

FLOWER MOUND MARKET - SHOPPING CENTER DEVELOPMENT



25 Highland Park Village, Suite 100, Dallas, TX 75205 214-390-3444 vaughn@vcmdevelopment.com







Morris Rd (Gerault)

GERAULT ROAD

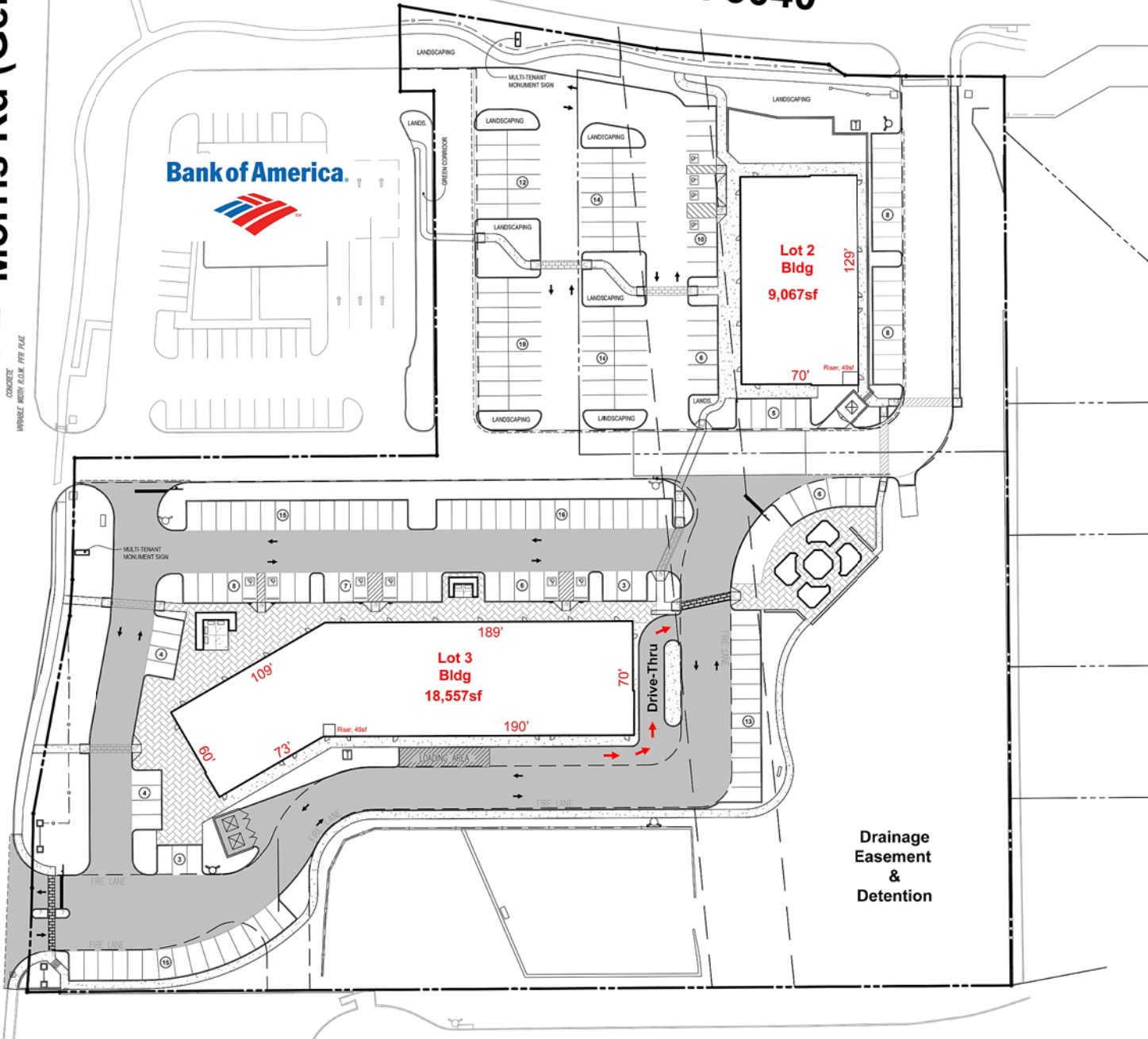
CONCRETE
IMPAVE WIDTH 8.0M PER PLAT

LEFT TURN LANE



FLOWER MOUND ROAD
CONCRETE
IMPAVE WIDTH 8.0M PER PLAT

FM 3040



Drainage
Easement
&
Detention



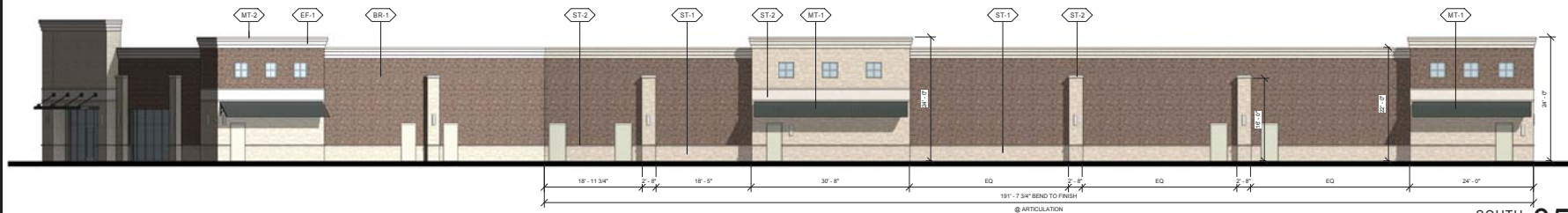
FLOWER MOUND MARKET
SEC FM 3040 & MORRIS (GERAULT)

03.25.2020

Parking		Req'd	Prv'd	Ratio / sf
Restaurant	9,000 sf	120	120	1spc / 75sf
Retail	18,722 sf	75	75	1spc / 250sf
Total	27,722 sf	195	195	

Heights Venture
ARCHITECTURE + DESIGN

Robert R. Holton, AIA, TX #14938
Not for Regulatory Approval, Permitting, or Construction



SOUTH 05
1" = 10'-0"



EAST 04
1" = 10'-0"

	NORTH	SOUTH	EAST	WEST				
1. TOTAL FACADE	7325.9	6039.0	1810.8	1591.8				
2. FACADE (EXCLUSIVE OF DOORS & WINDOWS)	5190.1	5738.0	1503.7	1284.7				
3. DOORS & WINDOWS	2135.7	301.0	307.1	307.1				
4. PRIMARY MASONRY TOTALS (MIN. 50%)								
STONE	4934.2	95%	5149.4	90%	1345.7	89%	1147.3	89%
BRICK	2236.4	43%	1644.0	29%	645.6	43%	622.6	48%
CAST STONE	2366.0	48%	3263.6	57%	612.1	41%	436.4	34%
EIFS	331.8	6%	241.8	4%	68.0	6%	85.4	7%
5. SECONDARY MASONRY TOTALS (MAX. 20%)								
EIFS	255.9	5%	588.5	10%	158.0	11%	137.4	11%
	255.9	5%	588.5	10%	158.0	11%	137.4	11%

