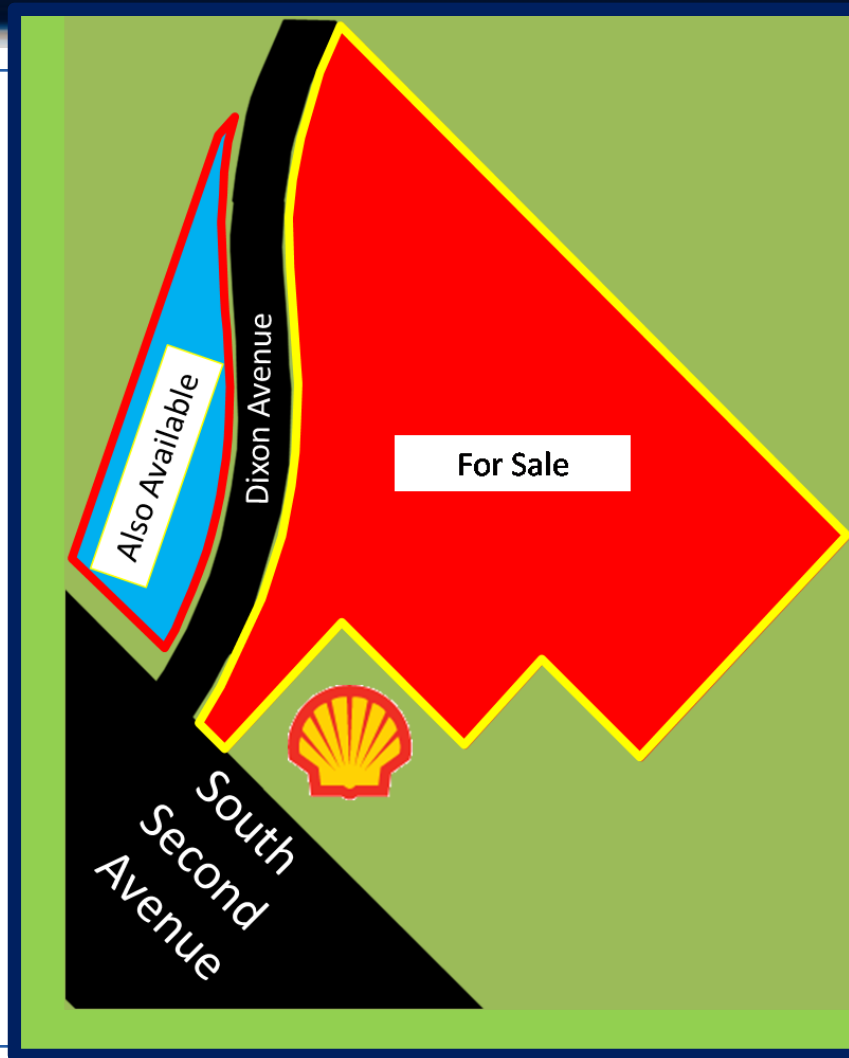
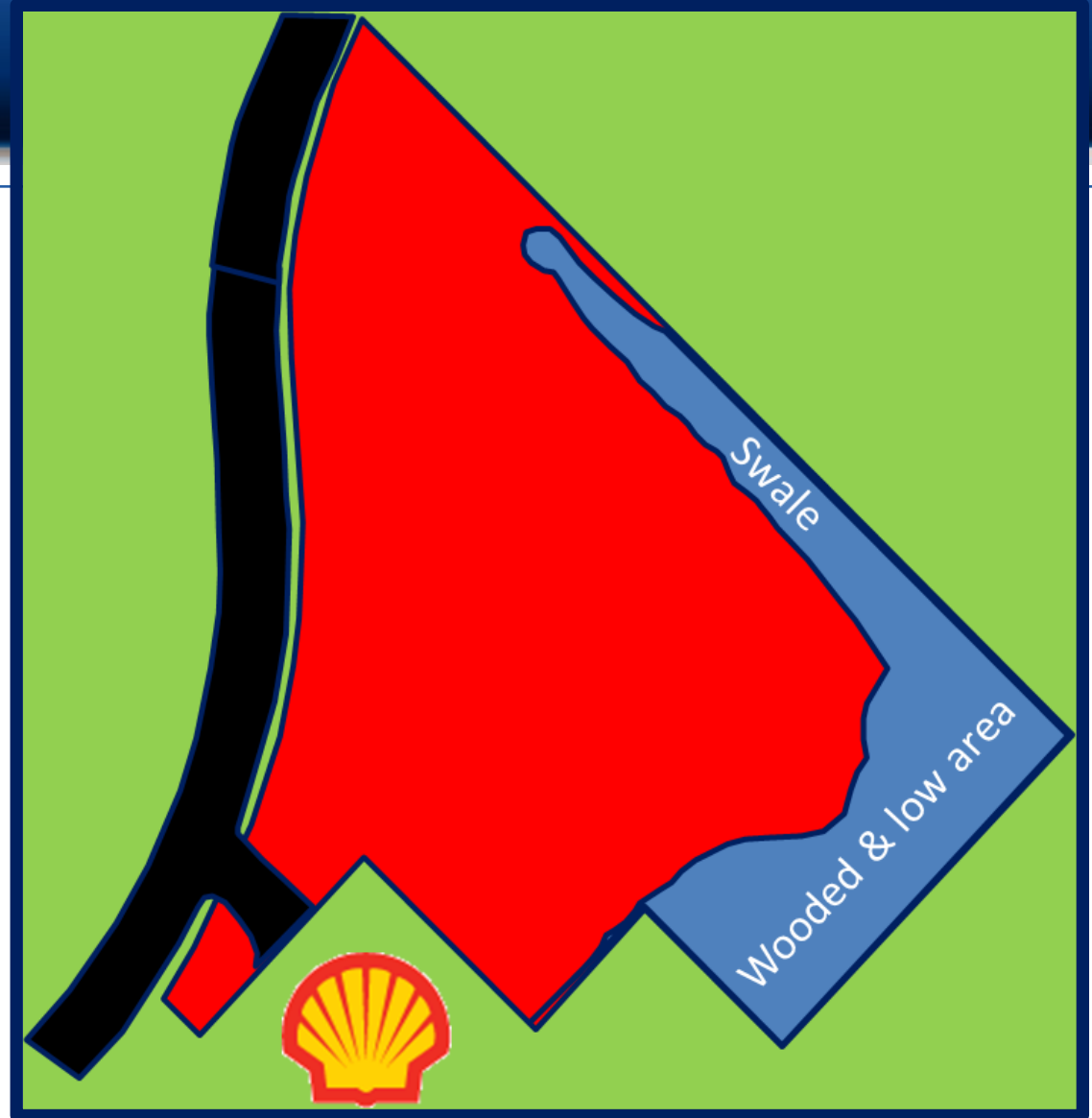


174,327 SF with 628' estimated road frontage on Dixon



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Swale area and wooded & low area

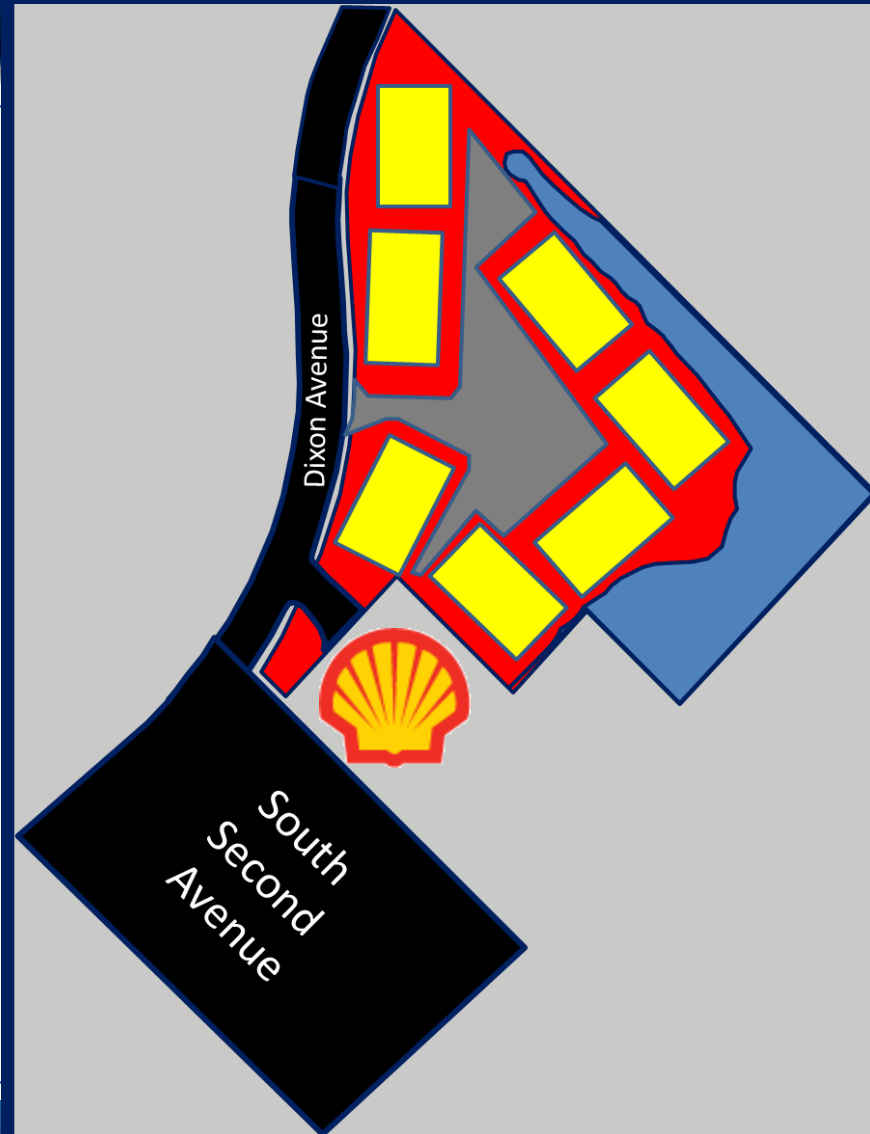


Sample site plan with 7 buildings

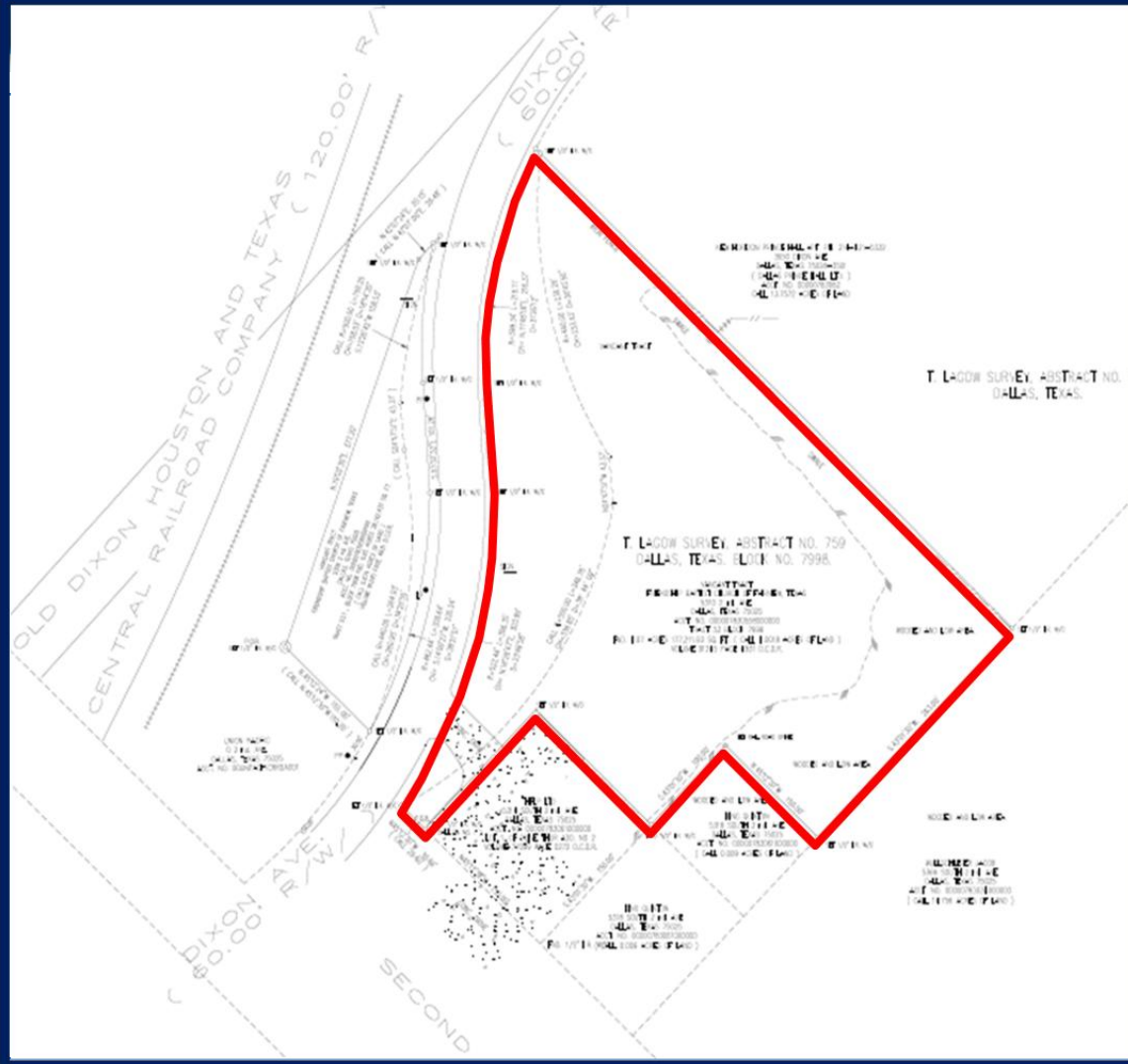
This plan concept could be considered for :

- ✓ ***Low density multi-family***
- ✓ ***Retail commercial***
- ✓ ***Mixed use***

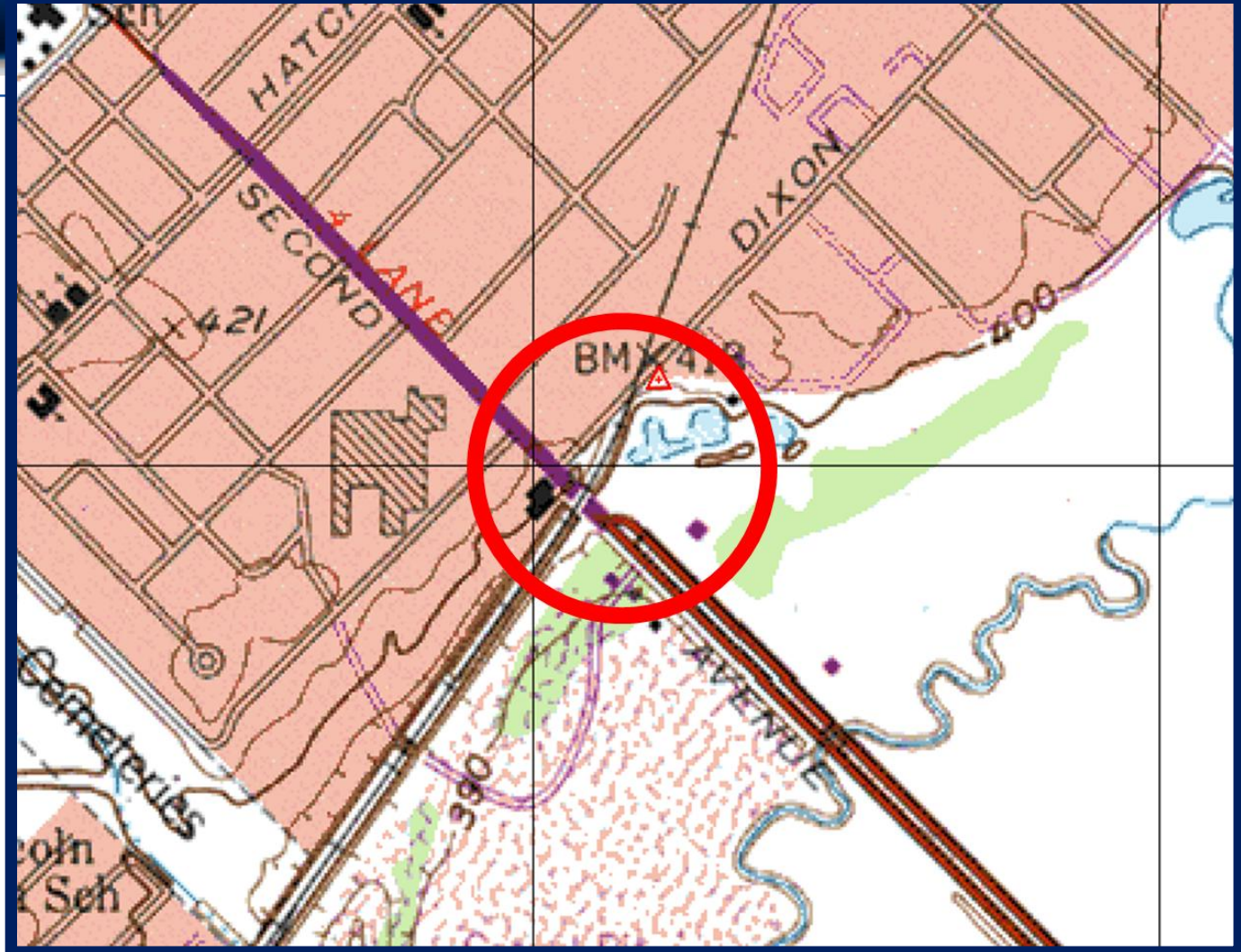
NOTE: This is an example only. It is NOT not based on applicable zoning or building codes.



