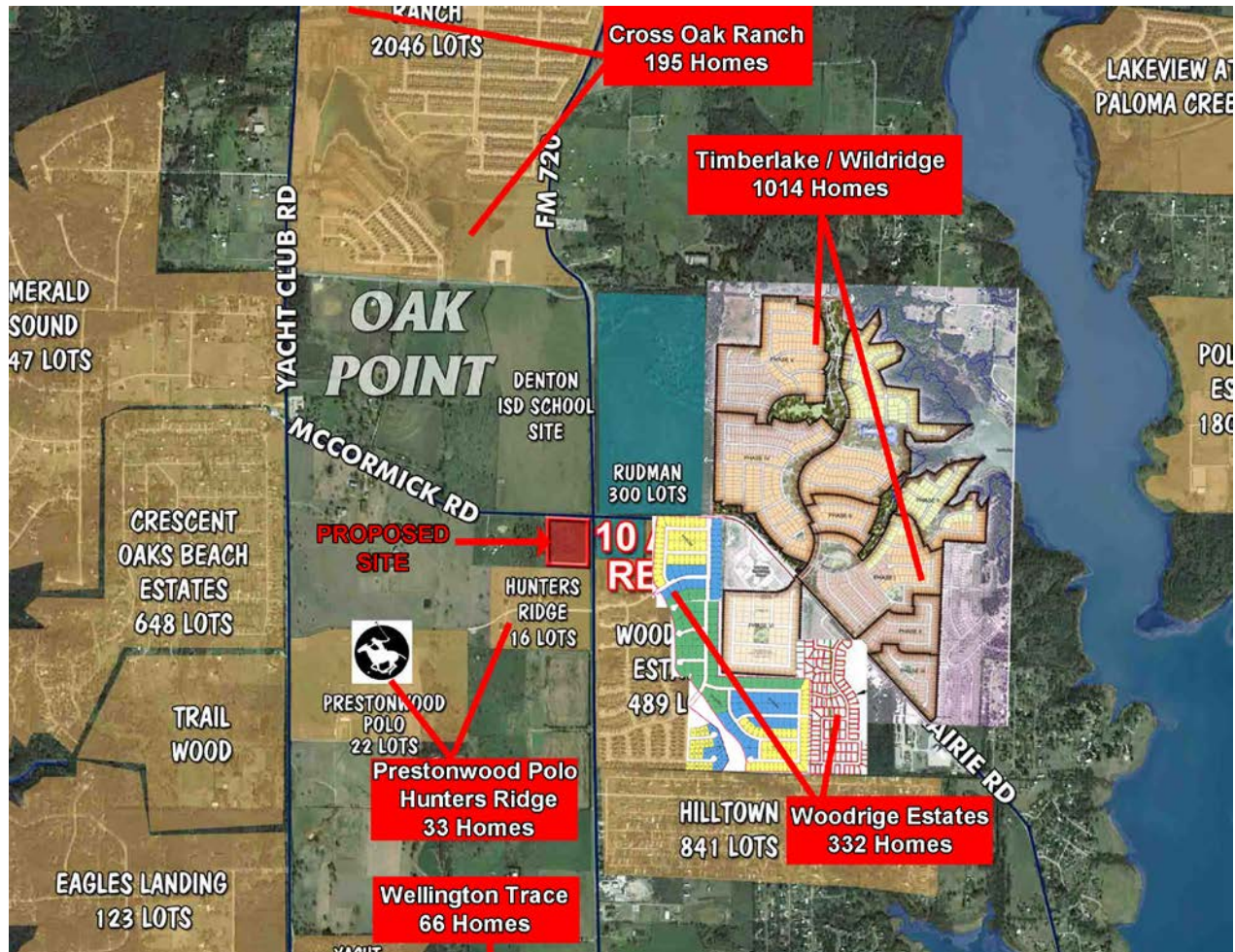


9.3 ACRE RETAIL DEVELOPMENT HARD CORNER IN HIGH GROWTH CORRIDOR



SWC FM 720 & McCormick, Oak Point, TX



9.3 Acre Hard Corner

Retail & Restaurant
Pad Sites Available

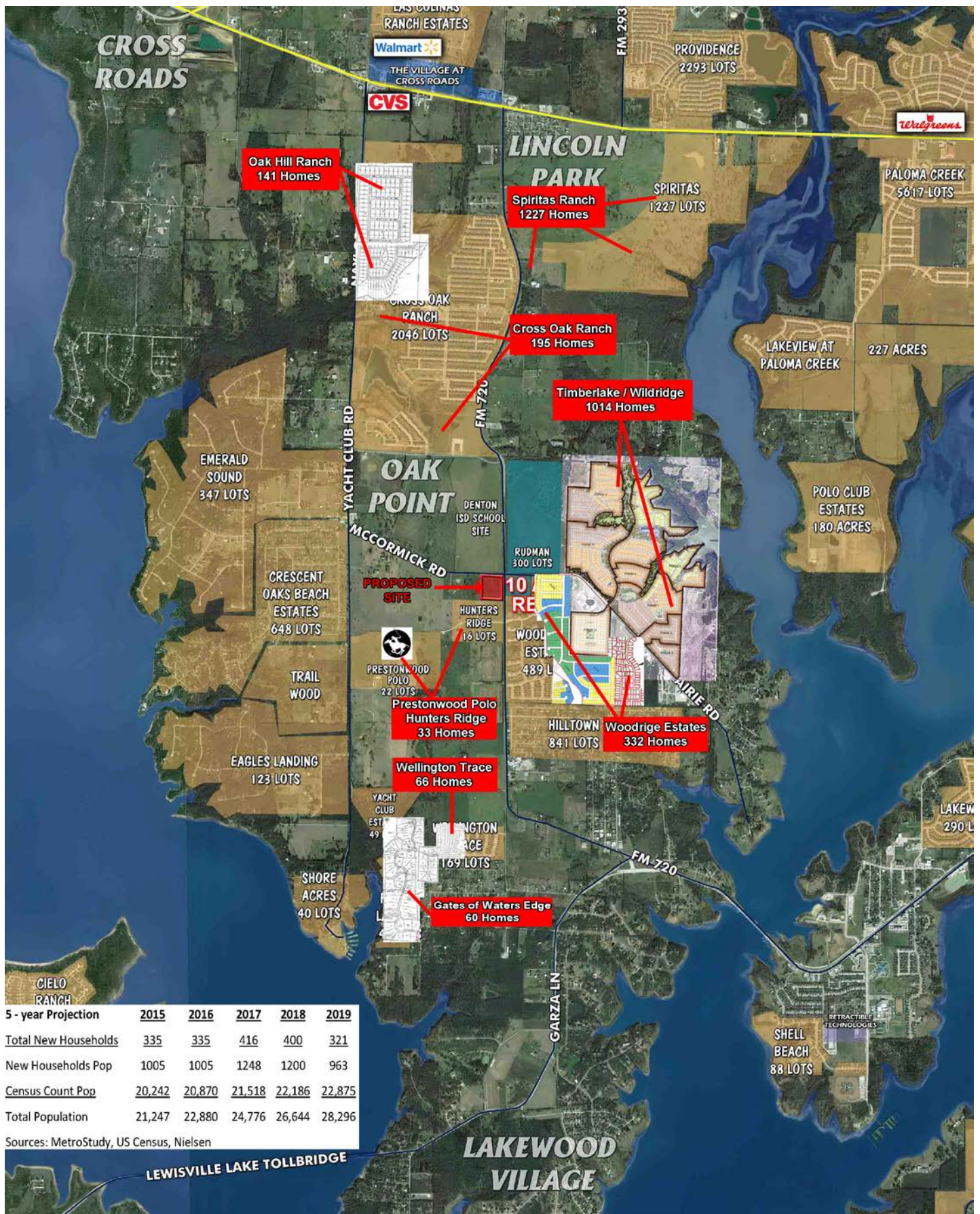
Shopping Center
Planned For Lease

Great retail corner tract
on FM 720 in super high-
growth area of Denton
County north of Dallas,
between Frisco and
