

GRANDSCAPE®



LOCATION

The Colony, Texas, U.S.A

Grandscape will draw over 20 million visitors annually

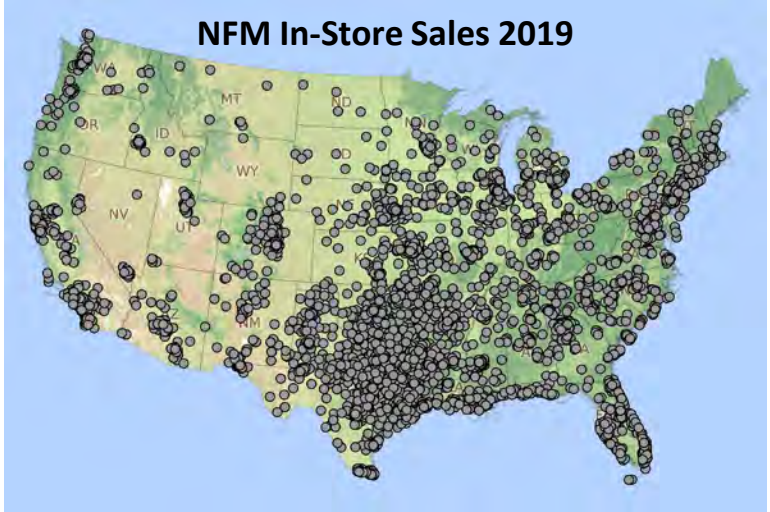
- NFM: 8M
- Andretti: 800k
- Galaxy Theatres: 800k
- Scheels: 4M
- Restaurants with Live music: 1.5M
(Lava Cantina, Windmills, LSA Burger)
- Restaurants opening 2020: 2M
(First in Dallas)
- Grandscape Retail: 3M
(Primarily first in market, best-in-class tenants)