Survey



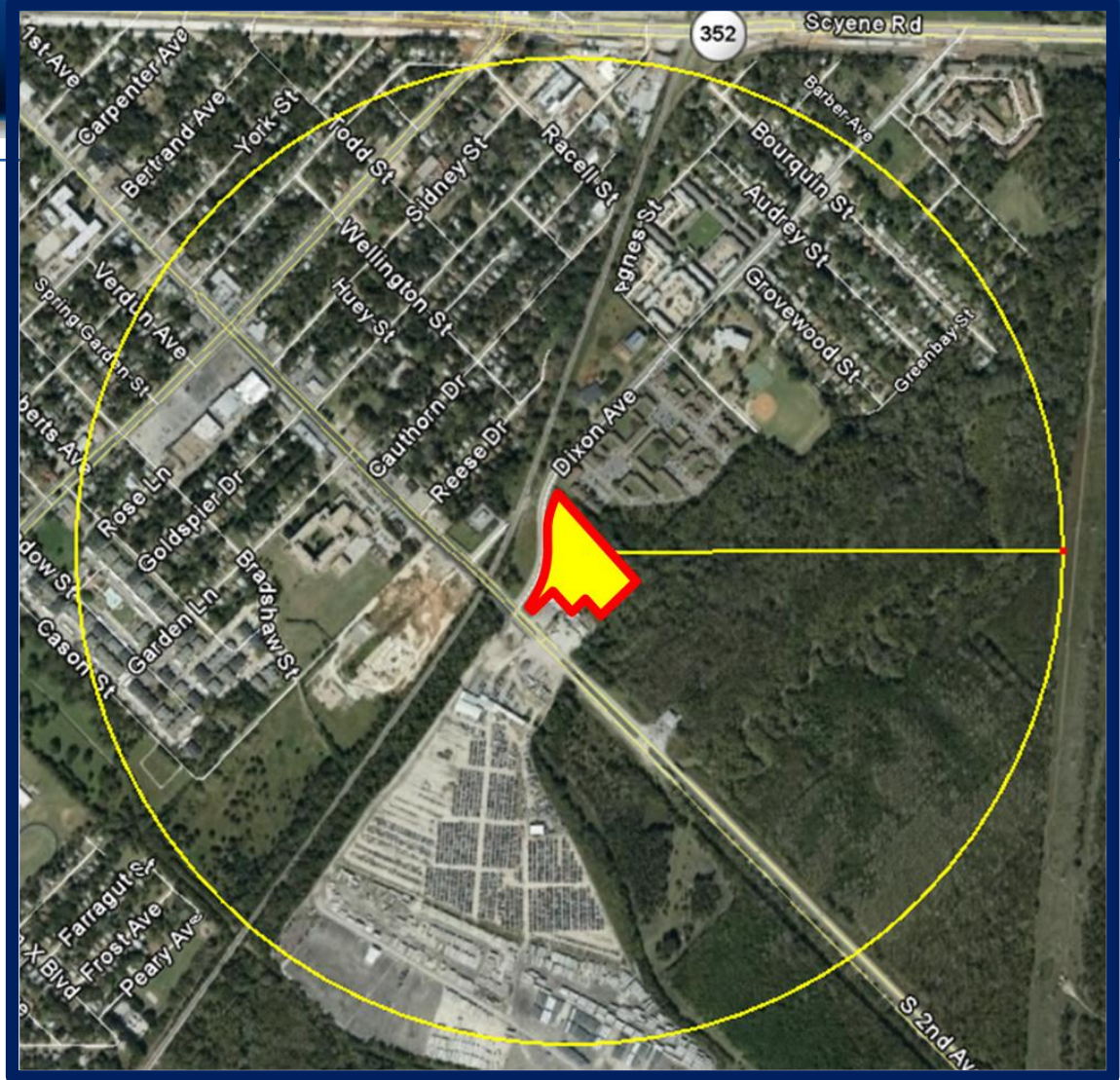
Topographic map



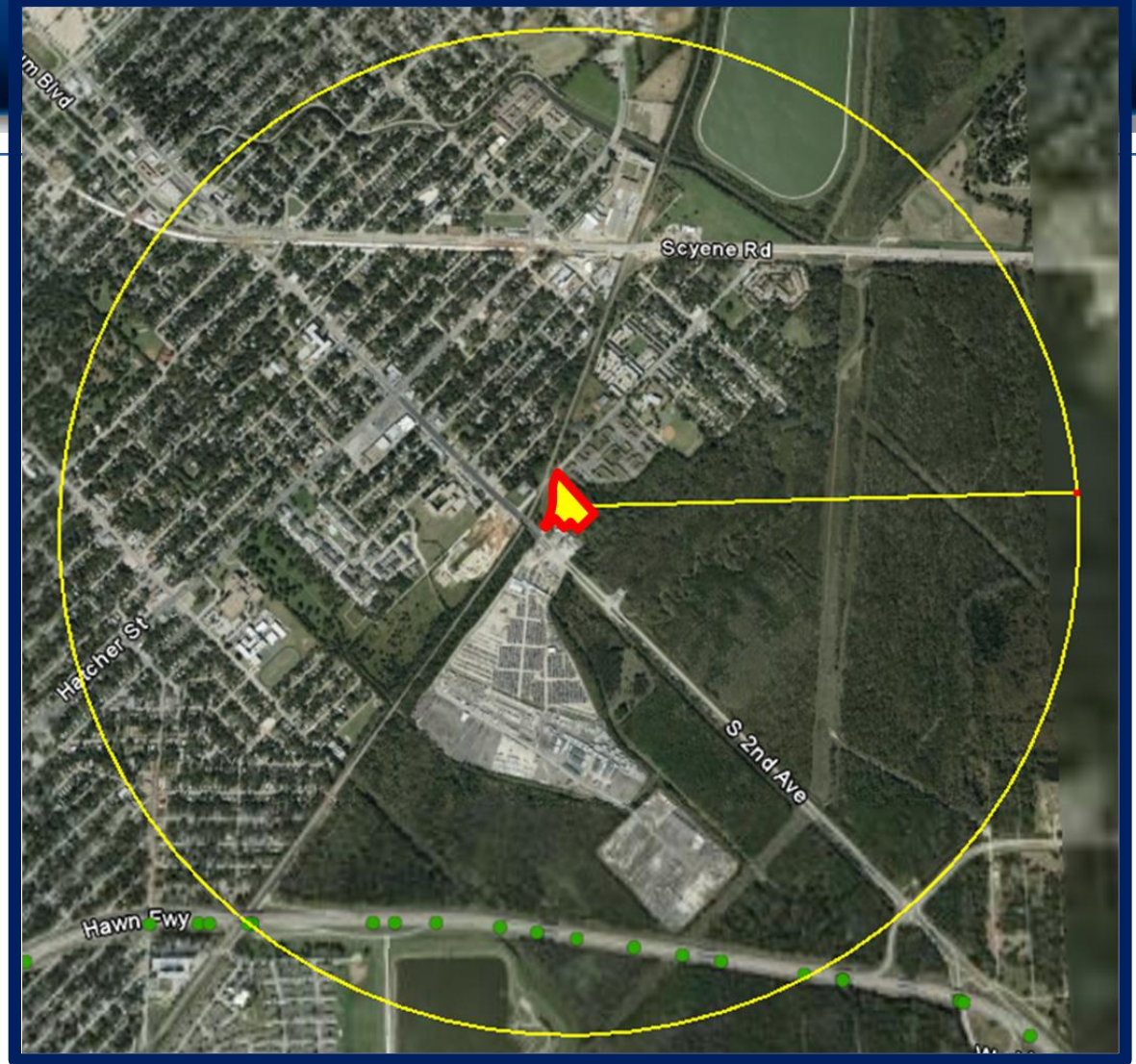
Satellite immediate area property outline



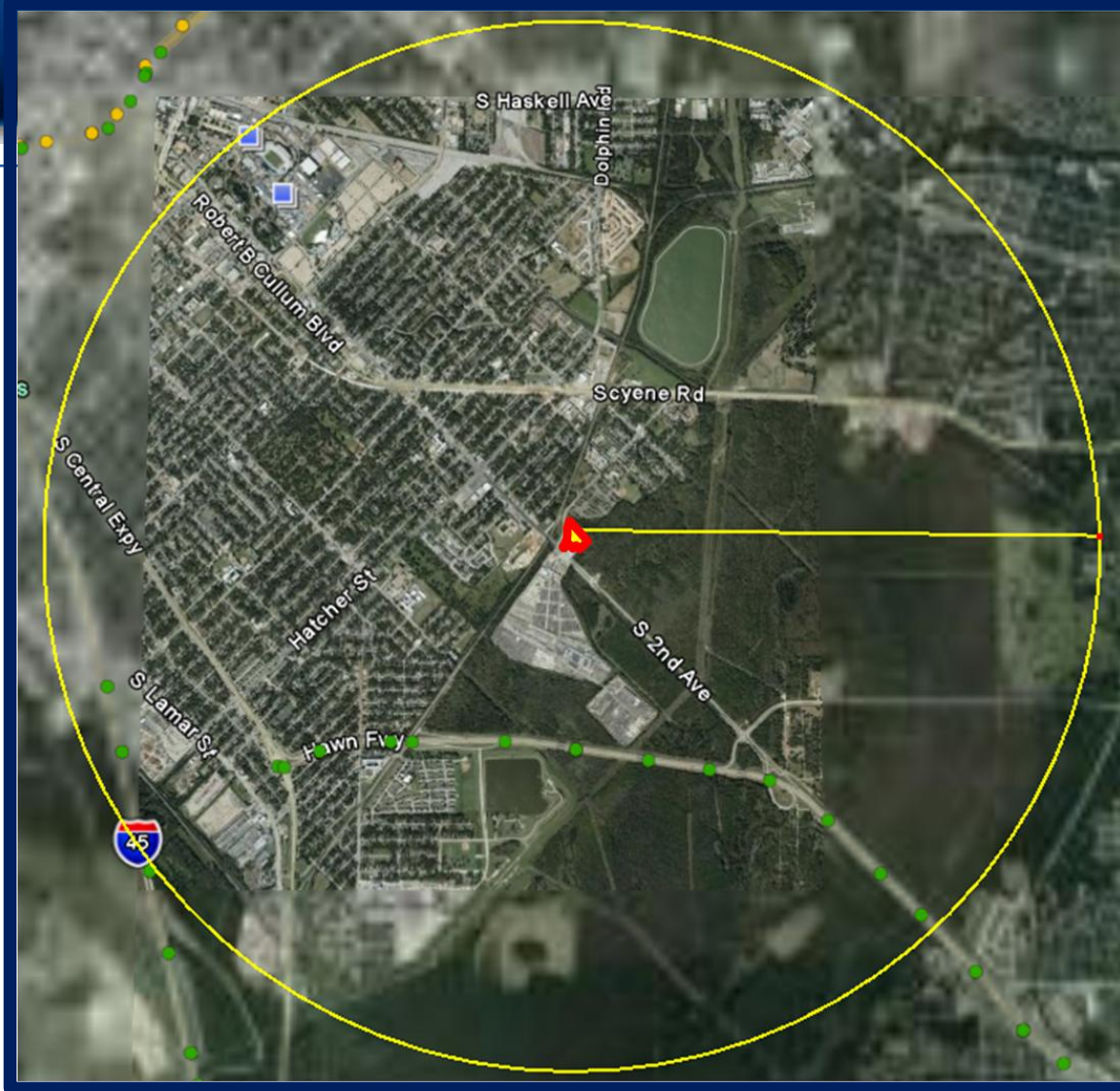
Satellite ½-mile radius



Satellite 1-mile radius



Satellite 2-mile radius

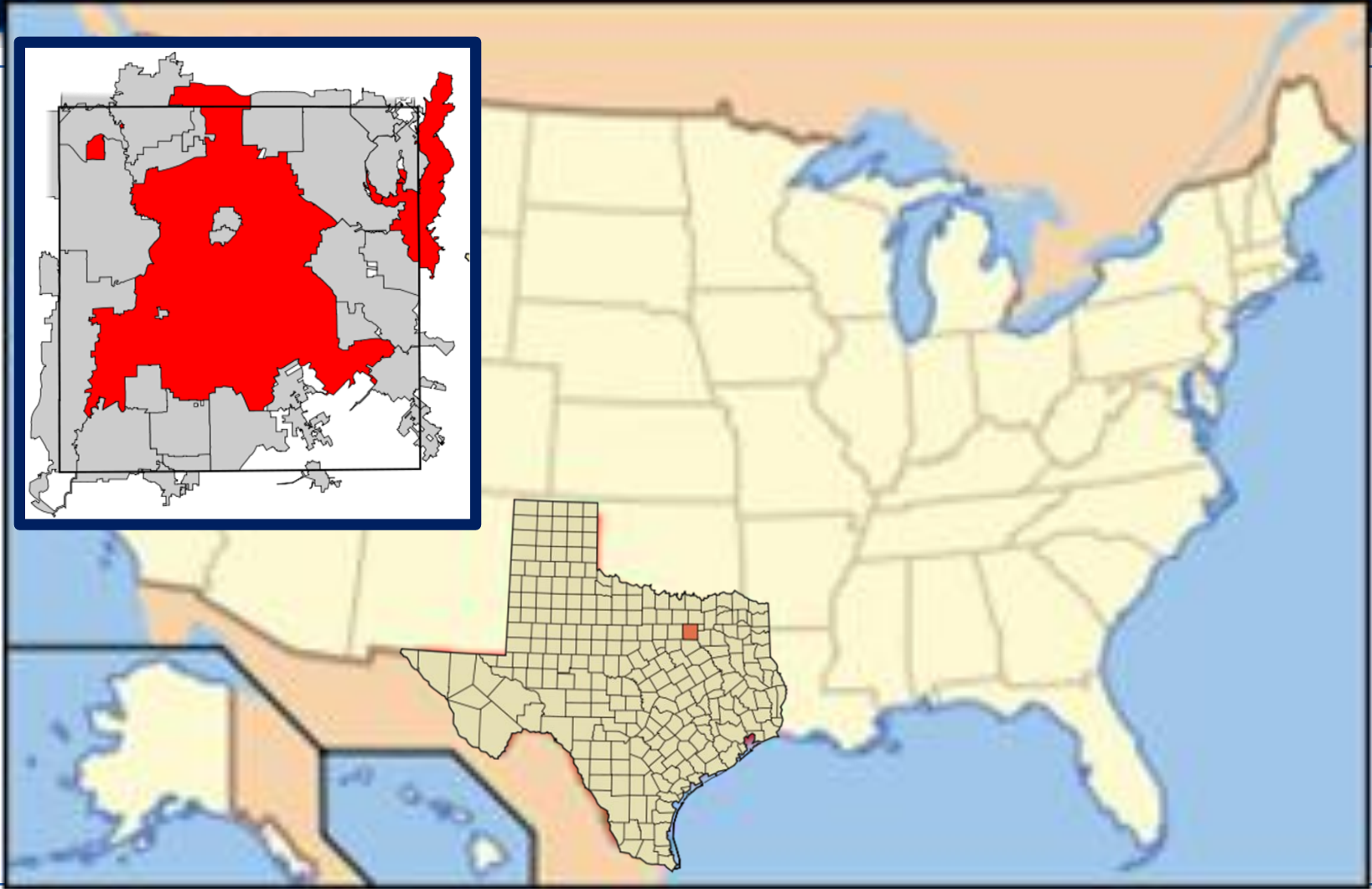


Conservative traffic estimate is 23,303 based on actual traffic counts from 1993 and 2004 with NO trending



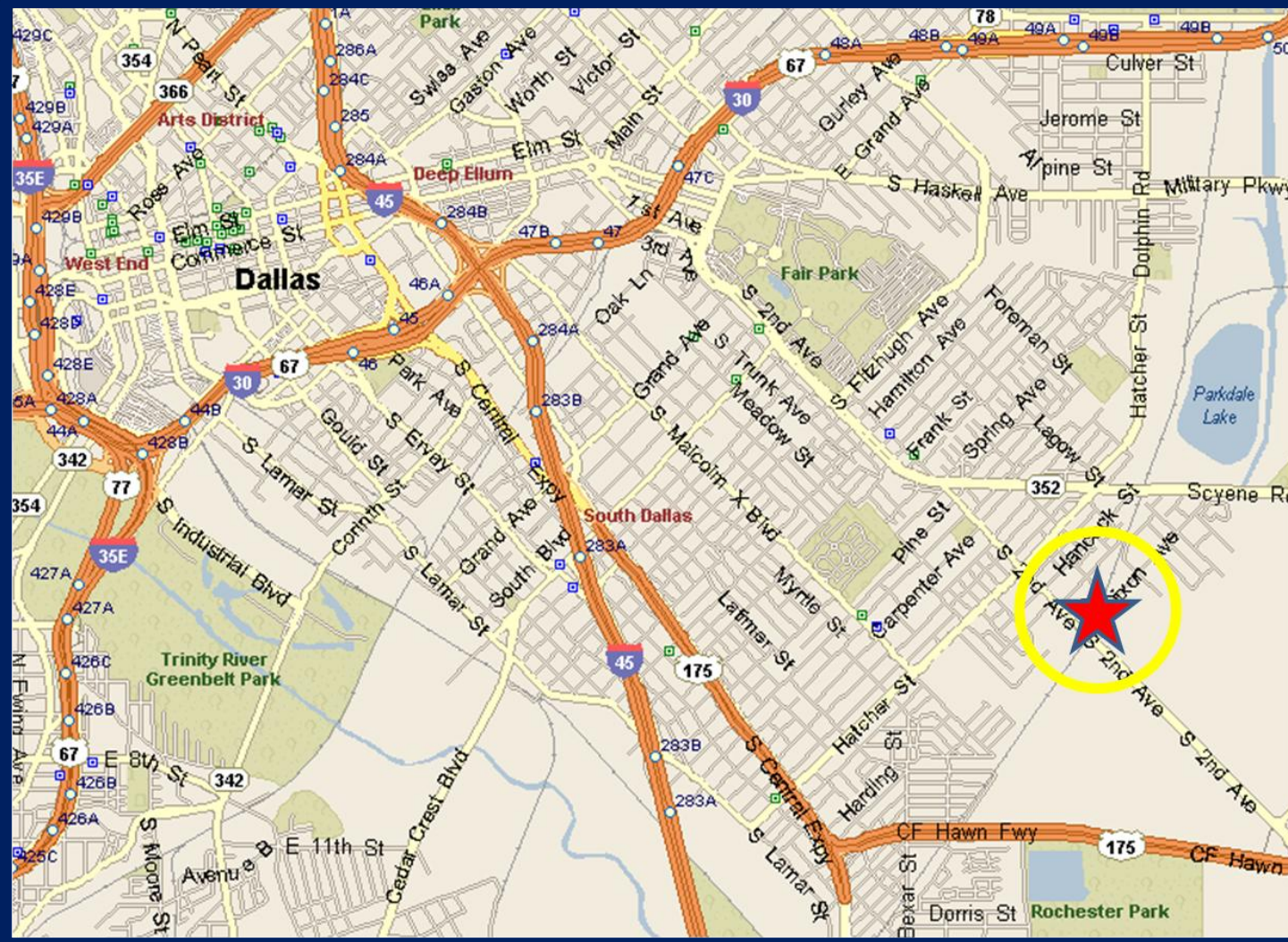
NOTE: There is not adequate data to trend. Usable data not reported by TXDOT. Traffic data is proprietary to Nielsen and derived from TrafficMetrix® which contains proprietary and confidential property of Market Planning Solutions Inc (MPSI),

US, State, Dallas County & City of Dallas Wikipedia maps



A detailed map of the Dallas, Texas metropolitan area. The city of Dallas is prominently marked with a red star and a yellow circle. Major highways are shown in orange, including I-30, I-35, I-40, and I-635. Surrounding cities like Irving, Grand Prairie, Arlington, and Garland are labeled. Key landmarks such as the Dallas Arboretum and Botanical Garden, Dallas Love Field, and Dallas Executive Airport are also indicated. The map includes a grid of streets and various geographical features like lakes and parks.