Denton and South of
HWY 380.

Contact: Vaughn Miller
214-390-3444

vaughn@vcmddevelopment.com



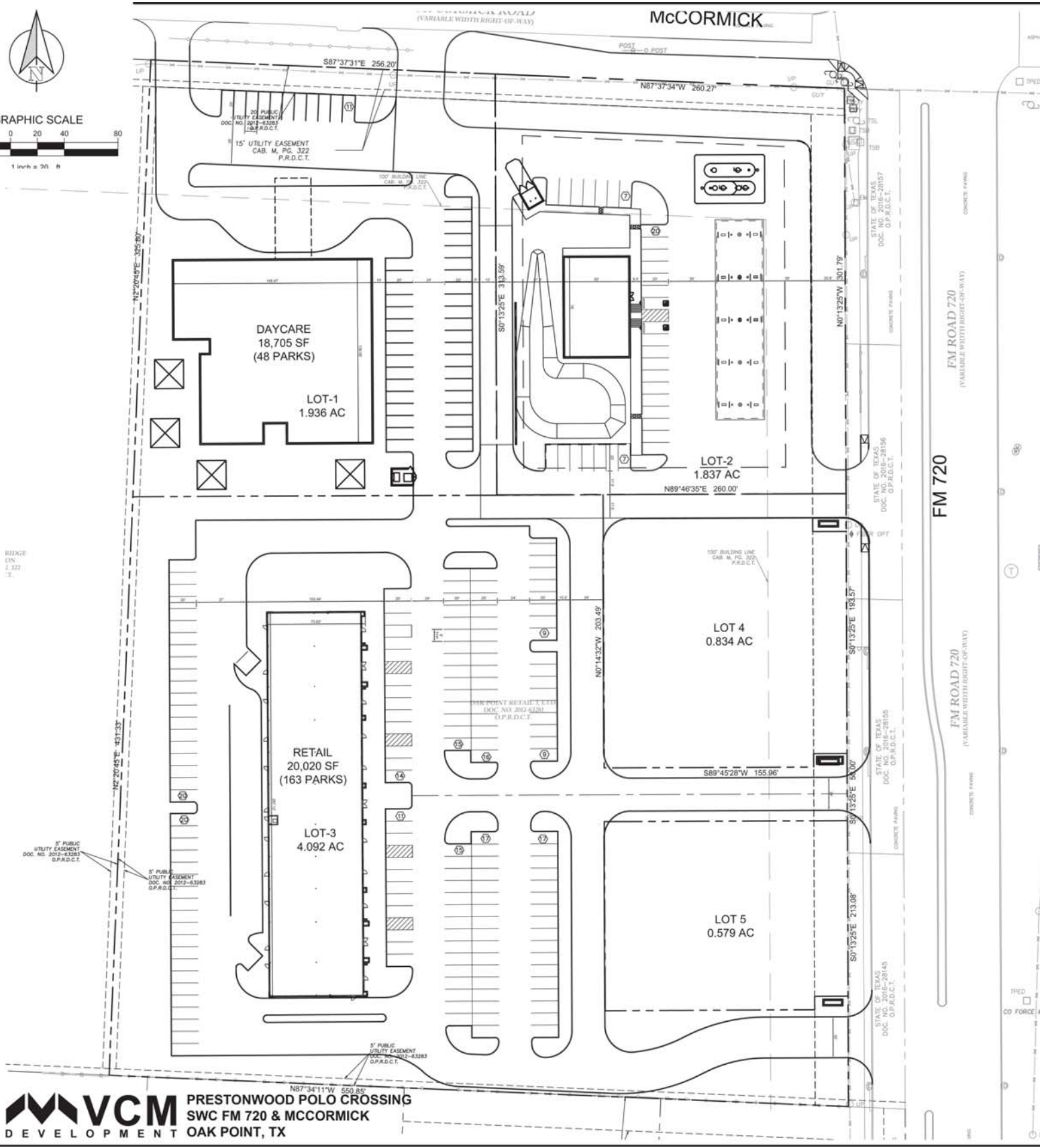
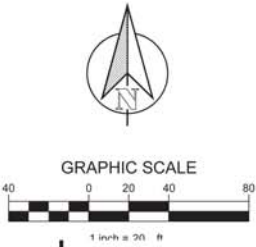



5 - year Projection	2015	2016	2017	2018	2019
Total New Households	335	335	416	400	321
New Households Pop	1005	1005	1248	1200	963
Census Count Pop	20,242	20,870	21,518	22,186	22,875
Total Population	21,247	22,880	24,776	26,644	28,296

