergriff
Interpoint Center	911 W. Anderson Lane Austin, TX 78757	\$9 to \$15/sf (+ NNN)	66,361	10,000	Retail and service center located at US 183 and N. Lamar Blvd.	Anderson/ Vandergriff
Lakehills Plaza	4211 South Lamar Blvd. Austin, TX 78704	\$18/sf (+NNN)	156,022	4,000	Regional Shopping in Southwest Austin.	Anderson/ Vandergriff
Oak Hill Plaza	7101 HWY 71 West Austin, TX 78735	\$8/sf (+ NNN)	174,926	2,054	Albertson's, Mr. Gattis Playland, Wells Fargo, Blockbuster / At the 'Y' in Southwest Austin	Anderson/ Vandergriff
Parke Green S.C.	4410 E. Riverside Drive Austin, TX 78741	\$18/sf (+ NNN)	97,391	0	Albertsons, Blockbuster and Subway/Grocery-anchored center at Riverside Drive and Pleasant Valley	Anderson/ Vandergriff
Vintage Plaza	SH 45 Between La Frontera Blvd. / Kouri Avenue Austin, TX	\$26 to \$36/sf (+NNN)	40,392	8,000	Specialty retail center located directly adjacent to La Frontera Village - Round Rock, Texas. Delivery Summer 2003	Anderson/ Vandergriff
Jacksboro Hwy / Hwy 199	Azle, TX	\$20/sf		1,686	Blockbuster Video, PaPa Johns	Taylor
Burleson Town Center	Burleson, TX	\$16/sf	126,354	1,750	Kmart, Albertsons, Blockbuster	Makens
Frankford Point Plaza	SEC I-35 / Frankford Carrollton, TX	\$20 to \$24/sf			Quizno's, Mrs. Mary's Southern Quisine	Tinch
Herbron Crossing	SEC Old Denton / Hebron Pkwy. Carrollton, TX	\$24/sf	178,900	101,932	Opening 2005	Miller/ K. Smith



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Hebron Pkwy / Marsh Road	SEC Hebron Parkway (FM 544) / Marsh Road Carrollton, TX	Call for rates	217,800	217,800	Hebron Parkway widening between March Ridge and Midway completed Spring 2002. Marsh extension between Hebron Parkway and Plano Parkway scheduled for completion Summer 2003 which shall create a new major intersection within north Carrollton.	Miranda/Witt
IBP Retail Center Phase III	SEC Park/Midway (Plano Pkwy) Carrollton, TX	\$23/sf (+ NNN)	18,000	1,400	Shops at Willow Bend Mall - Neiman Marcus, Sak's, Lord & Taylor, Dillard's, Foley's / Albertson's, Office Max, Michael's, Bed Bath & Beyond, Home Depot, Petsmart, Super Target and Costco.	Hernandez/Harris
Josey Ranch Building One	2150 North Josey Lane Carrollton, TX					Makens
Trinity Plaza	2510-2540 N. Josey Lane Carrollton, TX					J. Smith
Rosemeade Plaza	SWC Rosemeade/Josey Carrollton, TX	\$12.50 to \$14/sf (+\$3.02 NNN)	60,057	24,000	Big Lots, Auto Zone	Horowitz/Levy
Woodlake Shopping Center	3050 North Josey Land Carrollton, TX					Jamerson
Cedar Hill Crossing	NEC FM 1382/US 67 Cedar Hill, TX	\$16/sf	187,000	3,000	Albertson's, Home Depot, Kohl's, Staples	Miller/R. Smith
Cedar Hill Town Center	SWQ FM 1382 / US 67 Cedar Hill, TX	Call for rates	400,000	400,000	Wal-Mart Super Center / Major retail hub of Southern Dallas County. Junior Anchor, pad and shop space available.	
Fairmount Cedar Springs (Banner)	1925 Cedar Springs Dallas, TX	Call for rates			Retail Space	Gosnell
Town Center Colleyville	SEC HWY 26 / Hall Johnson Colleyville, TX	\$23 to \$28/sf	185,367	12,000	Market Street Grocery (now open) and Lifetime Fitness (Opening Fall 2004).	Miller/K. Smith
Market at Town Center	SWC Denton Tap/ Town Center Blvd. Coppell, TX	\$26/sf (+\$7/sf NNN)		2,400	Restaurant Space - End Cap	Tinch/Levy
Town Oaks Center	SEC Denton Tap/ Sandy Lake Coppell, TX	\$18 to \$20/sf (+5.52 NNN)		6,423	Anchor Space Available - 42,000/sf	Tinch/Levy



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Village at Town Center	Denton Tap/South of Town Center Blvd. Coppell, TX	\$20 to \$26/sf	12,975	12,975	Retail, restaurant, office and medical uses permitted. Excellent access and visibility on Denton Tap; multiple curb cuts; ample parking; tower signage available. Drive through available on north end with Town Center accessibility.	Tinch/Levy
Former Wal-Mart	Corsicana, TX	\$6/sf	68,700	68,700		Makens/Miranda
211 N. Record Street (West End)	Dallas, TX	\$12/sf (+ \$6.49/sf NNN)	6,062	6,062	This corner site in the heart of the West End Entertainment District faces Record Street and the Pacific Street train. The space is a stone's throw from the busy West End Dart Light Rail Station.	Harris
301 North Market Street (Paramount Building)	301 North Market Street Dallas, TX	\$18/sf (+ \$5.32/sf NNN)	3,864	3,864	This corner site in the heart of the West End Entertainment District faces Record Street and the Pacific Street train. The space backs up to Corner Bakery and is a stone's throw from the busy West End Dart Light Rail Station. Large patio area available.	Harris
509 Elm Street	509 Elm Street Dallas, TX	\$9.50/sf (+ \$6.72/sf NNN)	3,600	3,600	Former restaurant space.	Harris
1001 Ross Avenue	NEC Ross Avenue/Lamar Dallas, TX	\$25 to \$30/sf (+ NNN)	31,000	28,000	This residential and retail development is in the heart of both the Dallas business and the entertainment districts. Second Quarter 2004 delivery.	Harris/Hernandez
1300 Jackson Street	Dallas, TX	\$18 to \$20/sf (+ NNN)	2,600	2,600	This corner site is on the ground floor of a new ultraluxury condominium building at the corner of Jackson and Field. Perfect for a restaurant or bistro, it services the amazing and dynamic downtown market.	Harris
1800 North Lamar	Dallas, TX	\$22/sf (+ \$5.00/sf NNN)		15,000	This building, current home top the United Way of Metropolitan Dallas, is a great location for retail or restaurant use and is currently in shell condition ready for immediate occupancy.	Gosnell/Rosen
1800 North Market Street	Dallas, TX	\$15/sf	10,755	10,755	" As Is"	Gosnell/Rosen
2701 Hibernia	Dallas, TX	\$2,550 per month	1,350/sf	1,350/sf	Well restored 1890's Victorian. High ceilings. Tenant is responsible for utilities and lawn care maintenance.	Gosnell/Rosen