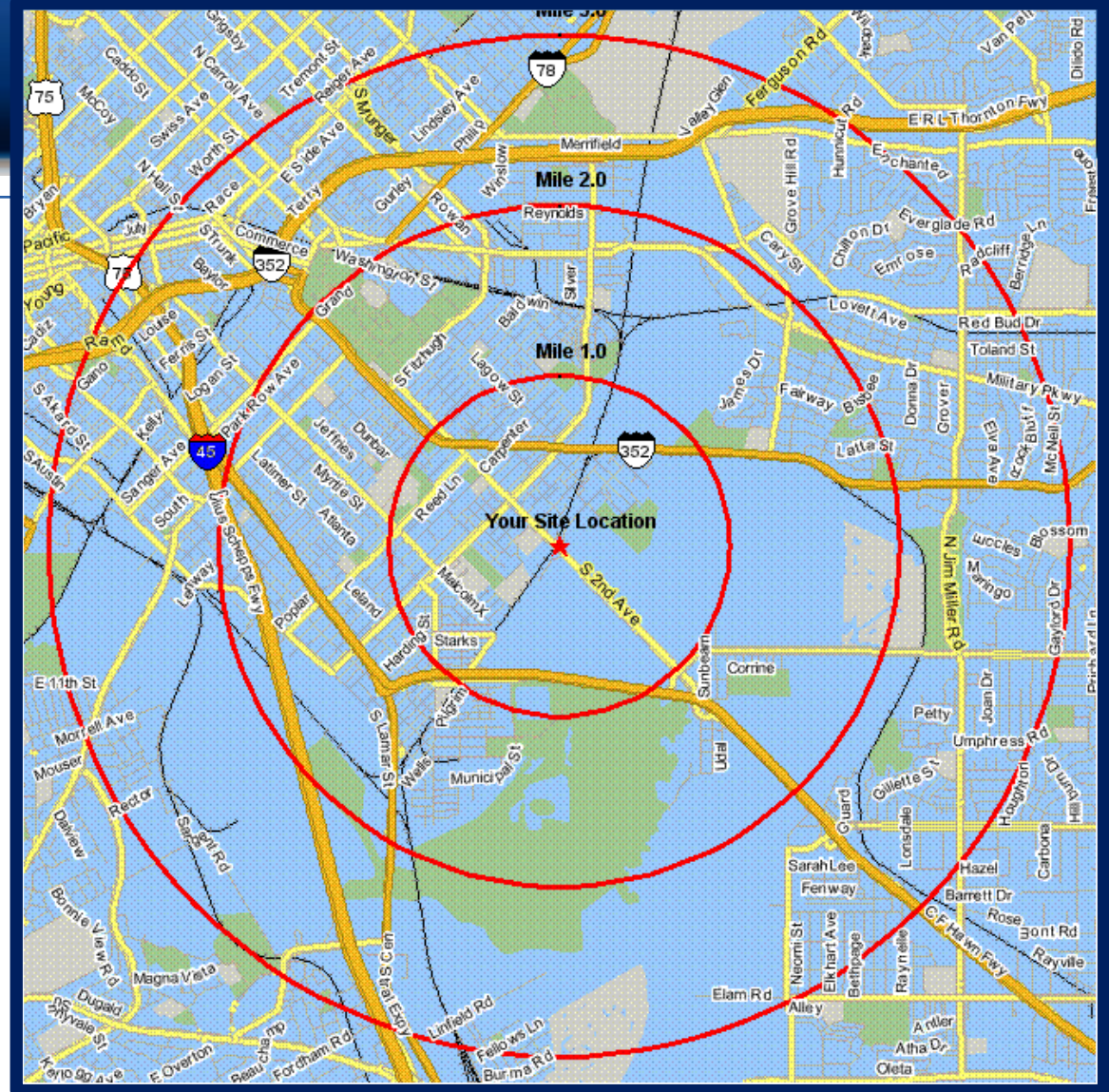
Proximity to downtown map



Immediate area map



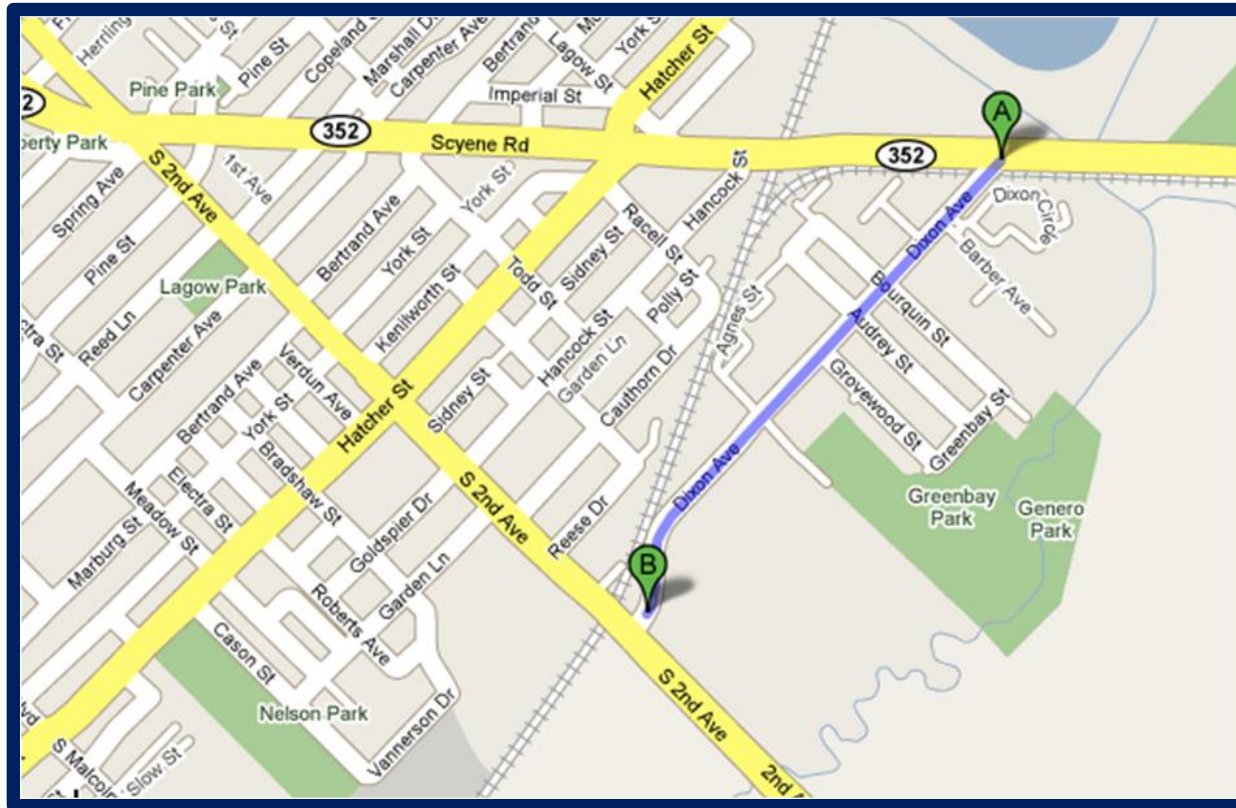
1, 2 & 3-mile radial map



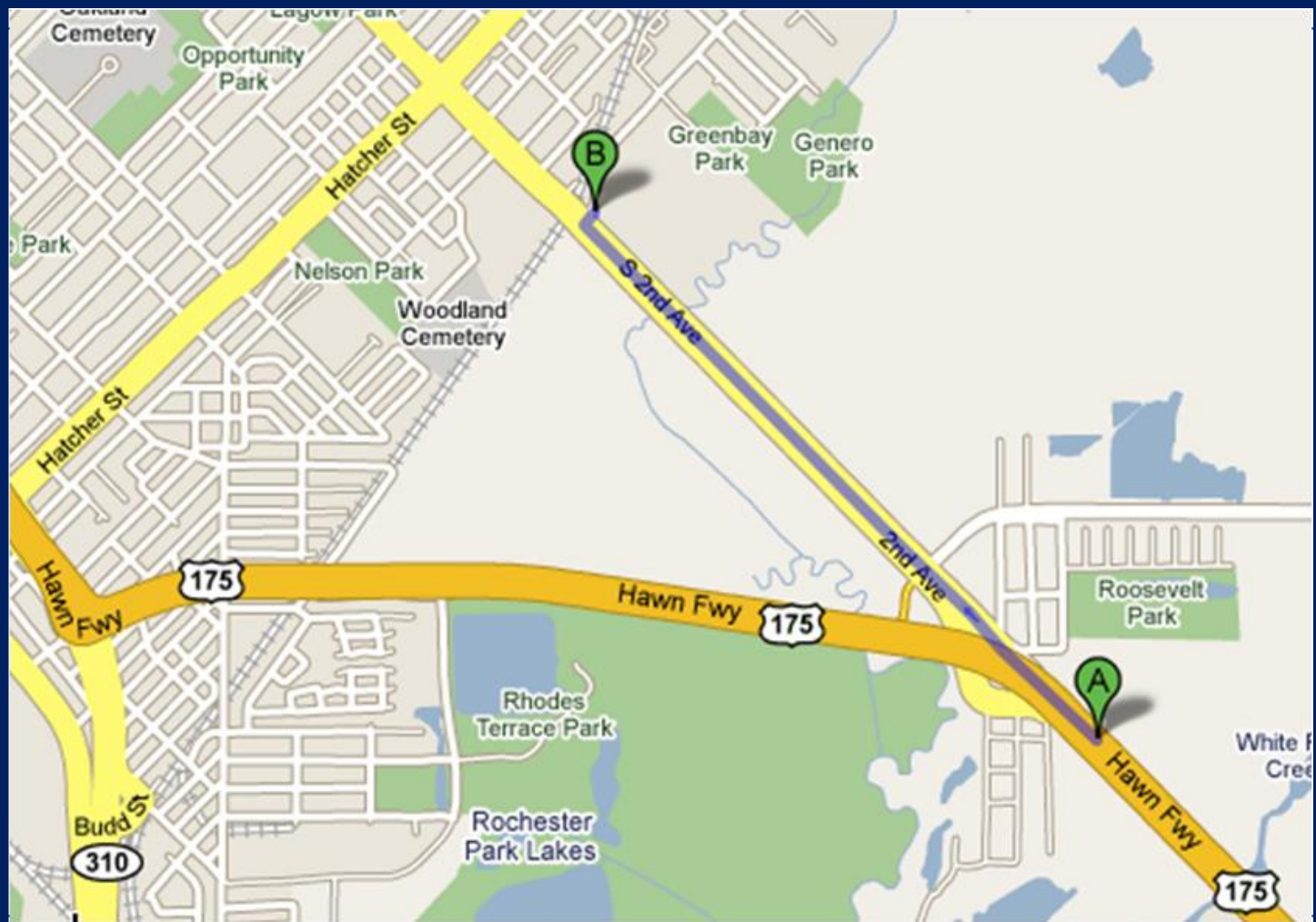
Dallas area driving times & distances

#	Location	Driving	
		Miles	Minutes
1	Scyene RD (TX 352) @ Dixon AVE	0.7	2
2	Central Expressway/Hawn FWY (US 175) @ 2nd AVE	1.5	3
3	I 30 @ I 45	3.1	8
4	Downtown Dallas	4.1	11
5	Hawy Freeway, LBJ Freeway & I 20 E	7.9	15
6	I 45 S, LBJ Freeway & I 20	9.1	14
7	LBJ Freeway @ US 80 E	9.7	15
8	Dallas Love Field	12.3	24
9	LBJ Freeway @ Central Expressway	16.9	20
10	LBJ Freeway, I 35E & Loop 12	17.0	22
11	DFW Intercontinental	25.4	33

Google map from Scyene Road (TX 352) @ Dixon Avenue 0.7 miles & 2 minutes



Google map from Central Expressway, Hawn Expressway (US 175) @ Second Avenue 1.5 miles & 3 minutes



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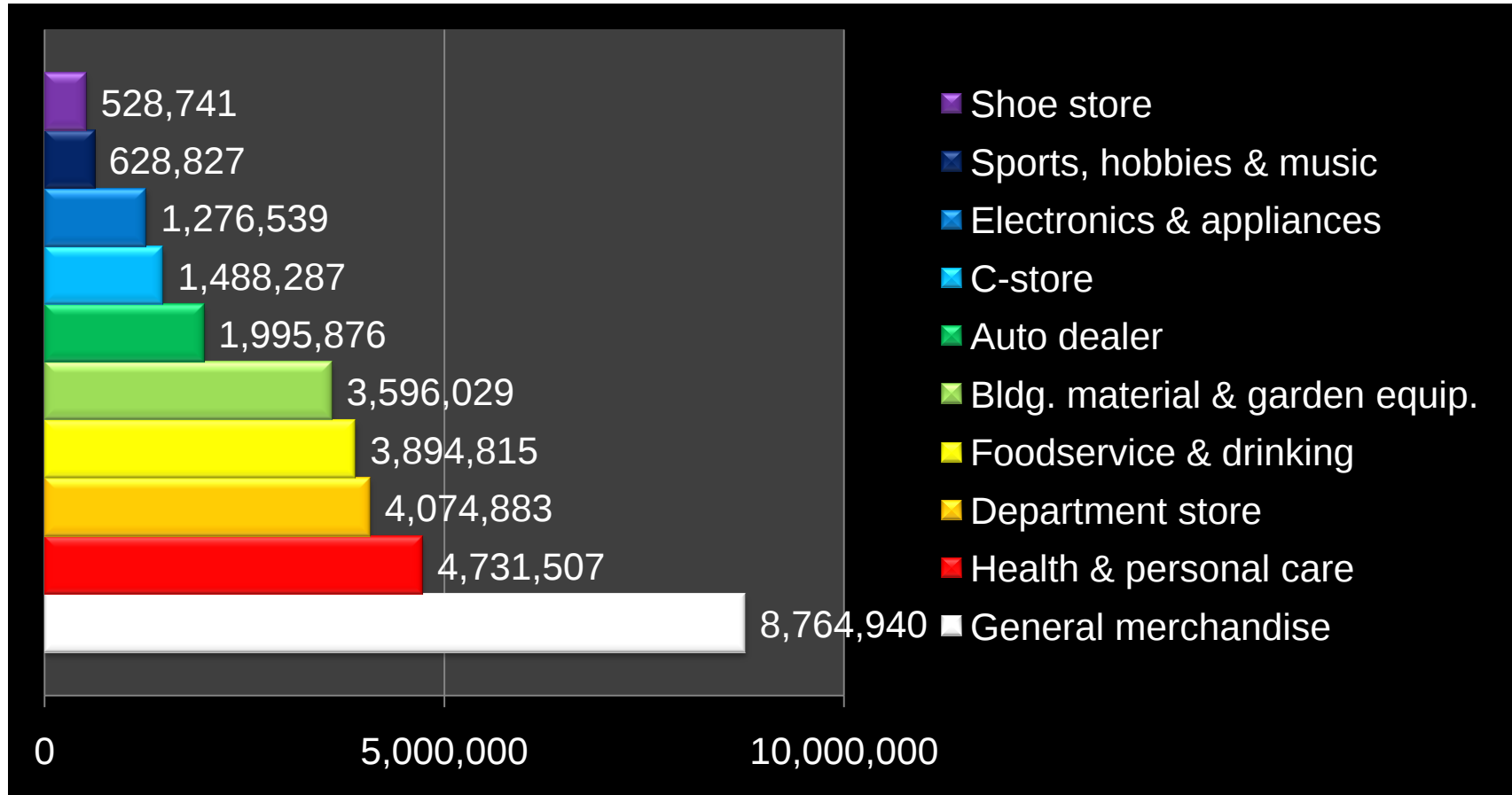
Unmet 2008 LOCAL demand summary at 1-mile radius

Rank	Category	Annual Potential Revenues
1	General merchandise	8,764,940
2	Health & personal care	4,731,507
3	Department store	4,074,883
4	Foodservice & drinking	3,894,815
5	Bldg. material & garden equip.	3,596,029
6	Auto dealer	1,995,876
7	C-store	1,488,287
8	Electronics & appliances	1,276,539
9	Sports, hobbies & music	628,827
10	Shoe store	528,741
Average top 3		5,857,110
Average top 5		5,012,435
Average top 10		3,098,044

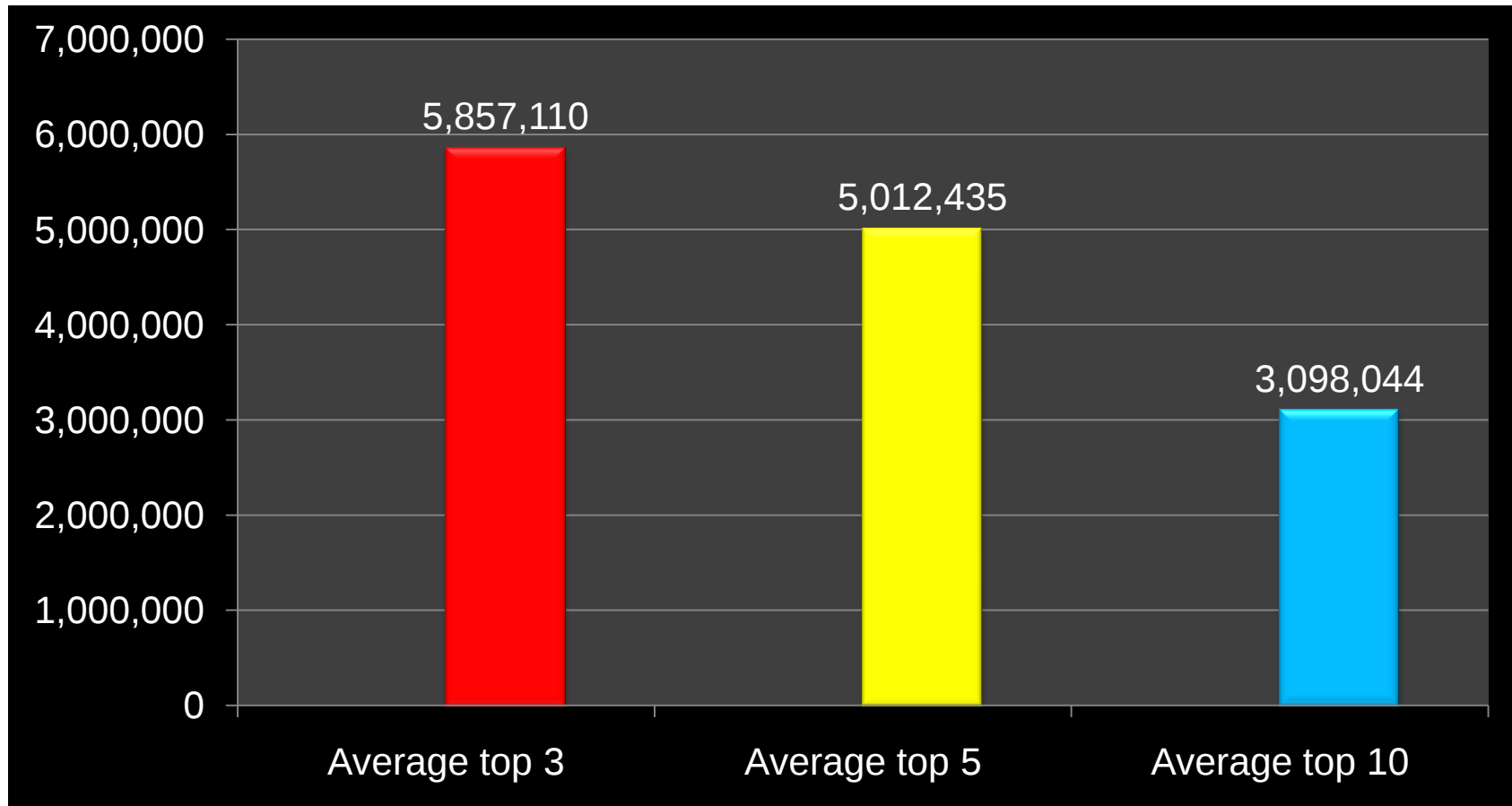


SOUTHWEST PARTNERS

Unmet 2008 LOCAL demand at 1-mile radius top 10 categories



Unmet 2008 LOCAL demand at 1-mile radius average top 3, 5 & 10 annual potential revenue opportunities



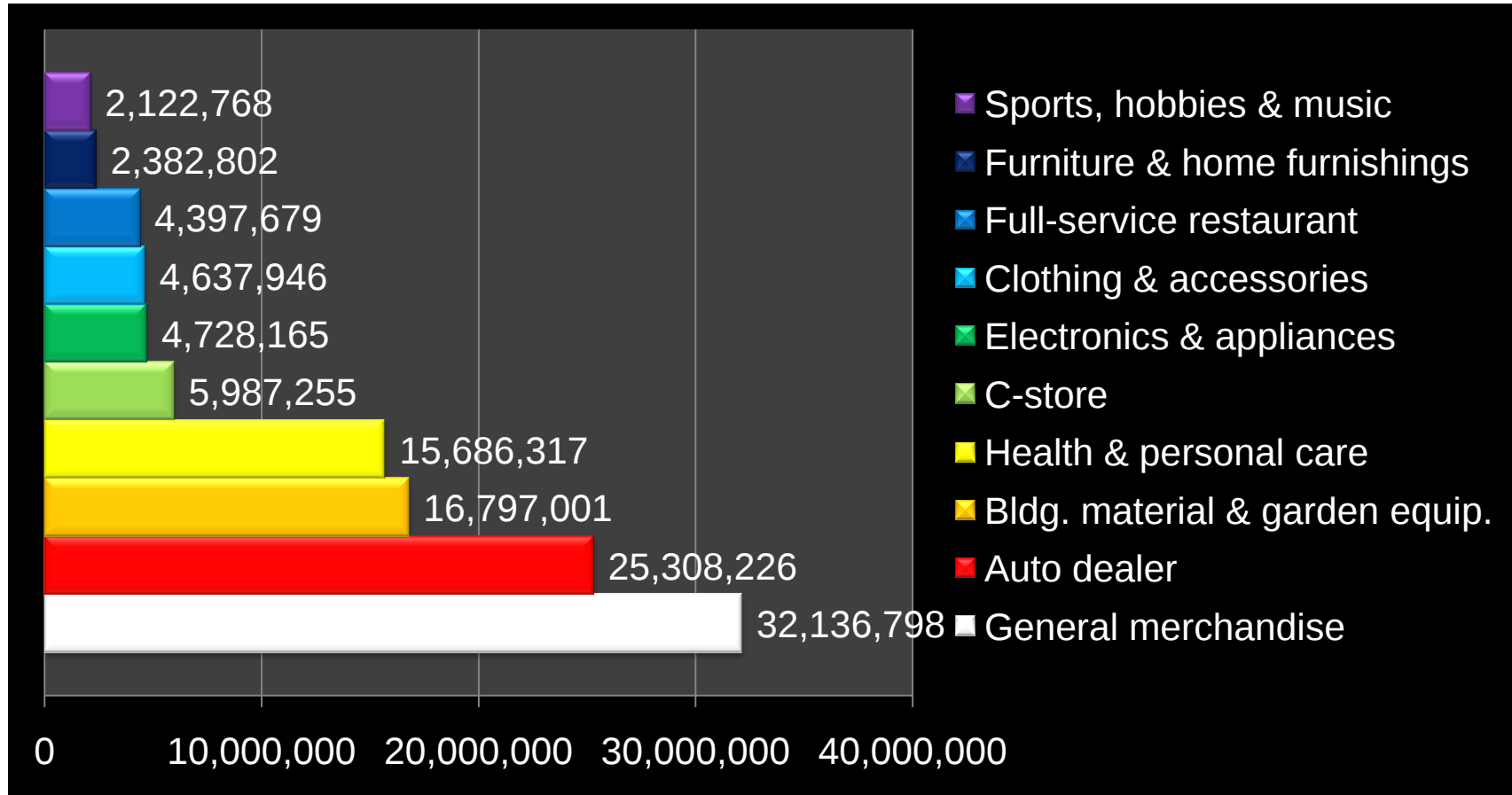
Unmet 2008 LOCAL demand summary at 2-mile radius

Rank	Category	Annual Potential Revenues
1	General merchandise	32,136,798
2	Auto dealer	25,308,226
3	Bldg. material & garden equip.	16,797,001
4	Health & personal care	15,686,317
5	C-store	5,987,255
6	Electronics & appliances	4,728,165
7	Clothing & accessories	4,637,946
8	Full-service restaurant	4,397,679
9	Furniture & home furnishings	2,382,802
10	Sports, hobbies & music	2,122,768
Average top 3		24,747,342
Average top 5		19,183,119
Average top 10		11,418,496



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Unmet 2008 LOCAL demand at 2-mile radius top 10 categories