Sources: MetroStudy, US Census, Nielsen

For Info Contact: Vaughn Miller 214-390-3444 vaughn@vcmdevelopment.com

PLOTTED BY: JOEL VALDEZ
PLOT DATE: 9/10/2018 4:41 PM
LOCATION: Z:\SHARED\PROJECTS\2018-041 OAK POINT TX - FM 270 & MCCORMICK - 7 ELEVEN\CADD\EXHIBIT\OVERALL SITE PLAN\OVERALL SITE PLAN EXHIBIT.DWG
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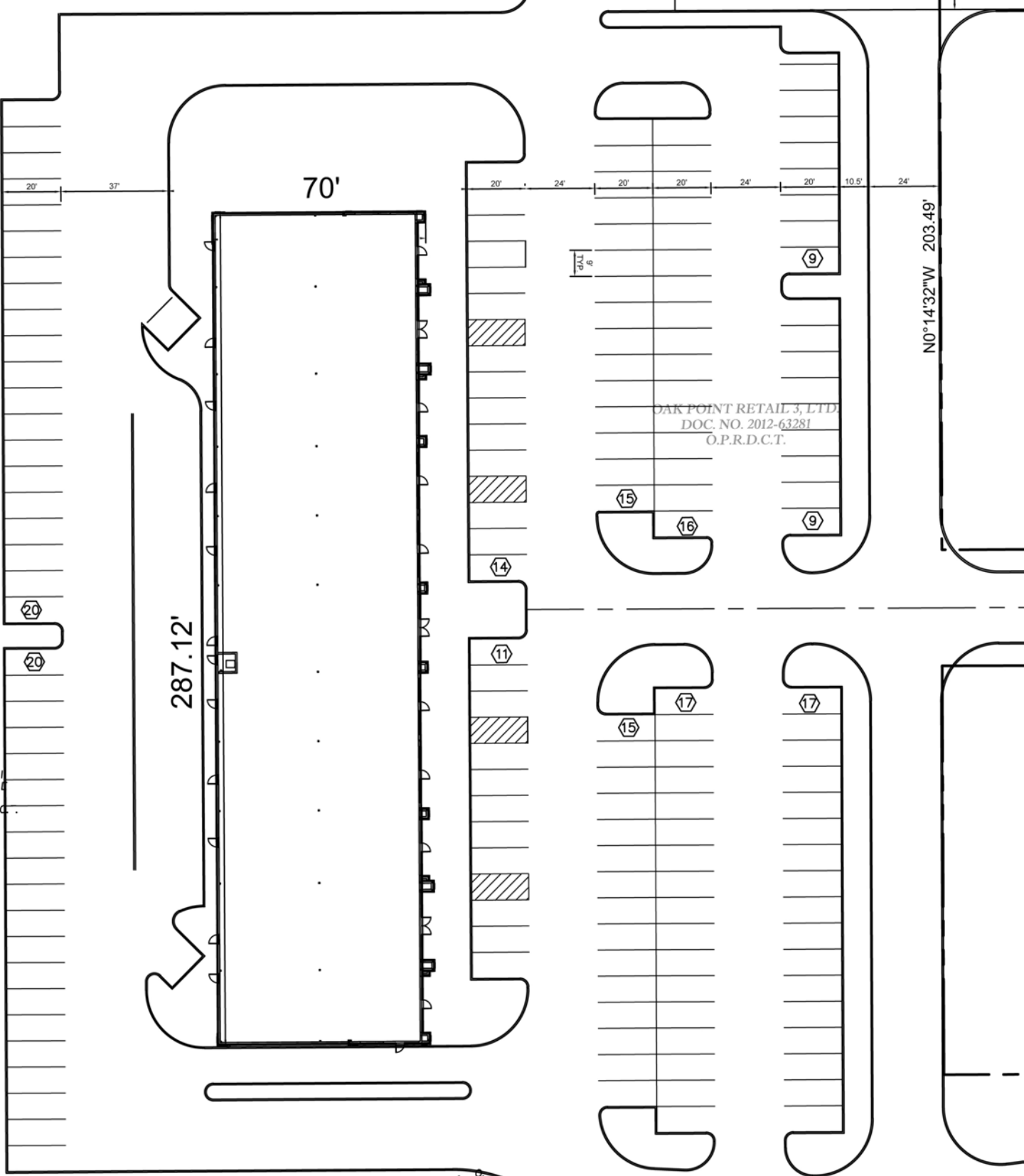




