



CARROLLTON TOWN CENTER

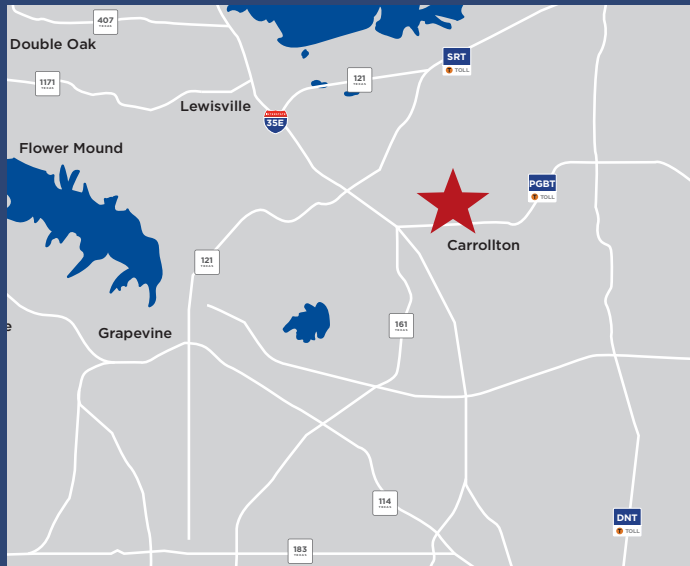
Anchored By 99 Ranch Market, Daiso, Gen Korean BBQ, Kura Sushi & More

SEC President George Bush Turnpike & Old Denton Road | Carrollton, Texas




Heather Nguyen | John Nguyen | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



★
152,521
 2018 ESTIMATED
 ASIAN POPULATION
 WITHIN A 10 MILE
 TRADE AREA

\$115,163
 AVERAGE
 HOUSEHOLD
 INCOME
 WITHIN 10 MILE
 TRADE AREA



**LOCATED IN THE
 HEART OF DFW'S
 NEW "BUSTLING
 KOREATOWN"**

- ASIA IN DALLAS

**#12 BEST PLACES
 TO MOVE**

- FORBES MAGAZINE

TENANTS










- Today's Comfort
- Dan Sung Sa
- Hanabi Ramen
- Snowy Village
- Kickin' Crab
- Mango Six
- BBQ Tonite
- Verizon
- Monarch Dental
- Ceci Boutique
- Rice Chicken
- T-Swirl Crepes
- Too Thai Street Eats
- Modu Boutique



1,068,075
 ESTIMATED
 POPULATION
 WITHIN
 10 MILE
 TRADE AREA



CARROLLTON TOWN CENTER

Anchored by the **LARGEST** gourmet Asian supermarket chain - **99 RANCH MARKET**

Tenants include **DAISO JAPAN, 85°C BAKERY, KINOKUNIYA BOOKS, BCD TOFU HOUSE, GEN KOREAN BBQ, AND KURA SUSHI** - Carrollton Town Center is the **FIRST LOCATION IN TEXAS** for these exciting international concepts

CARROLLTON ranks in the top cities in creating **NEW JOBS, TOTAL NEW DEVELOPMENT, and NEW BUSINESSES**

Carrollton Town Center has become an epicenter for **NEW AND INTERNATIONAL DINING EXPERIENCES** within the DFW area