SOUTHWEST PARTNERS

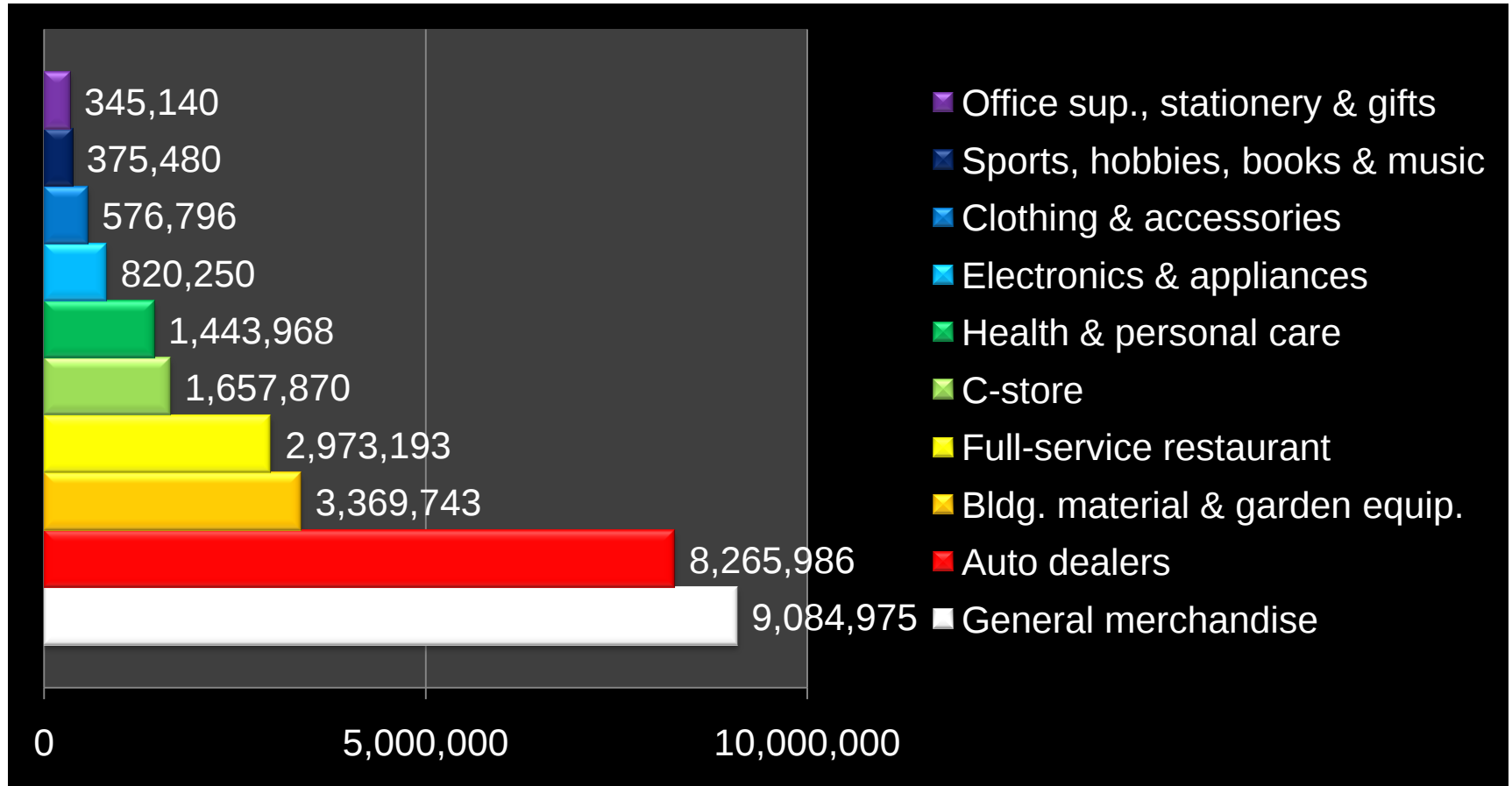
Unmet 2008 LOCAL demand summary in 75210 zip code

Rank	Category	Annual Potential Revenues
1	General merchandise	9,084,975
2	Auto dealers	8,265,986
3	Bldg. material & garden equip.	3,369,743
4	Full-service restaurant	2,973,193
5	C-store	1,657,870
6	Health & personal care	1,443,968
7	Electronics & appliances	820,250
8	Clothing & accessories	576,796
9	Sports, hobbies, books & music	375,480
10	Office sup., stationery & gifts	345,140
Average top 3		6,906,901
Average top 5		5,070,353
Average top 10		2,891,340



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Unmet 2008 LOCAL demand in 75210 zip code top 10 categories



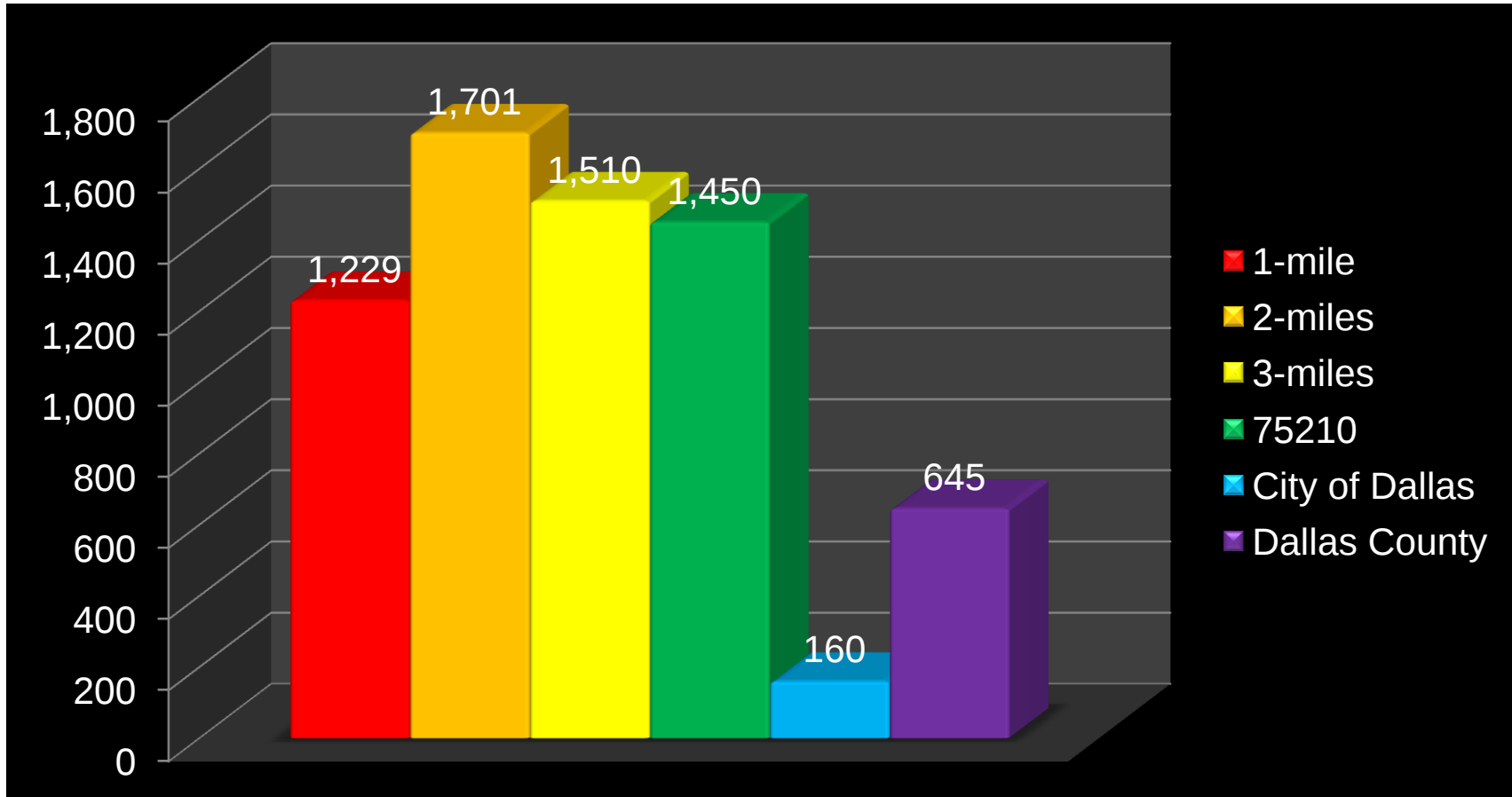
2008 GAFO market summary (General merchandise, Apparel, Furniture & Other normally sold in dept. stores)

GAFO Category	1-mile	2-miles	75210
General merchandise	8,764,940	32,136,798	9,084,975
Clothing & accessories	(1,236,231)	4,637,946	576,796
Furniture & home furnishings	170,267	2,382,802	65,613
Electronics & appliances	1,276,539	4,728,165	820,250
Sports, hobbies, books & music	120,137	1,953,508	375,480
Office sup., stationery & gifts	<u>351,417</u>	<u>1,260,742</u>	<u>345,140</u>
Subtotals	9,447,069	47,099,961	11,268,254

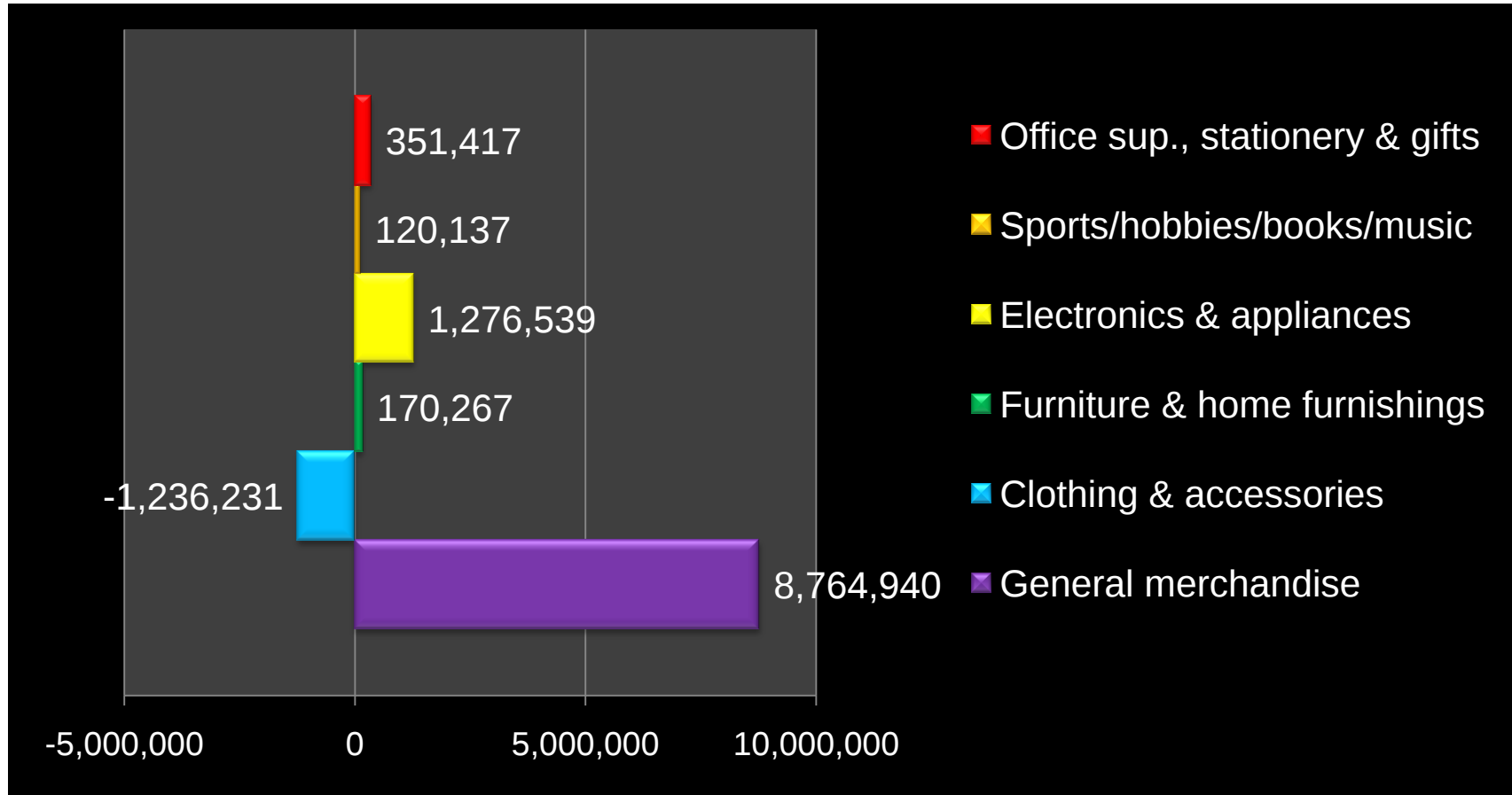


SOUTHWEST PARTNERS

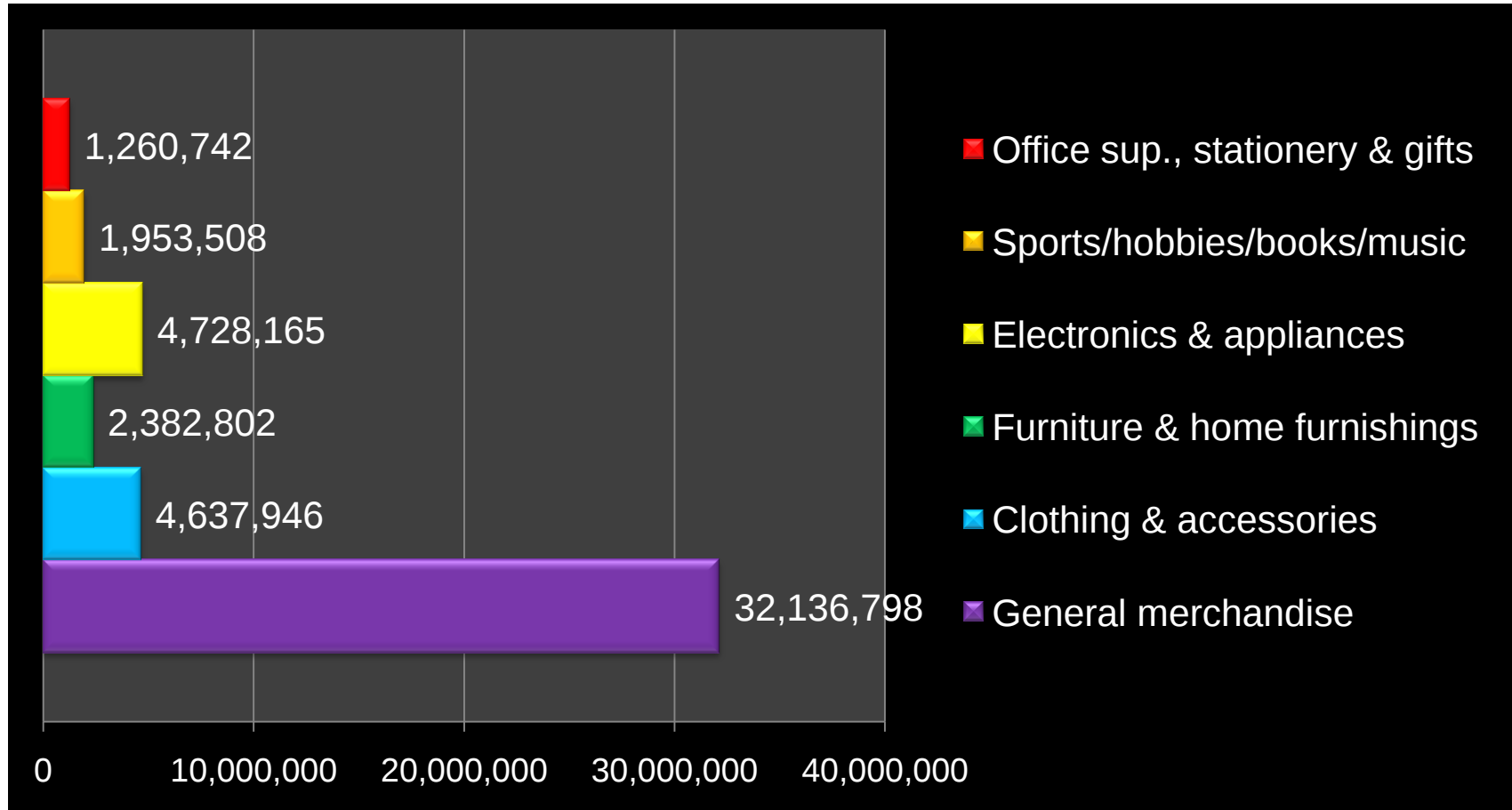
2008 GAFO micro market per capita summary



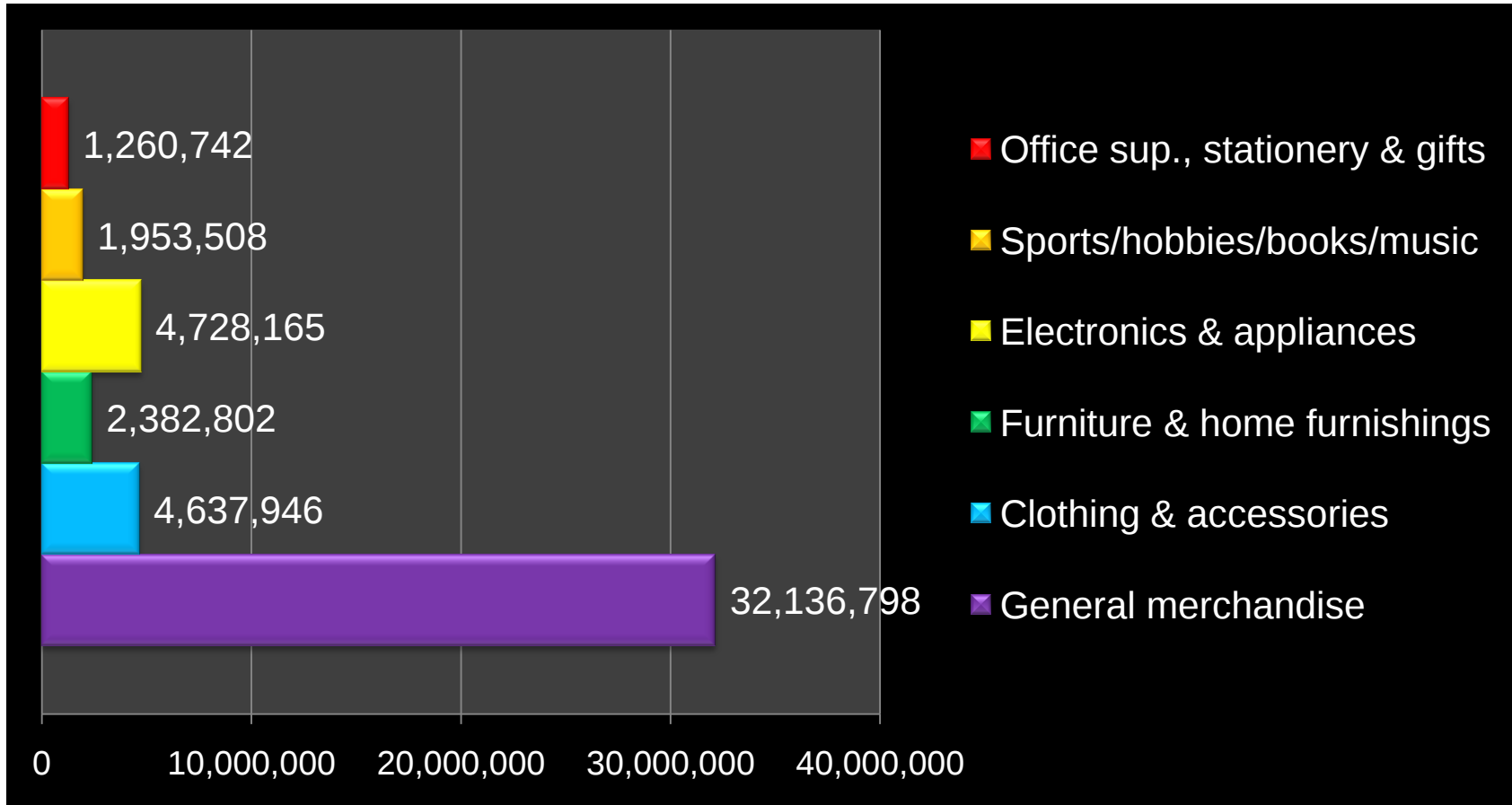
2008 GAFO micro market 1-mile radius subtotals