TOTAL: 20M

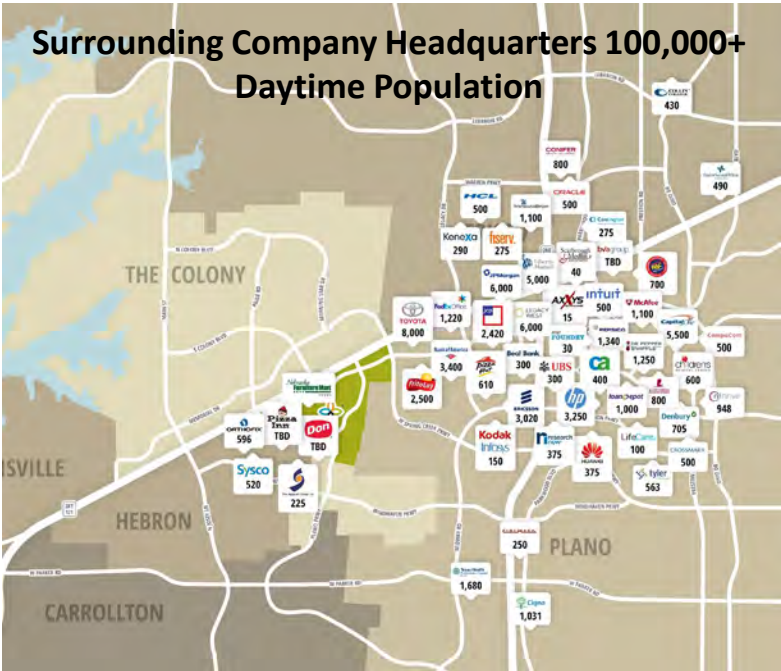
NFM Opened May 2015



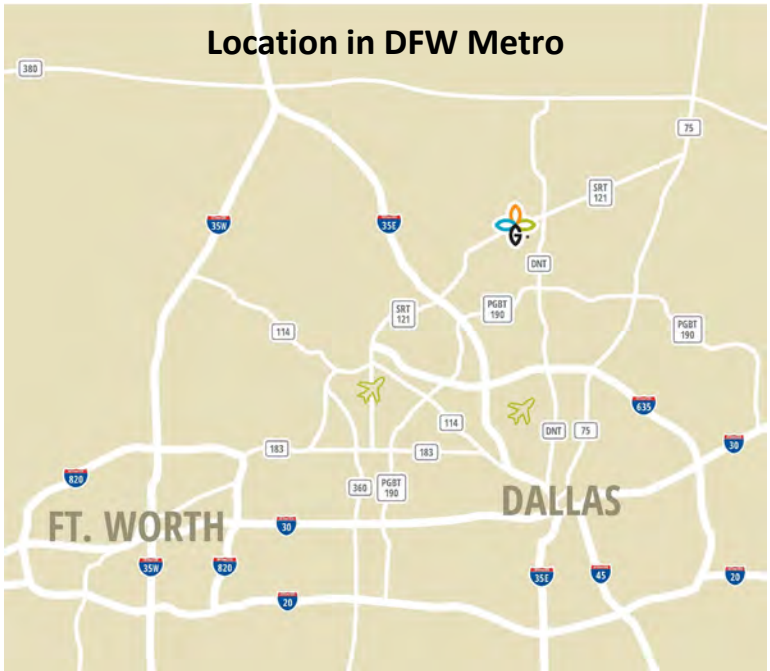
NFM In-Store Sales 2019



Surrounding Company Headquarters 100,000+ Daytime Population



Location in DFW Metro



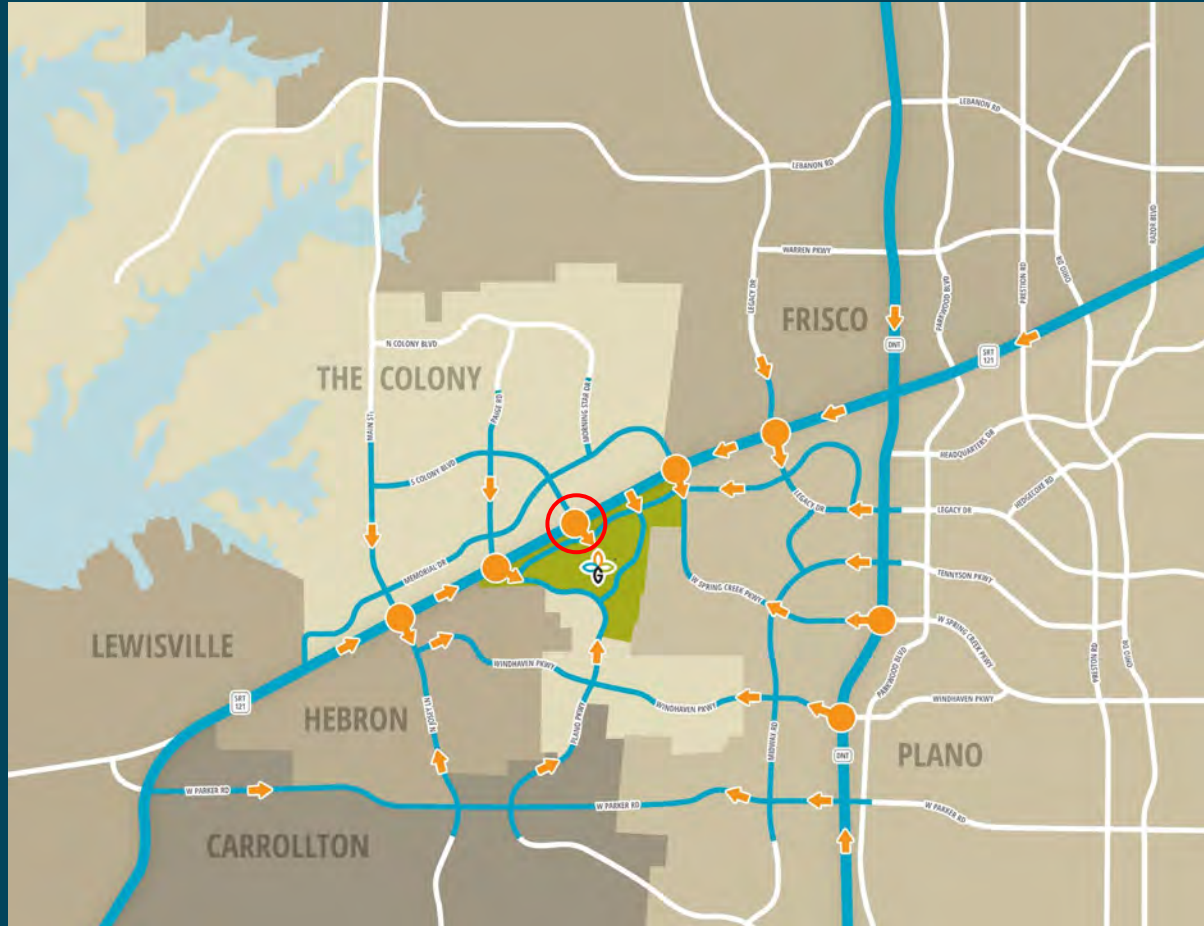
10-mile Demographics

2018 Population	1,026,465
Projected 5 Year Growth	1,168,970
Households	402,461
Avg. HH Income	\$117,484
Some College or Higher	77.3%

5-mile Demographics

2018 Population	241,622
Projected 5 Year Growth	281,450
Households	96,390
Avg. HH Income	\$136,685
Some College or Higher	81.4%
Total Employees	137,718

Traffic flow for Grandscape



- Grandscape conducted the largest traffic study in North Texas.
- A 40 million dollar interchange was built along the Sam Rayburn Tollway (SRT) (noted by the red circle)
- The majority of the traffic comes from SRT and ST-121, with 60% of the SRT/121 traffic traveling northeast.
- 5 major access points off SRT/121
- SRT/121 traffic has grown to nearly 300k vehicles per day.
- SRT will now be expanded from 12 lanes to 14 lanes
- Local traffic uses the city roads.

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Click here to see our vision:

- <https://youtu.be/-uHpjiHRwNs>
- Website:
- www.grandscape.com

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ANDRETTI
INDOOR KARTING & GAMES



GALAXY THEATRES

LANDSCAPE

SHEELS





GALLERY

TWIGS
BREWERY & RESTAURANT

LIBRARY
COFFEE

LIVE