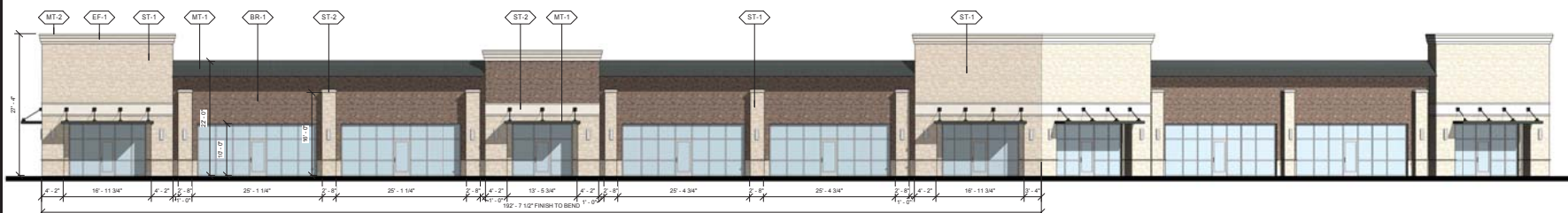
(ST-1) STONE CUSTOM STONE, GRANBURY NATIONAL CHOPPED
(ST-2) CAST STONE BETTER CAST STONE, SAND
(BR-1) BRICK ACME TEXAS to match Bank of America
(EF-1) EIFS DRYVIT 450 OYSTER SHELL
(MT-1) AWNINGS BERRIDGE CHARCOAL to match Bank of America
(MT-2) COPING PACCLAD SANDSTONE



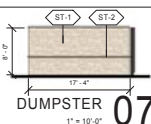
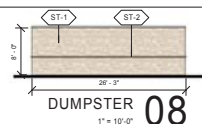
WEST 03
1" = 10'-0"



NORTH, BENT 02
1" = 10'-0"



NORTH 01
1" = 10'-0"



DATE: 3/23/2020

Robert B. Nelson, AIA
TX ARCHITECT

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Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77003 713.688.1103 F
DALLAS 1741 Legacy Office, Suite 200 Plano, Texas 75060 972.485.1200 F

FLOWER MOUND MARKET —
BUILDING LOT 3
FLOWER MOUND RD. &
GERAULT
FLOWER MOUND, TX

Project Number: 2049 Date: 24 x 36
Drawn By: 3/23/2020 8:47:01 AM
Checked By: KL / LL LL / RH
Project File: SCHEMATIC

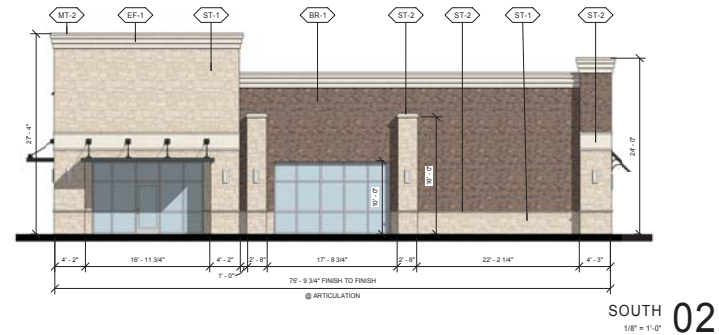
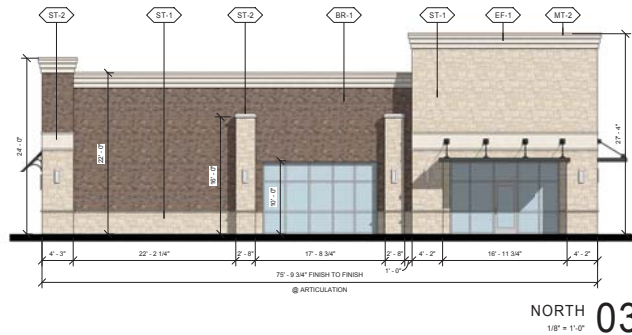
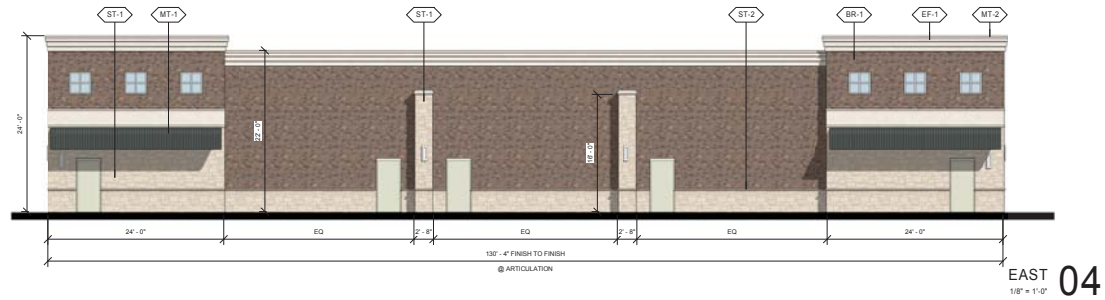
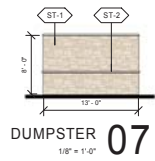
EXTERIOR
ELEVATIONS

C02

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DATE: _____



	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE	1819.3	1819.3	2974.9	3256.0
2. FACADE (EXCLUSIVE OF DOORS & WINDOWS)	1512.2	1512.2	2798.7	2422.3
3. DOORS & WINDOWS	307.1	307.1	176.2	833.7
4. PRIMARY MASONRY TOTALS (MIN. 80%)				
STONE	634.6	634.6	781.7	1165.3
BRICK	633.7	633.7	1603.0	888.3
CAST STONE	84.3	84.3	141.8	155.2
5. SECONDARY MASONRY TOTALS (MAX. 20%)				
EPS	159.5	159.5	272.3	163.5
	159.5	159.5	272.3	163.5

[ST-1]	STONE	CUSTOM STONE, GRANBURY NATIONAL CHOPPED
[ST-2]	CAST STONE	BETTER CAST STONE, SAND
[BR-1]	BRICK	ACME TEXAS to match Bank of America
[EF-1]	EPS	DRYVIT 456 OYSTER SHELL
[MT-1]	AWNINGS	BERRIDGE CHARCOAL to match Bank of America
[MT-2]	COPING	PACCLAD SANDSTONE

Robert B. Nelson, AIA
TX #14343

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Heights Venture
ARCHITECTURE + DESIGN

HOUSTON DALLAS
1111 North Loop West, Suite 800 2741 Legacy Office, Suite 200
Houston, Texas 77002 Plano, Texas 75060
713.688.1103 972.485.1202