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2716 Fairmount	Dallas, TX	\$20/sf As Is	2,875/sf	2,875/sf	Tenant pays its pro rate share at 46% of premise of fire and casualty insurance, ad valorem real estate taxes, building maintenance (non-structural), landscape, and utilities, currently estimated to be \$650.00 per month.	Gosnell/ Rosen
2909 McKinney Avenue	Dallas, TX	\$25/sf (+ NNN)	5,300	5,300	Separately metered and paid by Tenant. Ten (10) parking spaces on site.	Gosnell/ Rosen
3414 Milton	Dallas, TX	Call for rates	4,000	4,000	Located in the heart of a very loyal Park Cities neighborhood as well as within walking distance to SMU. Great opportunity for breakfast, lunch and dinner business.	Hernandez/ Rosen
3826 Cedar Springs	Dallas, TX	420.00/sf	4,000	4,000	Will divide - NWQ Cedar Springs @ Oaklawn	Attaway
4627 Hatcher	NWC Second Avenue / Hatcher Street Dallas, TX	\$6.00/sf	5,000	5,000	Former Kinney Shoe Store location in one of the most well-known and well-traveled intersections in this market.	J. Smith
5954 Alpha Road	Dallas, TX	Call for rates			Former Luby's Cafeteria now being used as a body shop. Would make an excellent automotive repair facility or any retail use that benefits from being near a regional mall. Great access from LBJ Freeway via Preston or Monfort. Adjacent to Vally View Center.	Witt
7136 Greenville Avenue	Dallas, TX	Call for rates	4,990/sf Building 34,217/sf Land	4,990/sf Building 34,217/sf Land	Located just south of Presbyterian Hospital and directly across the street from the new 81,000/sf Physician's Medcial Center of Dallas.	Jamerson
9147 Skillman	NWC LBJ/Skillman Dallas, TX	\$18 to \$22/sf (+ \$6.00/sf NNN)	11,496	11,496		Levy/ Rosen
9730 Audelia	NEQ Audelia / Kingsley Dallas, TX	\$11.50/sf (+ \$2.70/sf NNN)	3,200	3,200	CR - Commercial Retail	Levy
Bennigan's Sublease	NEC Camp Wisdom / Cockrell Hill Dallas, TX	\$15.50/sf (+ NNN)	7,232	7,232	Freestanding with pole sign available	R. Smith/ Miller
Burger King	7110 Greenville Avenue Dallas, TX	\$80,000 Annually (+ NNN)	42,449/sf	42,449/sf	Former Burger King located in an extremely dense area of Dallas along Greenville Avenue. Ideal for restaurant or bank.	Jamerson
Frankford and Coit Retail Center	NWC Frankford and Coit Dallas, TX	\$19/sf	5,200	0	Procuts,Perry's Dry Cleaners	R. Smith/ Miller



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Frankford Pavilion	SWC Dallas N. Tollway / Frankford Dallas, TX	\$18 to \$26/sf	48,984	1,500	Kinko's, Fuddruckers, Jason's Deli and Blue Fish	R. Smith/ Miller
Galleria North (Mondo's Restaurant)	5229 Alpha Road Dallas, TX	\$15/sf Second Floor \$25/sf Ground Floor (\$12.41/sf NNN)	17,914	17,914	Galleria Mall (Macy's, Nordstrom, Saks Fifth Avenue), Bombay, Ethan Allen, Home Depot Expo, Tweeter, Lakeshore Learning Center, Lifeway Christian Store, Linens 'N Things, Mattress Giant, Mikasa, Pier 1, Ultimate Electronics and Grand Lux Café (Cheesecake Factory). / Will Divide.	Lattaway/ Rosen
Hillcrest Village	NWC Hillcrest / Arapaho Dallas, TX	\$14 to \$ 17 downstairs \$10 to \$ 12 upstairs	151,909			Miller
Hillside Village Shopping Center	NEC Mockingbird Lane / Abrams Road Dallas, TX	\$16 to \$20/sf	165,417	4,000 2,030	Stein Mart, Drug Emporium, Dollar Tree	Jamerson
Inwood Village	Dallas, TX	\$18 to \$35/sf (+ \$11.80 NNN)	235,000	22,000	Originally built in 1949, has long been considered a retail landmark in Dallas, evolving into one of the city's most unique lifestyle environment.	Harris/ Attaway
Kinko,s Building 9147 Skillman	NWC LBJ/Skillman Dallas, TX	\$18 to \$22/sf (+6.00 NNN)	18,500	11,400	Kinko's Redevelopment - Restaurant / Retail	Rosen/ Levy
Lakeridge Village	Audelia/Kingsley Dallas, TX	\$12 to \$14/sf (+ \$2.71/sf NNN)	90,320	1,600 up to 6,000	Bank One, Classic Paint, Dollar General, Jazzercises	Levy
Park Cities Tower	7001 Preston Road Dallas, TX	Call for rates				J. Smith
Preston at Alpha	SEC Preston / Alpha Dallas, TX	\$27 to \$32.50/sf (+ NNN)	5,000	1,800	Outparcel retail strip at the hard corner - excellent exposure.	Attaway
Preston Trail Village	NEC Preston / Campbell Dallas, TX	\$ 16 to \$ 22 downstairs \$ 10 to \$ 12 upstairs (+ \$5.06/sf NNN)	161,486	28,000	Kroger, Goodfellow Furniture	Miller/ K. Smith
Prestonwood Court	Dallas Parkway/Arapaho Dallas, TX	\$16/sf (+ \$4.51/sf NNN)	65,193	0	CompUSA, Star Power, Hyroops Big & Tall	R. Smith San Antonio, Texas



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Prestonwood Village	Arapaho/Knoll Trail Dallas, TX	\$10 to \$20/sf	190,000	105,886	Toys R - Us. Box opportunites Available	Lotridge
Redbird Hill	NEC Camp Wisdom / Cockrell Hill Dallas, TX	\$10 to \$12/sf	93,955	5,191	Factory 2-U, Dollar Tree, Family Christian Book Store	Miller
Snider Plaza (University - Park Cities)	Lovers Lane / Hillcrest Dallas, TX					Rosen/ Hernandez
Spring Valley Crossing	NWQ Coit Road / Spring Valley Dallas, TX	\$14 to \$18/sf (+ \$4.25/sf NNN)	108,009	25,000	Albertson's / Pad Sites - #8 up to 3,312/sf for restaurant ground lease	Levy
Stemmons Crossroads	Northwest Highway / Stemmons Freeway (I-35) Dallas, TX	Call for rate	196,020	196,020	Outback Steakhouse, Chili's, Bennigan's, Sam's Boat, Olive Garden, Joe's Crab Shack, Jason's Deli, Red Lobster, Fresh Choice, Genghis Grill, Don Pablo's and Humperdink's.	Levy
Surplus Office Max	Preston b/t LBJ / Alpha Dallas, TX	\$ 10/ sf	23,523		Freestanding property located across Valley View Mall in b/t LBJ and Alpha Road. Proeprty has its own pylon sign and full median break to access bi-directional traffic. Valley View Mall is an approximate 1.6 million square feet successful mall services the densely populated Dallas, North Dallas, Richardson, Carrollton, Addison and Farmers Branch market. Valley View Mall is undergoing a renovation/expansion directly across the subject property.	Miranda
Surplus Office Max	SEC LBJ / Greenville Dallas, TX	\$ 9 / sf	23,752		Lease price includes permanent billboards as tenant pylon sign.	Miranda
DeSoto Retail Center	DeSoto, TX	\$17/sf (+ \$3.75/sf NNN)	6,304	0	Albertsons, Allstate and H & R Block	R. Smith
Cedar Ridge at Wheatland	Duncanville, TX	\$27/sf (+ NNN)	2,200	2,200	This former Sonny Bryan's will be available to Starbucks and one other tenant by August 1st. Situated right on Cedar Ridge, it provides excellent exposure in this mature market.	Harris
Wal-Mart Surplus	800 S. Cockrell Hill Road Duncanville, TX	\$4.00/sf	123,952	123,952	Will divide	Tinch/ Miranda



