



- Grocery Anchored Center with Major Tenants - Brookshire Brothers, Pizza Hut, Anytime Fitness and Golden Chick
- New 10 Yr. Lease for Anchor Tenant - Brookshire Brothers
- 2 Spaces Available -1,000 -2,500 SF
- Built 2006
- Prominent Pylon Signage
- Highly Visible Location on US-377 (8,900+/- VPD)

NORTHSTAR CENTER

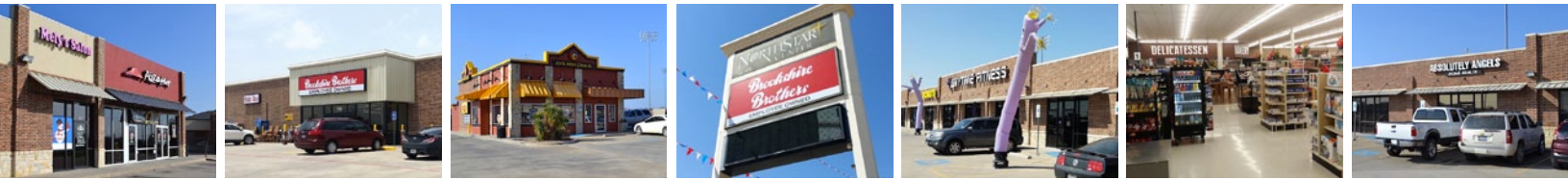
ANCHORED RETAIL CENTER

42,040^{+/-} SF

750 US-377, PILOT POINT, TX 76258



SPACE AVAILABLE FOR LEASE