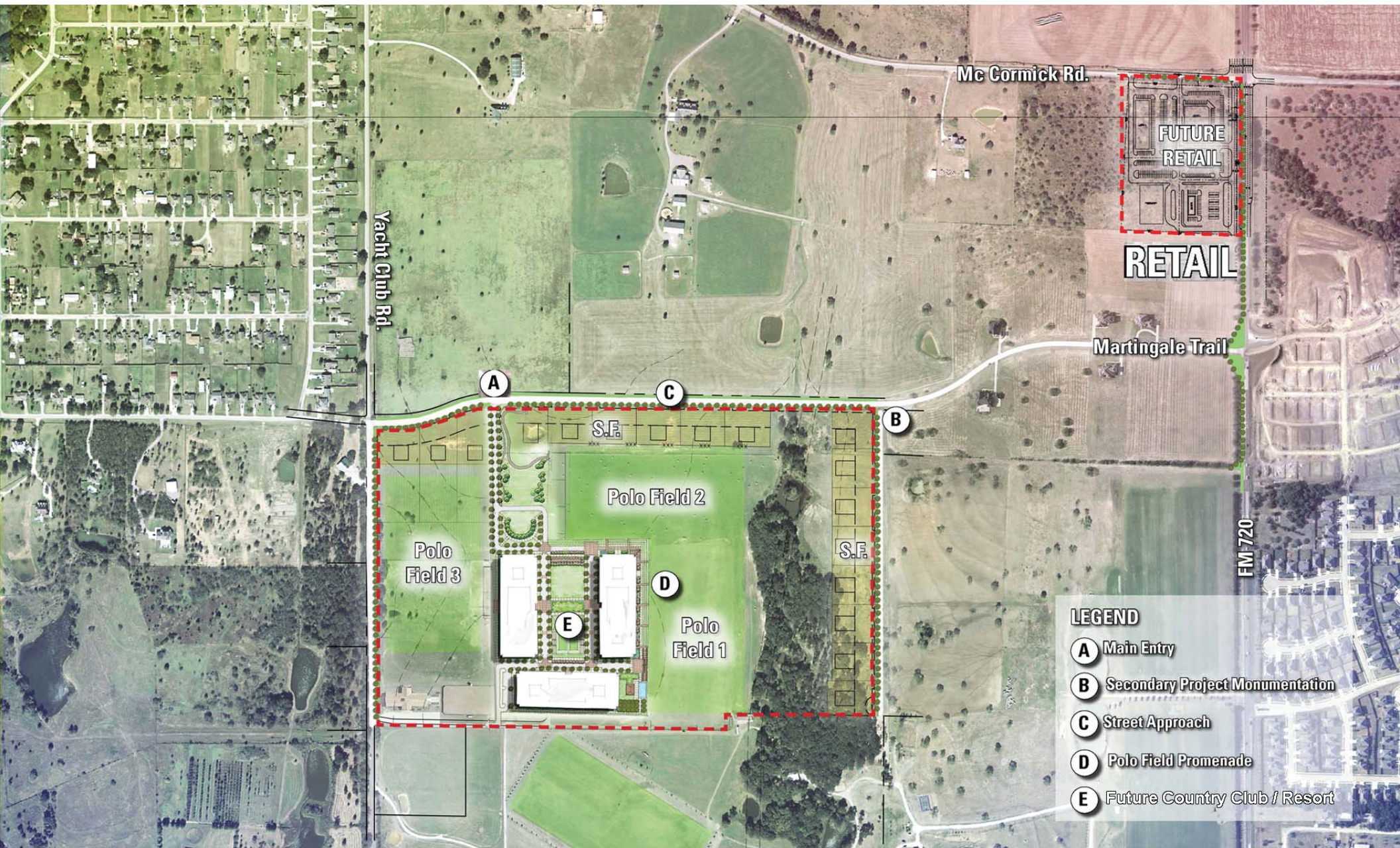
VCM
DEVELOPMENT

PRESTONWOOD POLO CROSSING
SWC FM 720 & MCCORMICK
OAK POINT, TX

DOC. N
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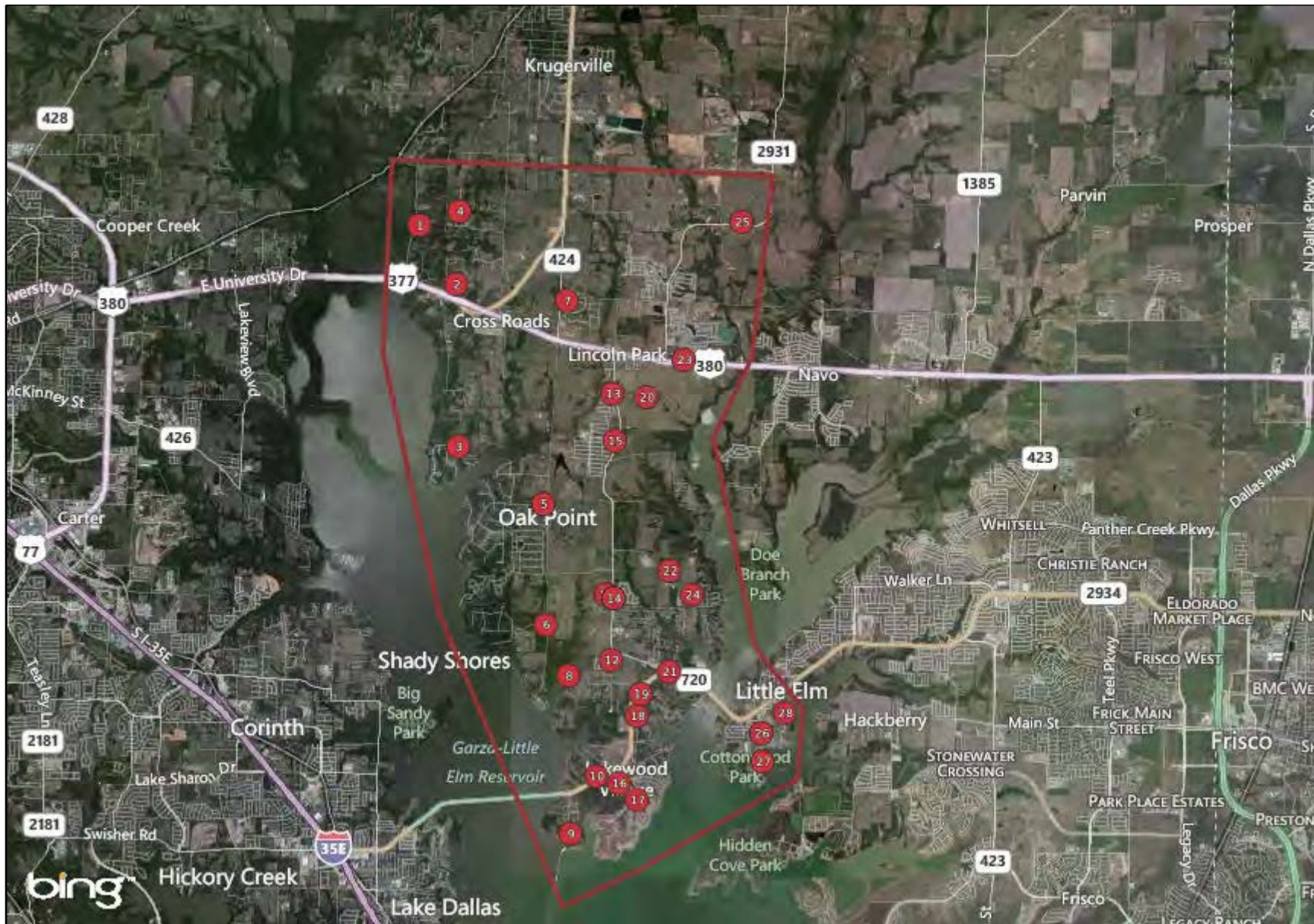