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Parkside Center	SWC Spring Valley / Midway Road Farmers Branch, TX	\$20 to \$23/sf (+ \$4.50/sf NNN)	26,605	4,793	Starbucks, Schlotzky's, Smoothie King, Alfredo's, Mattress Firm, UPS Store, Wings N' Things / Two highly visible in-line spaces in Parkside Center, which sits immediately on Midway Road at Spring Valley. This shopping center is among the few retail developments in this area and is surrounded by homes, apartments, hotels and business parks.	Jamerson
The Pines of Flower Mound	SWC FM 3040 / Gerault Flower Mound, TX	\$20 to \$25/sf (+ NNN)	142,000	142,000	Grocer anchored center / Bay depths 70' - 90'. Off-premises beer/wine sales. High growth population / housing.	Levy/ Horowitz
SWC McPherson at I-35	Fort Worth, TX	\$18 to \$20/sf (+ NNN)	18,500	18,500	Gas/Convenience or Pad sites available "wet site"	Levy
The Tower (Former Bank One)	500 Throckmorton Fort Worth, TX	\$25 to \$32/sf	30,000	30,000	Sundance Square - Downtown	Tinch/ Attaway
Dallas Golf	NEQ I-635 / Loop 12 Garland, TX	\$4,500 per month	47,094	47,094	Former McDonald's restaurant converted to a retail building. Located at a major highway interchange with access to Northwest Highway through Eastgate Drive.	Miranda/ Tinch
Garland Road / SH 190	SWQ N. Garland Road / SH 190 Garland, TX	\$22 to \$25/sf (+ \$5.00/sf NNN)	20,000	20,000	Join Super Target, Wal-Mart Supercenter, Sam's Club and Life Time Fitness in this major retail hub of northeast Dallas County. High traffic counts and easy access create a tremendous amount of retail synergy at this intersection. Our retail center gives tenants great frontage on North Garland Road and the opportunity to capitalize on a dynamic retail environment.	Hernandez/ Robertson
Rivory Towne Crossing	I. H. 35/Rivory Blvd. Georgetown, TX	\$18 to \$22/sf	80,000 50,000 9 pads	80,000 50,000 9 pads	Wal-Mart Super Center and Home Depot Opening Fall 2004 / Restaurant pad sites and retail space available. New Development	Lotridge
Surplus Sam's	Pioneer/Great Southwest Grand Prairie, TX	Call for rates	118,412	118,412		Miranda/ Mason/ Tinch
Surplus Wal-Mart	Pioneer/Great Southwest Grand Prairie, TX	Call for rates	126,366	126,366		Miranda/ Mason/ Tinch
Grapevine Retail	Grapevine Mills Blvd. / F.M. 2499 Grapevine, TX	Call for rates	80,000	80,000	Adjacent to Grapevine Mills Mall and Bass Pro Shop	Levy/ Lotridge



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Vacant Restaurant	3905 NE Loop 820/Beach Haltom City, TX	\$25.50/sf	3,896	3,896	34,848/sf Land / The building was built in 1998 and has good visibility from Northeast Loop 820. Approximately 78,491 people live within a 3-mile radius of the site with a median household income of approximately 37,135 within the same trade area. Co-tenancy includes Whataburger and Taco Bell.	J. Smith
Helotes Shopping Center	NEC Bandera Road / Diamond K Trail Helotes, TX	\$11/sf	58,288	4,500	Located in near vicinity of Loop 1604 and Bandera	Jersin/ King
The Shops of Highland Park	Oak Lawn Avenue / Wycliffe Avenue Highland Park, TX	Call for rate	45,000	5,869	Talbots, Chicos, Bombay, Sheers, Mary Beth	R. Smith/ Rosen/ Ashmore
Mayfair Village	NWC Hwy 26/Hurstview Hurst, TX	Call for opportunities	252,000	51,234 24,800	Tom Thumb, Bally's / Anchor Available	Lotridge
Village Square	SEQ East Pipeline Road / Belaire Hurst, TX	\$6 to \$10/sf		18,000	Kroger / Formerly Grandy's - All kitchen equipment in place.	Miller/ R. Smith
Former Pep Boys - Irving	SEC Beltline / Hwy 183 Irving, TX	\$ 14 / sf	4,000		The space has two bathrooms. Currently used as training facility of Pep Boys.	Witt
Irving Square Surplus Pace	3520 W. Airport Freeway Irving, TX	\$8/sf	107,927	12,900	Adjacent to Kmart	Miranda/ Mason
Las Colinas Retail at MacArthur	5330 North MacArthur Irving, TX	\$22/sf	30,064	1,050	Dickey's, Einstein's, Lovers Egg Roll	Levy
MacArthur Marketplace	SEC Ranchview/ MacArthur Blvd. Irving, TX	\$28/sf	7,405	6,000	Major tenants, Starbucks, out parcel sits elevated in front of Kohl's. Retailers at intersection includes Wal-Mart, Target, Sam's, Albertsons, Barnes & Noble.	Jamerson
Surplus Wal-Mart	555 W. Airport Freeway Irving, TX	\$4/sf	85,513	85,513	Albertson's	Miranda/ Mason Tinch
River Oaks Shopping Center	827 Junction Highway Kerrville, TX	\$7 to \$9/sf	118,446	13,000	Home Town Crafts, Rick's Furniture, Dollar General, Blockbuster Video.	Ludeke
Whiskey Springs	Interstate 10 / HWY 16 Kerrville, TX	Call for rate	1,960,200	1,960,200	This planned development includes commercial retail, residential and golf course. Marketing the corner of IH-10 at Highway 16 for a retail shopping center. Pad sites available.	G. Sineni/ T. Sineni



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Sublease Available	6358 Lake Worth Blvd. Lake Worth, TX	\$17.81/sf (+ \$4.15/sf NNN)	1,686	1,686	Retailers near this site include Lowe's Home Improvement (across the street), Albertson's and Home Depot. / This high profile space, formerly occupied by Papa John's Pizza is available for immediate sublease. It is located in a Blockbuster Video freestanding building. The space has excellent visibility from Lake Worth Blvd. (Hwy 199), and sits in front of Wal-Mart Supercenter.	Taylor
The Towers at Williams Square	Las Colinas, TX	\$20/sf	8,148	8,148	This restaurant opportunity is located immediately adjacent to the Mustang Sculpture on the plaza level of the West Tower in the heart of the Urban Center of Las Colinas. This class A, 26 floor building features covered structured parking, valet service and on-site 24/7 security, a fitness center, conference center, banking facilities, travel agencies, and concierge. The Towers at Williams Square is adjacent to a 410-room Omni Hotel and a 350-room Dallas Marriott Hotel. Approximately 12,833 people work within a one-mile radius of the site.	Gosnell/ Rosen
Highland Pointe Shopping Center	NWC 407 (Justin) / Sellmeyer Lewisville, TX	\$13/sf	55,445	1,500	Goody Goody Liquor	Jamerson
The Village at Eldorado	SEQ FM 423 Eldorado Pkwy Little Elm, TX	\$ 18.00 to \$ 20.00 + NNN			Located in the high growth area of western Denton County. Positioned at the "Main & Main" intersection of Little Elm, TX.	Hernandez / Robertson
Former Luby's Cafeteria	1042 East IH-35 New Braunfels, TX	\$17,000,000	9,843		Built in 1990 and zoned C-3. 161 parking spaces in all concrete lot. Former Luby's Cafeteria with great visibility and access from IH-35. Property has direct access to adjoining Kohl's.	Ludeke/ Altomare
Uptown Plaza	Loop 337/Hwy 46 / Summerwood Drive New Braunfels, TX	\$ 20 to \$ 25	60,000	60000.00	A unique themed development with early 1900's Main Street architectural. The only significant view tract on Loop 337 b/t IH - 35 and Common Street intersection. Ther two-story complex will have an electric blend of restaurant, retail, annd office space. A portion of the second floor will feature a 10,000 sq. ft. meeting/ banquet center and rooftop garden for special events.	Ludeke / Shaefer
Walnut Creek Village	SWC Hwy 287 / Walnut Creek Mansfield, TX	\$18/sf	10,000	6,000	Albertson's, 2,000/sf space available.	K. Smith

Dallas, Texas
7001 Preston Rd, Ste 222, 75205
214 526-6262 - Fax 214 523-0800

Austin, Texas
501 Congress Ave, Ste 310, 78701
512 476-1771 - Fax 512 476-1798

San Antonio, Texas
100 N.E. Loop 410, Ste 1500, 78216
210 979-9700 - Fax 210 979-9701



