

WESTMORELAND STATION

WESTMORELAND RD & W ILLINOIS AVE | DALLAS, TEXAS



PROPOSED RETAIL AND TRANSIT-ORIENTED DEVELOPMENT PROJECT



PROJECT HIGHLIGHTS

Westmoreland Station

WESTMORELAND RD & W ILLINOIS AVE | DALLAS, TEXAS

- Proposed **retail and transit oriented development project**
- Positioned at the final station of the **Dallas Area Rapid Transit (DART)**, which **connects the development** by train to **downtown Dallas** and **Plano** to the north
- **High volume Fiesta Mart** which consistently outperforms other stores is located just **adjacent to the property**



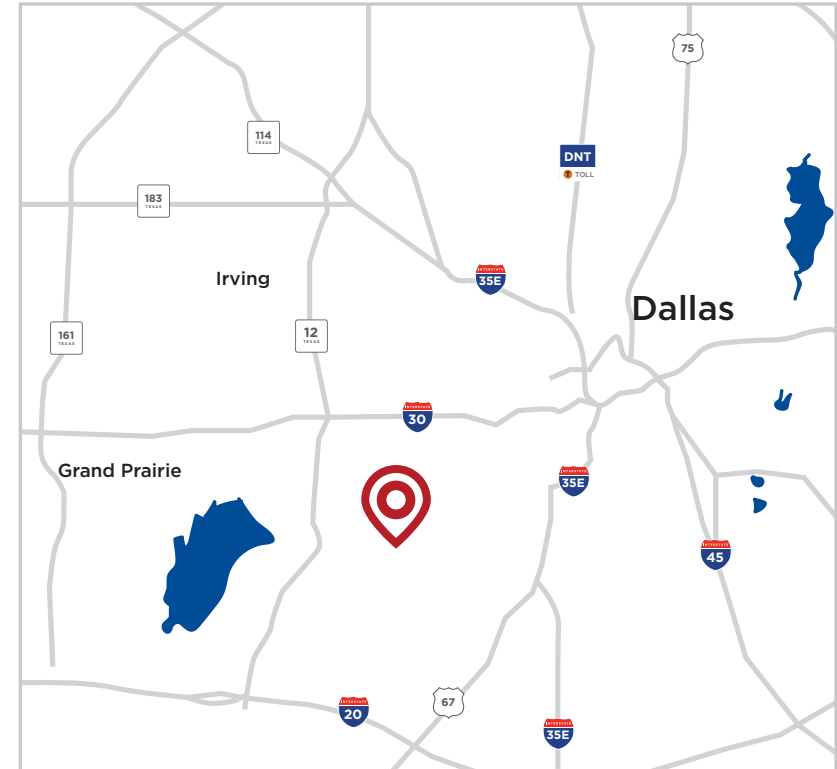
56% HISPANIC POPULATION
within 5 miles



312,121 TOTAL POPULATION
within 5 miles



12% POPULATION GROWTH
from 2010 - 2019 within 5 miles



LOCAL AREA BUSINESSES

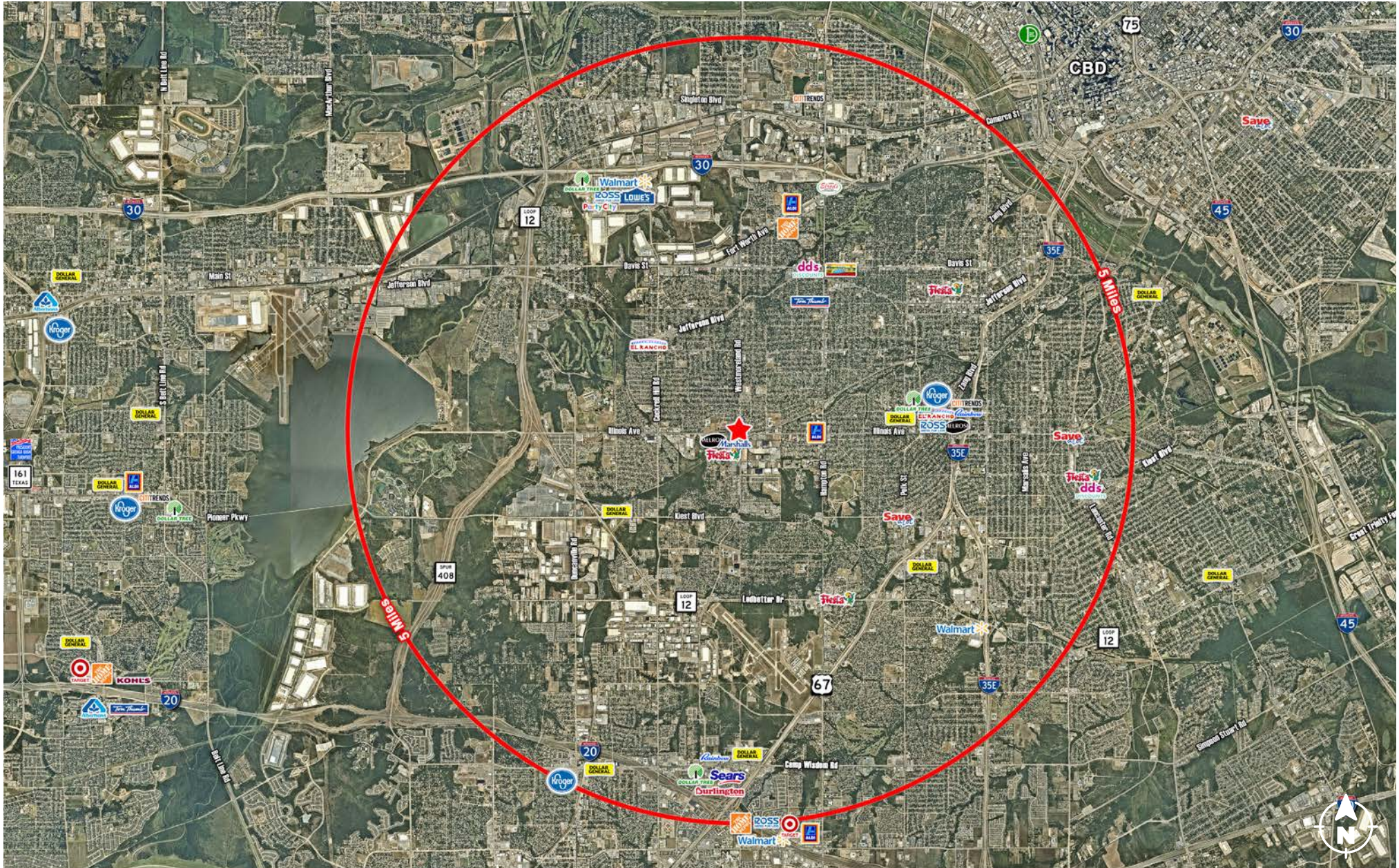


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SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Available Pad	84,158 SF
2	Available Pad	62,494 SF
3	Available Pad	41,148 SF
4	Available Pad	30,745 SF
5	Available Pad	30,504 SF
6	Available Pad	31,018 SF
7	Available Pad	35,295 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 12/19



POPULATION	1 MILES	2 MILES	3 MILES	5 MILES
Current Households	5,765	22,004	45,333	100,211
Current Population	20,174	77,695	152,633	312,121
2010 Census Population	20,155	73,416	141,138	281,235