FLOWER MOUND
MARKET —
BUILDING LOT 2
FLOWER MOUND RD. &
GERAULT
FLOWER MOUND, TX

Project Number: 2049 Date: 24 x 36

Drawn By: KL / LL

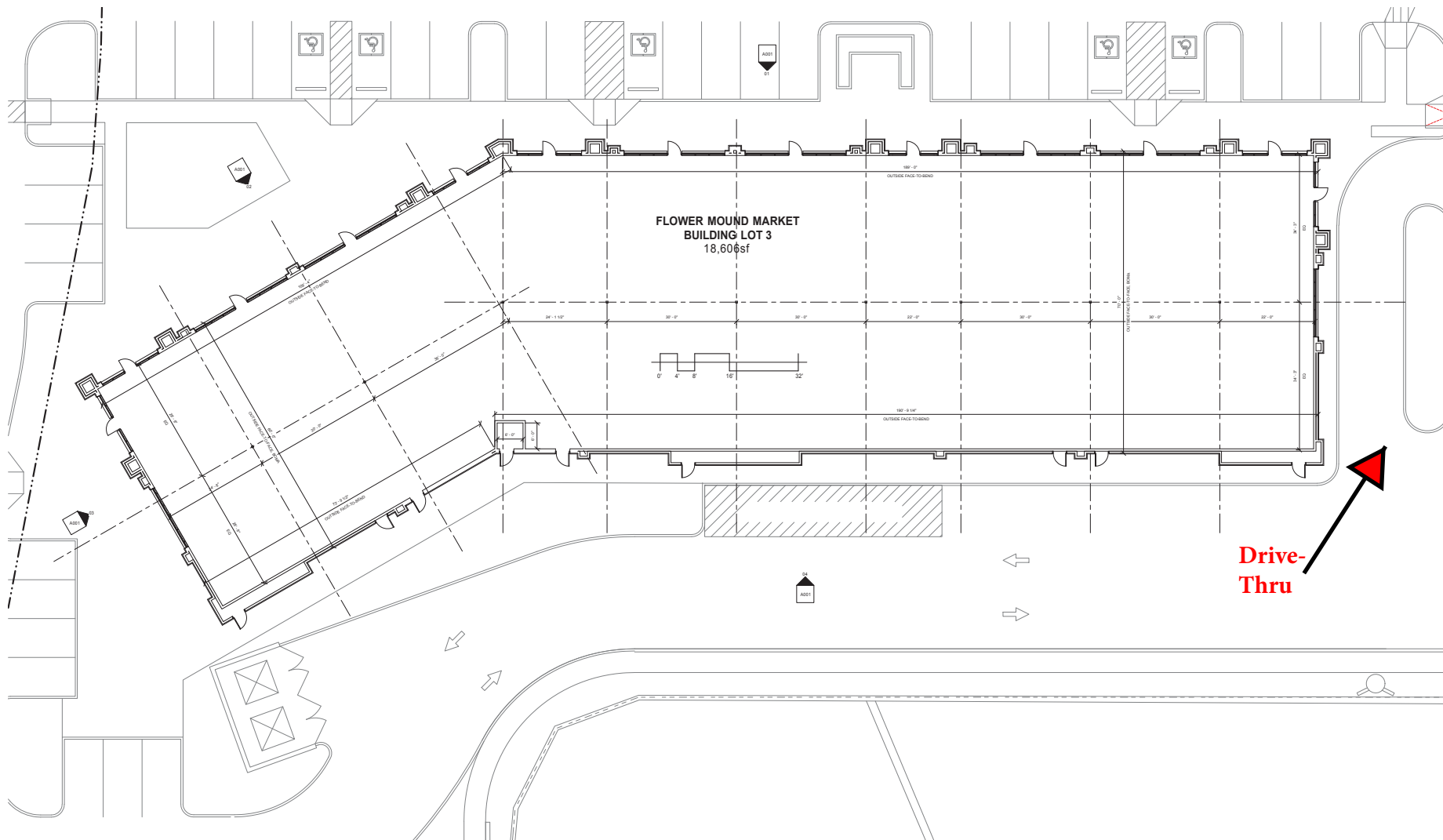
3/23/2020 8:50:51 AM

Project File: SCHEMATIC

EXTERIOR
ELEVATIONS

C02

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Heights Venture
ARCHITECTURE + DESIGN

00047076 1111 South Loop West, Suite 500 Houston, Texas 77057 713 585 1347

00047076 1111 South Loop West, Suite 500 Houston, Texas 77057 713 585 1347

FLOWER MOUND MARKET
FLOWER MOUND RD. & GERAULT
FLOWER MOUND, TX

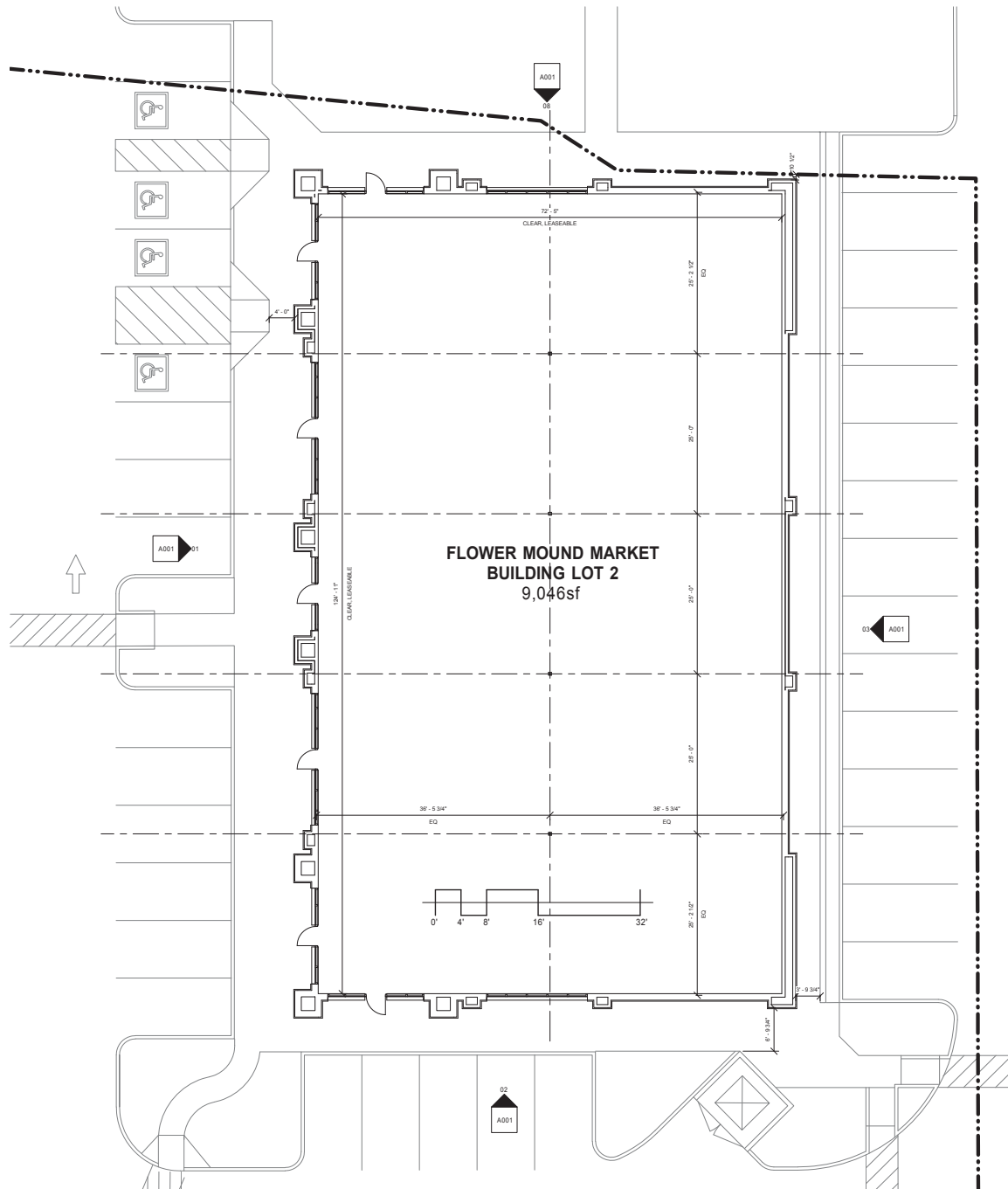
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KL	LLRH
SCHEMATIC	