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Eldorado Escape	NEQ Eldorado Pkwy / Lake Forest McKinney, Tx	\$18 to \$20/sf (+ \$3.95/sf NNN)	16,400	0		Tinch
Eldorado Pavillion	Eldorado Pkwy / Ridge Road McKinney, TX	\$25/sf	110,000	110,000	To be built - Pad Sites / Retail Space	R. Smith/ Levy
Heritage Village	SEQ Highway 75 / US Highway 380 McKinney, TX	\$20/sf (+ \$5.50 NNN)	52,839	52,839	Proposed anchor space - 33,202/sf Shop space - 19,637/sf Ready for tenant finish out.	Miller/ R. Smith
Stonebridge Crossing	NEC Virginia Pkwy / Stonebridge McKinney, TX	\$21 to \$24/sf (+ \$4.50/sf NNN)	35,304	5,200	New Albertson's now open, pads available	Jamerson
FM 544 at Heritage	Murphy, TX	\$19 to \$21/sf (+ \$ NNN)	22,200	22,200	\$15.00/sf allowance for finishout	Levy
North Park Plaza	NEC Rufe Snow / Mid-Cities Blvd. North Richland Hills, TX	\$12.50 to \$13.50/sf (+\$2.13 NNN)	70,090	8,640	Big Lots, Eckerd Drugs	Horowitz/ Levy
Surplus Wal-Mart	7500 Baker Blvd. North Richland Hills, TX	Call for rates	106,278	106,278		Miranda/ Mason Tinch
Rockwell Plaza	SWC Northwest Expy / Rockwell Oklahoma City, OK	\$12 to \$16/sf (+ NNN)	320,000	320,000	Target anchored center - Redevelopment plan in process - 5:1 parking ratio - High population/housing	Lotridge
600 West 15th Street/ Interstate 75	Plano, TX	Call for rates			Former Home Place Store adjacent to New Hemispheres. Hobby Lobby home goods concept.	Miranda
Bush Park Retail	Highway 190 / Coit Road Plano, TX	Call for rates	241,000	241,000	Super Wal-Mart, HEB Central Market, Sam's Club / Anchor and Junior Anchor Sites, Theater Site, Retail Shop Space - Restaurant - Retail - Bank Pads	Miranda/ Ashmore
Cloister Square	NEC 15th Street / Independence Road Plano, TX	\$15/sf	83,924	0	Lights, Fans, Etc., Asian Grocery	Williamson
Collin Creek Village	US 75 / Plano Parkway Plano, TX	\$18 to \$22/sf (+ \$4.67 NNN)	121,968	4,105	Marshall's, Pier 1, CompUSA and Container Store	Miller/ R. Smith
Custer Court	SWC McDermott / Custer Plano, TX	\$20/sf	100,091	0	Kohl's	R. Smith
Lakepointe Addition	E-SEC I-35/Hebron Pkwy Plano, TX	Call for rates	274,428	274,428	Ground lease pads for office and/or retail	Witt/ Mark



Available Exclusive RETAIL FOR LEASE

October 2004

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Project	Location	Rate (\$/sf)	GLA	ALA	Anchors / Comments	Broker(s)
Park Pavilion	NWC Park Road / Coit Road Plano, TX	\$17/sf	140,439	10,000	Elliott's Hardware	Williamson
Preston Park Village (3 Day Blinds Sublease)	SEC Preston / W. Park Blvd. Plano, TX	\$30/sf	5,425	5,425	Tom Thumb, Pottery Barn, Ann Taylor, Banana Republic / This high profile freestanding building, currently occupied is available for immediate sudlease.	Taylor/ Hernandez
Preston Village Center	SEC Preston / Hwy 121 Plano, TX	\$22 to \$26/sf	278,000	65,000 anchor 10,000 small shop	Petco, Michaels, OfficeMax	Hernandez/ Williamson
Proposed Retail / Pad Sites	NEQ SH 75 / Spring Creek Pkwy / Avenue K Plano, TX	Call for rates	35,000	35,000	Area Retailers - Super Wal-Mart, Sam's Wholesale Club, Lowe's, TJ Maxx and Garden Ridge.	Levy/ Lotridge
Shops at Granite Park	SEQ Dallas N. Tollway / Hwy 121 Plano, TX	\$23 to \$26/sf	22,000	4,500	3 remaining outparcels. \$125,000 per pad site on ground lease basis	Hernandez/ Lotridge
Spring Creek Corner	NWC Spring Creek Pkwy/ Independence Plano, TX	\$18 to \$20/sf (+ NNN)	12,800	9,600	New Center - Now Open - Plano Vision Center	Jamerson/ Taylor
Spring Creek Marketplace	NWQ Coit Road / Spring Creek Parkway Plano, TX	\$19/sf shop \$8.50/sf anchor	109,603	60,000/sf anchor 2,850	Anchor and retail shop space for lease. Pad available	Jamerson
Villages of Los Rios	NWC FM 544 and Los Rios Boulevard Plano, TX	Available upon request	83,874	22,050	Kroger Food Store/New development opening 1st Quarter 2004.	K. Smith/ Miller/
Lennox Center	NEC Coit Road / Campbell Road Richardson, TX	\$18 to \$21/sf (\$5.15/sf + NNN)	188,000	12,500	Home Depot, Mi Cocina, Tom Thumb, La Madeleine, Rice Boxx and Game Stop.	Hernandez
Promenade South	NEC Coit Road / Beltline Road Richardson, TX	\$ 18 to \$ 22 /sf	900 to 3,858		Anchored by Kroger Signature and Eckerd	Miller
7500 Baker Boulevard	SEC Baker Blvd / Wesley Way Richland Hills, TX	\$2.50/sf	133,478	133,478	Will divide	Tinch/ Miranda
Roanoke Crossing S.C.	HWY 114 / HWY 377 Roanoke, TX	\$20/sf	500,000	30,000	2004 Delivery	Miller/ R. Smith



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Project	Location	Rate (\$/sf)	GLA	ALA	Anchors / Comments	Broker(s)
Burlington Coat Factory - Sublease	2920 S. W. Military Drive San Antonio, TX	Reasonable offers considered	18,000	18,000	Sam's, Home Depot, Target, HEB, Office Depot, and South Park Mall/Subject Property is fenced on all sides and located adjacent to Burlington Coat Factory	Jersin/ Altomare
Colonies North S.C.	3709-3725 Colony Drive San Antonio, TX	\$7 to \$13/sf	120,379		Petco, Big Lots, Tuesday Mng, Schlotzsky's, Mail Boxes Etc., National Furniture	G. Sineni/ Jersin
Crossroads of San Antonio	4522 Fredericksburg Rd. San Antonio, TX	Call for rates	710,692	50,000	Burlington Coat, Stein Mart, Hobby Lobby, Factory2U, JoAnn Fabrics, Super Target and Santikos Theatre.	G. Sineni/ Ludeke
Eckerd Sublease	8407 Bandera Road San Antonio, TX	Reasonable offers considered	186,868	8,715	Kmart, Blockbuster, Frost Bank, Pied Piper, San Antonio FCU	Altomare/ Jersin
Eckerd Sublease	4400 Fredericksburg Rd. San Antonio, TX	Reasonable offers considered	81,673	8,640	Handy Andy	Jersin/ Altomare
Excess Space - Burlington Coat Factory	2920 S.W. Military Drive San Antonio, TX	Reasonable offers considered		18,000	Subject property is fenced on all four sides and located adjacent to Burlington Coat Factory/MGM Shoes.	Jersin/ Altomare
Exchange Plaza S.C.	5819 Loop 410 / Exchange Pkwy San Antonio, TX	\$14.40/sf	144,209	2,800	Circuit City, Ross, Bally's, Jason's Deli, Pier One, Carpet Max	Jersin/ G. Sineni
Fromer Pep Boys Freestanding	4114 Commerce Street San Antonio, TX	\$7.50/sf	22,362	22,362	Handy Andy, Coon's, Aaron Rents / Adjacent to Our Lady of the Lake University	Altomare
Former Sports Authority	8500 Four Winds Drive San Antonio, TX	Reasonable offers considered	192,458	28,586	Expiration of Sports Authority lease is 8/15/15	Altomare/ Jersin
Forum at Olympia Parkway	NEC I-35 / Loop 1604 San Antonio, TX	Call for rates	1,200,000	200,000	Target, Best Buy, Ross, Office Max, LinensN'Things, PetsMart, Cost Plus, ToysRUs, Home Depot, Borders Books, Old Navy, TJ Maxx, Kohl's and Hobby Lobby.	G. Sineni/ King/ Jersin
Grandview Shopping Center	8001 Callaghan Road San Antonio, TX	\$9 to \$13.50/sf	108,789	12,000	Located at IH-10 and Callaghan. New 135,000 sf Lowe's now open at the intersection. Will divide.	Jersin/ G. Sineni
Huebner Oaks Center	IH-10 West / Huebner San Antonio, TX	\$18 to \$32/sf	400,000	6,509	Bed Bath & Beyond, Old Navy, Ross, Borders, and Fashion Vlg to include Gap, Gap Kids, Banana Republic, Abercrombie & Fitch, Talbots, Eddie Bauer, Victoria's Secret	G. Sineni/ Altomare
Lowe's Retail Outbuilding	NEC IH-35 / O'Connor San Antonio, TX	\$22.00/sf	6,000	6,000	Proposed retail center. Lowe's, Sam's Wholesale Club, McDonald's Taco Cabana, Exxon	Jersin/ King