PRESTONWOOD POLO CROSSING
SWC FM 720 & MCCORMICK
OAK POINT, TX



Area of Interest

Oak Point Trade Area

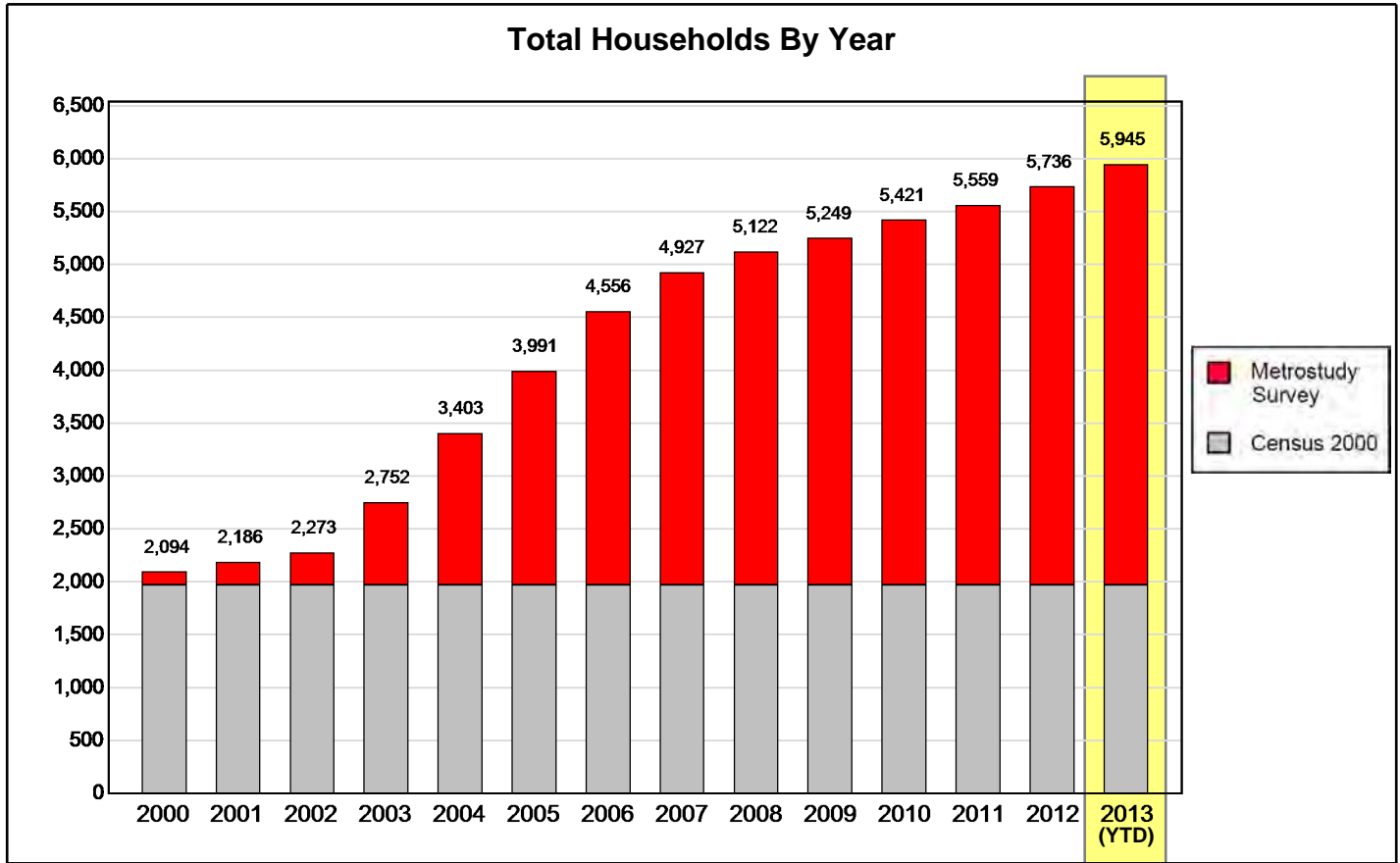


TX | Denton Co. (3Q13)
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metrostudy
Sales: 1-800-639-3777
A hantleywood Company

Household Growth Summary

Oak Point Trade Area



Household Development Summary								
Selected Subdivisions			Households By Construction Status					
Source	Count	Status	Future Lots	Vacant Lots	Housing Inventory	Occupied Units	Annual Closings Rate	Potential House-holds
Census						1,973 ¹		
Metrostudy	5	Builtout	0	0	0	153 ²		
Metrostudy	17	Active	1,178	840	148	3,819 ²		
Metrostudy	6	Future	3,815	0	0	0		
Totals	28		4,993	840	148	5,945	271	11,926

1. Total Households in Year 2000; SF/MF Ratio = 76%/24%

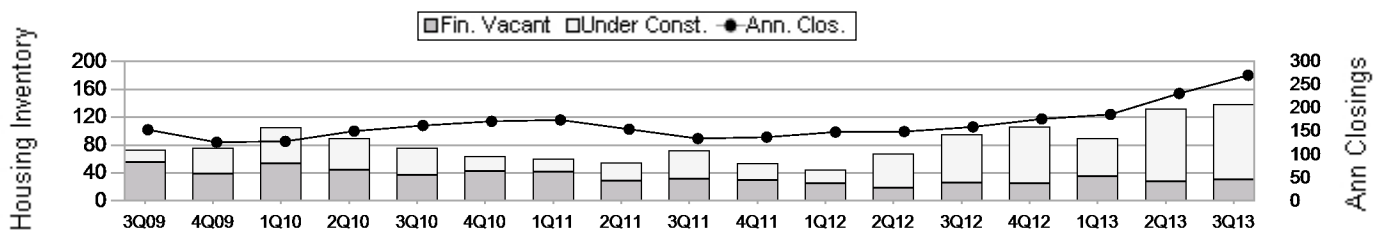
2. Cumulative closings since the Year 2000; Occupied units are recorded from onsite surveyor inspections performed during the Metrostudy residential survey. Closings are calculated as the change in occupied units between quarters.