SITE PLAN

A002

SITE PLAN 01
1/8" = 1'-0"

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SITE PLAN
1/8" = 1'-0"

1

A. DATE: 3/11/2020

Robert B. Nelson, AIA
TX #14855

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Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77003 713.688.1103 F
DALLAS 2741 Legacy Office, Suite 200 Plano, Texas 75024 972.485.1200 F

FLOWER MOUND MARKET

FLOWER MOUND RD. & GERAULT
FLOWER MOUND, TX

Project Number: 20049 Sheet Size: 24 x 36

Date / Time Plotted: 3/11/2020 10:47:14 AM

Drawn By: KL Checked By: LLRH

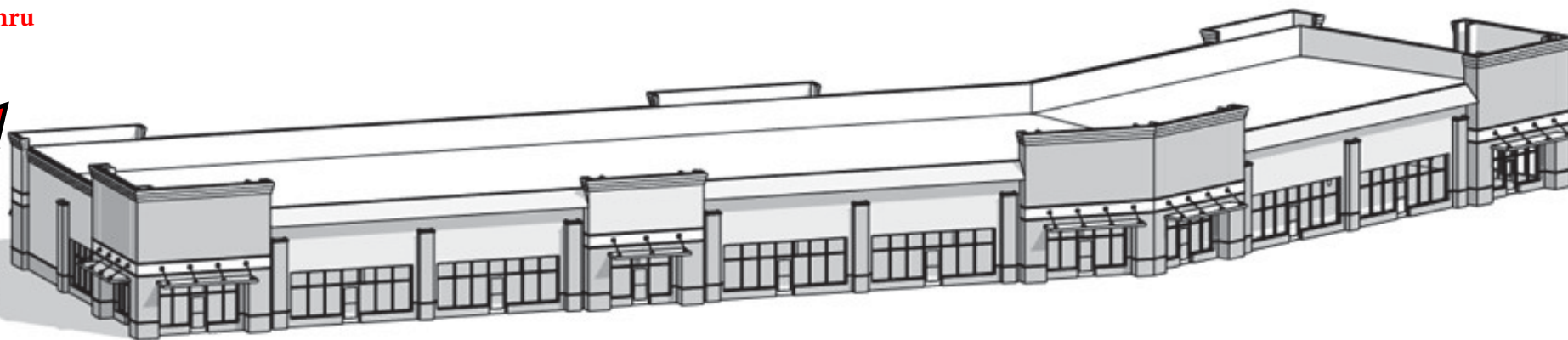
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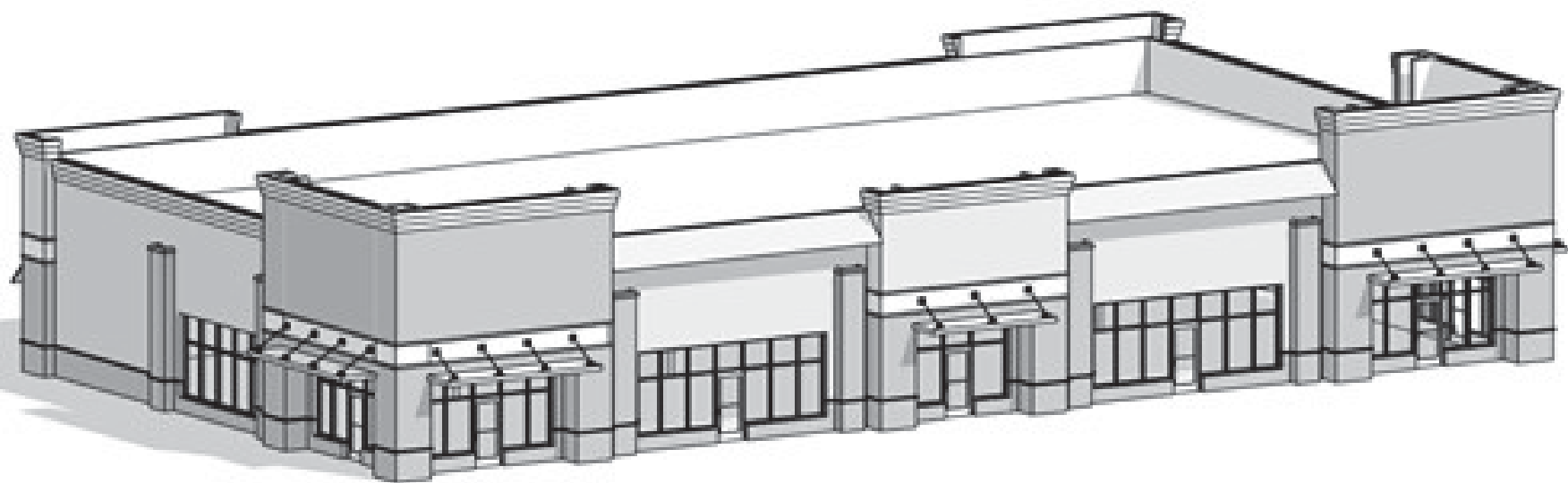
SITE PLAN

A002

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Drive-Thru







Demographic and Income Comparison Profile

1051 Flower Mound Rd, Flower Mound, Texas, 75028
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 33.01010
Longitude: -97.04420