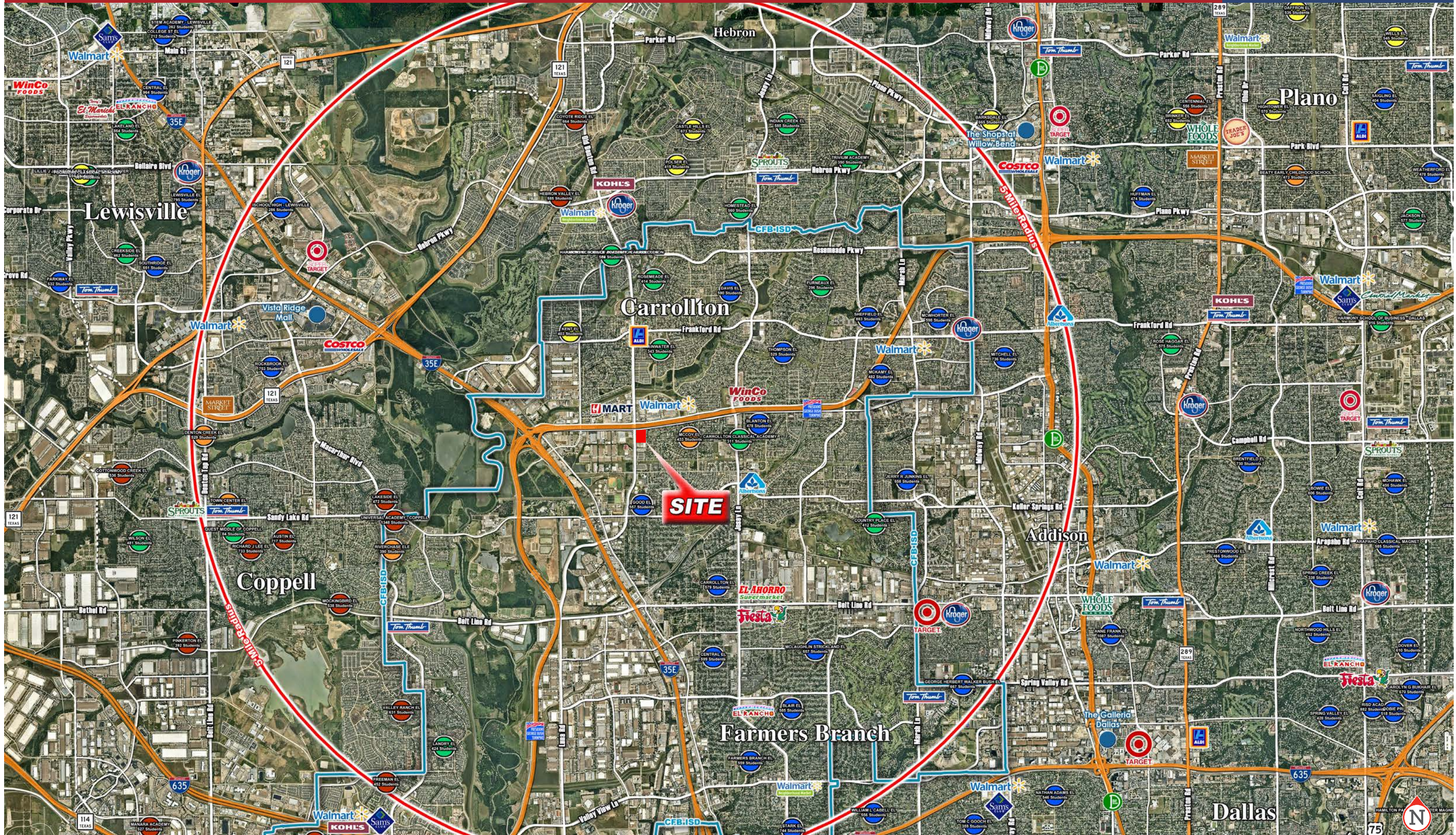
HIGHLY ACCESSIBLE and **HIGHLY VISIBLE** from **PGBT**

PHASE II - NOW LEASING
 Future retail & pads

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WHAT'S AROUND: Trade Area





MART

Capital One

Arby's

PANDA EXPRESS
SWEET GARLIC CHICKEN

Wendy's
HANDMADE HAMBURGERS

FIRST INTERCONTINENTAL BANK

PHASE II COMING SOON

ALL STORAGE

OLD DENTON ROAD

Chick-fil-A

Office DEPOT

SPACASTLE URBAN RESORT

Walmart

LOWE'S
Home Improvement Warehouse

WHATABURGER

open bank

SoJU

Ceci Boutique Modu Boutique

BCD TOFU HOUSE
북창동순두부

Available

PRESIDENT GEORGE BUSH TURNPIKE

85°	KURA KOREAN B.B.Q. BAR	KungFuTea	RRO Jambon
상당 RICE CHICKEN	Kinokuniya	GEN KOREAN BBQ HOUSE	
verizon wireless	Monarch Dental		
the KICKIN' GRAB	swirl crêpe	SNOWY VILLAGE BERRY CAKE	

99 RANCH MARKET
大華超級市場

DAISO
TODAY'S COMFORT



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	259,523	5.96	83,730	385	4.60	32.26
TRACT '2'	21,021	0.48	4,100	26	6.34	19.50
TRACT '3'	67,250	1.54	16,232	101	6.22	24.14
TRACT '4'	16,402	0.38	3,120	10	3.21	19.02
TRACT '5'	142,585	3.27	47,653	208	4.36	33.42
TOTAL	506,781	11.63	154,835	730	4.71	30.55