CALL FOR **PRICING & INFORMATION**

FOR MORE INFORMATION PLEASE CONTACT **ALEX PAYNE/BRAD ANDRUS**

1517 Centre Place Dr., Ste 250 Denton, TX 76205

Office 940.891.2947 Alex 972.979.7727 Brad 940.368.3588

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PROPERTY PHOTOS

RESTAURANT / RETAIL
NEIGHBORHOOD CENTER



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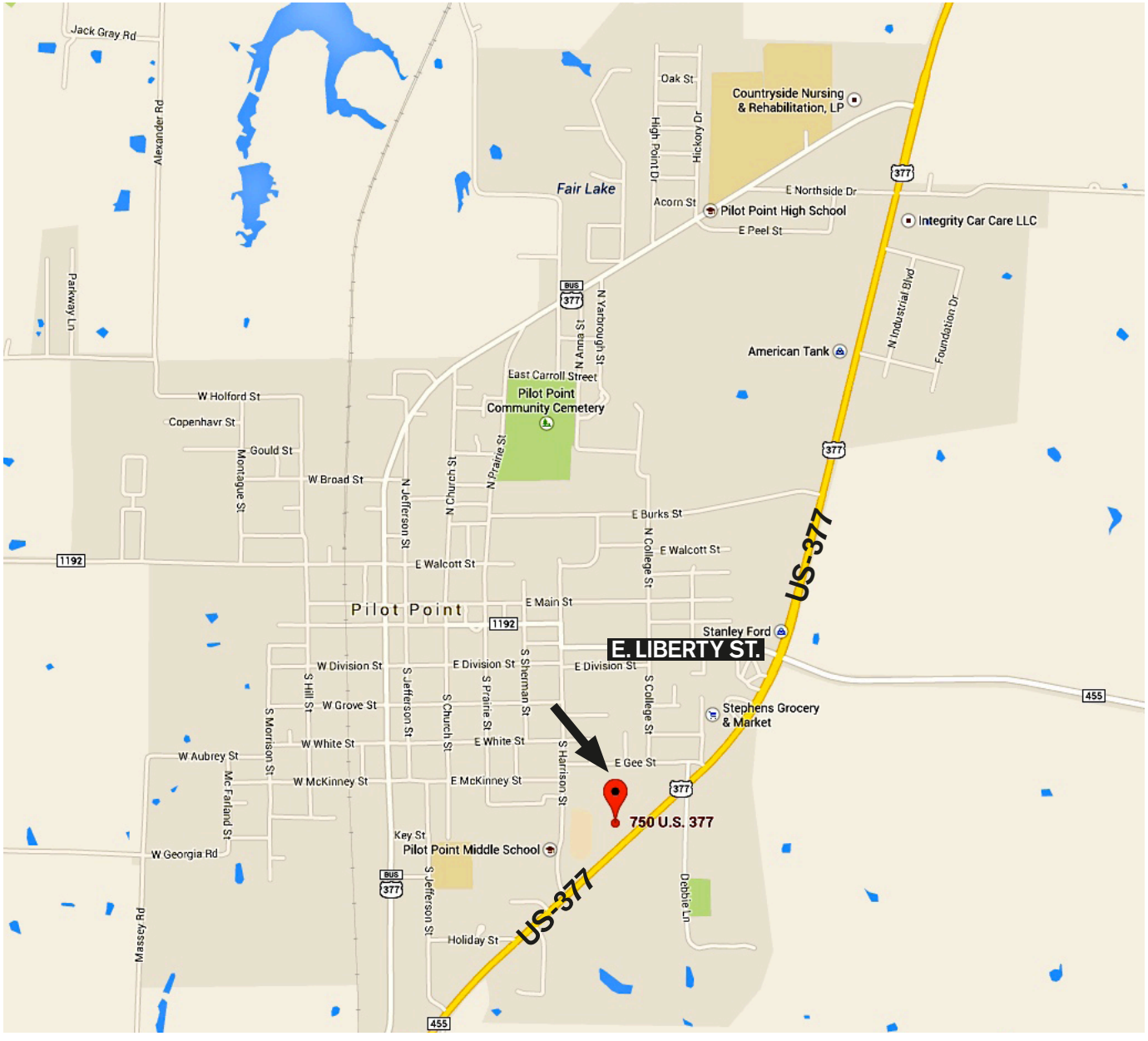
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STREET MAP

