



GLADE PARKS

TOWN CENTER

OFFERING SUMMARY



THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer qualified investors the opportunity to acquire Glade Parks Town Center (“Glade Parks” or the “Property”), a best-in-class retail destination consisting of 559,457 square feet of quality shop space, represented by an exceptional line up of national retailers. Located on the eastern edge of Colleyville, one of D/FW’s highly affluent communities, Glade Parks is a direct beneficiary of a broad trade area consisting of \$13.56 billion of spending power. The Property serves as the anchor to a 1.8 million square foot retail node presenting unrivaled accessibility to consumers and continues to attract premier tenants. The Property offers investors a unique opportunity to purchase an asset of scale with durable in-place cash flow within one of D/FW’s most affluent consumer bases.



OVERALL

559,457
SQUARE FEET

93%
LEASED

5.98 : 1,000
PARKING RATIO

53.52
ACRES

2014-2018
YEAR BUILT

POWER

380,078
SQUARE FEET

100%
LEASED

17
BUILDINGS

LIFESTYLE

179,379
SQUARE FEET

77%
LEASED

11
BUILDINGS

THE ASSET



Single Family
130 New Homes
starting at \$750,000+
Delivered in 2016



Dynamic Plaza
Featuring community
concerts, farmers markets,
and yoga Classes


TARGET
(NAP)
1.87M Visits Per Year
#12 out of 150
Locations in Texas

five BELOW
#9 out of 102
Locations in Texas

0.87 Miles
Of Premium Hwy Frontage
Visible by +120,000 VPD


(Ground Lease)
#5 out of 16 Locations
in Texas

Dave & Busters
(NAP)


#3 out of 36 Locations
in Texas



Aloft Hotel (NAP)
132-Room Upscale Hotel
Delivered in 2019

FUTURE H-E-B

WALMART

MARKET-DOMINANT
DESTINATION LOCATION

PREMIER TENANT ROSTER
GENERATING 5.6M VISITORS TTM

EXPANSIVE TRADE AREA
ENCOMPASSING \$13.56B OF
BUYING POWER

NATIONALLY RANKED "SUPER ZIPS" SOUTHLAKE AND COLLEYVILLE RANKED #1 & #2 IN NORTH TEXAS

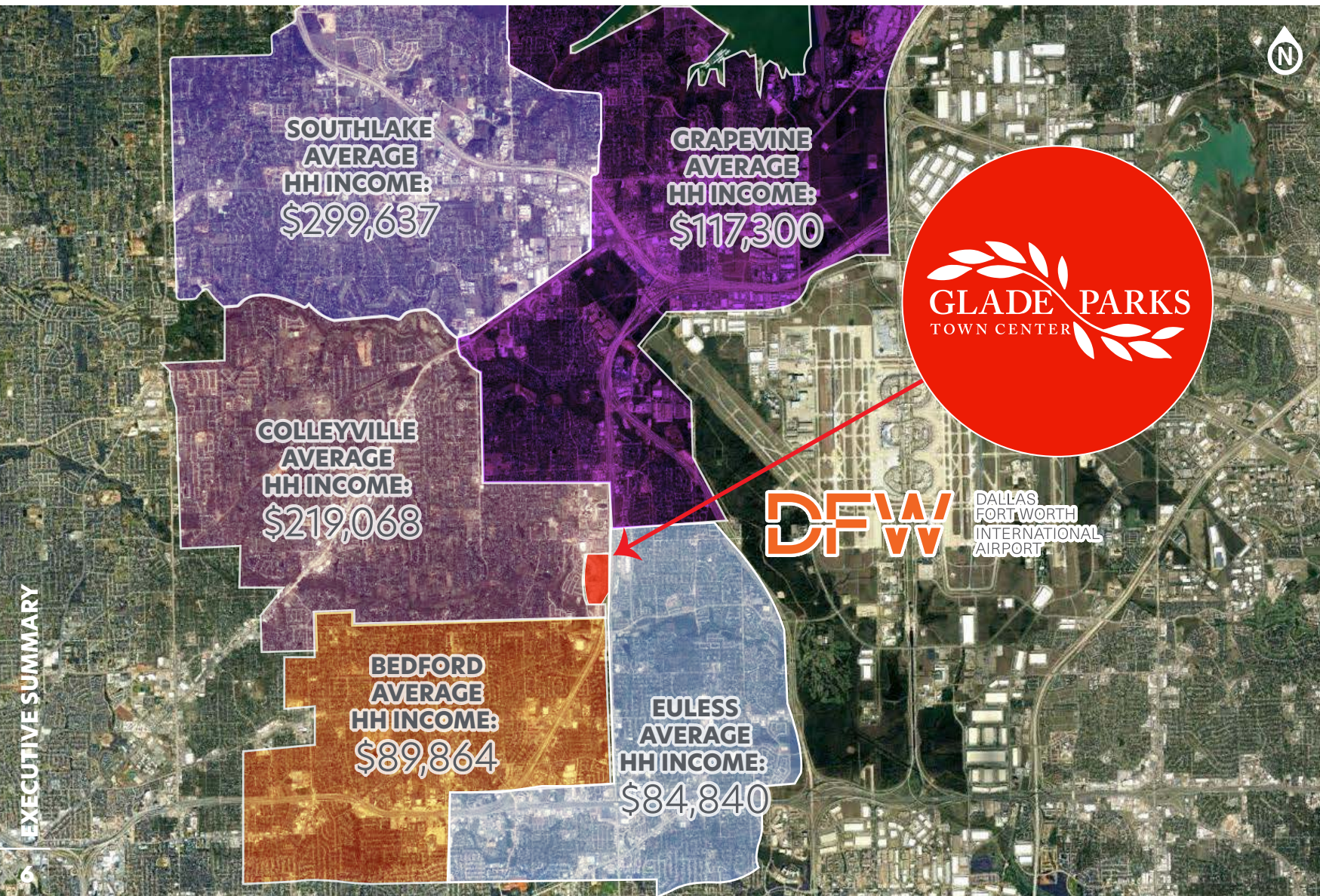
93% LEASED WITH +70K SF OF RECENT LEASING MOMENTUM