Historical Housing Activity Summary

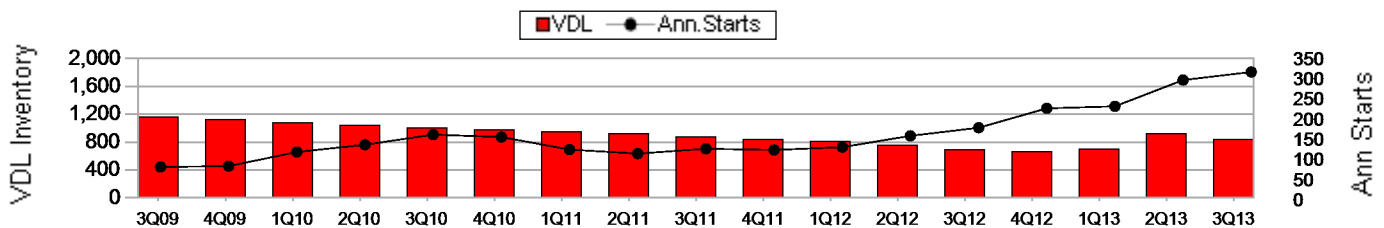
Oak Point Trade Area

Qtr	Qtr Clos	Ann Clos	Model	FinVac	UC	Total Inv	Total Supply	Qtr Starts	Ann Starts	VDL	VDL Supply	Fut Lots	Ann Lot Deliv
3Q09	42	154	7	56	17	80	6.2	14	85	1,168	164.9	3,978	-22
4Q09	33	127	7	39	37	83	7.8	36	87	1,132	156.1	3,978	-21
1Q10	25	129	7	54	51	112	10.4	54	122	1,079	106.1	3,978	-32
2Q10	51	151	7	45	45	97	7.7	36	140	1,043	89.4	3,978	-33
3Q10	54	163	6	37	39	82	6.0	39	165	1,006	73.2	3,978	3
4Q10	42	172	6	43	21	70	4.9	30	159	976	73.7	3,978	3
1Q11	28	175	5	42	18	65	4.5	23	128	953	89.3	3,978	2
2Q11	31	155	5	29	26	60	4.6	26	118	927	94.3	3,977	2
3Q11	34	135	5	32	40	77	6.8	51	130	875	80.8	3,977	-1
4Q11	45	138	5	30	24	59	5.1	27	127	844	79.7	3,977	-5
1Q12	39	149	5	25	20	50	4.0	30	134	814	72.9	3,977	-5
2Q12	32	150	4	19	49	72	5.8	54	162	762	56.4	5,311	-3
3Q12	44	160	4	26	69	99	7.4	71	182	691	45.6	5,311	-2
4Q12	62	177	6	25	81	112	7.6	75	230	671	35.0	5,265	57
1Q13	49	187	8	35	55	98	6.3	35	235	702	35.8	5,196	123
2Q13	77	232	8	28	104	140	7.2	119	300	922	36.9	5,000	460
3Q13	83	271	9	31	108	148	6.6	91	320	840	31.5	4,993	469

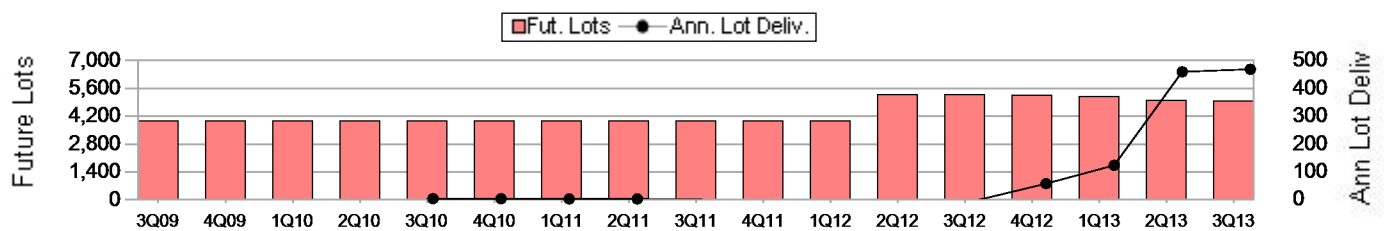
Housing Inventory and Closings By Quarter



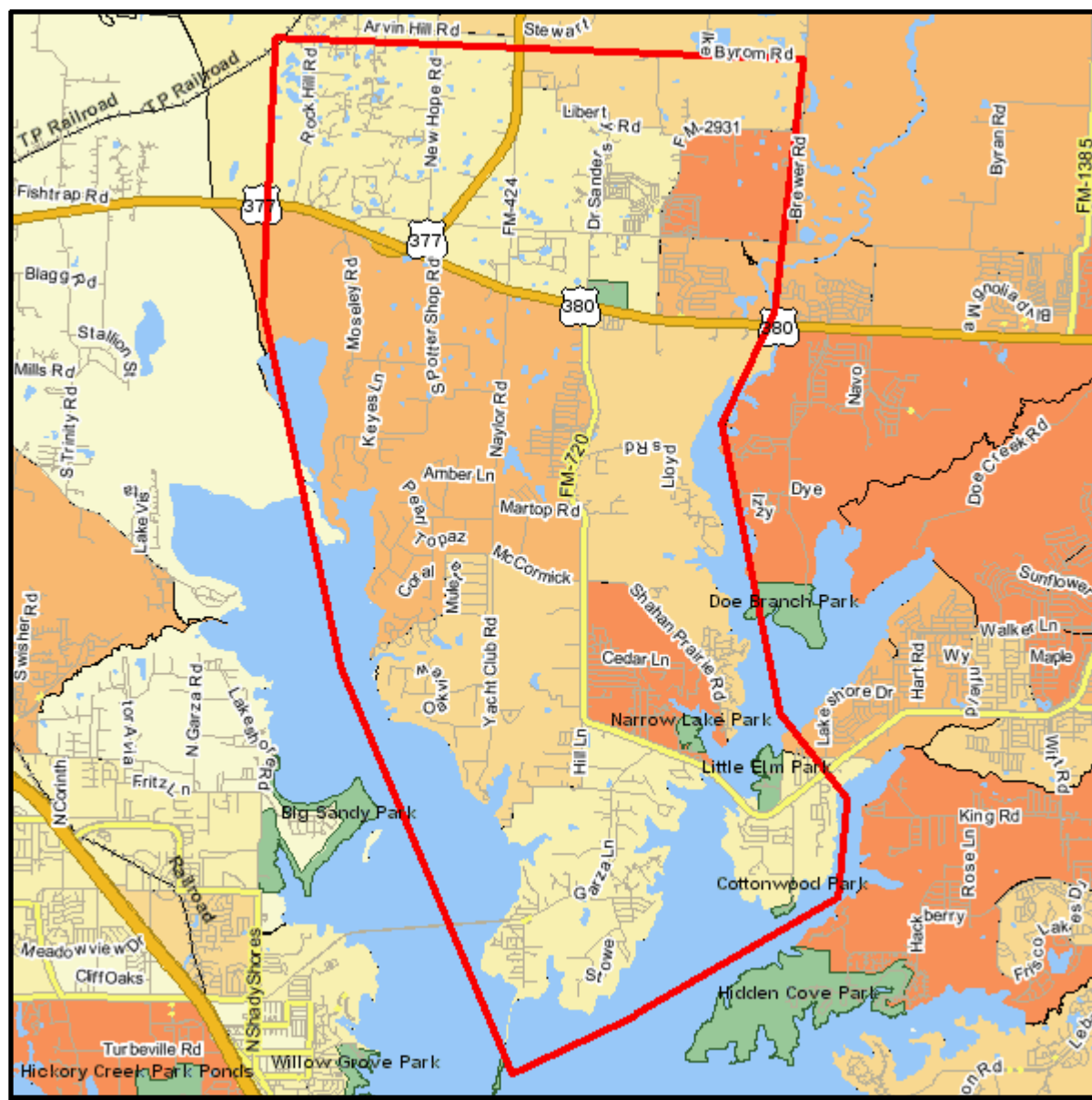
Vacant Developed Lots and Starts By Quarter