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Project	Location	Rate (\$/sf)	GLA	ALA	Anchors / Comments	Broker(s)
Marketplace at Methodist Hospitals	SEQ Medical / Floyd Curl San Antonio	Call for rate	12,000	1,600	Located at main entrance of Southwest Texas Methodist Hospital and Methodist Children's Hospital. Tenants include Bath & Body Works, Frullati Café. Gloria Jean's, Mcdonald's, Tasye of the Orient and Villa Pizza.	King / Jersin
Mystic Oak Shopping Center	SWC Bandera Rd / Mystic Park San Antonio, TX	18.00 psf/yr., NNN	10,014	7,514	Strong Retailers in the vicinity of site including HEB and Super Wal-Mart. Located in very close proximity of HEB's entrance off of Bandera Rd. Site is located in very strong growth corridor of NW San Antonio.	Jersin / King
Olmos Park Shopping Center	SWC McCullough Avenue / Vasson Drive San Antonio, TX	\$15	7,656	2,486	Located in very affluent area of Olmoe Park in near vicinity of Trinity University and University of the Incarnate Word.	Jersin/ King
Patio Haus	2700 Lockhill Selma Road San Antonio, TX	\$ 14 to \$ 16 NNN	5,860	5,860	A freestanding building located in an upscale residential area of North Central San Antonio. An excellent site for a restaurant or professional office. The opportunity to sub-divide is also available.	Ludeke
Parliament Plaza S.C.	8500 Blanco Rd / West Avenue San Antonio, TX	\$12 to \$15/sf	90,229	6,000	Radio Shack, HEB, Payless Shoe Source, Blockbuster, Sally Beauty, Little Caesar's, Clicks Billiards	Ludeke/ King
Retail Center - IH - 10 / Vance Jackson (To be constructed)	SEC IH - 10 / Vance Jackson San Antonio, TX	\$ 22 / sf	7,000	5,500	Super Wal-Mart, Marshall's, Dollar Tree, Anna'a Liness, Dots, Shoe Carnival, Melrose. This proposed center affords retailers tremendous exposure it IH-10 which carries app. 154,000 cpd. In addition, the trade area ia very densely populated with very strong daytime pop.	Jersin / King
Rivercenter Mall	849 E. Commerce NWQ IH-35 / Commerce St. San Antonio, TX	Depending on Use and Location	22,033 / 21,323		both are divisable and combined /	G. Sineni / M. Jersin
San Pedro Crossing	NEC San Pedro Avenue / Loop 410 San Antonio, TX	\$20/sf	161,820	13,506	Directly across 410 from North Star Mall. Cross access with La Plaza del Norte.	Ludeke/ G. Sineni
The Collection	7959 Broadway / Sunset San Antonio, TX	\$15/sf	44,531	9,290	Ann Taylor, Salure Mexican Restaruant, Don Yarton Antiques, St. John Kints and Dahlia Boutique	Jersin/ Ludeke
Westland Shopping Center	SWC West Ave / Jackson Keller San Antonio, TX	\$10/sf	11,708	1,000	In immediate vicinity of HEB Tenants include Subway, The Monkey Box and Mei Luck Asian Restaurant.	Jersin/ King



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Project	Location	Rate (\$/sf)	GLA	ALA	Anchors / Comments	Broker(s)
Westpointe Retail Centre	NWC Loop 410 / HWY 16 San Antonio, TX	\$2.50 to \$6/sf	7,405,200	7,405,200	Lowe's, Chiki's, Johnny Carino's. Wal-Mart and Home Depot are in immediate vicinity.	G. Sineni/ Jersin
Windsor Park Centre	8480 Four Winds Drive San Antonio, TX	\$10.00/sf	192,458	10,853	Cavender's, Circuit City, Michael's, Office Depot, PersMart. Can be combined with adjacent Sports Authority sublease to create a 39,439 sf space.	Altomare/ Jersin
Former Vivroux Designs Building	1709 S. IH-35 San Marcos, TX	\$15 to \$18/sf	3,556	3,556	Just north of successful Tanger & Prime Outlets and Lowe's	Ludeke
US 75 / US 82	Sherman, TX	\$ 16 to \$ 18 + NNN	1,500			Makens
Carroll Commons	Carroll Road / SH 114 Southlake, TX					Lotridge
Southlake Town Square	Southlake, TX	Call for rates	475,000	65,210		Horowitz/ Ashmore
Vacant Restaurant	2025 W. Southlake Blvd. (SEC Southlake / Davis) Southlake, TX				The City of Southlake is one of the fastest growing municipalities in northeast Tarrant County. The building was built in 1997, sits right on FM 1709 (Southlake Blvd.) and has good access and visibility. Co-tenancy in close proximity includes Albertson's and Hobby Lobby.	J. Smith
Zainy Brainy	1432 Southlake Blvd. (Southlake Town Square) Southlake, TX	Call for rates (+ \$7.45/sf NNN)	575,500	8,060	Crate & Barrel, Banana Republic, Williams Sonoma, Ann Taylor, Pottery Barn, The Container Store, Talbot's, Gap, Victoria's Secret, Harold's, Storehouse, American Eagle, Bath & Body, Bombay, Chico's, Eddie Bauer, The Market, Gap Kids, L'Occitane, Gymboree, Talbot's Petites, Talbot's Kids and Babies, Illuminations, Origins, Jos A. Bank, Mi Cocina, Starbucks, Rockfish, Corner Bakery, Cafe Express and Pei Wei.	Ashmore/ Mckeehan/ Horowitz
Former PaPa John's Pizza	Terrell, TX	\$20/sf	1,686	1,686	Blockbuster Video	Hernandez
Richmond Ranch	NWQ Richmond / Interstate 30 Texarkana, TX	Call for rates	216,000	216,000	Target, Home Depot	Lotridge/ Williamson
The Colony Plaza	Hwy 121 and Main Street The Colony, TX	\$19/sf (+ \$5.25/sf NNN)	98,494	4,509	Great traffic counts. Great intersection. Super Wal-Mart at NWC.	Miller
Westwood Shopping Center	510 SW Loop 323 Tyler, TX	Call for rate	68,804	2,275 31,457	Vacant Brookshires. Tenants include Blockbuster and Family Dollar.	Miller
Gateway Shopping Center	Pat Booker Road / Kitty Hawk University City, TX	\$7 to \$15/sf	59,905	39,185	In immediate vicinity of Randolph Air Force Base employing 5,331 military personnel and 17,347 civilians.	Jersin/ Ker San Antonio, Texas