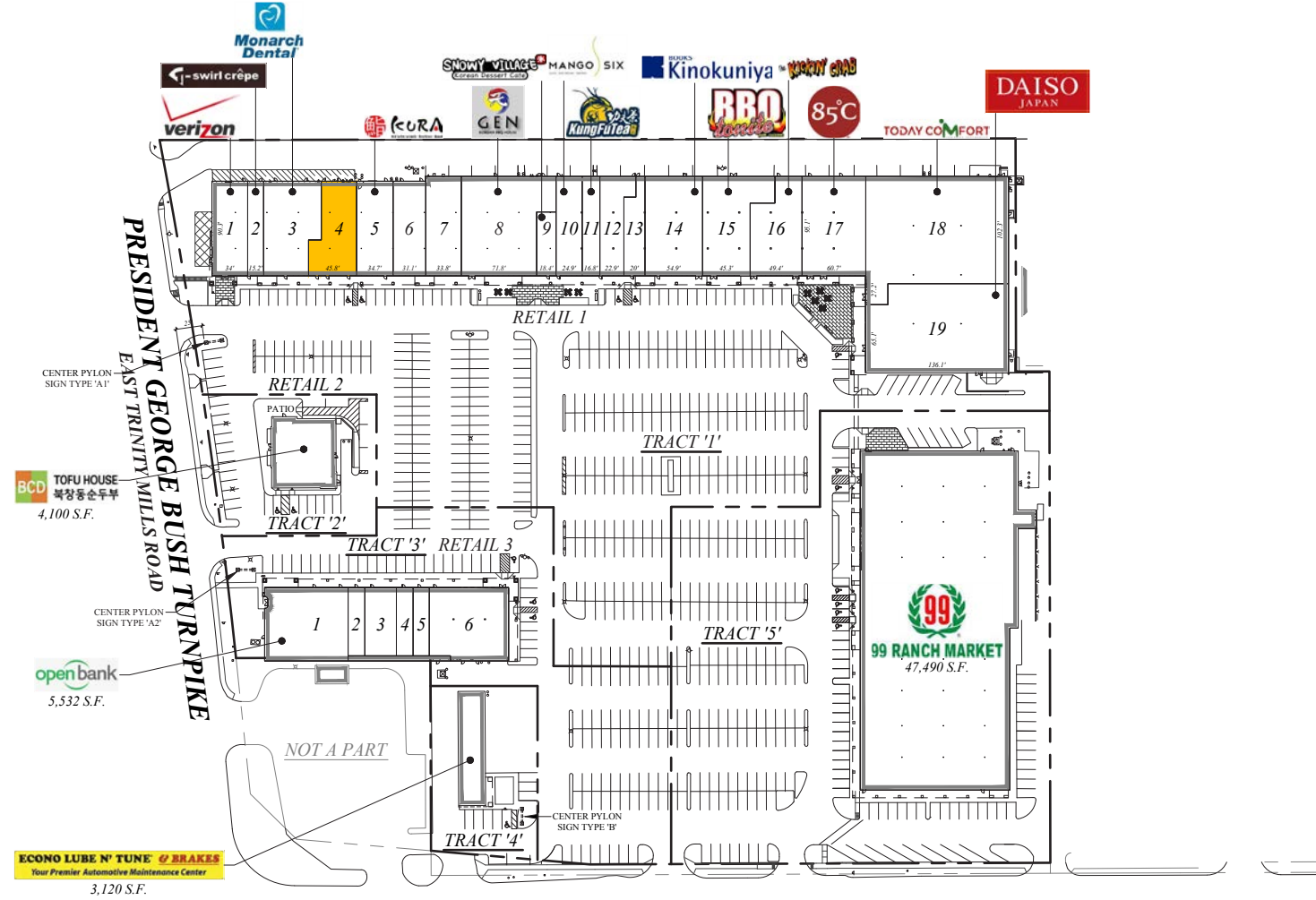
This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP122 DATE: 02.26.18

RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
1	VERIZON	3,075 S.F.
2	T'SWIRL CREPE	1,372 S.F.
3	MONARCH DENTAL	4,613 S.F.
4	AVAILABLE	3,453 S.F.
5	KULA SUSHI	3,111 S.F.
6	BEST THAI RESTAURANT	2,817 S.F.
7	RICE CHICKEN	3,217 S.F.
8	GEN KOREAN BBQ	7,454 S.F.
9	SNOWY VILLAGE	1,125 S.F.
10	MANGO SIX	2,369 S.F.
11	KUNG FU TEA	1,600 S.F.
12	HANABI RAMEN	2,406 S.F.
13	PHO GA CALI	1,676 S.F.
14	KINOKUNIYA BOOKS	5,221 S.F.
15	BBQ TONITE	4,913 S.F.
16	THE KICKIN' CRAB	4,097 S.F.
17	85°C BAKERY	5,771 S.F.
18	TODAY COMFORT	14,326 S.F.
19	DAISO	11,157 S.F.
	RISER ROOM	26 S.F.
TOTAL		83,799 S.F.