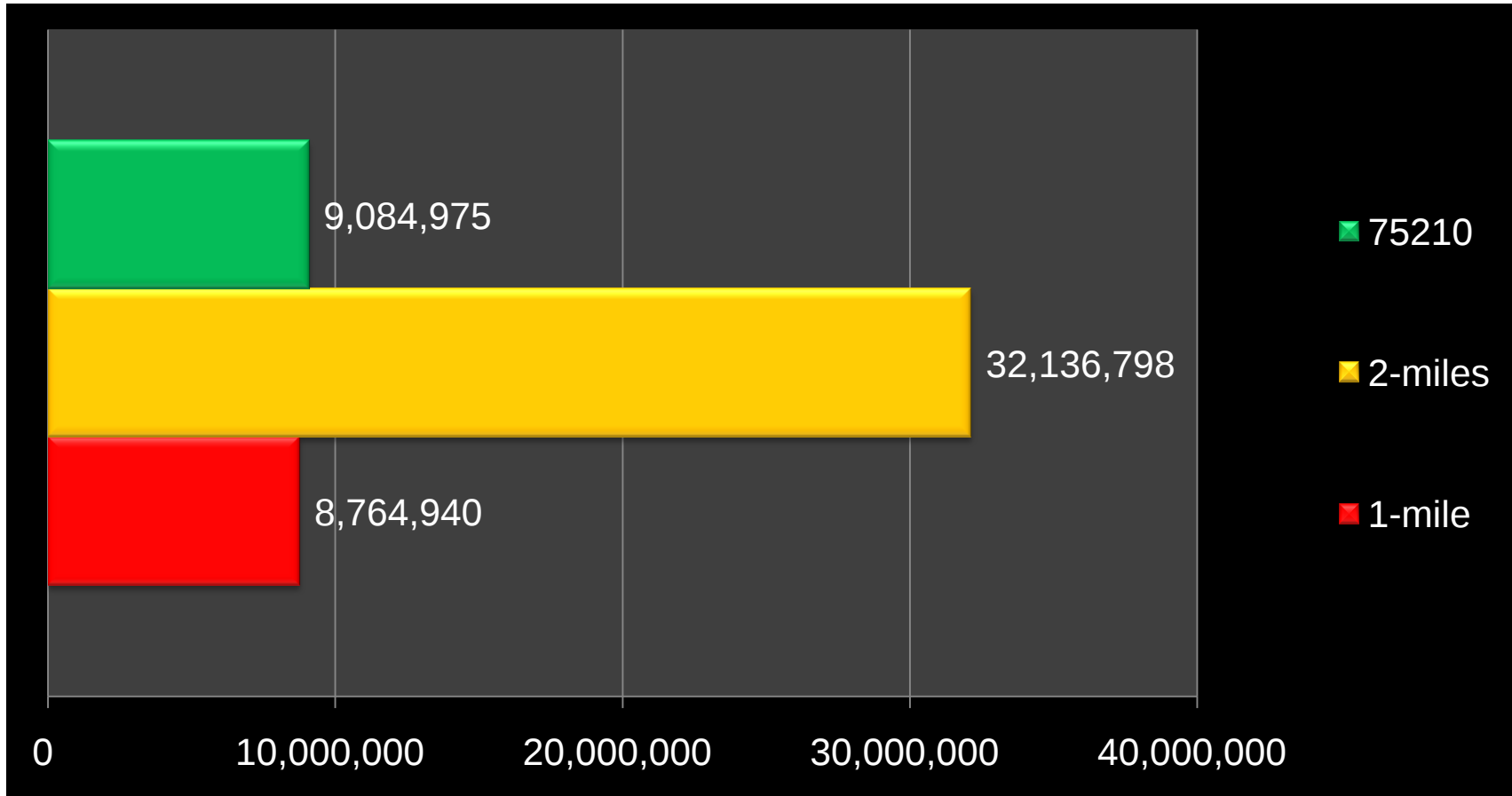
2008 GAFO micro market 2-mile radius subtotals



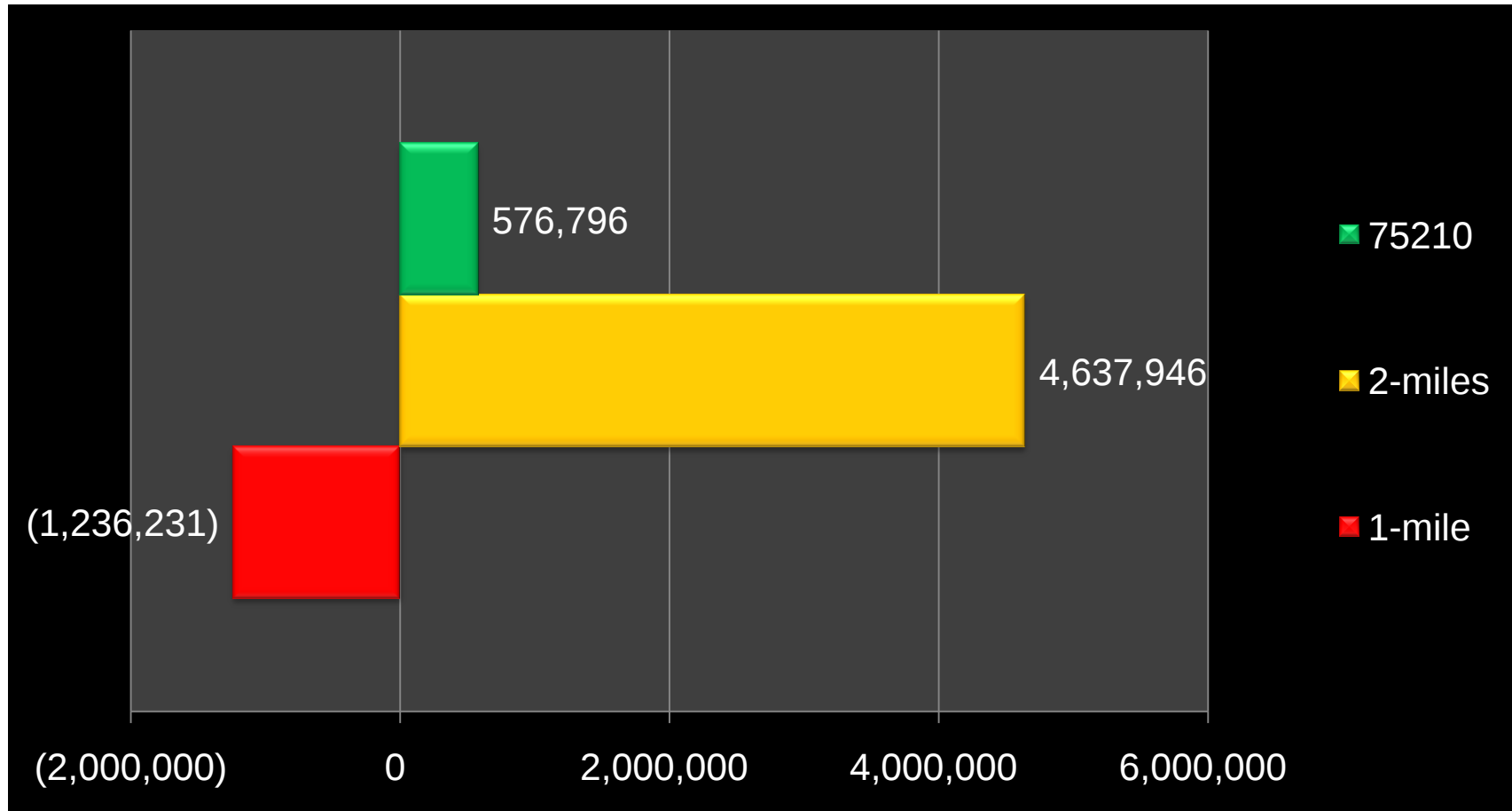
2008 GAFO micro market 75210 subtotals



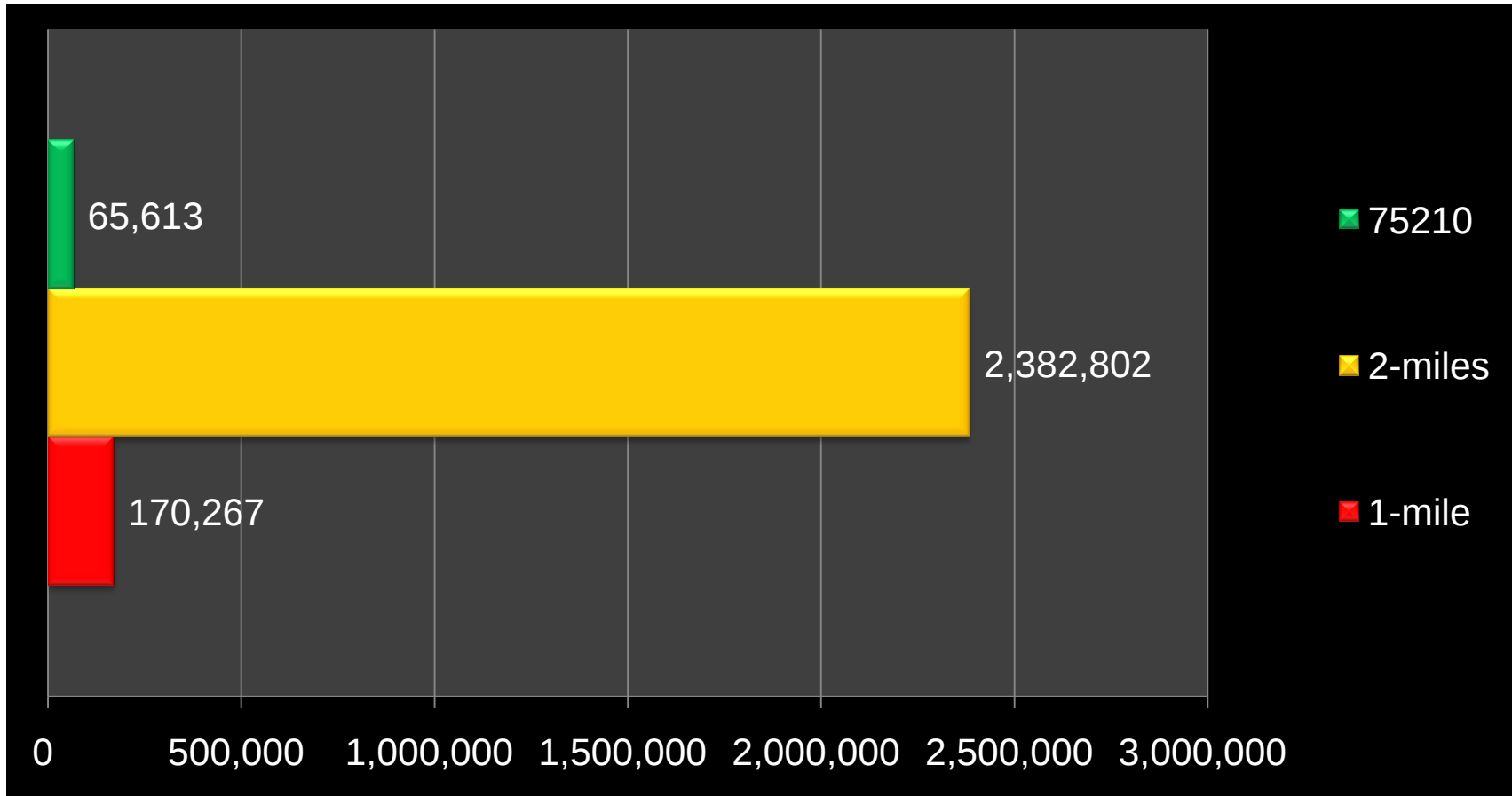
2008 GAFO focused micro market general merchandise



2008 GAFO focused micro market clothing & accessories

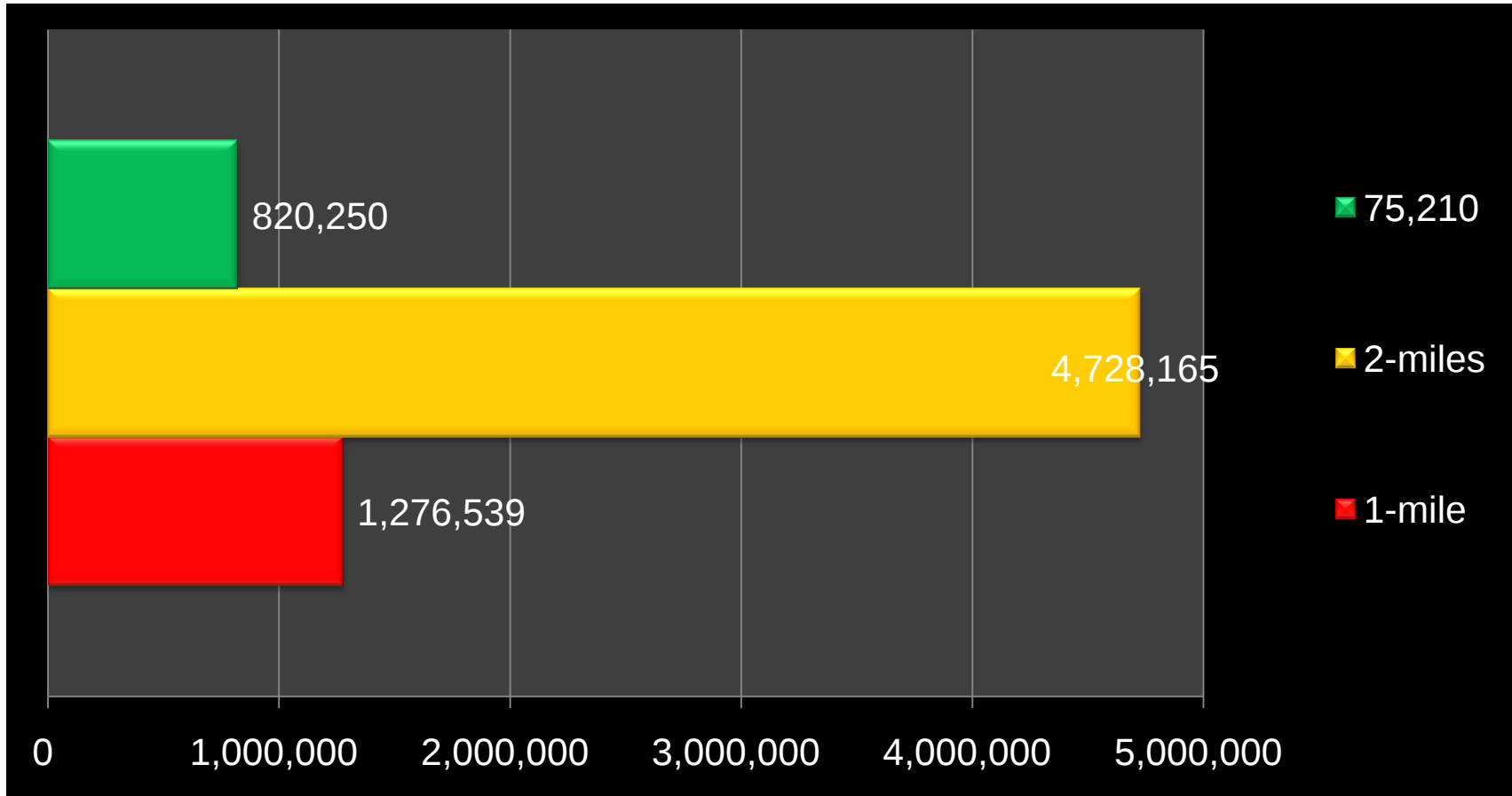


2008 GAFO focused micro market furniture & home furnishings

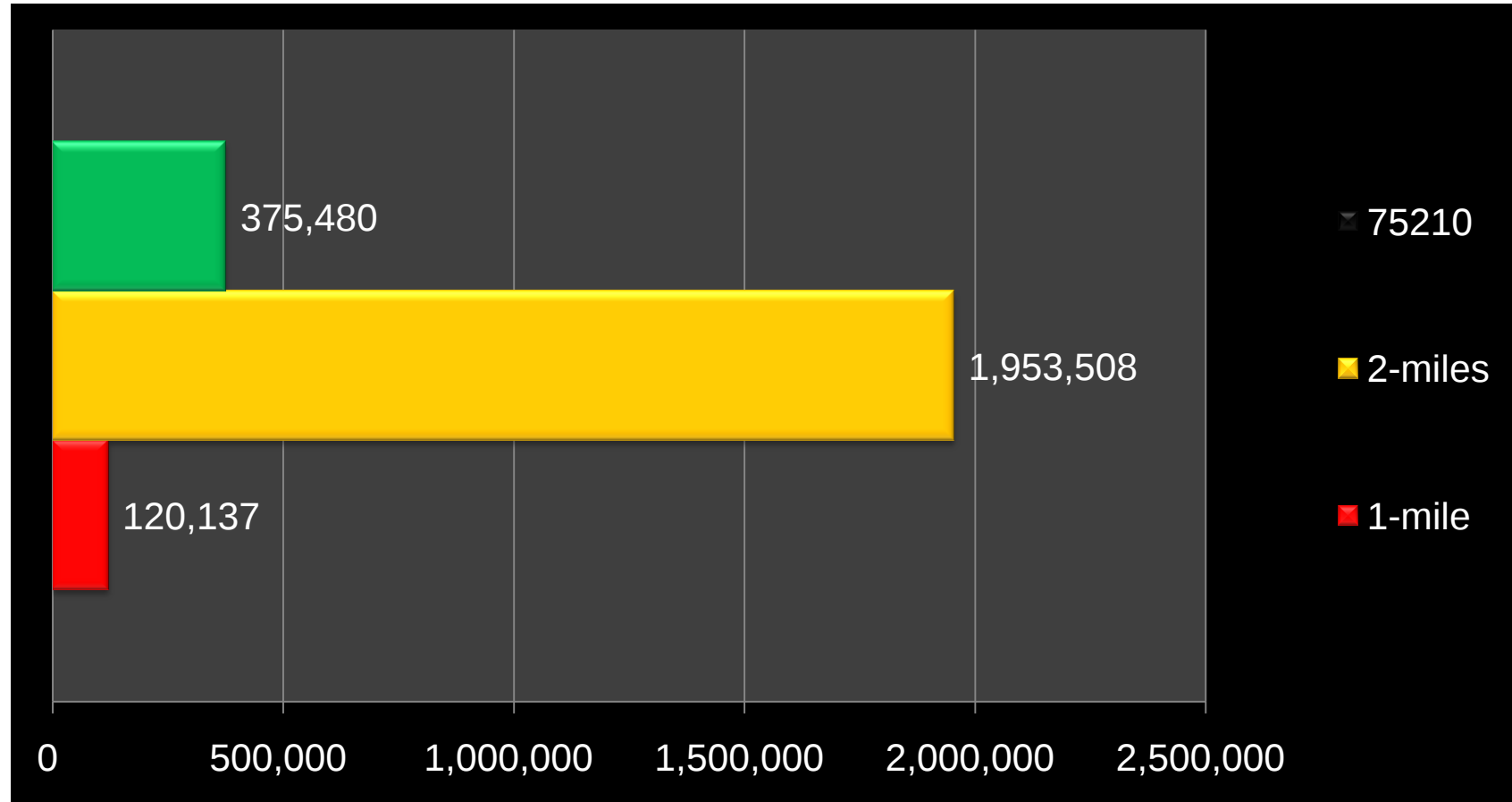


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2008 GAFO focused micro market electronics & appliances