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Project	Location	Rate (\$/sf)	GLA	ALA	Anchors / Comments	Broker(s)
Watauga Pavillion	SEC North Park / Hwy 377 Watauga, TX	\$22 to \$30/sf	190,000	3,200	Ross, Oshmans, Pier One, Petsmart, Party City, Bed Bath & Beyond, Cost Plus and Office Depot.	Lotridge/ Levy
Waxahachie Town Center	NEQ Hwy 287/Hwy 77 Waxahachie, TX	\$18 to \$20/sf Call for Pad Prices	380,000	60,000	New Target, Lowe's Home Improvement - Bell Call Service Center planned. Café 2004 delivery - Spring 2005 opening.	Hernandez/ Lotridge/ Robertson
Surplus Wal Mart	1818 South Main Street Weatherford, TX	Call for rates	66,773	38,668	Tractor Supply, Heilig Meyers	Miranda/ Tinch



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Project	Location	Sales Price	Anchors / Comments	Broker(s)
Family Dollar	2610 SE California Topeka, KS	\$576,400	Big Lots, Dollar General, Sonic, Dillons / This building was built in 1997 and was constructed with cinderblock.	J. Smith
Family Dollar	3478 River Road Amarillo, TX	\$498,800	United Grocer, Dollar General / This building was built in 1998 and the land is zoned General Retail.	J. Smith
Vacant Restaurant	Big Springs, TX	\$290,000	Former Burger King	J. Smith
Former Chrysler Dealership	2920 N. IH 35E Carrollton, TX	\$11,000,000	New Auto Facility	Witt
400-448 S. Central Expwy	Dallas, TX	\$5,500,000	unique structure, built in 1903-1920 for the Olive & Meyer Company, is recognized as a City of Dallas historic landmark.	Gosnell / Rosen
2208 Routh	Dallas, TX	\$820,000	This building is located in the State-Thomas Historical District. It was constructed in 1926, renovated in 1985, and remodeled in 1999.	Gosnell / Rosen
2426 W. Ledbetter	Dallas, TX	\$395,000		Gosnell / Rosen
2616 Thomas Avenue	Dallas, TX	\$525,000	2-story Victorian style building built in 1907 and restored in the 1982's	Gosnell / Rosen
2824 Cole	Dallas, TX	\$375,000	This building has been surrounded by high density Residential, has improved and further improvements will add significantly to appreciate value in the future.	Gosnell / Rosen
3524 Fairmont	Dallas, TX	\$700,000		Gosnell / Rosen
4300 Lovers Lane (University Park)	Dallas, TX	\$3,100,000	Freestanding Retail Building	R. Smith
4627 Hatcher Street	Dallas, TX	\$229,000	Former Kinney Shoe Store location in one of the most well-known and well-traveled intersections in this market.	J. Smith
10319 Finnell	NWC Northwest Highway / I-35 Dallas, TX	\$1,300,000	Former Schlotzky's Deli with excellent freeway visibility to I-35 with large pylon. Across from AMC Grand 24 Theater and theme restaurants. Adjacent to Centennial Liquor Headquarters and close to hotel chains	Gosnell / Rosen
Dallas South S.C.	SWC Second Ave / Hatcher Dallas, TX	\$750,000	Ezspawn / Current NOI \$79,800	J. Smith
Former R.O Evans Dealership	SWC NW Hwy / Garland Rd. Dallas, TX	\$1,500,000	Quik Trip / 3.8 acres. Will divide. Visibility to LBJ Freeway.	Witt
NWQ Hampton Road and Wheatland Road	Dallas, TX	\$3 - \$10/sf	Access from Hampton, as well as Wheatland - existing concrete - paved spine road bisects the property	Witt
Retail Pad Site	Desoto, TX	Call for pricing	The property is located within close proximity to Thornetree Coutry Club and is easily accessed by SH 67. The property has excellent potential for neighborhood retail	Miranda / Mason
Family Dollar	620 E. First Dumas, TX	\$445,000	Dollar General, State Farm, Century 21 / The building was built in 1996 of cinder block and brick.	J. Smith



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Project	Location	Sales Price	Anchors / Comments	Broker(s)
SEC Pipeline Road / Wade Road	4300 Pipeline Road Euless, TX	\$5,300/ month or \$ 63,6000 / year		Levy
FM 407 Pad Sites	SEC FM 407 / Stone Hill Farms Pkwy Flower Mound, TX	Front - \$ 12.00 Back - \$ 6.00	Booming area and great demographics Market area includes Flower Mound, Lewisville, Highalnd Village, Cooper Canyon, Bartonville and Lantana	Miller
Hillcrest / Rolater	SEC Hillcrest / Rolater Frisco, TX	\$ 4.5 / sf		Mason / Tinch
Cityview Lake Park	Fort Worth, TX		Pads - Main Event Entertainment / Costco, Joe's Crab Shack, Fuddruckers, Racks	Lotridge/ Witt
Former Pep Boys	4621 E. Lancaster Fort Worth, TX	\$975,000	Land size 61,759 +/- Square Feet; Building Size 18,620 +/- Square Feet	Witt
SWC McPherson at I-35	Fort Worth, TX	Call for pricing	Gas/Convenience or Pad sites available "wet site"	Levy
SH 344 at Pleasureland Road	SEC SH 344 Pleasureland Road Gun Barrell City, TX	Call for pricing		Hernandez / Robertson
Vacant Restaurant	401 E. SH 114 / Main Street Grapevine, TX	\$1,600,00	The City of Grapevine is a regional hub due to its proximity to D/FW Airport and continues to experience high growth. The building was built in 2000 and has good visibility from Highway 114. Co-tenancy is a high concentration of sit down and fast food restaurants.	J. Smith
Interstate 30 and HWY 34	Greenville, TX	Call for pricing	Ideal for restaurant	Makens
Vista Ridge Land	I-35 / Vista Ridge Mall Drive Lewisville, TX	Call for pricing	All land is adjacent to the 1.1 million square foot Vista Ridge Mall. The area, with over 45 restaurants, is the major destination for casual dining and etertainment for North Dallas and Southern Denton Countries.	Witt
SEC Cooper / Turner Warnell	Mansfield, TX	\$ 12.00 / sf	Future Eckerd at the hard corner	Tinch / Mason
FM 544 at Heritage	Murphy, TX	Call for pricing	Gas/Convenience Store/Bank and Restaurant Pads	Levy
Palestine Burger King	South Loop 256 at Crockett Road Palestine, TX	\$3,000,000	This property is located on Palestine's top retail intersection along with the Palestine Mall and retailers such as Cotton Patch Café, Pakless Shoe Source, Applebee's, Wal-Mart, Brookshire's and Beall's.	J. Smith
Mini Storage Faciltity	FM 476 / Encino Dr. Pleasanton, TX	\$266,730	4 buildings with 75 units. Great small investment property.	Hoyer
Bjorns Audio-Video	530 NE Loop 410 at Airport San Antonio, TX	\$1,800,000	1.90 acres - Building size 24,500/sf	Hoyer
Exchange Plaza Shopping Center	5819 NW Loop 410 / Exchange Parkway San Antonio, TX	Call for pricing	144,209/sf Anchored by Circuit City, Ross and Bally's Total Fitness	Baldwin/ T. Sineni
Former Lynwood Building Materials	1201 West Elsmere San Antonio, TX	\$995,000	** PRICE REDUCED**. Two buldings with office showroom/warehouse with fenced outside storage. Great visiability and access.	Hoyer San Antonio, Texas