	1 mile	2 miles	3 miles
Census 2010 Summary			
Population	10,227	36,506	82,842
Households	3,403	12,257	29,015
Families	2,906	10,029	21,755
Average Household Size	3.01	2.97	2.85
Owner Occupied Housing Units	3,067	10,830	20,730
Renter Occupied Housing Units	336	1,427	8,285
Median Age	37.2	36.2	34.2
2019 Summary			
Population	11,465	45,494	102,362
Households	3,821	15,127	35,375
Families	3,218	12,216	26,184
Average Household Size	3.00	3.00	2.89
Owner Occupied Housing Units	3,449	12,359	23,471
Renter Occupied Housing Units	372	2,768	11,903
Median Age	39.3	37.8	35.7
Median Household Income	\$124,077	\$109,364	\$90,016
Average Household Income	\$148,750	\$131,026	\$112,995
2024 Summary			
Population	12,305	50,158	112,112
Households	4,092	16,596	38,610
Families	3,430	13,335	28,389
Average Household Size	3.01	3.02	2.90
Owner Occupied Housing Units	3,684	13,420	25,345
Renter Occupied Housing Units	407	3,176	13,265
Median Age	41.6	38.9	36.6
Median Household Income	\$128,119	\$114,043	\$97,563
Average Household Income	\$157,860	\$141,394	\$123,432
Trends: 2019-2024 Annual Rate			
Population	1.42%	1.97%	1.84%
Households	1.38%	1.87%	1.77%
Families	1.28%	1.77%	1.63%
Owner Households	1.33%	1.66%	1.55%
Median Household Income	0.64%	0.84%	1.62%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

September 13, 2019



Demographic and Income Comparison Profile

1051 Flower Mound Rd, Flower Mound, Texas, 75028

Rings: 1, 2, 3 mile radii

Prepared by Esri

Latitude: 33.01010

Longitude: -97.04420

2019 Households by Income	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	45	1.2%	341	2.3%	1,053	3.0%
\$15,000 - \$24,999	52	1.4%	407	2.7%	1,561	4.4%
\$25,000 - \$34,999	60	1.6%	436	2.9%	2,030	5.7%
\$35,000 - \$49,999	204	5.3%	1,071	7.1%	3,660	10.3%
\$50,000 - \$74,999	311	8.1%	1,903	12.6%	5,852	16.5%
\$75,000 - \$99,999	522	13.7%	2,274	15.0%	5,294	15.0%
\$100,000 - \$149,999	1,184	31.0%	4,071	26.9%	7,566	21.4%
\$150,000 - \$199,999	802	21.0%	2,640	17.5%	4,747	13.4%
\$200,000+	642	16.8%	1,984	13.1%	3,613	10.2%
Median Household Income	\$124,077		\$109,364		\$90,016	
Average Household Income	\$148,750		\$131,026		\$112,995	
Per Capita Income	\$49,543		\$43,685		\$39,241	

2024 Households by Income	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	45	1.1%	323	1.9%	916	2.4%
\$15,000 - \$24,999	52	1.3%	390	2.3%	1,410	3.7%
\$25,000 - \$34,999	59	1.4%	423	2.5%	1,895	4.9%
\$35,000 - \$49,999	209	5.1%	1,050	6.3%	3,568	9.2%
\$50,000 - \$74,999	312	7.6%	1,972	11.9%	6,235	16.1%
\$75,000 - \$99,999	513	12.5%	2,375	14.3%	5,714	14.8%
\$100,000 - \$149,999	1,264	30.9%	4,513	27.2%	8,689	22.5%
\$150,000 - \$199,999	923	22.6%	3,207	19.3%	5,924	15.3%
\$200,000+	715	17.5%	2,343	14.1%	4,259	11.0%
Median Household Income	\$128,119		\$114,043		\$97,563	
Average Household Income	\$157,860		\$141,394		\$123,432	
Per Capita Income	\$52,463		\$46,925		\$42,733	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

September 13, 2019



Demographic and Income Comparison Profile

1051 Flower Mound Rd, Flower Mound, Texas, 75028

Rings: 1, 2, 3 mile radii

Prepared by Esri

Latitude: 33.01010

Longitude: -97.04420

2010 Population by Age	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	660	6.5%	2,558	7.0%	6,073	7.3%
Age 5 - 9	983	9.6%	3,128	8.6%	6,992	8.4%
Age 10 - 14	1,017	9.9%	3,361	9.2%	7,105	8.6%
Age 15 - 19	827	8.1%	2,916	8.0%	6,322	7.6%
Age 20 - 24	341	3.3%	1,502	4.1%	4,688	5.7%
Age 25 - 34	917	9.0%	4,022	11.0%	11,191	13.5%
Age 35 - 44	2,037	19.9%	6,732	18.4%	14,081	17.0%
Age 45 - 54	2,088	20.4%	6,977	19.1%	13,923	16.8%
Age 55 - 64	901	8.8%	3,341	9.2%	7,395	8.9%
Age 65 - 74	314	3.1%	1,286	3.5%	3,249	3.9%
Age 75 - 84	115	1.1%	510	1.4%	1,357	1.6%
Age 85+	26	0.3%	172	0.5%	466	0.6%

2019 Population by Age	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	638	5.6%	2,768	6.1%	6,531	6.4%		
Age 5 - 9	796	6.9%	3,236	7.1%	7,131	7.0%		
Age 10 - 14	1,051	9.2%	3,796	8.3%	7,837	7.7%		
Age 15 - 19	901	7.9%	3,256	7.2%	7,134	7.0%		
Age 20 - 24	560	4.9%	2,412	5.3%	6,463	6.3%		
Age 25 - 34	1,199	10.5%	5,605	12.3%	15,067	14.7%		
Age 35 - 44	1,612	14.1%	6,365	14.0%	14,500	14.2%		
Age 45 - 54	2,117	18.5%	7,517	16.5%	15,174	14.8%		
Age 55 - 64	1,652	14.4%	6,372	14.0%	12,786	12.5%		
Age 65 - 74	699	6.1%	2,950	6.5%	6,601	6.4%		
Age 75 - 84	197	1.7%	939	2.1%	2,387	2.3%		
Age 85+	45	0.4%	279	0.6%	753	0.7%		

2024 Population by Age	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	647	5.3%	3,010	6.0%	7,106	6.3%		
Age 5 - 9	742	6.0%	3,259	6.5%	7,324	6.5%		
Age 10 - 14	918	7.5%	3,768	7.5%	8,011	7.1%		
Age 15 - 19	971	7.9%	3,638	7.3%	7,713	6.9%		
Age 20 - 24	529	4.3%	2,265	4.5%	6,581	5.9%		
Age 25 - 34	1,346	10.9%	6,449	12.9%	16,633	14.8%		
Age 35 - 44	1,533	12.5%	6,909	13.8%	16,207	14.5%		
Age 45 - 54	2,130	17.3%	7,502	15.0%	15,226	13.6%		
Age 55 - 64	1,990	16.2%	7,154	14.3%	14,025	12.5%		
Age 65 - 74	1,061	8.6%	4,276	8.5%	8,716	7.8%		
Age 75 - 84	373	3.0%	1,571	3.1%	3,645	3.3%		
Age 85+	65	0.5%	359	0.7%	924	0.8%		