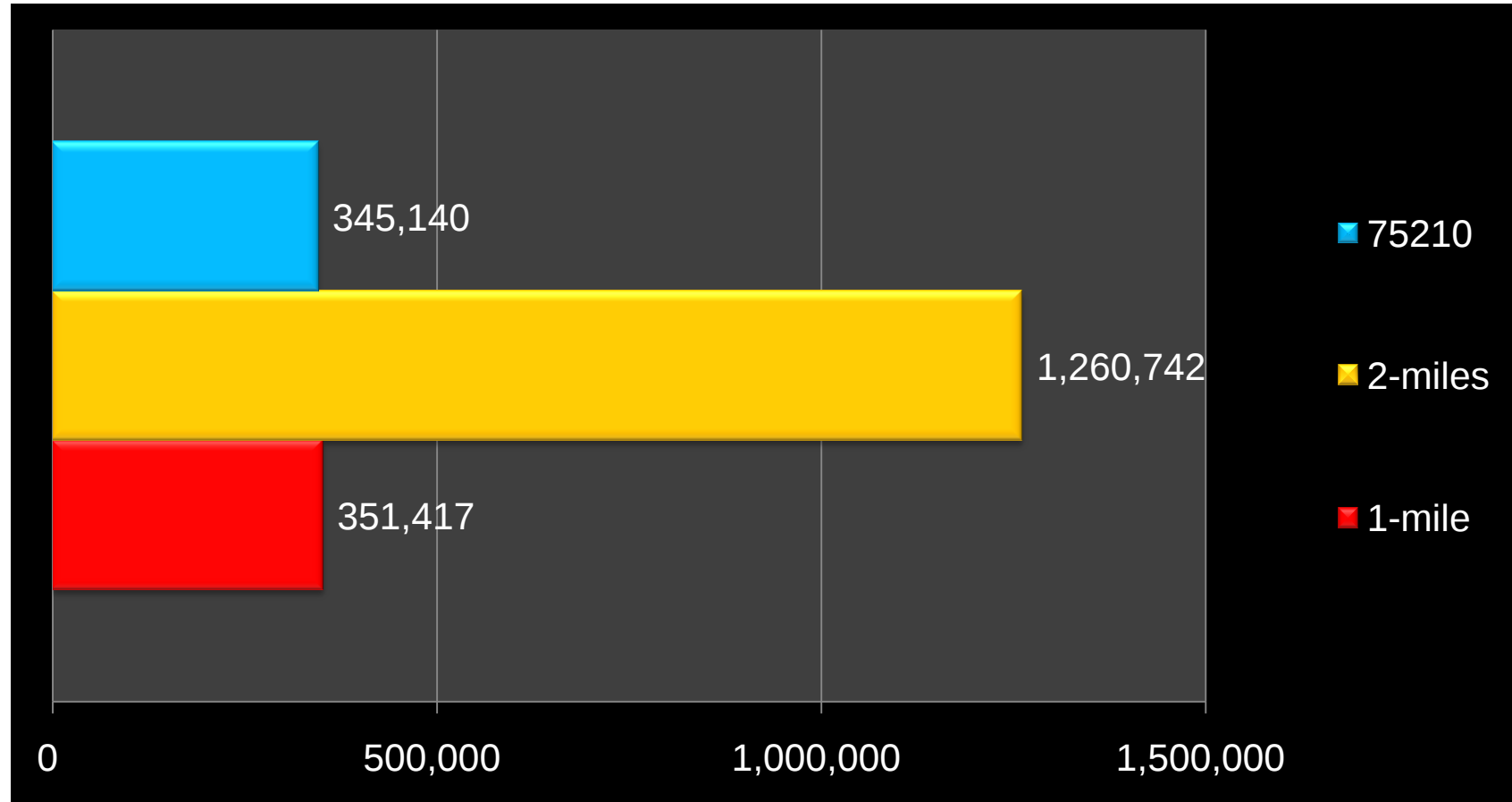


2008 GAFO focused micro market sports, hobbies, books & music

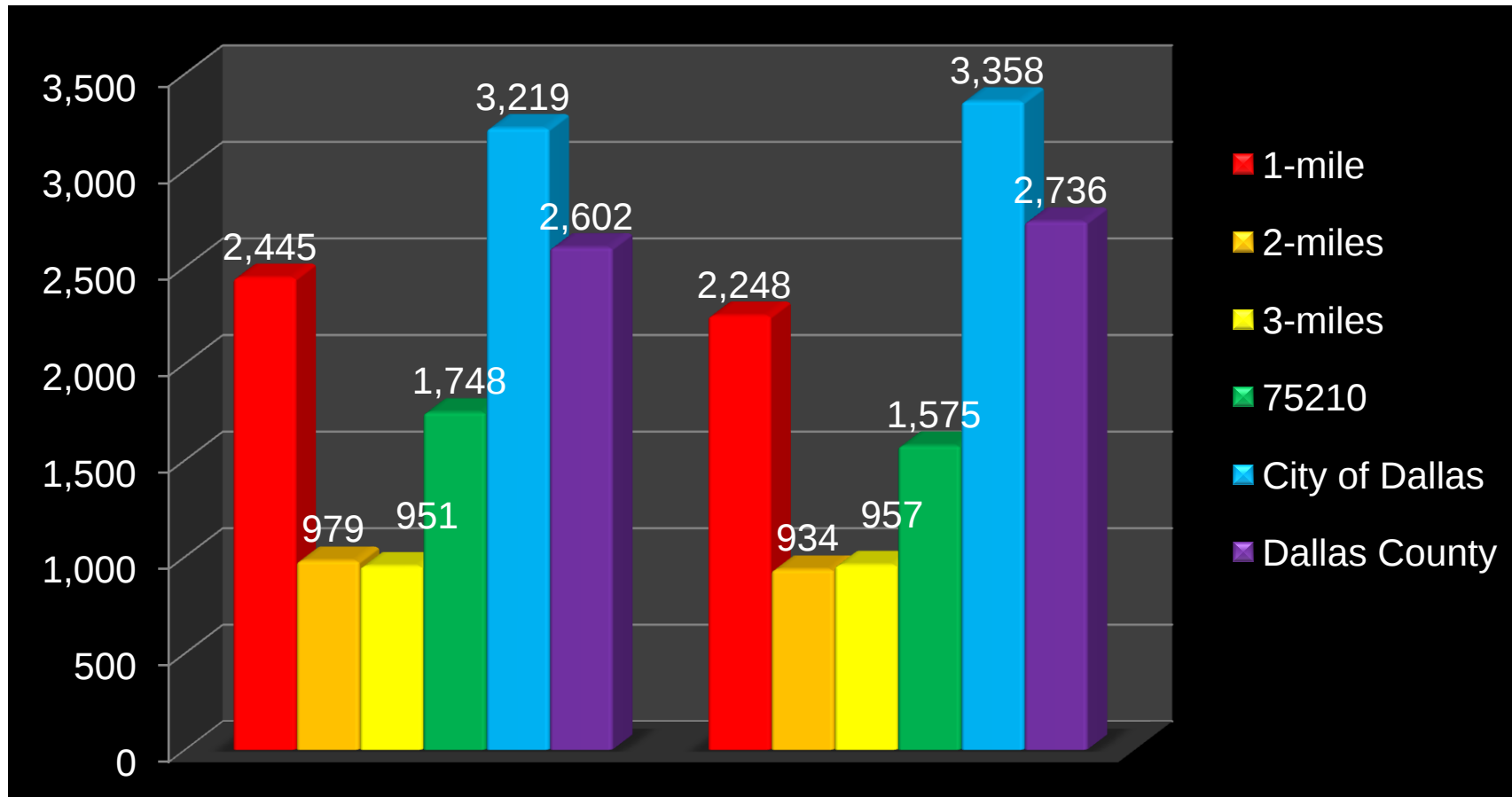


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2008 GAFO focused micro market office, stationery & gifts

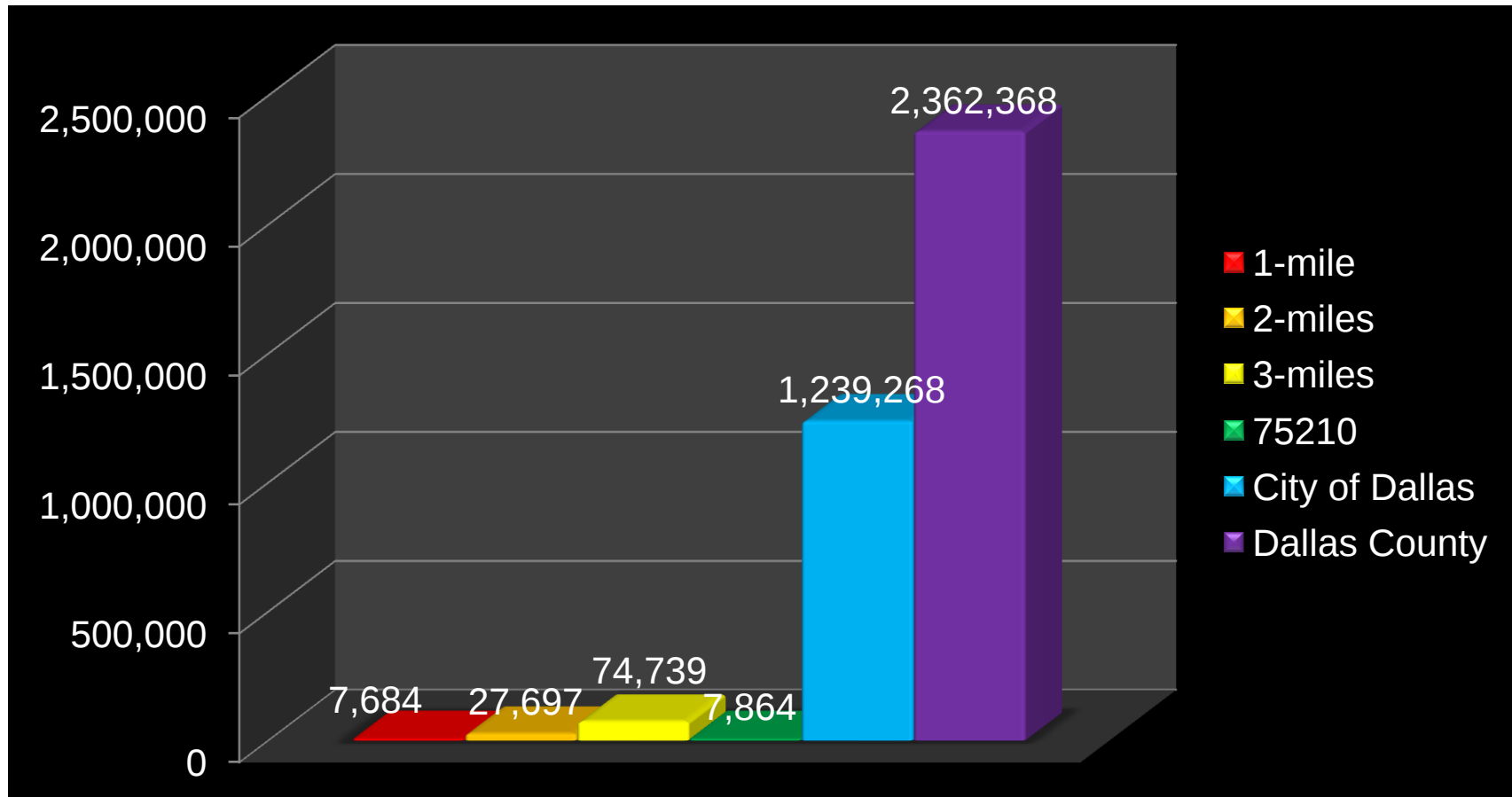


Micro market 2008 & 2013 population density



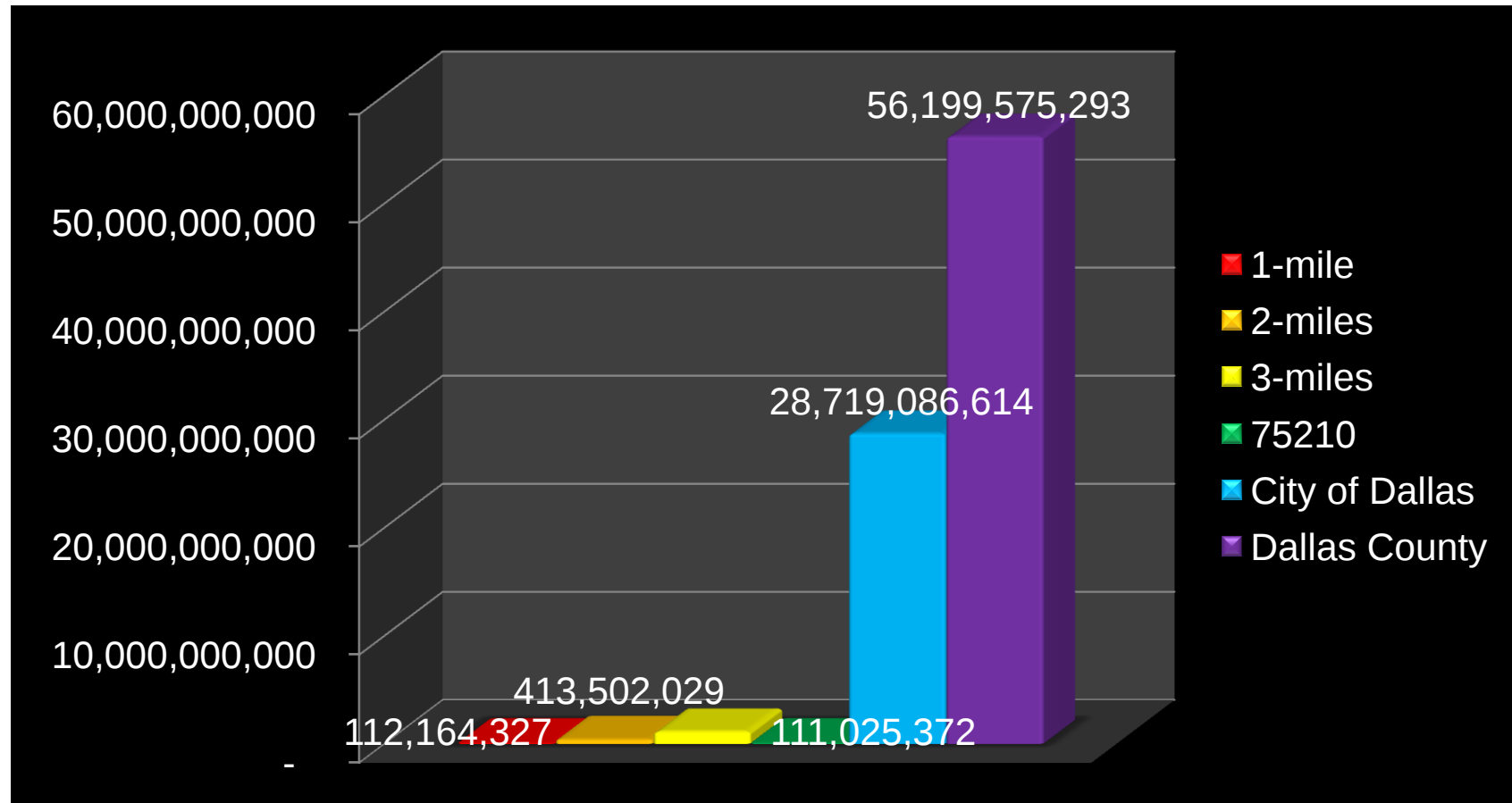
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Micro market 2008 population