RETAIL BUILDING 3		
NO.	NAME	LEASE AREA
1	OPEN BANK	5,532 S.F.
2	KINP*	1,042 S.F.
3	HERB FOOT REFLEXOLOGY	1,956 S.F.
4	CECI BOUTIQUE	1,039 S.F.
5	LA HAIR	1,004 S.F.
6	DAN SUNG SA KOREAN BAR	5,183 S.F.
	CORRIDOR	475 S.F.
TOTAL		16,231 S.F.

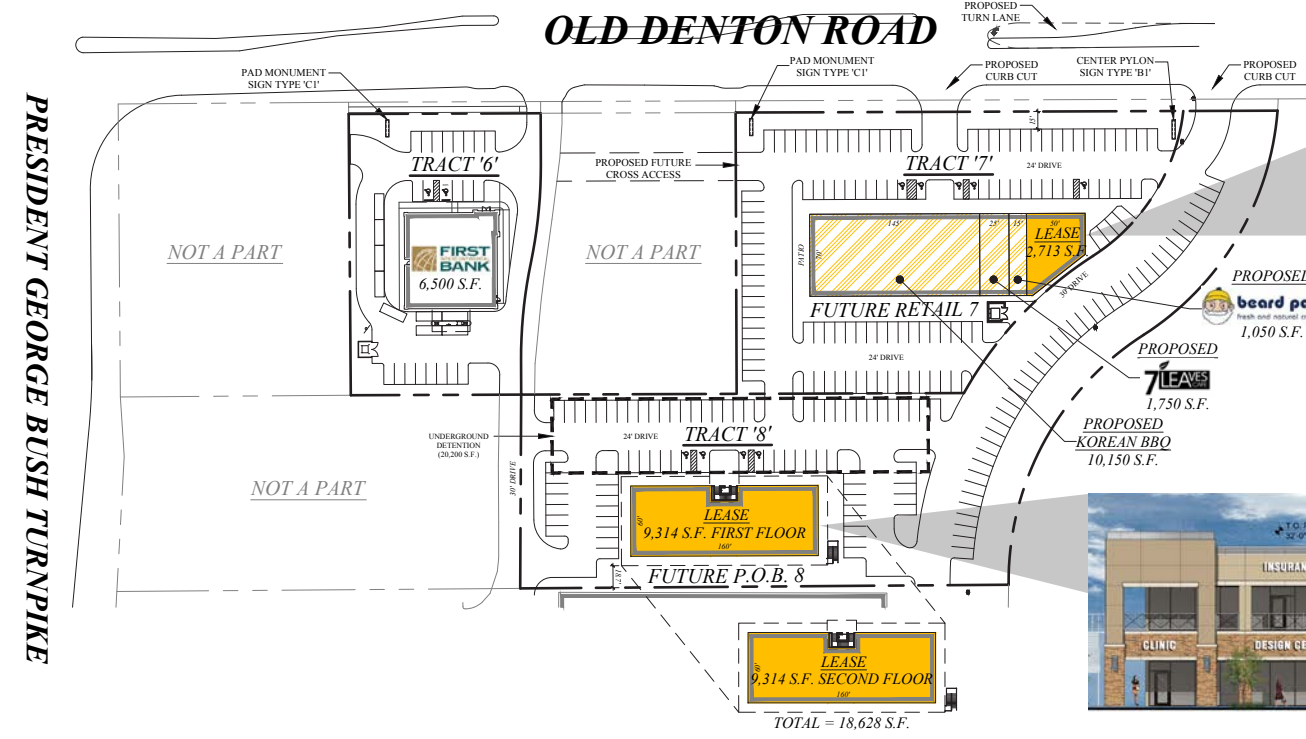
AVAILABLE



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '6'	37,227	0.85	6,500	22	3.38	17.46
TRACT '7'	71,958	1.65	15,663	141	9.00	21.77
TRACT '8'	96,282	2.21	18,628	95	5.10	19.35
TOTAL	205,467	4.72	40,791	258	6.32	19.85