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

September 13, 2019



Demographic and Income Comparison Profile

1051 Flower Mound Rd, Flower Mound, Texas, 75028

Rings: 1, 2, 3 mile radii

Prepared by Esri

Latitude: 33.01010

Longitude: -97.04420

2010 Race and Ethnicity	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,396	82.1%	28,471	78.0%	61,081	73.7%
Black Alone	433	4.2%	1,993	5.5%	5,680	6.9%
American Indian Alone	33	0.3%	182	0.5%	456	0.6%
Asian Alone	999	9.8%	3,246	8.9%	6,715	8.1%
Pacific Islander Alone	7	0.1%	26	0.1%	45	0.1%
Some Other Race Alone	127	1.2%	1,576	4.3%	6,560	7.9%
Two or More Races	232	2.3%	1,012	2.8%	2,305	2.8%
Hispanic Origin (Any Race)	898	8.8%	5,236	14.3%	17,025	20.6%

2019 Race and Ethnicity	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,664	75.6%	32,927	72.4%	69,442	67.8%
Black Alone	629	5.5%	2,928	6.4%	8,450	8.3%
American Indian Alone	35	0.3%	212	0.5%	516	0.5%
Asian Alone	1,647	14.4%	5,457	12.0%	11,643	11.4%
Pacific Islander Alone	8	0.1%	40	0.1%	64	0.1%
Some Other Race Alone	168	1.5%	2,408	5.3%	8,902	8.7%
Two or More Races	314	2.7%	1,521	3.3%	3,345	3.3%
Hispanic Origin (Any Race)	1,159	10.1%	7,949	17.5%	23,114	22.6%

2024 Race and Ethnicity	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,872	72.1%	34,752	69.3%	72,392	64.6%
Black Alone	815	6.6%	3,760	7.5%	10,728	9.6%
American Indian Alone	36	0.3%	228	0.5%	548	0.5%
Asian Alone	2,014	16.4%	6,660	13.3%	14,128	12.6%
Pacific Islander Alone	10	0.1%	46	0.1%	73	0.1%
Some Other Race Alone	198	1.6%	2,919	5.8%	10,368	9.2%
Two or More Races	361	2.9%	1,793	3.6%	3,875	3.5%
Hispanic Origin (Any Race)	1,357	11.0%	9,584	19.1%	26,879	24.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

September 13, 2019



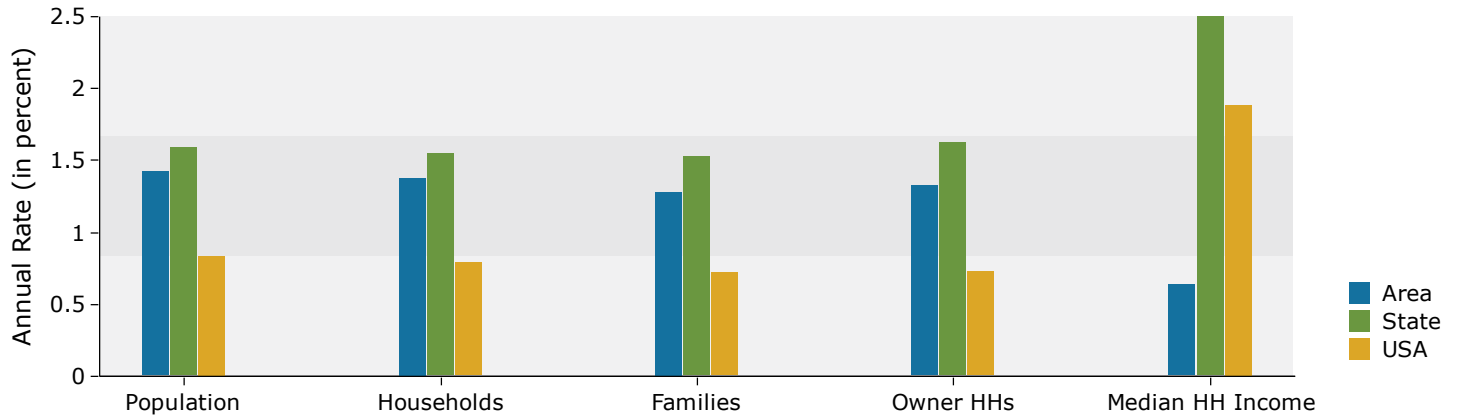
Demographic and Income Comparison Profile

1051 Flower Mound Rd, Flower Mound, Texas, 75028
Rings: 1, 2, 3 mile radii

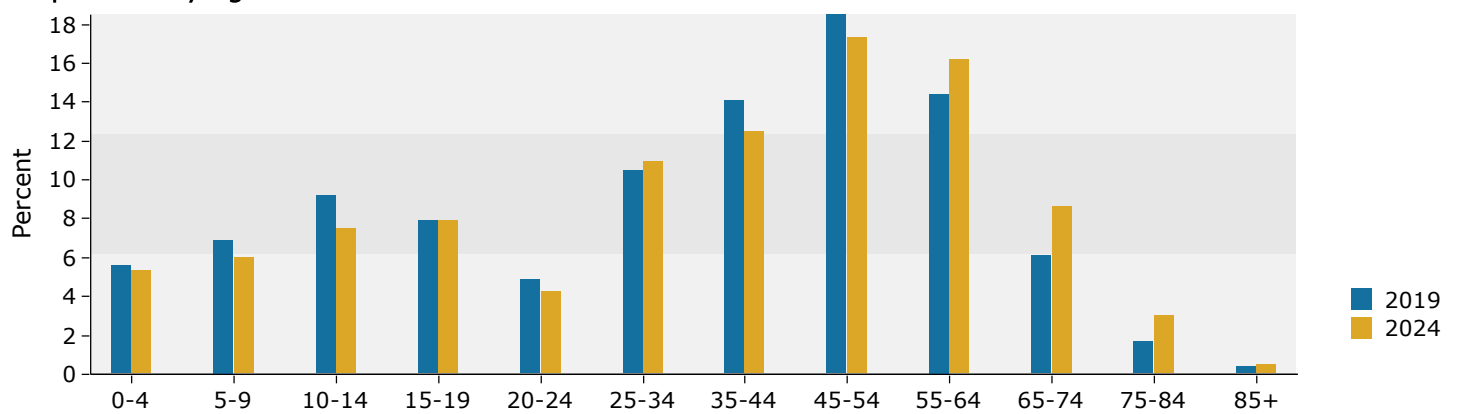
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Longitude: -97.04420