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Project	Location	Sales Price	Anchors / Comments	Broker(s)
Grandview Shopping Center	8001 Callaghan Road San Antonio, TX	Call for pricing	106,769/sf Located at IH-10 and Callaghan intersection. New 135,000/sf Lowe's now open at same intersection.	Baldwin/ T. Sineni
Helotes Shopping Center	NEC Bandera Road / Diamond K Trail San Antonio, TX	Call for pricing	In the very near vicinity of Loop 1604 and Bandera Road.	King/ Jersin
Olmos Park Shopping Center	SWC McCullough Avenue /Vasson Drive San Antonio, TX	Call for pricing	7,656/sf. Located in very affluent area of Olmos Park in the near vicinity of Trinity University and the University of the Incarnate Word.	King/ Jersin
Rexel-Summers Electrical Supply	318 Josephine San Antonio, TX	Call for pricing	11,781/sf building net lease to Rexel. International electrical supply company. Situated on 0.66 acres.	Baldwin/ Hoyer
Westland Shopping Center	SWC West Avenue/ Jackson Keller San Antonio, TX	Call for pricing	In immediate vicinity of HEB, Subway, The Money Box and Mei Luck Asian Restaurant.	J. Smith
Vacant Restaurant	2025 W. Southlake Blvd. Southlake, TX	\$1,200,000	The City of Southlake is one of the fastest growing municipalities in northeast Tarrant County. The building was built in 1997, sits right on FM 1709 (Southlake Blvd.) and has good access and visibility. Co-tenancy in close proximity includes Albertson's and Hobby Lobby.	J. Smith
Vacant Restaurant	1620 Highway 34 South Terrell, TX	\$750,000	The City of Terrell is the principal commercial center of Kaufman County. Terrell is located 30 minutes east of Dallas on US Highway 80, I-20 and SH 34.	J. Smith
Vacant Restaurant	Highway 30 Terrell, TX	Call for pricing		J. Smith



Available Exclusive INDUSTRIAL and OFFICE October 2004

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Project	Location	Rent (\$/sf)	GLA	ALA	Description / Comments	Broker(s)
FM 476/Encino	Pleasanton, TX	\$266,730	15,000 sf	15,000 sf	Four buildings with seventy-five units. Great small investment opportunity. (1.03 acres)	Hoyer
Caballero Auto Parts	9170 New Laredo Hwy. San Antonio, TX	\$350,000	2,600 sf 2.253 ac	2,600 sf 2.253 ac	2,400 sf shop space plus 200 sf sales office.	Hoyer
Eyemasters Corporate Building	11103 West Avenue San Antonio, TX	\$14/sf	1,782	1,782	Great location for office tenant or retail related tenant.	Jersin
Former Auto Pride (Metro Mitsubishi)	One Block west of US281 /Loop 410 San Antonio, TX	\$550,000	7,085	7,085	Located on 1.4 acres. Immaculate condition with security lighting, fencing and all concrete and asphalt paved lot. 5 minutes from International Airport and 10 minutes from the Central Business District.	Hoyer
Former Lynwood Building Materials	1201 West Elsmere San Antonio, TX	\$995,000	49,916 sf 2.6 ac	49,916 sf 2.6 ac	Two buildings with office showroom/warehouse with fenced outside storage.	Hoyer
La Plaza Office Park	Isom Road between San Pedro and Ramsey San Antonio, TX	Call for pricing	138,869 sf	5,000 - 30,000 sf 3.188 ac	Build-to-suit. Freestanding office buildings.	Hoyer/ Sineni



Available Exclusive LAND and PAD SITES

October 2004

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Project	Location	Rate/Price	Total Acres	Avail. Acres	Description / Comments	Broker(s)
SWC I-20 / Madlock Road	Arlington, TX	\$17.50/sf	1.10	1.10	Freeway site with access to Matlock Road through adjacent 7-11.	Tinch/ Miranda
SH 360 - Prairie Oaks and Osler Drive	Arlington, TX	\$3.25/sf	3.20	3.20	Office - Retail Site / Has driveway to 360, near Abram.	Hernandez/ Witt
La Frontera	I-35 and FM 1325 Austin, Texas	\$8 to \$15/sf	15.00	15.00	Retail & Pad Sites - Round Rock, Texas	Anderson
La Frontera	I-35 and FM 1325 Austin, Texas	\$7.50/sf	60.00	16.00	Shopping Center Development site - Round Rock, Texas	Anderson
3924 SH121 / Cheek Sparger	Bedford, TX	Call for rates	0.91	0.91	3,207/sf Building and 39,724/sf Land	J. Smith
Hebron Parkway / Marsh Road	SEC Hebron Parkway (FM 544) / Marsh Road Carrollton, TX	Call for rates	5.00	5.00	Hebron Parkway widening between March Ridge and Midway completed Spring 2002. Marsh extension between Hebron Parkway and Plano Parkway scheduled for completion Summer 2003 which shall create a new major intersection within north Carrollton.	Miranda/ Witt
39676 LBJ Freeway	Dallas, TX	\$6.50/sf	7.09	7.09	Excellent Retail or automotive sales site on LBJ between Hampton and Wheatland.	Witt
4627 Second Avenue	Dallas, TX	Call for rates	0.43	0.43	5,000/sf Building	J. Smith
Former RO Evans Auto Dealership	Northwest Hwy/ Garland Road Dallas, TX	\$1,500,000	3.80	3.80	Quik Trip bought part	Witt
Pleasant Run Village	DeSoto, TX	\$6/sf	0.80	0.80	Most Trafficed Intersection in DeSoto / Across from City Hall	Tinch
FM 407 Pad Sites	Flower Mound, TX	\$6 to \$12/sf	10.585 15.0	0.5 to 10	Retail, Restaurant, Fast Food and Office Tracts.	R. Smith
SWC Sycamore School / McCart	Fort Worth, TX	\$10/sf	1.61	1.61	Will divide for 2 pad sites. Retail, restaurant, automotive	Makens
SEC Dove and Kimball	Grapevine, TX	Call for rates	2.74	2.74	Only commercial corner at intersection	Miranda/ Mason
Hickory Creek Town Center	SWC I-35 at FM 2181 Hickory Creek, TX	Call for rates	20.00	20.00	Planned grocery anchored center near Super WalMart, Albertson's, Rave Theatre. Pad sites available.	Hernandez
Granite Plaza	SH 161 and Las Colinas Blvd. Irving, TX	\$10 - \$ 18/sf	6.40	6.40	Retail, Bank, Hotel or Restaurant site	Witt
Plaza Drive / Dulles Dr	Irving, TX	\$833,847 or \$9.50/sf	2.02	2.02	Great hotel site near DFW Airport	Witt
Valley View / Hwy 183	Irving, TX	\$14/sf	1.00	1.00	Great location adjacent to a new Marriott Courtyard near DFW Airport	Witt