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DEVELOPMENT SYNOPSIS LAST UPDATED: SP110 DATE: 06.21.17







WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 12/18

	3 Miles	5 Miles	10 Miles
POSTAL COUNTS			
Current Households	39,633	130,949	436,000
Current Population	111,570	319,632	1,068,075
2010 Census Average Persons per Household	2.82	2.44	2.45
2010 Census Population	97,518	265,511	876,681
Population Growth 2010 to 2018	14.67%	20.70%	22.28%
CENSUS HOUSEHOLDS			
1 Person Household	22.02%	31.69%	31.38%
2 Person Households	29.88%	30.24%	30.70%
3+ Person Households	48.10%	38.07%	37.91%
Owner-Occupied Housing Units	61.52%	49.19%	49.01%
Renter-Occupied Housing Units	38.48%	50.81%	50.99%
RACE AND ETHNICITY			
2018 Estimated White	57.22%	56.70%	59.40%
2018 Estimated Black or African American	10.68%	13.83%	12.09%
2018 Estimated Asian or Pacific Islander	15.38%	16.24%	14.28%
2018 Estimated Other Races	16.13%	12.65%	13.64%
2018 Estimated Hispanic	36.66%	27.71%	28.59%
RACE AND ETHNICITY, BY ASIAN ORIGIN			
Asian Indian & Pakistani	42.0%	48.3%	49.0%
Chinese (except Taiwanese)	6.6%	8.2%	12.6%
Filipino	3.1%	3.3%	3.8%
Indonesian	.2%	.4%	.4%
Japanese	1.1%	1.4%	1.7%
Korean	15.0%	16.8%	13.4%
Taiwanese	.7%	.8%	1.5%
Thai	.6%	.6%	.8%
Vietnamese	19.9%	12.5%	8.8%
Other Asian, specified and unspecified	10.8%	7.6%	8.1%
INCOME			
2018 Estimated Average Household Income	\$100,980	\$105,944	\$115,163
2018 Estimated Median Household Income	\$78,360	\$84,227	\$87,730
2018 Estimated Per Capita Income	\$36,173	\$43,963	\$48,145
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	22.28%	17.60%	16.22%
2018 Estimated Bachelors Degree	23.76%	30.25%	30.44%
2018 Estimated Graduate Degree	11.00%	15.76%	17.33%
AGE			
2018 Median Age	36.1	35.3	35.7

Our quest is your success.

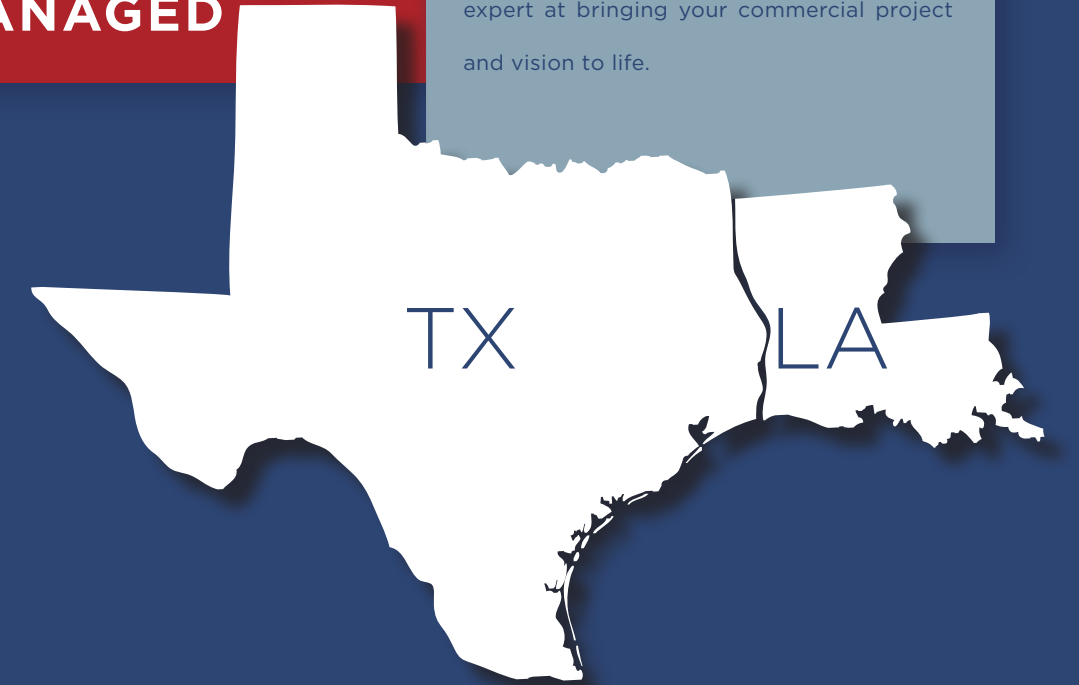
9.9M SF OWNED

12.1M SF LEASED

10.8M SF MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