1 mile

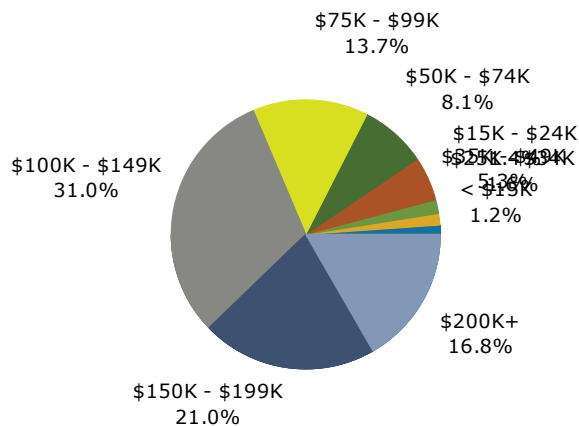
Trends 2019-2024



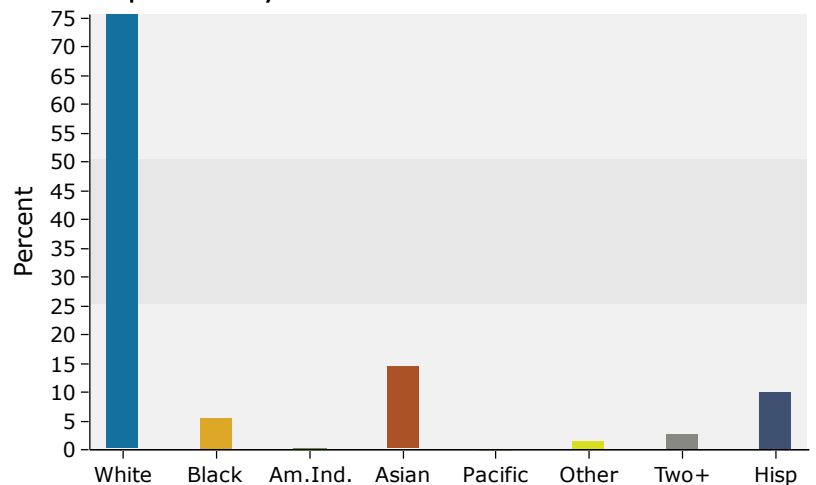
Population by Age



2019 Household Income



2019 Population by Race

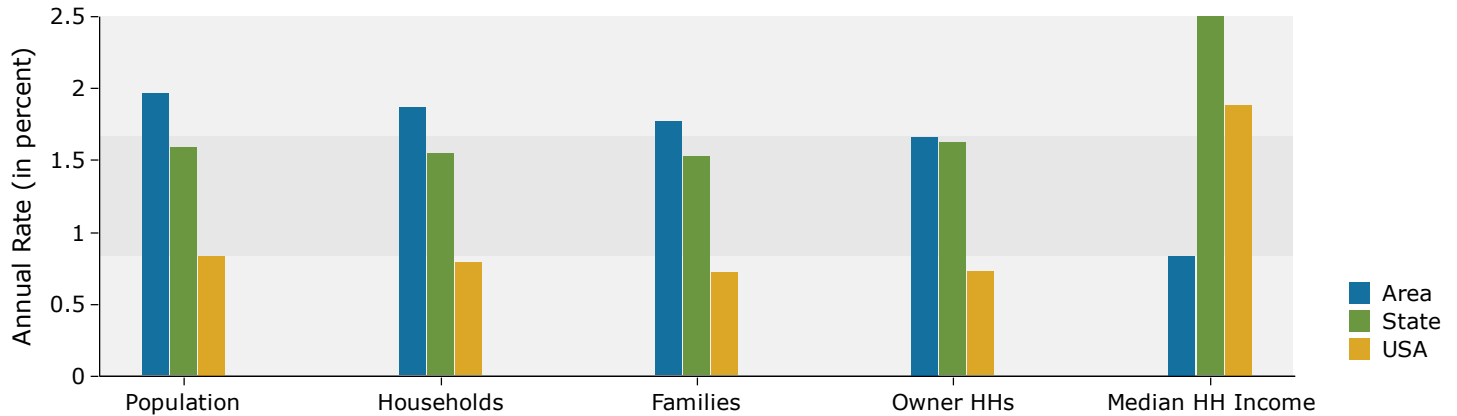


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

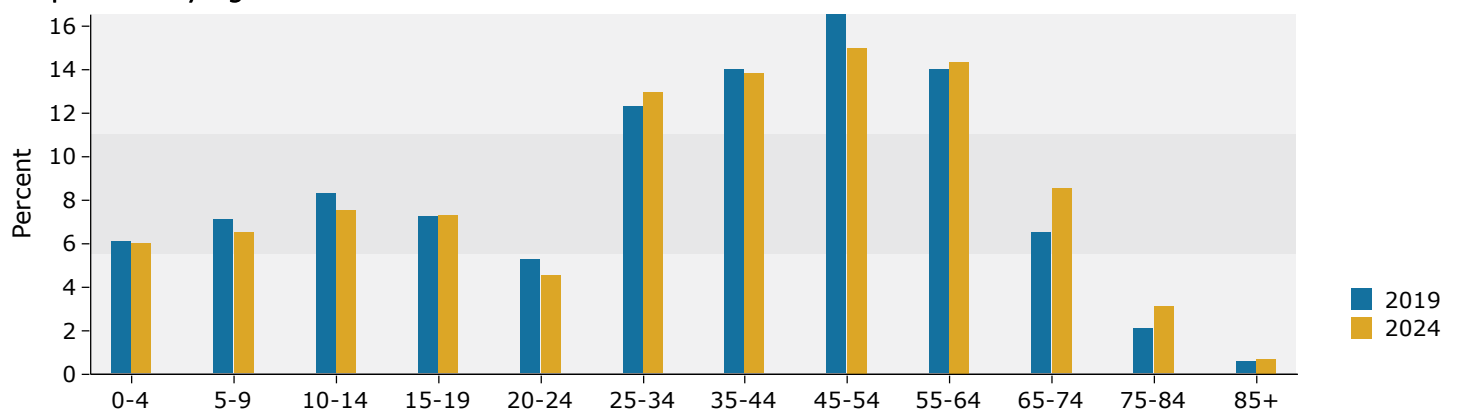
September 13, 2019

2 miles

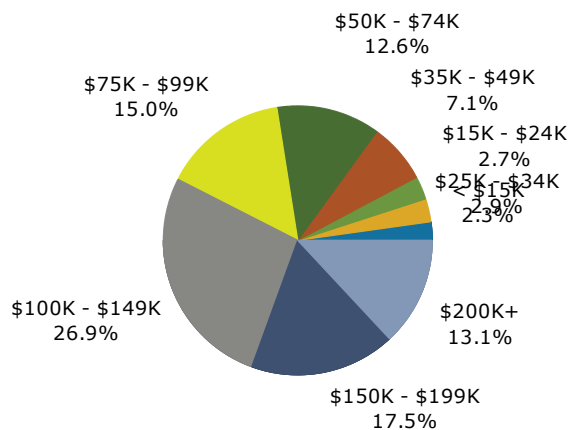
Trends 2019-2024



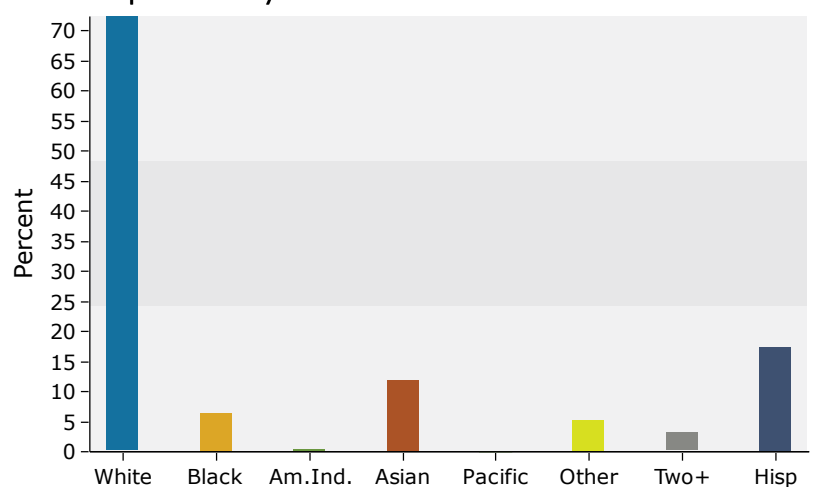
Population by Age



2019 Household Income



2019 Population by Race





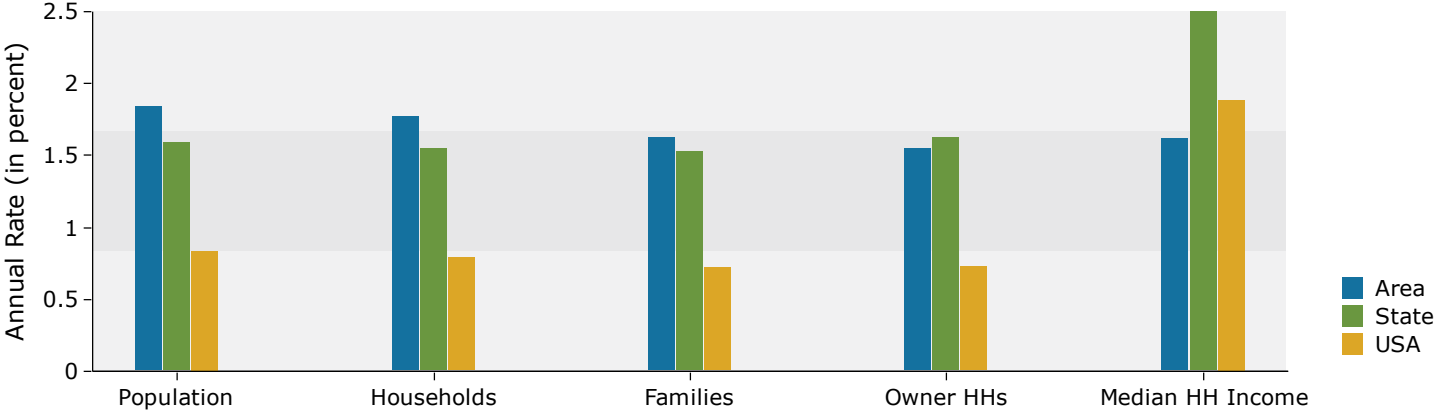
