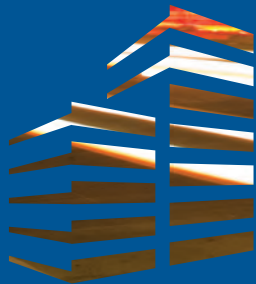


Collett



BROKERAGE
DEVELOPMENT
MANAGEMENT
INVESTMENTS

Corporate Headquarters:
1111 METROPOLITAN AVE, STE 700
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704.206.8300

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864.752.0300

Collett
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Texas Office:
2626 COLE AVE, THIRD FLOOR
DALLAS, TX 75204
214.996.9999

GAINING PERSPECTIVE



Headquartered in Charlotte, North Carolina, Collett is a full-service commercial real estate firm. We started our business in 1987 with just five people. Three decades later, our commercial real estate services have greatly expanded. Today, we stand proud of the many long-lasting relationships we have developed and continue to maintain.

At Collett, we believe that the way we conduct business not only affects the current deal, but every future deal as well. Our partnerships with owners, tenants, contractors and brokers have to be mutually beneficial.



Over the years, this perspective has helped solidify our reputation for being honest and delivering tangible results. It is this approach that continues to build both our business and our clients' businesses – the true measurement of success.



Collett specializes in retail, industrial and medical office projects throughout the country, ranging from grocery anchored shopping centers to regional power centers, large flex space/warehouse and medical office emergency centers. Our services include brokerage, development, leasing, property management, strategic asset management, investments and tenant representation. We have owned and managed properties in over fifteen states and have maintained strong relationships with tenants like Target, Lowe's Home Improvement, Belk, Ross, TJ Maxx, Hobby Lobby, Academy Sports, Five Below, Sam's Club and Nebraska Furniture Mart, just to name a few.

We have developed retail and industrial projects totaling more than twenty-three million square feet and currently manage a retail and industrial portfolio in excess of nine million square feet. This long-term success is a direct result of our 'get down to business' approach.



A UNIQUE UNDERSTANDING OF RETAIL



BROKERAGE/ LEASING



Collett's brokerage team serves clients by providing market analysis, tenant representation, property listing and marketing services. We approach every situation with an open mind. Our brokers initiate strategies and solutions that truly fit the individual needs of the subject property – from the lease-up of vacant space to identifying creative ways to maintain and add value to an asset.

Each of our associates works both as a commercial leasing specialist within a specific category as well as a team member whose crossover skills bring strength and diversity to every project. Each broker strives to maintain high occupancy rates by retaining existing tenants and quickly filling vacancies.

