

## Developer Bio - Vaughn E. Miller

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Vaughn E. Miller is President & CEO of VCM Development Group LLC a Dallas, TX-based commercial real estate development and investment company and is the Trustee for the VCM Commercial Real Estate Fund. Vaughn has over 35 years of experience in Commercial Real Estate and is the oldest surviving son of real estate legend Vance C. Miller, and the grandson of Texas icon Henry S. Miller Jr.

Vaughn served as President of Henry S. Miller Company Retail Division from 1993-2013, where he and father Vance re-built the Henry S. Miller brand in commercial real estate. Vaughn was appointed Executive VP & General Manager of the Henry S. Miller Companies in 2007 and over a 20 year span he and his father amassed in excess of 3 million square feet of shopping centers including the development of 45 Wal-mart shadow anchored shopping centers throughout Texas and the south-central US. Vaughn started his career initially as a project leasing agent then successfully moved into representing retailers seeking multiple site locations. Vaughn represented Boston Market (40 stores in 1993) and Blockbuster Video (19 stores in 1988) in their initial expansions into the Dallas/Ft. Worth market. Vaughn has extensive experience developing retail land and shopping centers, including “major” retail corners in the Dallas area including:

- Central Expressway & Royal Lane, Dallas
- Central Expressway & Forest Lane, Dallas
- Inwood Road & Forest Lane, Dallas
- Preston Road & Beltline Road, Dallas
- LBJ Freeway & Midway Road, Farmers Branch
- Spring Valley Road & Midway Road, Farmers Branch
- Eldorado Parkway & FM 423, Little Elm
- Main Street & Teel Parkway, Frisco
- FM 720 & McCormick, Oak Point, TX



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## Major Corners Developed – Dallas Area

Little Elm Towne  
Crossing  
Eldorado Pkwy &  
FM 423  
Little Elm, TX  
Shopping Center  
Development and  
Leasing



Inwood Rd & Forest  
Ln, Dallas, TX  
Retail Land  
development, Lot  
Parcelization and sale  
for Daniel Family



Pepper Square  
Shopping Center  
Preston Rd &  
Beltline Rd  
Dallas, TX  
Redevelopment and  
re-tenanting



Central Expwy & Royal  
Ln, Dallas, TX  
Retail Land  
development, Lot  
Parcelization and sale  
for Stewart Family



Parkside Center  
Spring Valley Rd &  
Midway Rd  
Farmers Branch, TX  
Retail and Mixed-  
use Land  
development, Lot  
Parcelization and  
sale for Mobil Oil  
Land Corporation



Central Expwy &  
Forest Ln, Dallas, TX  
Retail Land  
development, Lot  
Parcelization and  
ground lease for  
McClendon Family



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## Other Projects

45 Wal-mart  
Shadow  
Anchored  
Shopping  
Centers  
South-Central  
USA  
Development &  
Sale



Tenant Rep  
Boston Market  
40 Stores  
Dallas/Ft. Worth  
Site Acquisition



Vaughn was responsible for overseeing the leasing, management and development of the Henry S. Miller Company Shopping Center portfolio from 2000-2013 including the following shopping centers:

- Little Elm Towne Crossing, Little Elm, Texas 170,000 sf
- Pepper Square, Dallas, Texas 194,000 sf
- Central Forest, Dallas, TX 94,879 sf
- Towne North, Irving, TX 124,289 sf
- Lakeside Village, Dallas, TX 50,254
- Preston Trail Plaza, Dallas, TX 95,000 sf
- Stanton Plaza, Arlington, TX 47,069 sf
- Desoto Corners, Desoto, TX 8,003 sf
- 45 Wal-mart Shadow Centers – South Central US, 236,000 sf