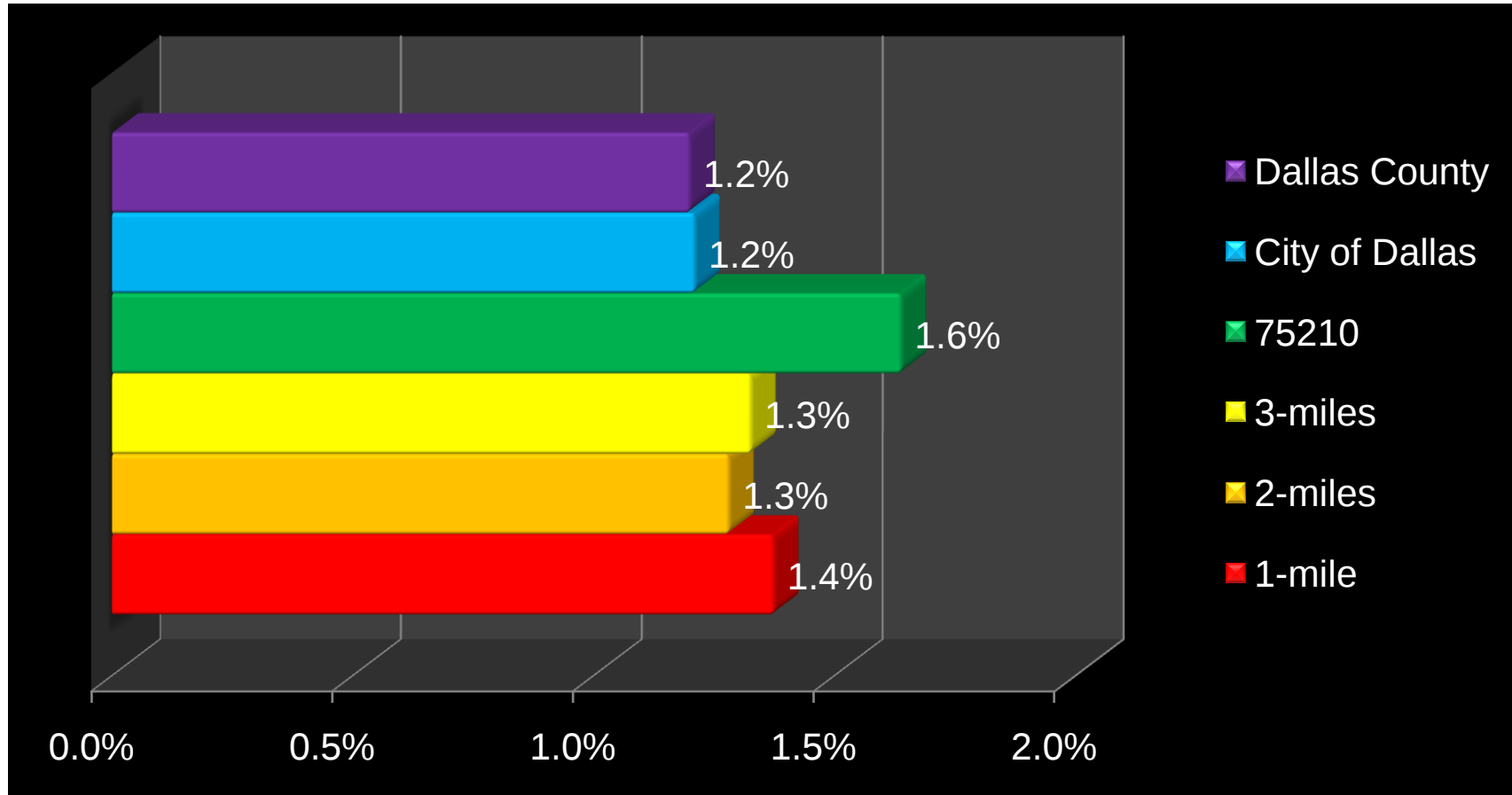
SOUTHWEST PARTNERS

Micro market 2008 total economy



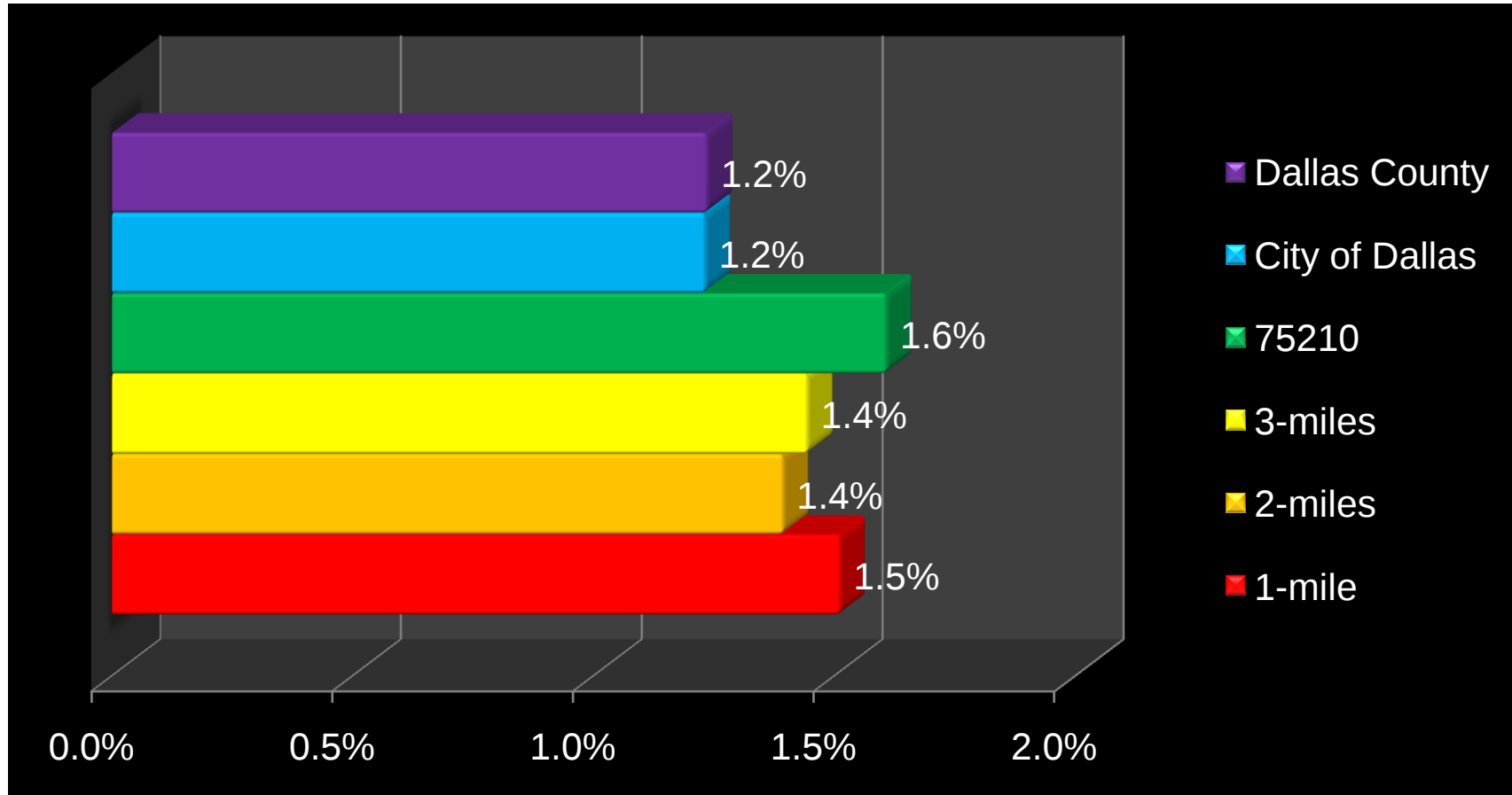
SOUTHWEST PARTNERS

Micro market 2008 to 2013 annual % growth effective buying income



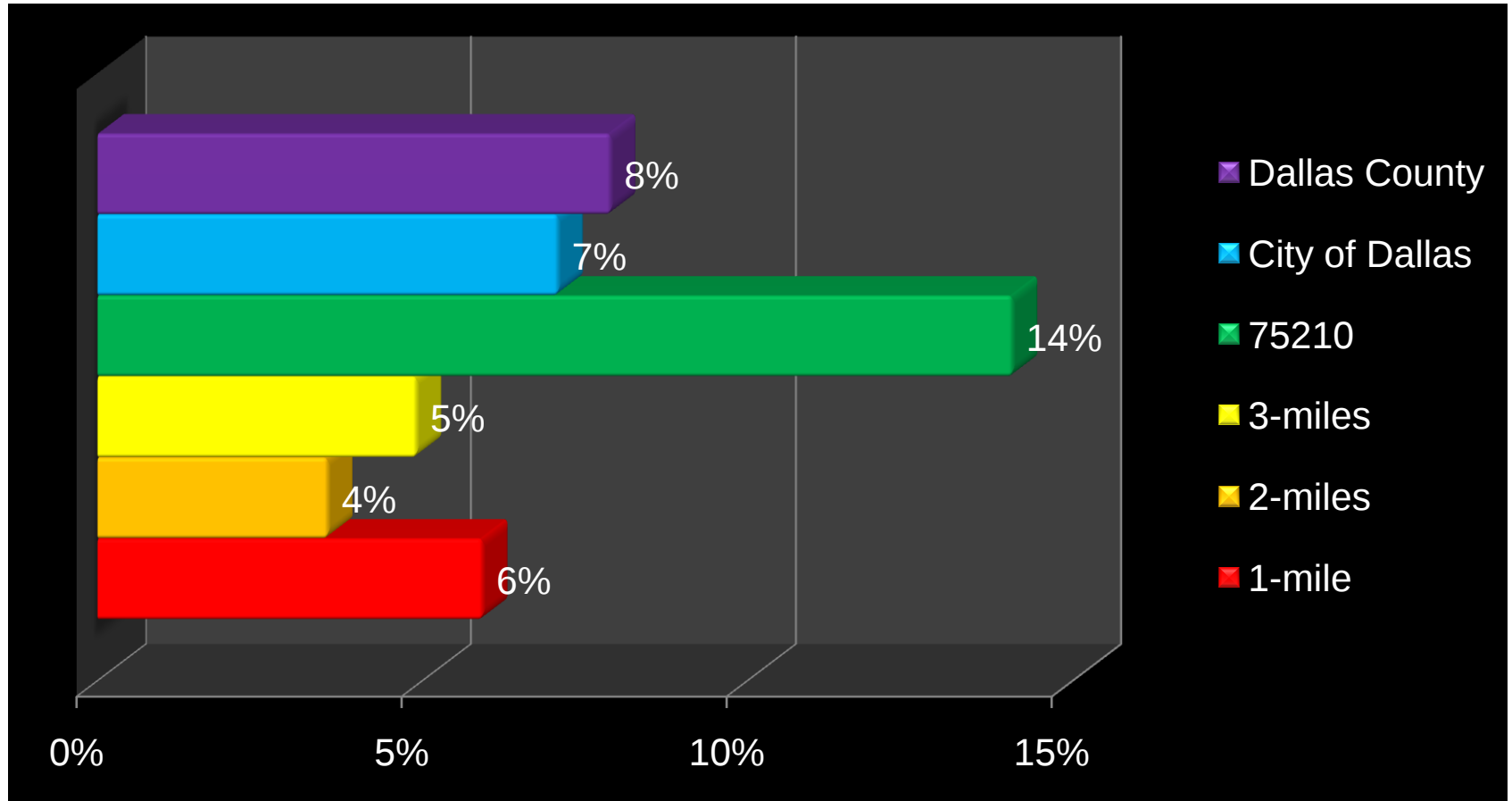
SOUTHWEST PARTNERS

Micro market 2008 to 2013 annual growth in average household income



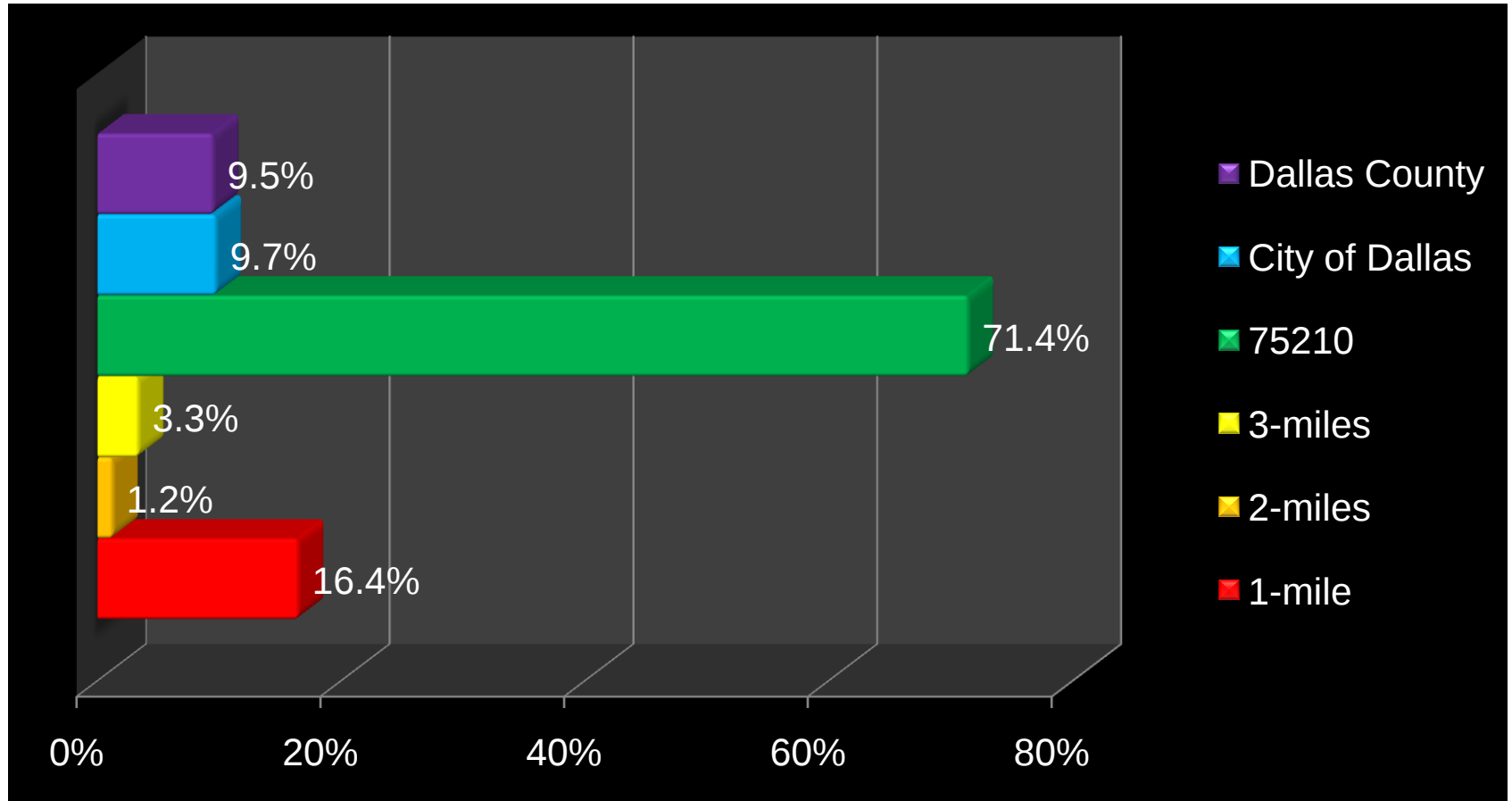
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Micro market 2008 to 2013 annual % growth households at least \$150K annual income



- Dallas County
- City of Dallas
- 75210
- 3-miles
- 2-miles
- 1-mile

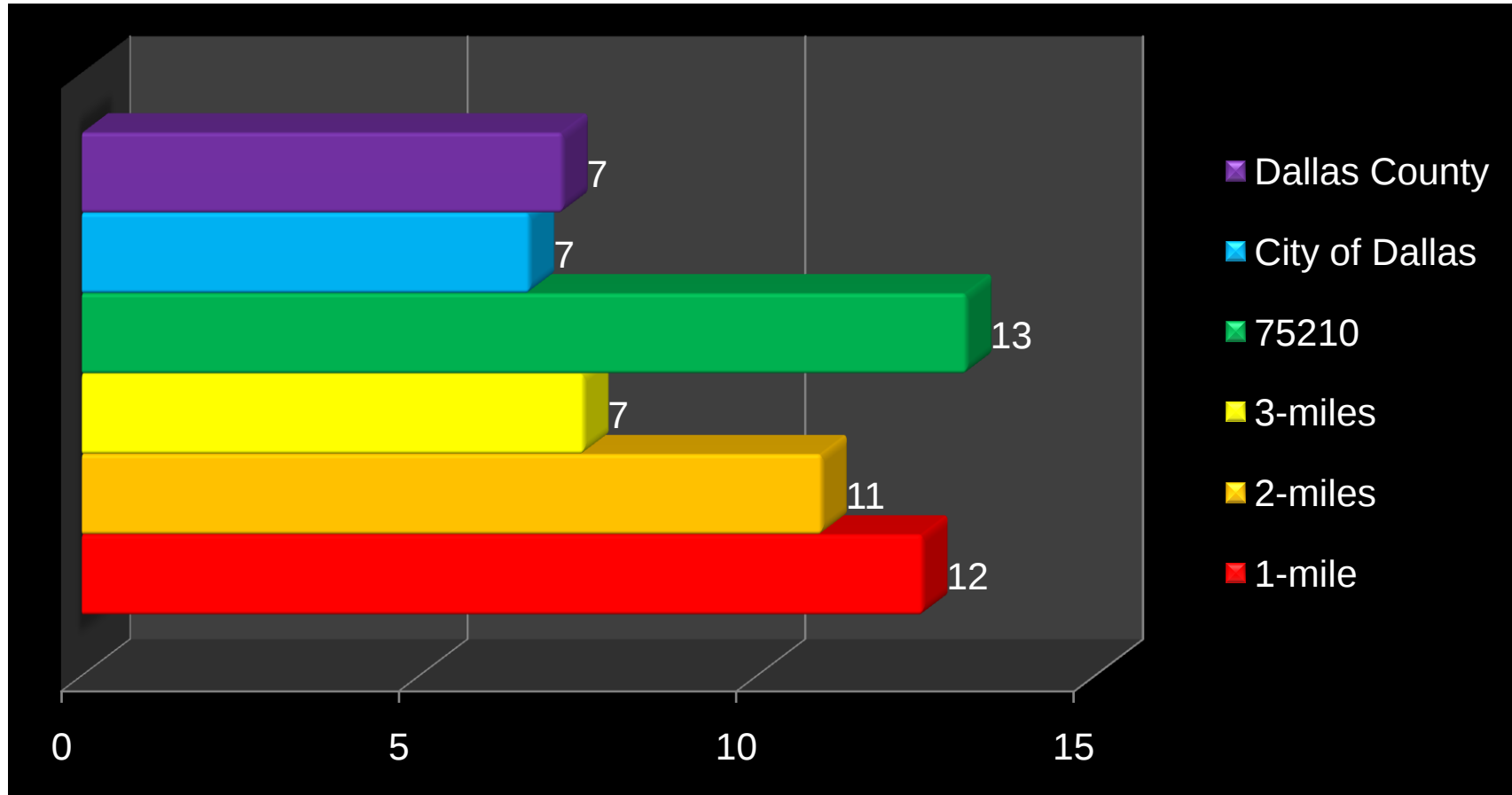
Micro market 2008 to 2013 annual % growth households at least \$250K annual income



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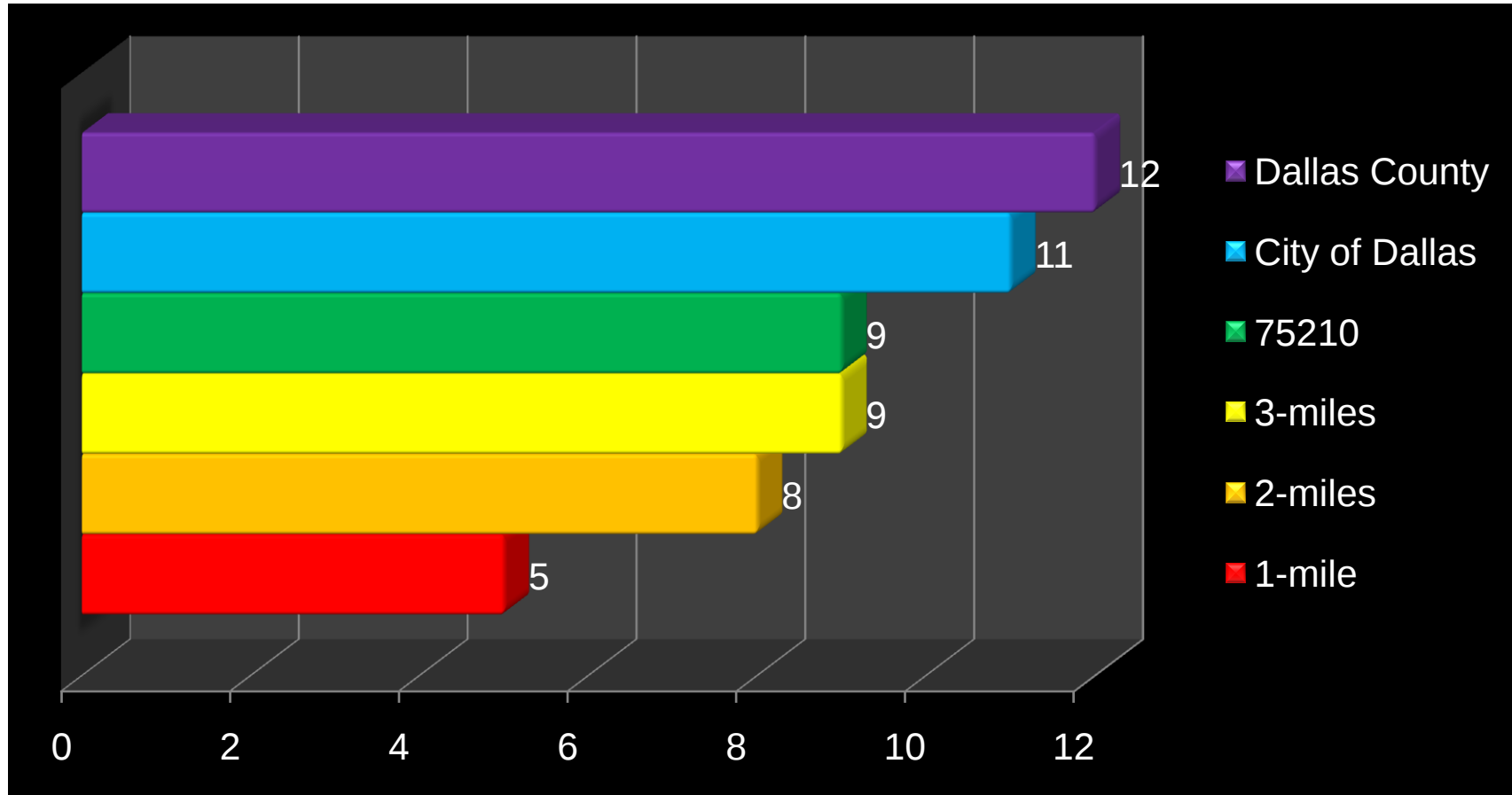
Micro market 2008