Population Growth 2010 to 2019	0.97%	6.25%	9.18%	12.48%
2019 Median Age	30.5	31.1	31.0	32.8

INCOME	3 MILES	5 MILES	7 MILES	TRADE AREA
Average Household Income	\$53,521	\$64,455	\$61,839	\$61,404
Median Household Income	\$44,538	\$51,679	\$49,141	\$47,026
Per Capita Income	\$15,710	\$18,800	\$18,970	\$20,184

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES	TRADE AREA
White	48.29%	53.12%	49.23%	40.72%
Black or African American	15.60%	12.80%	19.11%	31.53%
Asian or Pacific Islander	0.96%	1.30%	1.87%	2.06%
Other Races	34.35%	32.00%	29.03%	25.01%
Hispanic	78.38%	78.60%	69.85%	55.55%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES	TRADE AREA
1 Person Household	21.18%	18.68%	21.04%	24.14%
2 Person Households	18.39%	19.90%	21.37%	23.36%
3+ Person Households	60.43%	61.42%	57.60%	52.50%
Owner-Occupied Housing Units	45.50%	62.70%	53.66%	52.21%
Renter-Occupied Housing Units	54.50%	37.30%	46.34%	47.79%

MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



MARKET LEADER
GROCERY-ANCHORED
SHOPPING CENTERS

\$2.2 BILLION
PORTFOLIO
RETAIL & MIXED-USE

100+ TENANT
REPRESENTATION
ACCOUNTS

12 MILLION SF
LEASING SERVICES
IN TEXAS & LOUISIANA

175 PADS
300 ACRES
AVAILABLE
COMMERCIAL LAND



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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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