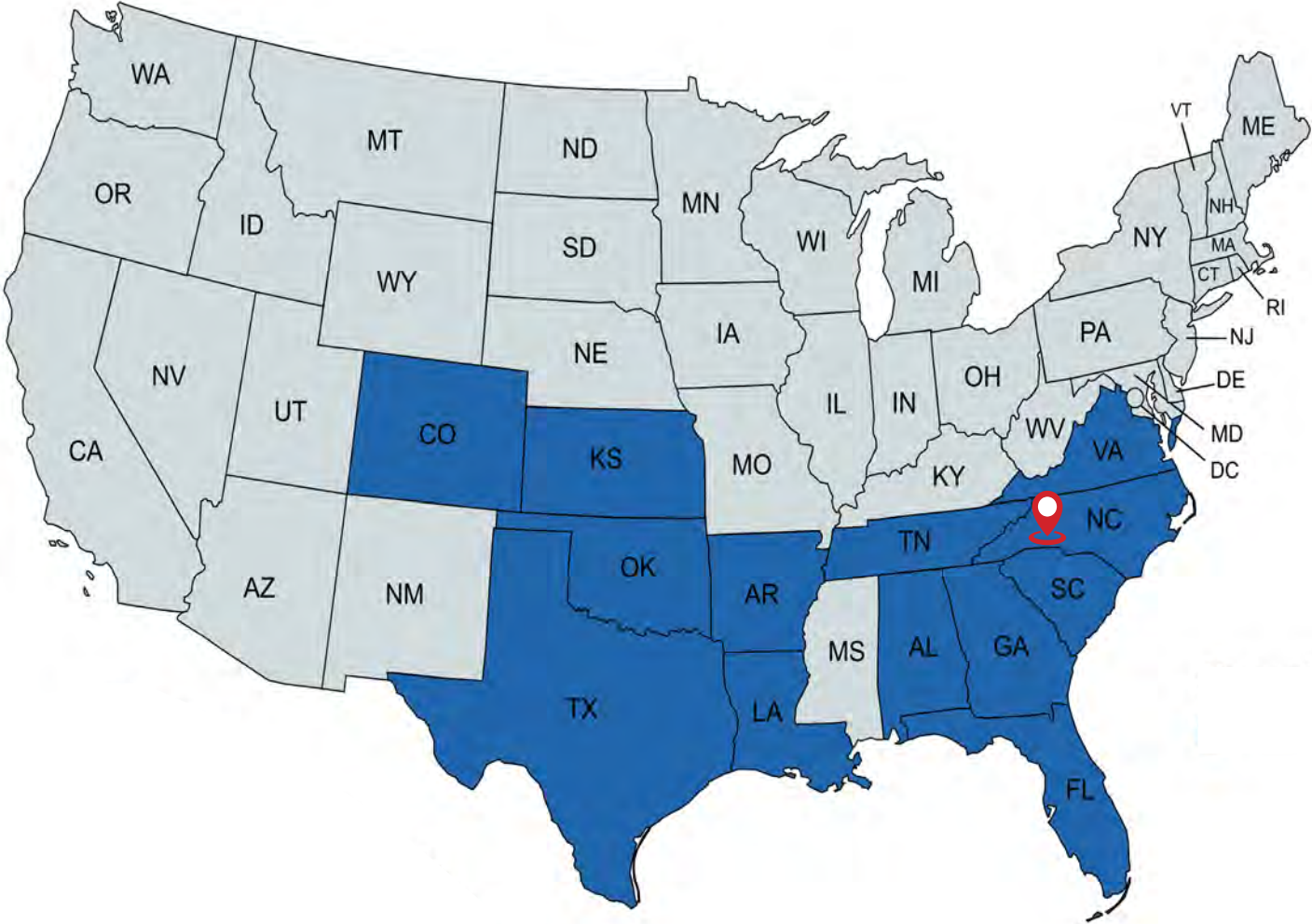


Collett has the expertise to oversee day-to-day property management while maximizing the efficiency of operations with automated services allowing tenants to easily adhere to lease obligations and vendors to receive prompt payments for services rendered. Both owners, tenants and vendors can count on our accessibility, responsiveness, prompt personal service and ongoing attention to detail. We also act as a trusted consultant by helping owners develop long-term investment strategies for their business parks, retail and mixed use centers. We can assist in determining the return on investment in connection with updating or expanding a property or other opportunities that will improve value. Also, as part of our core services, Collett uses its long-term experience to counsel clients and implement strategies for distressed properties. We are your partner every step of the way. Artificial Intelligence (AI) added to Collett's leasing strategy is a great addition helping to analyze best use anywhere in the country.



COLLETT PROPERTY MANAGEMENT PORTFOLIO

Over 10,082,372 Square Feet Managed



State	Square Footage
Virginia	118,943
North Carolina	3,935,872
South Carolina	2,878,218
Georgia	196,423
Florida	215,191
Louisiana	50,000
Tennessee	86,301
Alabama	64,980
Oklahoma	1,141,500
Arkansas	221,603
Texas	864,170
Kansas	204,785
Colorado	104,386
Total:	10,082,372

Updated 6/12/26



DEVELOPMENT

With over 30 years of experience, Collett has established itself as a leader in ground-up retail and commercial development. With an emphasis on retail and commercial development, we are particularly skilled in researching locations, choosing a site and strategically directing land assemblage. We are equally proactive and aggressive in all levels of project management in an effort to maximize our clients' financial returns. Collett can also negotiate on behalf of clients during the development process and oversee any zoning approvals. We have several team members who specialize in government regulations and can help navigate the multiple layers of approval. No matter the complexity, our experience brings clarity, strategic insight, and a relentless focus on delivering optimal outcomes.