households per business



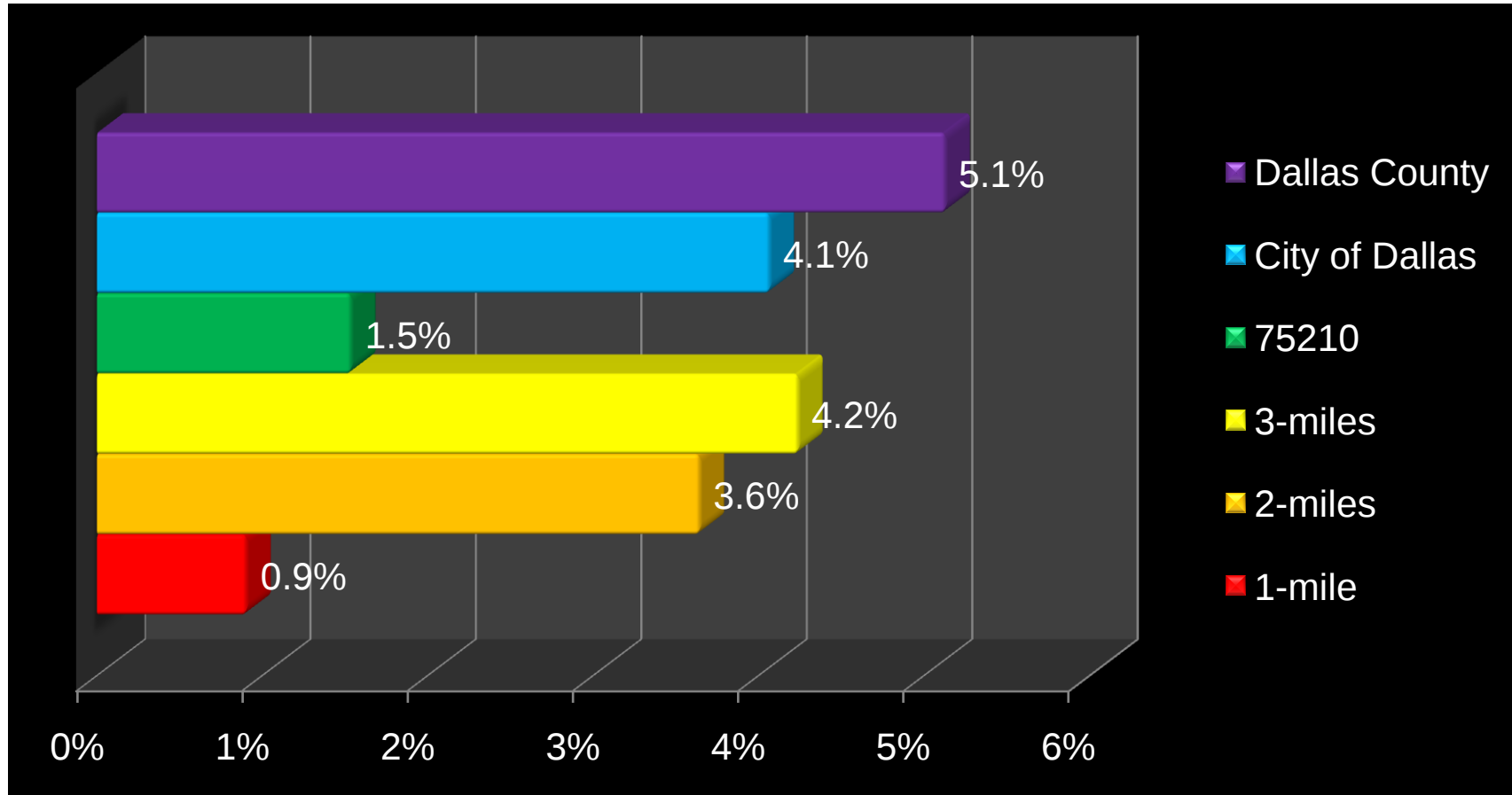
Micro market 2008

average # of employees per private employer



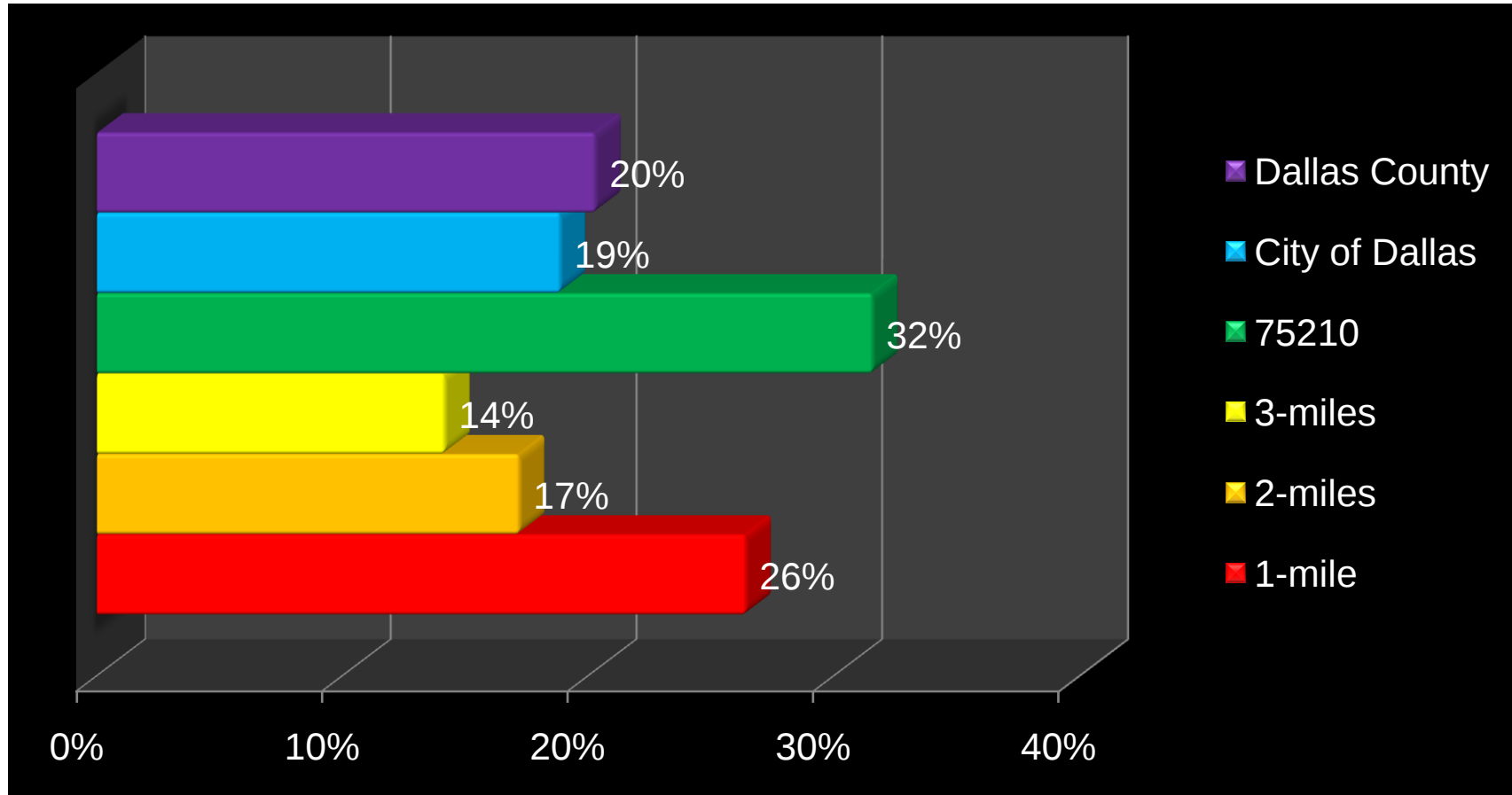
Micro market 2008

% construction employees



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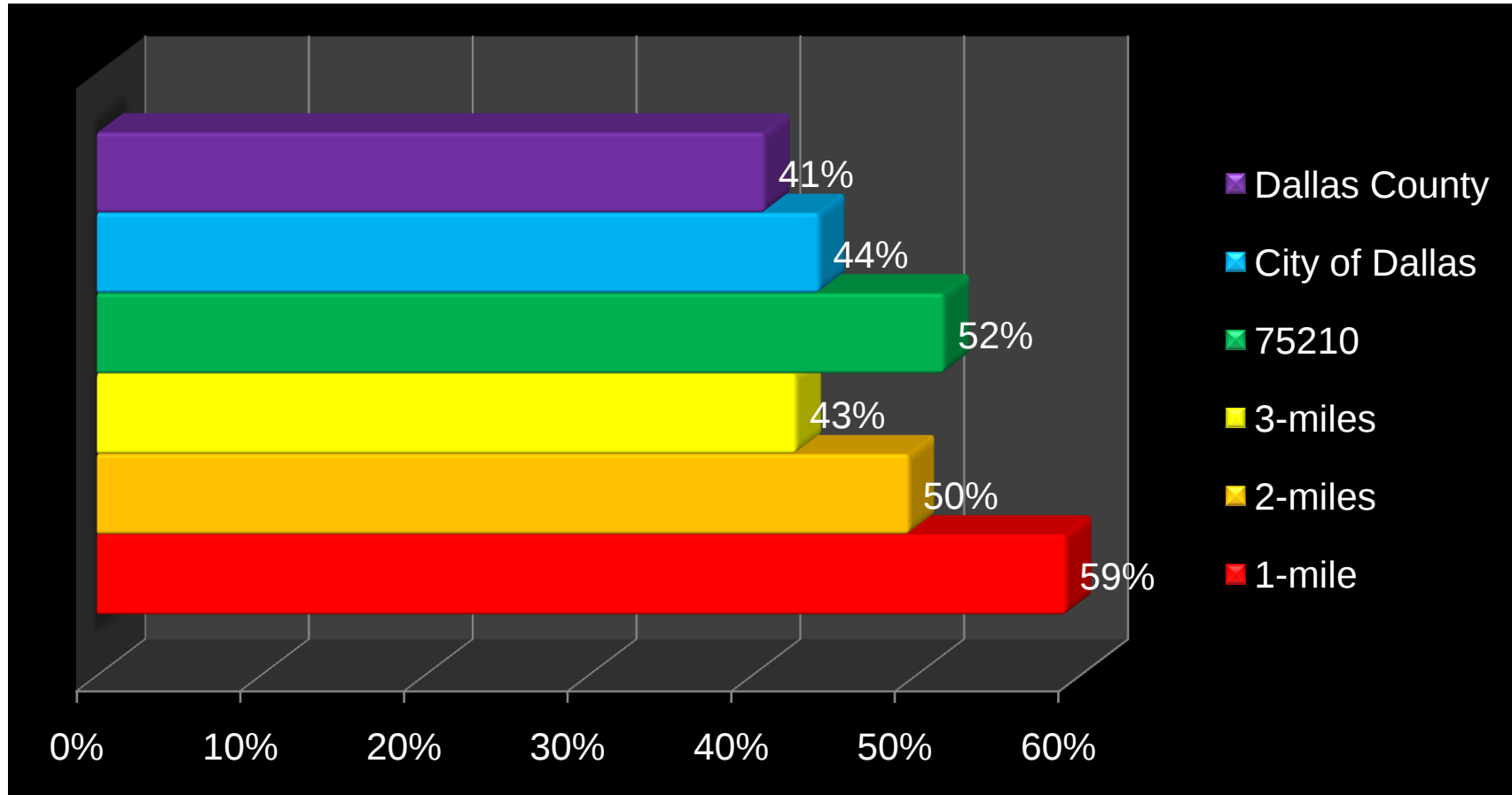
Micro market 2008 % retail employees



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Micro market 2008

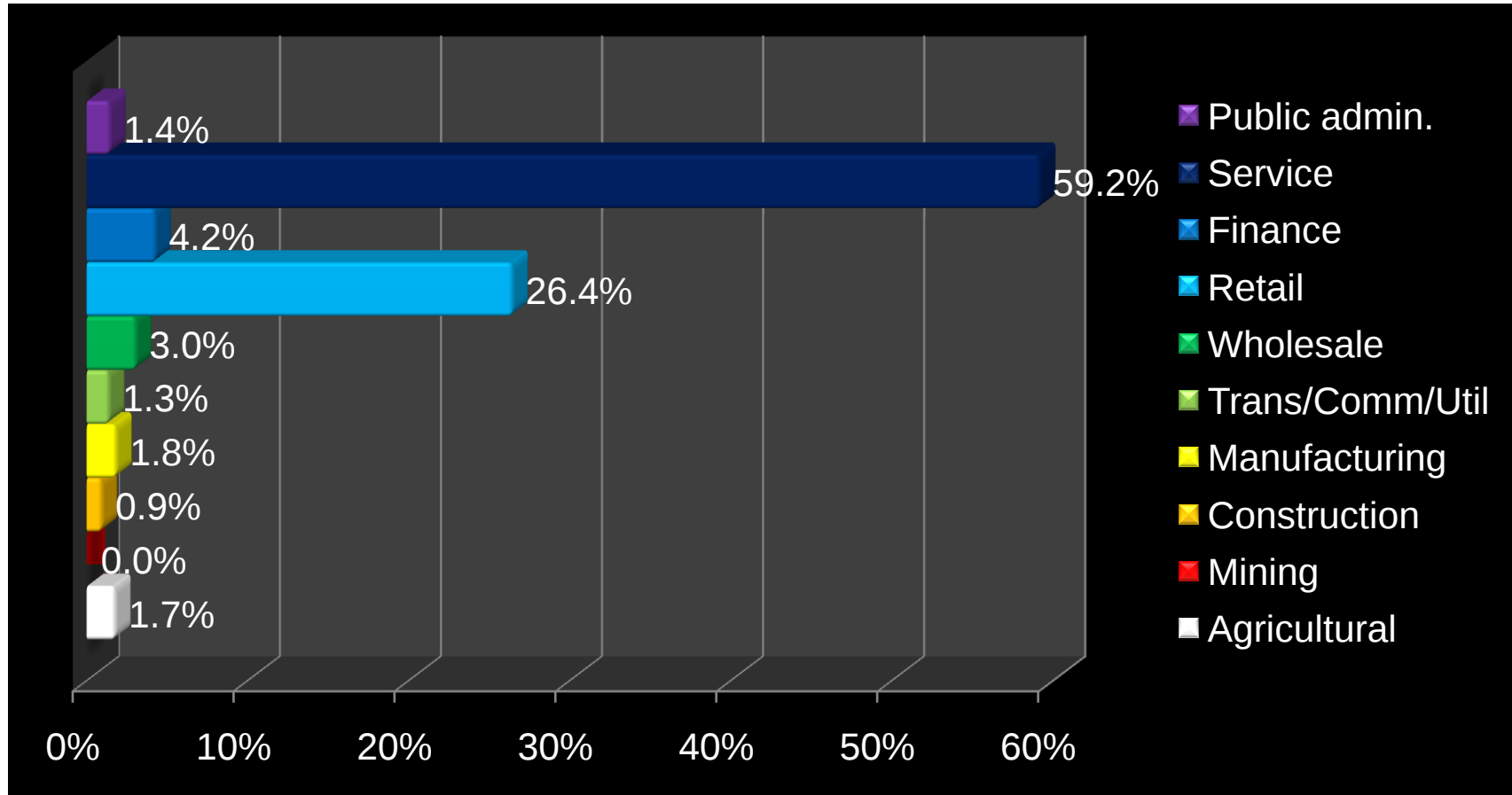
% service employees



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1-mile radius 2008

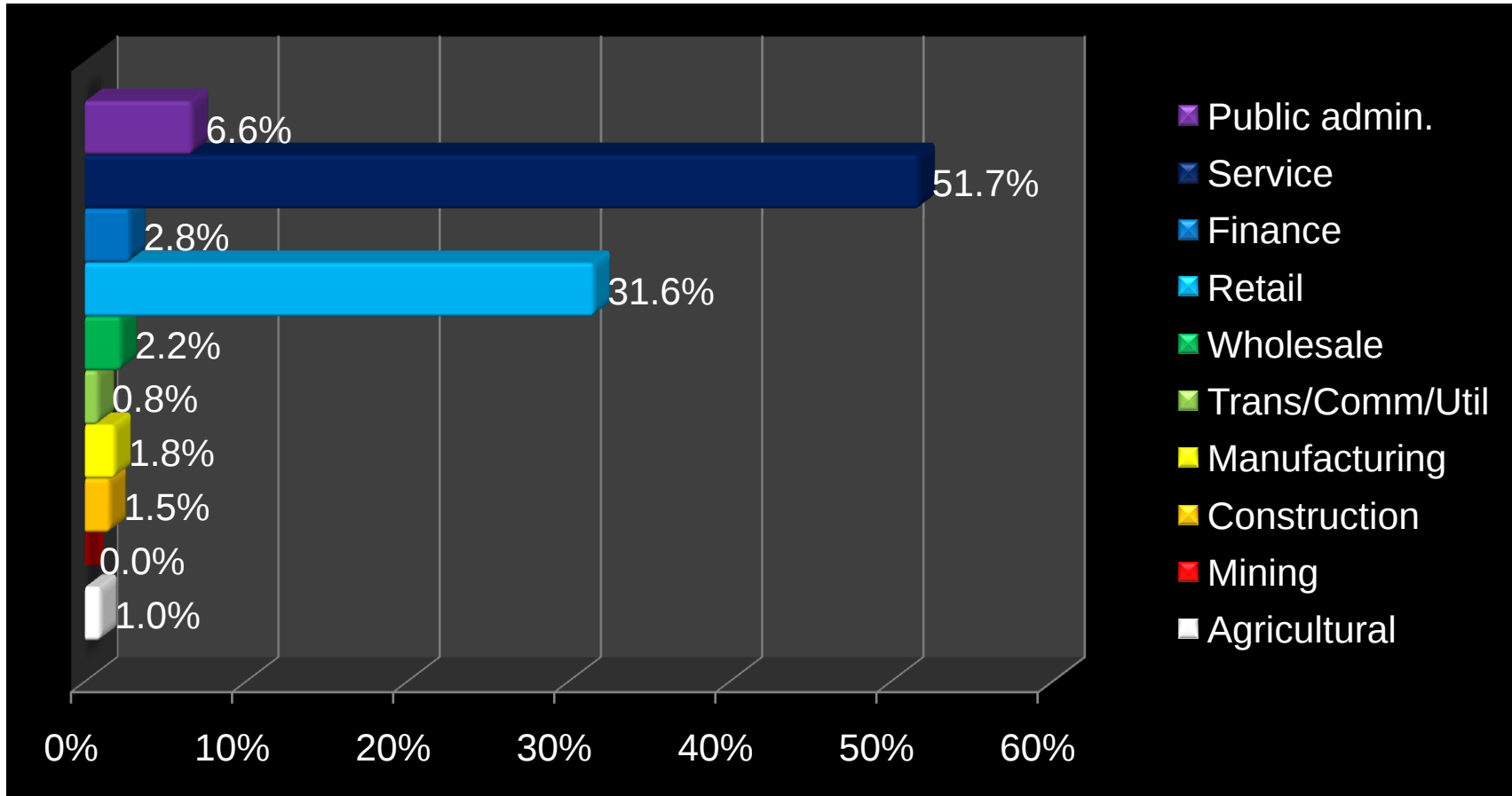
% of employees by market sector



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75210 zip code 2008

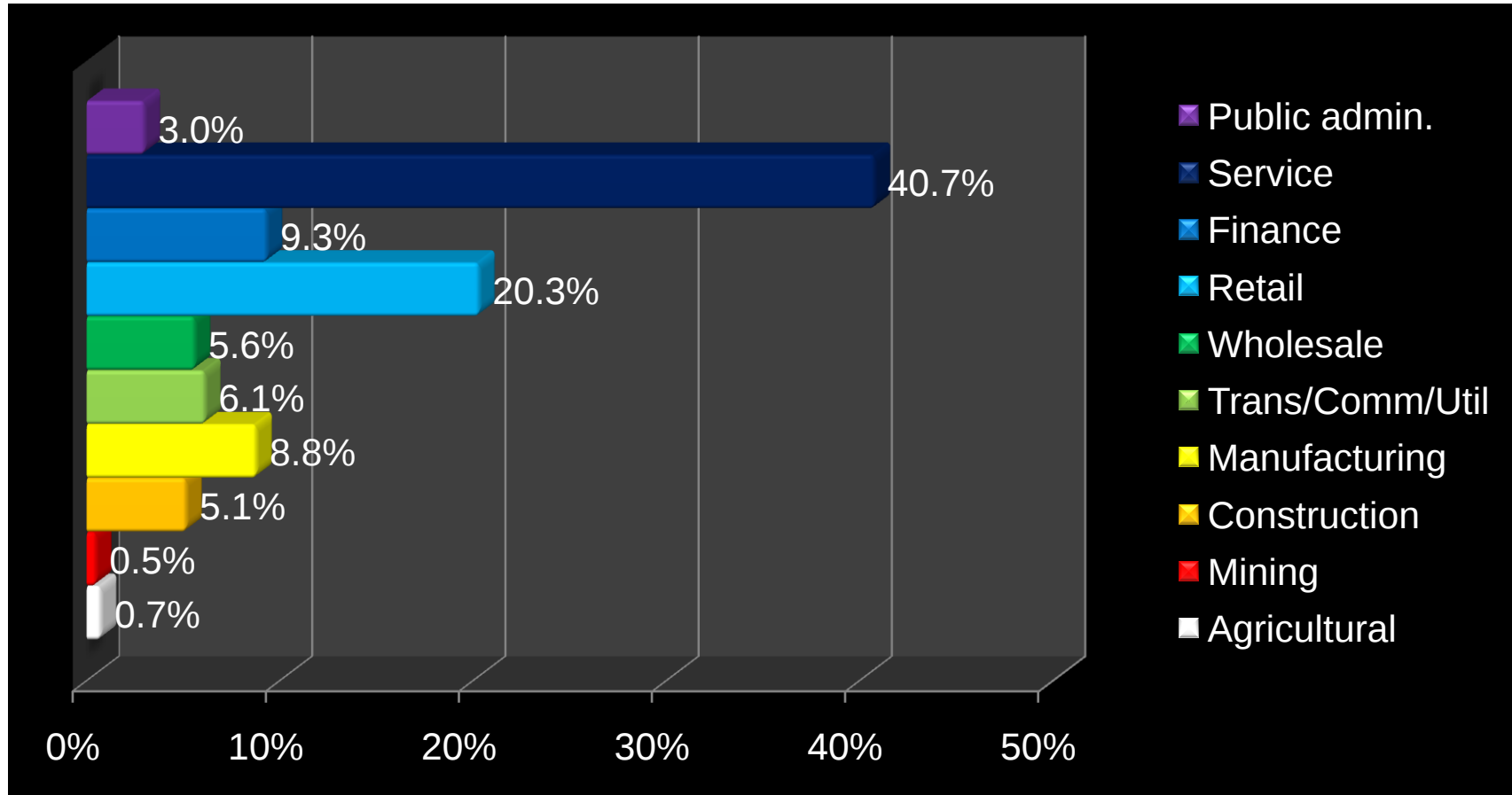
% of employees by market sector



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Dallas County 2008

% of employees by market sector



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796 Claritas reports on different geographies utilized in listing research & analysis available upon written request

2 Digit SIC Summary 2008	Demographic Snapshot
HealthCare SIC Summary 2008	Demographic Trend
Retail SIC Summary 2008	HH Income by Age of Householder
Service SIC Summary 2008	Household Quick Facts
Work Place and Employment Summary	Population Quick Facts
Consumer Spending Patterns 2008	Population by Age and Race Trend
Effective Buying Income	Population by Age and Sex Trend
Executive Summary	Population by Age by Race by Sex
Household Trend	Race and Hispanic
Census Demographic Overview	RMP Opportunity Gap 2008
Census Demographic Quick Facts	Shopping Center List With Map 2008
Demographic Quick Facts	Traffic Volumes 2008

17 PDF sets of graphics, analysis & data available from our site, most professional sites and on request

SET DESCRIPTION

Narrative detail

Highlights

Business opportunities

GAFO analysis

Plats, survey, topographic maps & satellite maps

Survey detail

Sample site plan & traffic count

Maps, driving distances & driving times

Micro market* demographic & econometric ("D&E") analysis summary table

Micro market* D&E analysis

Micro market* workplace & employment ("WP&E") analysis

Micro market* WP&E analysis

CBSA Counties** D&E analysis summary table

CBSA Counties** D&E analysis

CBSA Counties** WP&E analysis summary table

CBSA Counties** WP&E analysis

Downloadable PDF sets, available Claritas reports and web links

* "Micro market" includes: 1-mile, 2-mile & 3-mile radiuses, City of Dallas, 75210 zip code & Dallas County.

** "CBSA" is the Dallas CBSA and includes: Colin, Dallas, Denton, Ellis, Hunt, Johnson, Kaufman, Parker, Rockwall, Tarrant and Wise Counties.



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Key web links

1. **Professional listing with PDF sets of graphics and analysis:**
<http://edg199914.local.cbworldwide.com/cbclistings/4617828.html>
2. **LoopNet listing:** <http://listing.loopnet.com/16102961>
3. **Lands of America listing:** www.landsofamerica.com/listing/357741
4. **Dedicated website:** <http://property.loopnet.com/16102961>
5. **Consumer listing:** <http://www.txls.com/detail.asp?PropID=51701>
6. **PDF flyer with HTML links:**
<http://invision3cold.reapplications.com/public/viewFlyer.aspx?ID=9649ebc5-d0ca-4eb0-b38b-50dcca64a0e>
7. **Google street level view:** http://maps.google.com/maps?f=d&source=s_d&saddr=32.690243,-96.631279&daddr=Dixon+Ave&hl=en&geocode=%3BFc7Z8wEd1Ns7-g&mra=dme&mrcr=0&mrsp=0&sz=12&sll=32.731841,-96.730843&sspn=0.132851,0.307617&ie=UTF8&ll=32.7581,-96.740488&spn=0,359.990387&z=17&layer=c&cbll=32.758445,-96.740295&panoid=pMeOov3xEDAUNCnt7oxBg&cbp=12,112.42204754634747,,0,13.625311913938969



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