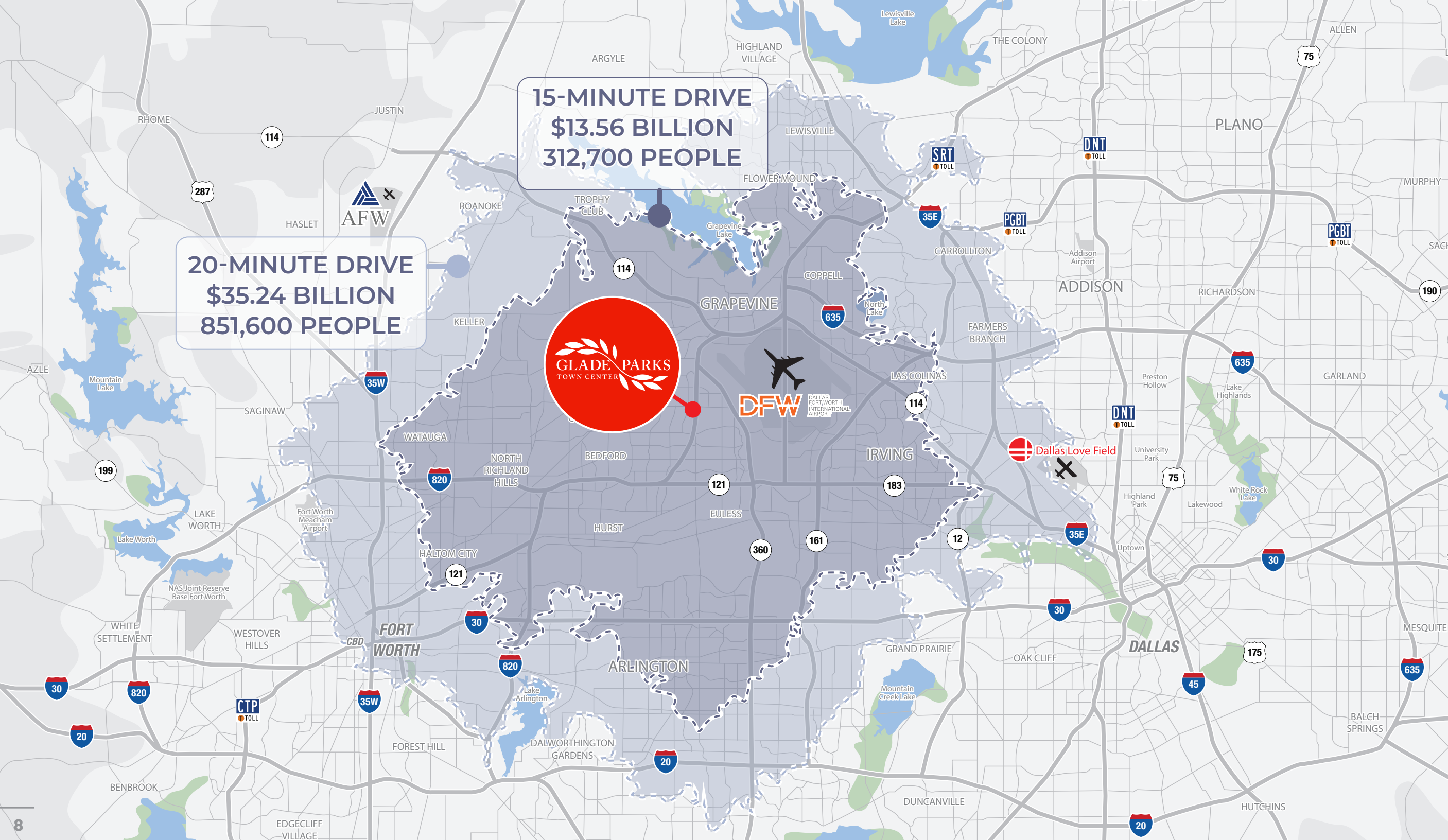
ACCESS TO 1 MILLION PEOPLE IN 20 MINUTES VIA D/FW'S MAJOR THOROUGHFARES

SUPER TARGET SHADOW ANCHORED

REGIONAL "SUPER ZIPS" D/FW-BEST DEMOGRAPHICS

Glade Parks is strategically positioned on the doorstep of two of D/FW's highest income "Super Zips". Southlake and Colleyville rank #1 and #2 in D/FW's highest income neighborhoods and qualify nationally as a "Super Zip", a zip code featuring exceptionally high incomes and college educated populace.





15-MINUTE DRIVE
\$13.56 BILLION
312,700 PEOPLE

20-MINUTE DRIVE
\$35.24 BILLION
851,600 PEOPLE



**IRREPLACEABLE LOCATION
 IN THE HEART OF D/FW**

15 MIN DRIVE	VS	20 MIN DRIVE	VS	D/FW MSA
POPULATION				
312,690		851,592		6,397,000
POPULATION GROWTH (SINCE 2010)				
15%		16%		20%
AVERAGE HOUSEHOLD INCOME				
\$105,344		\$104,962		\$59,175
MEDIAN HOUSEHOLD PROPERTY VALUE				
\$288,892		\$288,199		\$253,900
POPULATION WITH A BACHELOR'S DEGREE OR HIGHER				
42.5%		42.7%		33.4%

PREMIER RETAIL AND RESTAURANT MIX