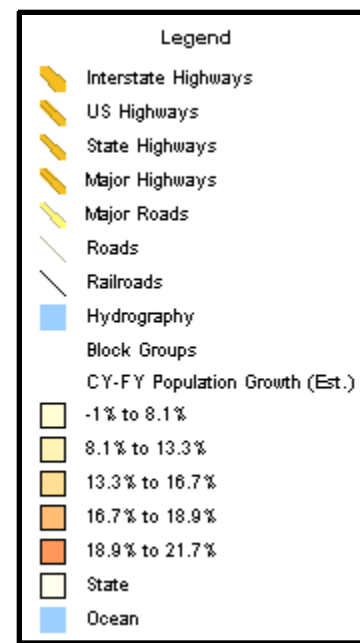
Future Lots and Deliveries By Quarter



Population Growth 2014- 2019



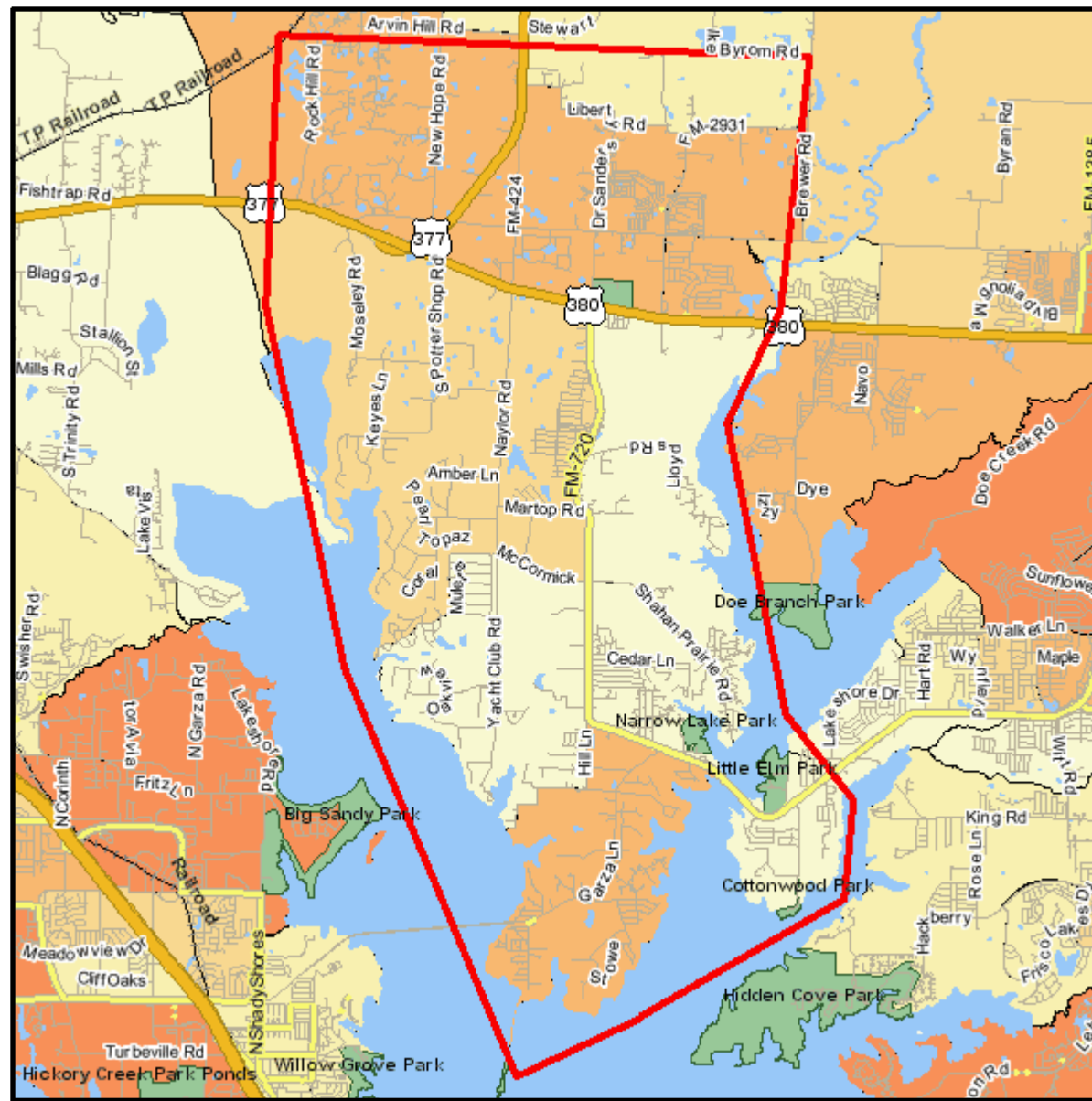
Polygon - See Appendix for Points



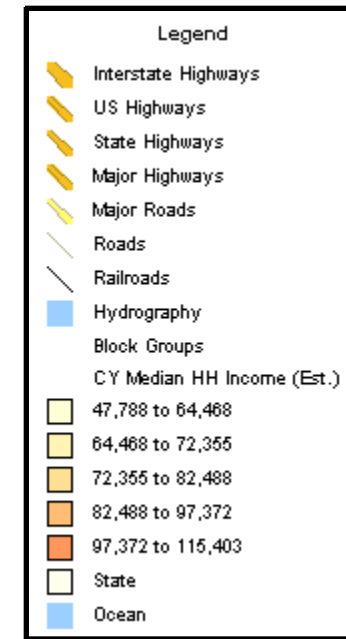
0 miles 1.03 2.05



Median Household Income



Polygon - See Appendix for Points



0 miles 1.03 2.05



Price Range Analysis

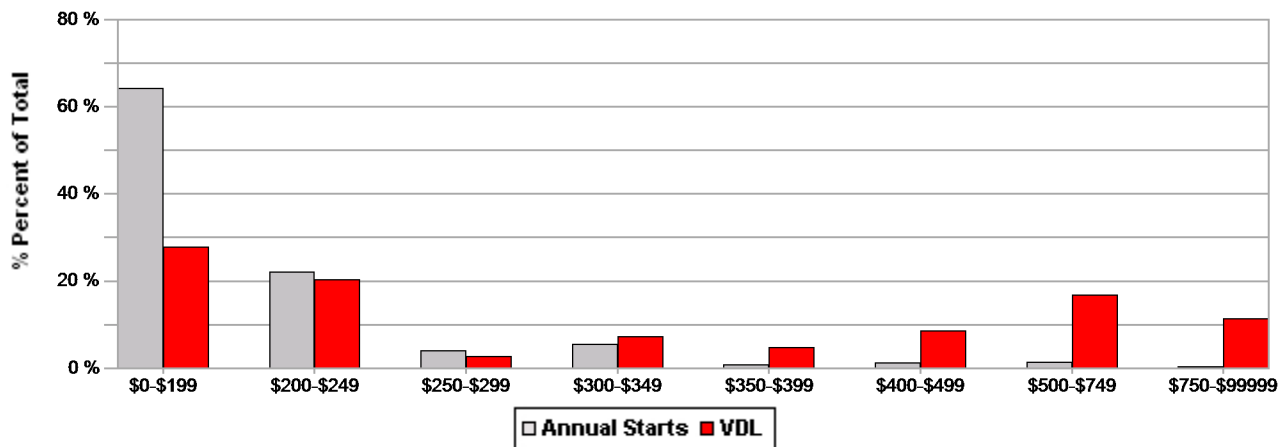
Oak Point Trade Area

	\$0 \$199,999	\$200,000 \$249,999	\$250,000 \$299,999	\$300,000 \$349,999	\$350,000 \$399,999	\$400,000 \$499,999	\$500,000 \$749,999	\$750,000 \$999,999	*Total
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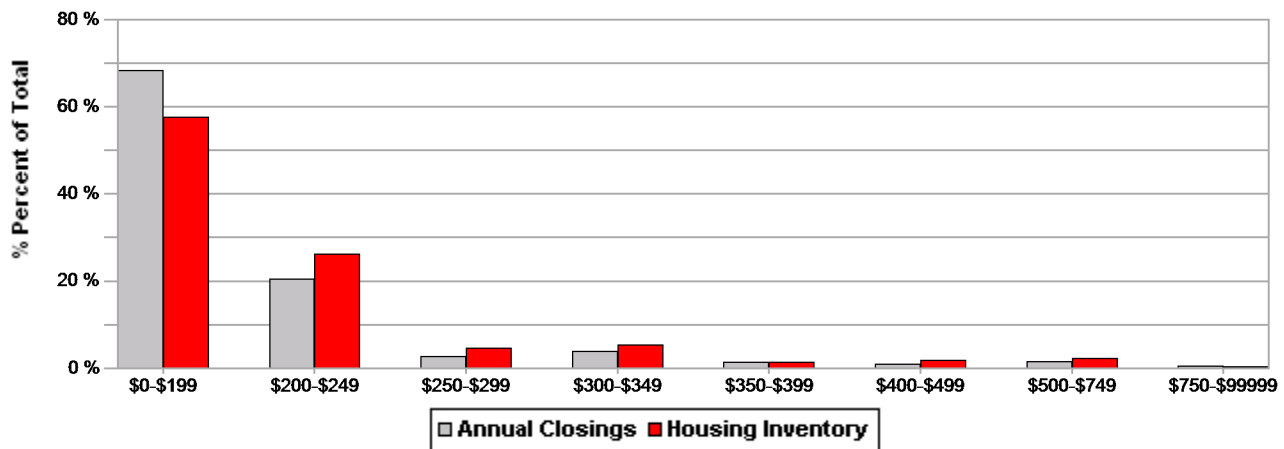
Custom Market Numerical Totals	Ann Starts	206	71	13	18	3	4	5	2	320
	Ann Closings	185	56	7	11	4	3	4	1	271
	Housing Inv	85	39	7	8	2	3	3	1	148
	VDL Inv	235	171	23	61	40	72	141	96	840
	Housing Supply (Mos)	5.5	8.4	11.2	9.2	6.8	12.8	9.5	5.1	6.6
	VDL Supply (Mos)	13.7	29.1	21.5	41.0	174.6	217.2	362.3	755.1	31.5

Custom Market Percentage Totals	Ann Starts	64.2 %	22.1 %	4.1 %	5.6 %	0.9 %	1.2 %	1.5 %	0.5 %	100 %
	Ann Closings	68.4 %	20.5 %	2.7 %	3.9 %	1.4 %	1.0 %	1.6 %	0.5 %	100 %
	Housing Inv	57.7 %	26.2 %	4.6 %	5.5 %	1.5 %	1.9 %	2.3 %	0.4 %	100 %
	VDL Inv	27.9 %	20.4 %	2.8 %	7.3 %	4.8 %	8.6 %	16.8 %	11.4 %	100 %

Price Range Distribution of Annual Starts vs VDL



Price Range Distribution of Annual Closings vs Housing Inventory



NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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 instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions 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.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Real Estate Broker Company _____ Date _____

Buyer, Seller, Tenant or Landlord _____ Date _____

Real Estate Licensee _____ Date _____

Buyer, Seller, Tenant or Landlord _____ Date _____

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.