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Project	Location	Rate/Price	Total Acres	Avail. Acres	Description / Comments	Broker(s)
Whiskey Springs	I-10 / Highway 16 Kerrville, TX	Call for pricing	45	45	Commercial Retail, residential and golf course. We are marketing the corner of IH-10 at Highway 16 for retail shopping center. Pad sites are available.	G. Sineni/ T. Sineni
NEC Wintergreen / Houston School Road	Lancaster, TX	\$2/sf	5.00	5.00	Exclusive	Witt
NWQ I-20 / Lancaster Road	Lancaster, TX	Call for rates	94.00	94.00	All or Part	Witt
407 Justin Road Tarrant County	Lanatana, TX	Call for rates			Housing, Golf Development, Retail	Miranda/ J. Smith
Lakepointe Addition	Lewisville, TX	Call for rates	6.00	6.00		Makens/ Witt
Lake Vista Drive / Vista Ridge Mall Drive	Lewisville, TX	Call for rates	3.50	3.50	All or Part	Witt
MacArthur / Vista Ridge Mall Drive	Lewisville, TX	Call for rates	35.00	35.00	All or Part	Witt
SEC Cooper / Turner Warner	Mansfield, TX	\$11/sf	1.54	1.54	Eckerd's - Wet Site	Masom/ Tinch
Eldorado Pavillion	Eldorado Pkwy / Ridge Road McKinney, TX	Call for rates	1.75	1.75	Ground Lease - BTS / Sale	R. Smith/ Levy
Former Luby's Cafeteria	1042 East IH-35 New Braunfels, TX	\$17,000,000	87,817		Built in 1990 and zoned C-3. 161 parking spaces in all concrete lot. Former Luby's Cafeteria with great visibility and access from IH-35. Property has direct access to adjoining Kohl's.	Ludeke/ Altomare
7401 Highway 26 (Beefers Restaurant)	North Richland Hills, TX	\$80,000 per yr-ground ls	1.06	1.06	All or Part	Miranda
Custer Road / Hedgecoxe Road	Plano, TX	\$7.85/sf	1.60	1.60	Will divide into 20,000/sf lots for \$9.75/sf.	Jamerson/ Witt
Granite 190 Center	Waterview Parkway / Frankford Road Plano, TX	Call for rates	3.00	3.00	Hotel Site	Witt/ Hernandez
NWQ Park @ Plano Pkwy	Plano, TX	\$17 to \$22/sf	9.60	9.60	Great diversity and Market in the rapidly growing West Plano Market	Makens/ Witt
Spring Creek Marketplace	Plano, TX	\$16/sf	0.96	0.96	Pad Available next to Whataburger	Jamerson/ Miranda
Lennox Center	NEC Coit/Campbell Richardson, TX	\$7/sf	80.00	30.00	Office, land sites (1-10 acres).	Jamerson/ Hernandez
NEQ Rowlett Road and Lakeview Parkway	Rowlett, TX	\$5/sf	7.84	7.84	Great site located just east of Albertson's Shopping Center	Tinch/ Taylor
1635 Somerset Road 400/ft Port of SW Military/Somerset	San Antonio, TX	\$ 5.89/sf	1.17	1.17	Zoned I-1	Baldwin

Dallas, Texas
7001 Preston Rd, Ste 222, 75205
214 526-6262 - Fax 214 523-0800

Austin, Texas
501 Congress Ave, Ste 310, 78701
512 476-1771 - Fax 512 476-1798

San Antonio, Texas
100 N.E. Loop 410, Ste 1500, 78216
210 979-9700 - Fax 210 979-9701



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1655 Somerset Road 400/ft north of SW Military / Somerset	San Antonio, TX	\$5.89/sf	1.17	1.17	Zoned I-1	Baldwin
Alamo Rent-A-Car Parcel	614 NE Loop 410 San Antonio, TX	\$650,000	1.30	1.30	Grate visibility on Loop 410 with direct access to the International Airport.	T. Baldwin/ Hoyer
Bandera / Mystic Park	San Antonio, TX	\$ 8.00/sf	2.28	2.28	Zoned C-3, utilities subject to property. Strong retail vicinity of site including HEB and Super Wal-Mart.	Jersin
Exchange Pkwy between Loop 410 and Wurzbach	San Antonio, TX	\$12.25/sf	1.00	1.00	Circuit City, Ross and Bally's	Jersin/ G. Sineni
Ingram Ridge	Loop 410 / Cinema Rdg San Antonio, TX	\$6 to \$12/sf	15.41	3.00	Excellent visibility from Loop 410. Elevated pad sites. Anchored by 18-screen theater, Bennigan's, Fazoli's, Texas Roadhouse. / Coming Soon Holiday Inn Express	G. Sineni/ King
Interstate 10 / Foster Road	San Antonio, TX	\$2	7.07	7.07	Adjacent to Travel Centers of America. Good access from Interstate 10.	Hoyer
Laredo Arena Development	SWC Loop 20 and Jacaman Rd. Laredo, TX	\$5 to \$16/sf	54.16		Adjacent to the new Laredo Arena. Great Office, hotel and retail use. Buils to suit opportunity.	Hoyer
LaPlaza Office Park Isom Road (between San Pedro and Ramsey)	San Antonio, TX	Call for pricing	3.19	3.19	Build-to-suit freestanding office bldgs	T. Sineni/ Hoyer
Lookout Road	Lookout Road behind Bluebonnet Palace San Antonio, TX	\$1.00/sf	50	50	Will divide. Zoned industrial. Utilities available. Just 2 blocks off IH-35 N.	Hoyer
Loop 1604 NW	Loop 1604 west of Hausman Road San Antonio, TX	\$1.70/sf	16.247	16.247	Exception visibility and access from Loop 1604.	Hoyer
Nacogdoches Road / El Sendero	San Antonio, TX	\$5/sf	4.23	1.57	Adjacent to Intown Suites.	Hoyer
Nacogdoches Road / Fox Knoll	San Antonio, TX	\$2.50/sf	1.36	1.36	Will divide; close proximity to Rolling Oaks Mall. Good daycare, neighborhood oriented use.	Hoyer
NEQ Marbach Road / Meadow Way	San Antonio, TX	\$115,000	16.73	3.50		Hoyer
NWC Bulverde / Evans	San Antonio, TX	\$5.75 /sf	4	4	Great corner location in rapidly growing residential area. Excellent area demographics and proximity to US 281.	Jersin/ King
NWC SW Military / Somerset	San Antonio, TX	\$6.62/sf	2.60	2.60	Zoned I-1	Baldwin
Pat Booker Road / Village Oak	San Antonio, TX	\$3.25/sf	6.18	6.18	Will divide; great mini-storage or restaurant site	Hoyer



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SE Military / Goliad	San Antonio, TX	\$4.50/sf	60.00	60.00	Site adjoins the 95,000 HEB development	T. Sineni/ G. Sineni
SEC Loop 410 / Ferncroft	San Antonio, TX	\$1.08/sf	2.12	2.12	All Utilities available to property. Zoned R-1	Hoyer
SEC Marbach Road / Hunt Lane	San Antonio, TX	\$2/sf	1.81	1.81	All Utilities available to property. Zoned B-3R. SEC lites in zoned "C" of the 100 year flood plan.	Hoyer
SW Loop 410 / Big Valley	San Antonio, TX	\$812,612	10.60	10.60	Great mini-storage site. 790/ft of frontage on SW Loop 410. 1,800/sf family home on property.	Hoyer
SW Military Drive / Merry Oaks Drive	5302 Military Drive San Antonio, TX	\$125,000	18.06	18.06	Under Contract. All utilities available to property. Zoned temporary R-1. Great access and visibility.	Hoyer
SWC Babcock Road / DeZavala Road	San Antonio, TX	\$295,000	12.75	6.34	Will consider join venture for multi-family.	Hoyer
SWC Bandera / Grissom	San Antonio, TX	Call for pricing	35,000sf		For lease or build to suit. I deal for fast food, retail or quasi retail/office.	Jersin/ King
SWC Loop 410 / Jones Maltberger	San Antonio, TX	\$150,000/yr	1.60	1.60	Up to 70,000/sf of land for ground lease. In close proximity to Quarry and North Star Mall. Area retailers include Wal-Mart, T.J. Maxx, Babies R Us, Comp USA, Party City, Pappadeaux's and Texas Land & Cattle.	G. Sineni/ T. Sineni
SWC Marbach Road/ Hunt Lane	San Antonio, TX	\$1.90/sf	10.63	10.63	All Utilities available to property. Zoned B-2R. Will divide into smaller pad sites of	Hoyer
UTSA Boulevard (1/4 mile west of IH-10)	San Antonio, TX	\$1.45/sf	14.00	14.00	Excellent multi-family or office/service center.	Hoyer/ Baldwin
Westpointe Business Park Center	Highway 151 / Potranco Road San Antonio, TX	\$2.50 to \$8/sf	170	170	Former Park 410 Westplax, Texas Wilson Furniture and SAWS Service Center located in the business park.	Hoyer/ T.Sineni
FM 1518	FM 1518 behind Gilman Honda Schertz, TX	\$10,651/Ac \$970,000	91	91	Great residential tract - land plan available. Under Contract.	Hoyer