**RESTAURANT / RETAIL
NEIGHBORHOOD CENTER**



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TRAFFIC COUNTS

RESTAURANT / RETAIL NEIGHBORHOOD CENTER

Rings: 1, 5, 10 mile radii

Longitude: -96.951860

| Distance: | Street: | Closest Cross-street: | Year of Count: | Count: |
|-----------|------------------|----------------------------------|----------------|--------|
| 0.18 | E Gee St | S College St (0.04 miles W) | 2004 | 780 |
| 0.47 | E Liberty St | Point Cir (0.03 miles W) | 2009 | 2,500 |
| 0.58 | FM 455 | US Hwy 377 (0.15 miles NW) | 2009 | 2,760 |
| 0.60 | Strittmatter Rd | David Ln (0.15 miles W) | 2004 | 480 |
| 0.63 | S Washington St | W Grove St (0.03 miles S) | 2009 | 2,500 |
| 0.64 | US Hwy 377 | David Ln (0.04 miles NE) | 2009 | 8,900 |
| 0.65 | W Mc Kinney St | S Beck St (0.04 miles E) | 2004 | 750 |
| 0.66 | W White St | S Beck St (0.03 miles E) | 2004 | 340 |
| 0.71 | W Grove St | S Hill St (0.08 miles W) | 2004 | 200 |
| 0.72 | W Division St | S Washington St (0.07 miles E) | 2004 | 270 |
| 0.78 | W Liberty St | S Washington St (0.07 miles E) | 2004 | 110 |
| 0.78 | N Washington St | W Main St (0.04 miles S) | 2009 | 3,000 |
| 0.83 | S Washington St | Southside Dr (0.06 miles N) | 2009 | 2,100 |
| 0.86 | W Main St | Tucker Aly (0.09 miles E) | 2004 | 260 |
| 0.88 | W Walcott St | Winchester Way (0.03 miles W) | 2009 | 1,500 |
| 1.00 | N Washington St | W Broad St (0.05 miles S) | 2009 | 2,300 |
| 1.00 | Scott Ln | N Dallas St (0.05 miles W) | 2004 | 620 |
| 1.17 | N Dallas St | Dallas St (0.05 miles S) | 2004 | 100 |
| 1.18 | N Washington St | N Prairie St (0.04 miles SW) | 2009 | 2,100 |
| 1.19 | W Walcott St | FM 1192 (0.05 miles W) | 2004 | 850 |
| 1.24 | N Saint James Rd | N Washington St (0.04 miles S) | 2004 | 430 |
| 1.29 | Saint James Cir | N Saint James Cir (0.02 miles W) | 1999 | 86 |
| 1.41 | Strittmatter Rd | FM 1385 (1.57 miles E) | 2001 | 722 |
| 1.44 | N Saint James Rd | N Washington St (0.24 miles S) | 2004 | 310 |
| 1.49 | Walcott St | FM 1192 (0.00 miles E) | 2008 | 760 |
| 1.56 | Zipper Rd | US Hwy 377 (0.17 miles W) | 1999 | 114 |
| 1.63 | N Washington St | N Vincent Ln (0.06 miles SW) | 2009 | 1,890 |
| 1.65 | US Hwy 377 | Berend Rd (0.09 miles S) | 2009 | 7,000 |
| 1.68 | Massey Rd | FM 455 (0.18 miles S) | 2004 | 600 |
| 1.69 | N Saint James Rd | N St James (0.22 miles N) | 1999 | 403 |

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2013 to 1963. Just over 68% of the counts were taken between 2001 and 2013 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2013 MPSI Systems Inc. d.b.a. DataMetrix®

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NORTHSTAR CENTER 750 US-377, PILOT POINT, TX 76258

DEMOGRAPHICS

RESTAURANT / RETAIL NEIGHBORHOOD CENTER

Rings: 1, 5, 10 mile radii

Longitude: -96.95186

| Population | 1 mile | 5 mile | 10 mile |
|------------------------|--------|--------|---------|
| 2000 Population | 2,367 | 5,268 | 14,703 |
| 2010 Population | 2,466 | 5,976 | 18,934 |
| 2014 Population | 2,596 | 6,317 | 19,857 |
| 2019 Population | 2,869 | 6,994 | 21,780 |
| 2000-2010 Annual Rate | 0.41% | 1.27% | 2.56% |
| 2010-2014 Annual Rate | 1.22% | 1.31% | 1.13% |
| 2014-2019 Annual Rate | 2.02% | 2.06% | 1.87% |
| 2014 Male Population | 50.3% | 50.7% | 50.0% |
| 2014 Female Population | 49.7% | 49.3% | 50.0% |
| 2014 Median Age | 36.3 | 38.3 | 39.4 |

In the identified area, the current year population is 19,857. In 2010, the Census count in the area was 18,934. The rate of change since 2010 was 1.13% annually. The five-year projection for the population in the area is 21,780 representing a change of 1.87% annually from 2014 to 2019. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 36.3, compared to U.S. median age of 37.7.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2014 White Alone | 74.4% | 78.1% | 84.9% |
| 2014 Black Alone | 3.9% | 3.0% | 2.1% |
| 2014 American Indian/Alaska Native Alone | 1.9% | 1.5% | 1.1% |
| 2014 Asian Alone | 0.4% | 0.5% | 0.6% |
| 2014 Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| 2014 Other Race | 16.3% | 13.9% | 9.0% |
| 2014 Two or More Races | 3.2% | 2.8% | 2.2% |
| 2014 Hispanic Origin (Any Race) | 27.9% | 25.2% | 17.6% |