STREET SCENE
LIVE MUSIC



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GRAFKA
THE PREMIER SHOP AT
GRANDSCAPE

GRAFKA™

THE PREMIER SHOP AT
GRANDSCAPE

TWIGS
AMERICAN KITCHEN

SPECIAL
OFFERING





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Future Office Park Rendering

- In the News...

Plano Magazine:

Grandscape Development's Next Phase Nearing Completion

<https://planomagazine.com/grandscape-next-phase-nearing-completion/>

Shopping Centers Today:

The 50 States of Retail Development: the feature project for the state of Texas

<https://sct.epubxp.com/i/997085-jul-2018/41?m4=>

RealEstate Business Online:

Lanoha Underway on 345-Unit Apartment Tower at Grandscape in Metro Dallas

<http://rebusinessonline.com/lanoha-underway-on-345-unit-apartment-tower-at-grandscape-in-metro-dallas/>

Dallas Morning News:

Grand Scale: Warren Buffett's Grandscape project to add apartments, more restaurants

<http://rebusinessonline.com/lanoha-underway-on-345-unit-apartment-tower-at-grandscape-in-metro-dallas/>

The Colony's Grandscape development hires firm that worked on Klyde Warren Park

<https://www.dallasnews.com/business/real-estate/2018/03/28/colonys-grandscape-development-hires-firm-worked-klyde-warren-park>

Culture Map Dallas:

Star Chef fires up Korean BBQ Steakhouse at The Colony's Grandscape

<http://dallas.culturemap.com/news/restaurants-bars/03-21-18-akira-back-steak-korean-bbq-steakhouse-grandscape/>