Glade Parks offers a diverse roster of nationally recognized retailers, many of whom represent the premier brands within their respective merchandising category. From fashion to lifestyle, the Property's assortment of offerings has further established Glade Parks as a one stop destination for the surrounding community.



ULTA BEAUTY

Bath & Body Works®



belk
MODERN. SOUTHERN. STYLE.

Michaels

HomeGoods



DICK'S SPORTING GOODS

EOS FITNESS



ME Massage Envy

GRANDNAIL SPA

AMAZING LASH STUDIO



FIRST WATCH

MidiCi
The Neapolitan Pizza Company

Imperial Hibachi - Sushi

Thirsty Lion
GASTROPUB & GRILL

hopdoddy
BURGER BAR

Taqueria TAXCO



BOOT BARN

DSW
DESIGNER SHOE WAREHOUSE

francesca's

Burlington
coat factory

DXL
MENS APPAREL

TORRID
FASHION FOR SIZES 10 TO 30

carter's

UPTOWN
CHEAPSKATE
WEAR TODAY = SELL TOMORROW

OLD NAVY

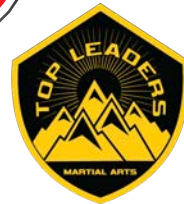
CATO



Cinépolis

Total Wine & MORE

CLOTH & GLAZE
PAINTING STUDIO



DAISO



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.