Demographic and Income Comparison Profile

1051 Flower Mound Rd, Flower Mound, Texas, 75028
Rings: 1, 2, 3 mile radii

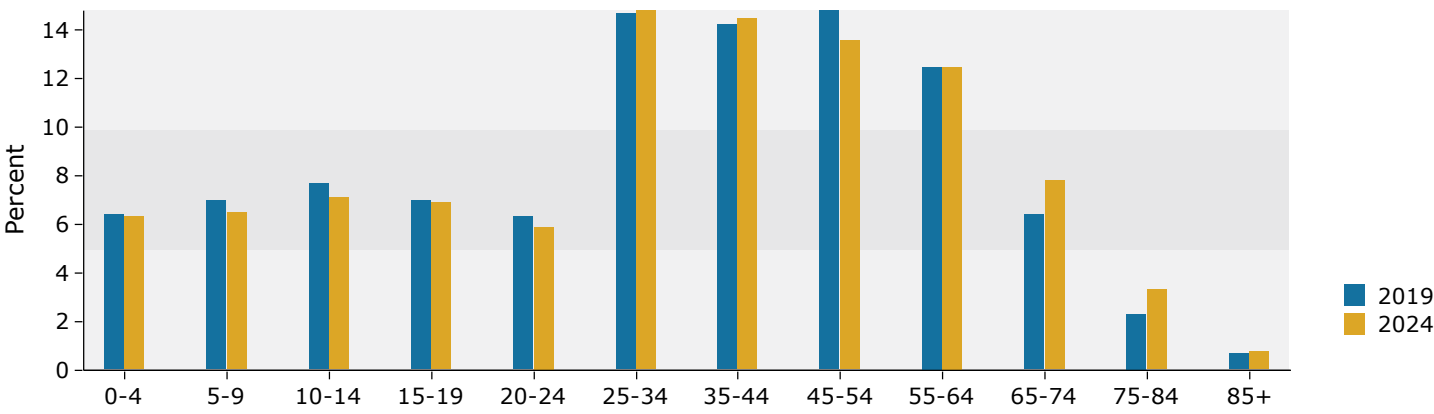
Prepared by Esri
Latitude: 33.01010
Longitude: -97.04420

3 miles

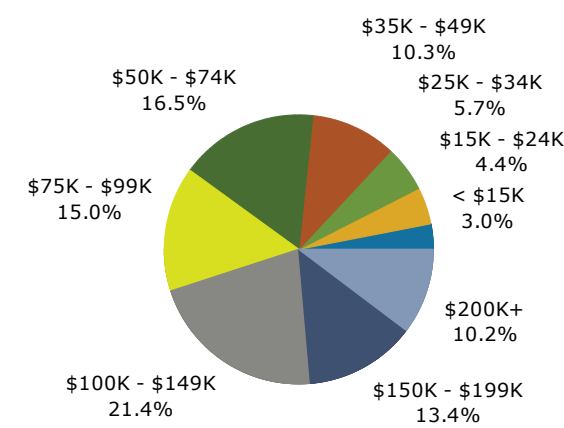
Trends 2019-2024



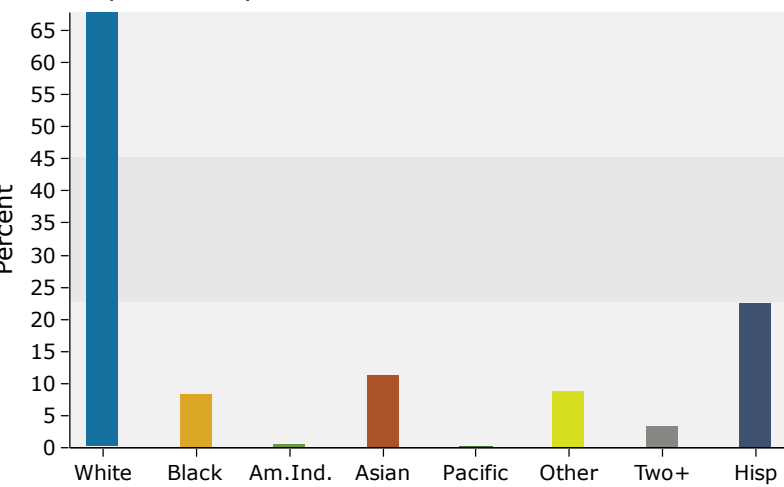
Population by Age



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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
Vaughn Miller	Jan 2017		
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.

1996 NTCAR form 15 (1/96)