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Vaughn also serves as President of the successful 97 acre Prestonwood Polo & Country Club development in Oak Point north of Dallas. Vaughn and his wife of 15 years, Dena, have built Prestonwood into one of the most successful polo clubs in north Texas since Norman Brinker's former Willow Bend Polo Club in Plano. Vaughn is a 2-goal rated player and volunteer coaches the Prestonwood Polo Club Interscholastic Championship polo team as well as the TCU & UNT Intercollegiate Polo teams. Vaughn and his wife Dena are actively involved in the Dallas community and raise money for multiple charities in North Texas. In 2004 Vaughn played polo with Prince Charles in England to help raise money for the Prince of Wales Charitable Trust. Vaughn's polo team has the most successful winning streak of any team in North Texas. Vaughn graduated from Highland Park High School and Southern Methodist University in Dallas and his associations include:

- Eagle Scout, Boy Scouts of America
- International Council of Shopping Centers
- North Texas Commercial Association of Realtors
- United States Polo Association  
(reached 2-goal rating outdoor, 3-goals indoor)
- USPA Middle School Polo Committee
- Volunteer Head Coach, TCU Womens Polo Team
- Volunteer Head Coach, UNT Mens Polo Team  
(2023 National Champions, 2022 National runners-up)
- Head Coach, Prestonwood Polo Scholastic Team  
(2016 & 2019 National Champions)
- Chairman, Prestonwood Polo Foundation



Vaughn Miller played polo for the King of England to help raise money for the Prince of Wales Charitable Trust in 2004 at Cowdray Park, England  
L-R: HRH King Charles, Carlos Gracida (Polo Champion) & Vaughn Miller



## Prestonwood Polo Crossing

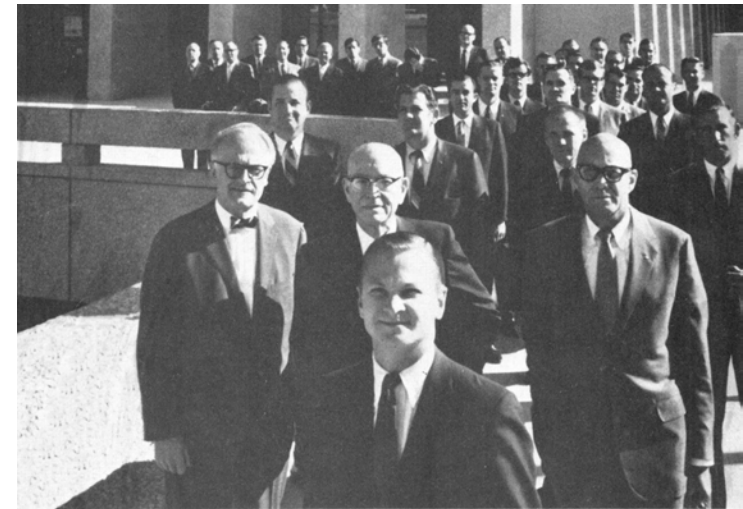
2960 Farm to Market 720 Rd , Oak Point, TX 75068 (DFW)

This shopping center was developed by Vaughn Miller of VCM Development, grandson of Texas real estate icon Henry S. Miller, Jr and son of Legendary Texas Real estate Developer, Vance C. Miller Vaughn was President of the Henry S. Miller Co Retail Division 1993-2013 and has over 35 years experience in the retail development business having successfully developed over 50 shopping centers during his career, mainly focused on small tenant retail centers similar to Prestonwood Polo Crossing, and has a long track record of success, including developing the highly successful neighboring Prestonwood Polo & Country Club 97 acre polo & residential development in Oak Point which this center is named after.



Vaughn Miller, President  
VCM Development

## Marcus & Millichap LEVY RETAIL GROUP



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Vance C. Miller is a Miller Company senior vice president. He specializes in developing joint ventures in real estate as a diversified investment outlet. His years of experience and professional counsel can increase the success potential of your real estate investment capital. He can show you ways to utilize depreciation and long term

financing in your personal or corporate tax planning.

Vance is one of more than 45 professional experts at Henry S. Miller Company who look forward to serving you in every facet of the real estate business, anywhere in the United States. Give him a call.



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The late Henry S. Miller Sr., a leader in the real estate industry for 55 years, was photographed here with the executive staff of the firm he established and guided to prominence.