Persons of Hispanic origin represent 17.6% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.7 in the identified area, compared to 62.6 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|-------|-------|
| 2000 Households | 831 | 1,864 | 5,269 |
| 2010 Households | 846 | 2,095 | 6,815 |
| 2014 Total Households | 895 | 2,226 | 7,183 |
| 2019 Total Households | 991 | 2,472 | 7,894 |
| 2000-2010 Annual Rate | 0.18% | 1.18% | 2.61% |
| 2010-2014 Annual Rate | 1.33% | 1.44% | 1.25% |
| 2014-2019 Annual Rate | 2.06% | 2.12% | 1.91% |
| 2014 Average Household Size | 2.86 | 2.79 | 2.74 |

The household count in this area has changed from 6,815 in 2010 to 7,183 in the current year, a change of 1.25% annually. The five-year projection of households is 7,894, a change of 1.91% annually from the current year total. Average household size is currently 2.74, compared to 2.76 in the year 2010. The number of families in the current year is 5,490 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

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DEMOGRAPHICS

RESTAURANT / RETAIL NEIGHBORHOOD CENTER

Rings: 1, 5, 10 mile radii

Longitude: -96.95186

| | 1 mile | 5 mile | 10 mile |
|---------------------------------|----------|----------|----------|
| Median Household Income | | | |
| 2014 Median Household Income | \$56,525 | \$65,937 | \$67,473 |
| 2019 Median Household Income | \$66,447 | \$80,479 | \$79,976 |
| 2014-2019 Annual Rate | 3.29% | 4.07% | 3.46% |
| Average Household Income | | | |
| 2014 Average Household Income | \$71,833 | \$87,089 | \$86,091 |
| 2019 Average Household Income | \$82,759 | \$99,822 | \$97,773 |
| 2014-2019 Annual Rate | 2.87% | 2.77% | 2.58% |
| Per Capita Income | | | |
| 2014 Per Capita Income | \$25,960 | \$30,543 | \$31,005 |
| 2019 Per Capita Income | \$29,972 | \$35,154 | \$35,264 |
| 2014-2019 Annual Rate | 2.92% | 2.85% | 2.61% |

Current median household income is \$67,473 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$79,976 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$86,091 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$97,773 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$31,005 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$35,264 in five years, compared to \$32,168 for all U.S. households

| Housing | | | |
|------------------------------------|-------|-------|-------|
| 2000 Total Housing Units | 891 | 1,994 | 5,659 |
| 2000 Owner Occupied Housing Units | 586 | 1,375 | 4,156 |
| 2000 Renter Occupied Housing Units | 244 | 488 | 1,112 |
| 2000 Vacant Housing Units | 61 | 131 | 391 |
| 2010 Total Housing Units | 956 | 2,351 | 7,601 |
| 2010 Owner Occupied Housing Units | 555 | 1,511 | 5,334 |
| 2010 Renter Occupied Housing Units | 291 | 584 | 1,481 |
| 2010 Vacant Housing Units | 110 | 256 | 786 |
| 2014 Total Housing Units | 982 | 2,439 | 7,851 |
| 2014 Owner Occupied Housing Units | 559 | 1,543 | 5,458 |
| 2014 Renter Occupied Housing Units | 336 | 683 | 1,725 |
| 2014 Vacant Housing Units | 87 | 213 | 668 |
| 2019 Total Housing Units | 1,084 | 2,698 | 8,576 |
| 2019 Owner Occupied Housing Units | 619 | 1,712 | 5,983 |
| 2019 Renter Occupied Housing Units | 372 | 760 | 1,911 |
| 2019 Vacant Housing Units | 93 | 226 | 682 |

Currently, 69.5% of the 7,851 housing units in the area are owner occupied; 22.0%, renter occupied; and 8.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 7,601 housing units in the area - 70.2% owner occupied, 19.5% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 1.45%. Median home value in the area is \$178,654, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 7.83% annually to \$260,490.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

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