

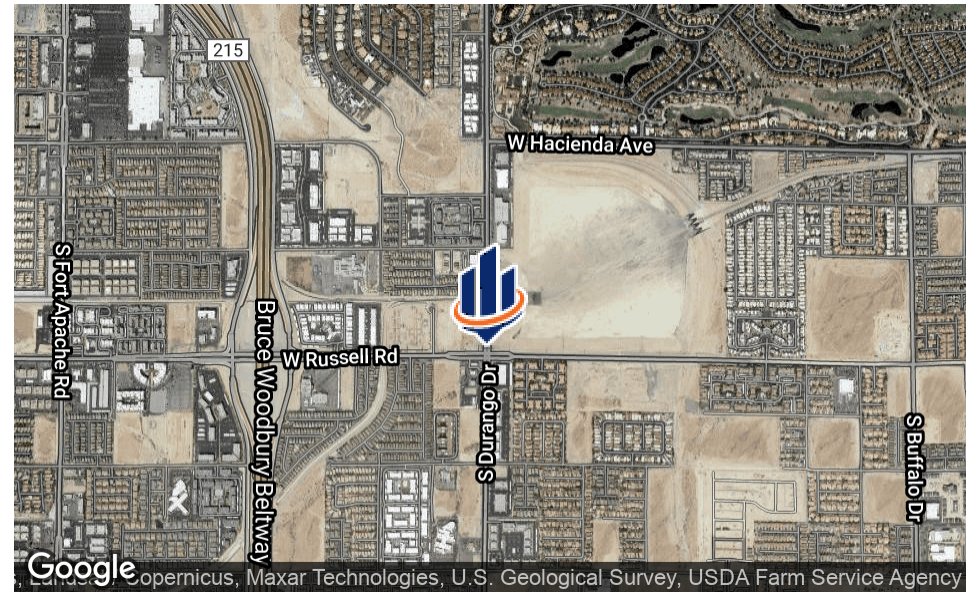


DURANGO & RUSSELL PADS: BTS OR GROUND LEASE

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PROPERTY HIGHLIGHTS

- Rare opportunity to Ground Lease or BTS in the South West!
- Situated in-between Maverik Convenience Store and Tommy's Express Car Wash
- On the signalized intersection of Durango Dr. and Russell Rd. in the South West
- Access to CC-215 via Russell Rd and Durango Dr +/-1.18 AC, C-2 Zoning
- Close proximity to future projects “the Bend” and “UnCommons”
- Seeking Drive-thru, Automotive, Freestanding Retail
- Owners/licenseses

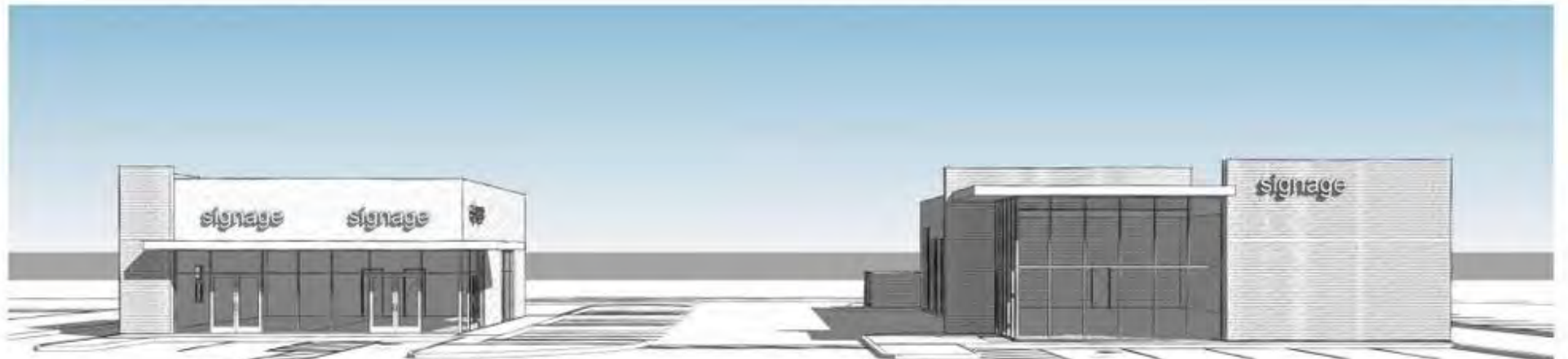
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OFFERING SUMMARY