COLLETT DEVELOPMENT PORTFOLIO

Over 23,390,000 Square Feet Developed

		SF			SF			SF			SF									
ALABAMA																				
Prattville Town Center	Prattville	430,000	MISSISSIPPI																	
Lowe's Home Improvement	Mobile	187,500	Academy	Meridian	55,000	NORTH CAROLINA (CONT'D)														
Ruby Tuesday	Mobile	5,500	Hobby Lobby	Meridian	55,000	1228 East Morehead Street	Charlotte	13,508	SOUTH CAROLINA											
ARIZONA																				
Paradise Valley	Phoenix	107,832	MISSOURI																	
ARKANSAS																				
Lewis Crossing	Conway	441,871	Distribution Center	Joplin	63,000	385 Business Park	Greenville	155,000	TENNESSEE											
Academy	Russellville	55,000	NORTH CAROLINA																	
Academy	Searcy	63,000	73 Business Center (Industrial)	Greensboro	620,000	Advance Auto	Garner	7,000	TEXAS											
COLORADO																				
Deer Creek Commerce Center	Littleton	104,386	Airport 85 Business Center	Charlotte	154,920	Advance Auto	Raleigh	6,895	UTAH											
FLORIDA																				
Altamira Plaza	Port Orange	125,000	Albemarle Crossing	Albemarle	26,828	Eckerd Drug Store	Burlington	13,824	VIRGINIA											
Bassett Furniture	Estero	15,000	BJ's Wholesale Club	Charlotte	111,000	Eckerd Drug Store	Havelock	13,824	WEST VIRGINIA											
Lowe's Home Improvement	Fernandina Beach	181,000	BJ's Wholesale Club	Pineville	108,532	Eckerd Drug Store	Rocky Mount	13,824	Lowe's Home Improvement	Bluefield	181,000									
Lowe's Home Improvement	Jacksonville/Mandarin	181,000	Broad Street Station	Statesville	141,779	Eckerd Drug Store	Whiteville	13,824	Lowe's Home Improvement/Chili's	Princeton	123,000									
Lowe's Home Improvement	Jacksonville/Regency	181,000	Carolina Auto Malls	Charlotte	25,908	Eckerd Drug Store	Wilson	13,824	WEST VIRGINIA											
Lowe's Home Improvement	West Jacksonville	181,000	Crossroads Commerce Center	Statesville	205,000	Eckerd Drug Store	Albemarle	13,813	MISSISSIPPI											
Melbourne Commons	Melbourne	200,000	Distribution Center	Mills River	90,700	Eckerd Drug Store	Clinton	13,813	Academy	Millington	55,000									
GEORGIA																				
Academy	Albany	55,000	Eckerd Drug Store	Albemarle	13,824	Eckerd Drug Store	Eden	13,813	Target	Millington	127,735									
Costco	Augusta	142,000	Gateway Plaza	Hickory	45,161	Eckerd Drug Store	Fayetteville	13,813	TEXAS											
Mullins Crossing	Evans	531,926	Hanes Point	Winston-Salem	361,165	Eckerd Drug Store	Fayetteville	13,813	UTAH											
Mullins Crossing II	Evans	144,244	Heritage Crossing	Wilson	350,000	Eckerd Drug Store	Greensboro	13,813	VIRGINIA											
Walgreens (2008)	Augusta	14,820	Hobby Lobby	Jacksonville	55,000	Eckerd Drug Store	Laurinburg	13,813	WEST VIRGINIA											
KANSAS																				
Blackbob Marketplace	Olathe	220,000	Independence Commons	Wilmington	46,298	Eckerd Drug Store	Rocky Mount	13,813	MISSISSIPPI											
Quivira Crossing	Overland Park	99,164	Lowe's Home Improvement	Banner Elk	94,000	Eckerd Drug Store	Wilmington	12,789	Academy	Millington	55,000									
Schulman Crossing	Garden City	365,000	Metropolitan / Midtown	Charlotte	650,000	Eckerd Drug Store	Greensboro	10,908	Target	Millington	127,735									
KENTUCKY																				
Shoppes at Plainview	Louisville	63,024	Mills River Industrial	Charlotte	90,720	Eckerd Drug Store	Hickory	10,908	TEXAS											
Stoneybrook Shopping Center	Louisville	300,000	Mooreville Festival	Mills River	90,720	Eckerd Drug Store	Kinston	10,908	UTAH											
LOUISIANA																				
Super Kmart	West Monroe	175,000	NorthCrest	Charlotte	325,000	Eckerd Drug Store	Rocky Mount	10,908	VIRGINIA											
Hobby Lobby	Lake Charles	60,000	OfficeMax	Charlotte	23,500	Eckerd Drug Store	Raleigh	8,943	WEST VIRGINIA											
Hobby Lobby	Natchitoches	50,000	Albemarle	Albemarle	23,500	Eckerd Drug Store	Charlottesville	11,000	MISSISSIPPI											
MARYLAND																				
Eckerd Drug Store	Forestville	10,908	Huntersville	Huntersville	45,000	Eckerd Drug Store	Raleigh	6,795	TEXAS											
MISSISSIPPI																				
NORTH CAROLINA (CONT'D)																				
SOUTH CAROLINA																				
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UTAH																				
VIRGINIA																				
WEST VIRGINIA																				



TENANT REPRESENTATION

Collett empowers a diverse base of regional and national retailers to make confident, data-driven leasing decisions. Using extensive knowledge of the real estate market, industry relationships, and in-depth analysis, we pursue and acquire real estate sites that allow our clients to achieve optimal success for their businesses. By examining business objectives and guiding clients through each step of the leasing process, we successfully place tenants in major markets across the Southeast. The recent addition to Collett's AI resource also helps manage in strategic ways helping in risk management and comparison trends of various competitors to each of our centers.





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