LEASE RATE:	Negotiable
LOT SIZE:	1.18 Acres
BUILDING SIZE:	10,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,602	47,179	116,907
TOTAL POPULATION	8,433	117,272	288,135
AVERAGE HH INCOME	\$96,760	\$80,278	\$79,345



Proposed Elevations

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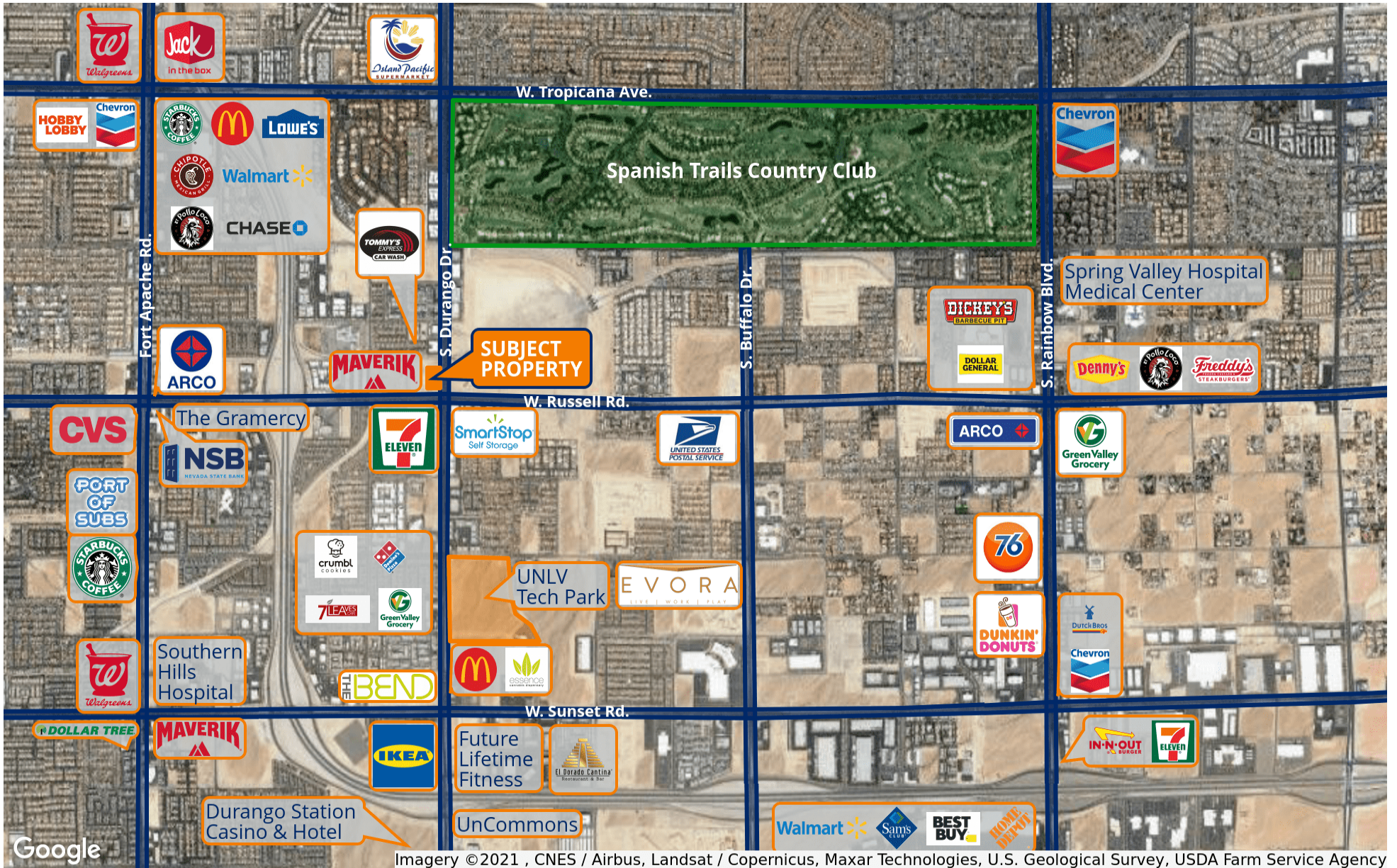
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