





Glade Parks Town Center, located in Euless, Texas, is part of the Dallas-Fort Worth Metroplex and located at the intersection of State Highway 121 and Glade Road. With a population of close to 6 million, Dallas is the second largest city in Texas and the fourth-largest metropolitan area in the United States. DFW Airport, located less than five miles from the Glade Parks Development, attracts over 70 million visitors annually, making it the third busiest airport in the world. The airport employs over 60,000 people with a large percentage of airport executives living within 7 miles from the airport. The Metroplex attracts worldwide business travelers and tourists making Dallas/Fort Worth the number one visitor destination in Texas.

Glade Parks Town Center is part of a Master Planned Development that will include high-end retail, upscale dining and a beautifully landscaped 1.2 acre park complete with nature trails. This urban and walkable community also includes sophisticated, multi-family apartment homes and a high-end single family home development. The residential development is part of the exclusive Grapevine-Colleyville School District which offers Glade Park families an excellent public school choice. The proximity of the airport, combined with the quality of schools and the variety of new retail, restaurant and entertainment venues, make Glade Parks Town Center the perfect development to join.

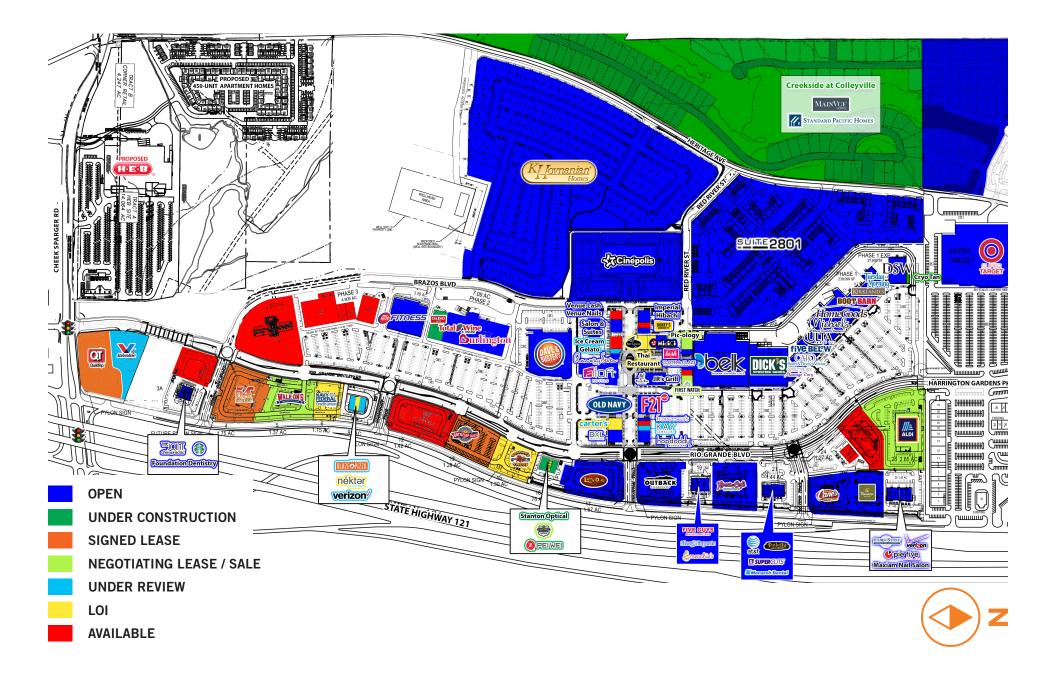




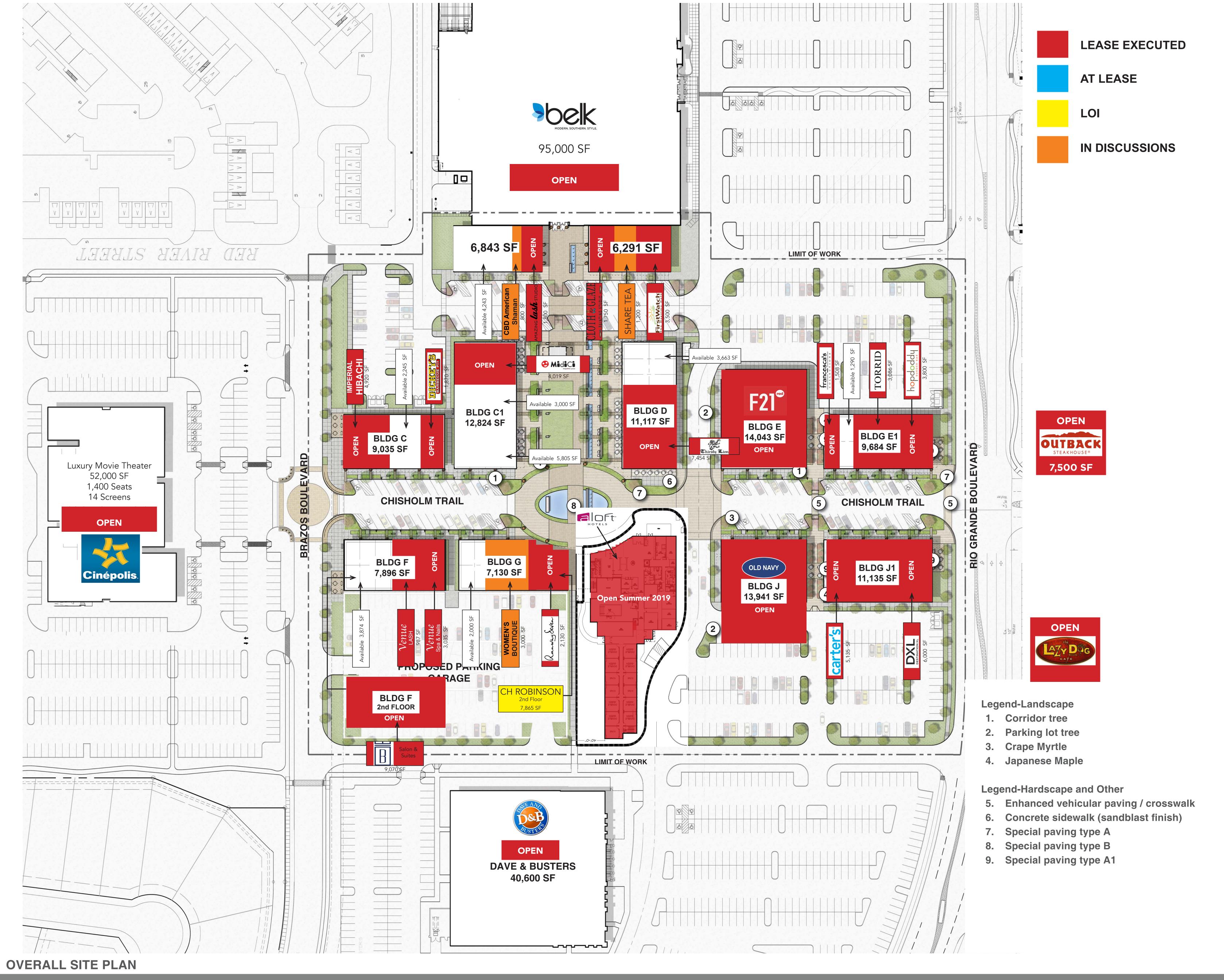
Glade Parks Town Center is a regional shopping and entertainment destination for Euless, Colleyville, Grapevine and the Mid-Cities. The collection of national retailers, unique restaurants and entertainment venues will make this development a rival to any other lifestyle center in the Metroplex. Conveniently located at the intersection of State Highway 121 and Glade Road, the development offers quick access to and from surrounding cities.



SITE PLAN



EDGE REALTY PARTNERS
Glade Parks / 1



Scale: 1"= 30'-0"



















TRADE AREA RETAIL

At the intersection of SH 121 and Glade Road, there is 800,000 square feet of existing retail.

Area Retailers include: Super Target, Wal-Mart Supercenter, Lowe's, LA Fitness, Bed Bath & Beyond, Ross, Marshall's, Staples, PetSmart, Party City, Hobby Lobby and Albertson's. This collection of retailers creates a regional destination for Euless, Colleyville, Grapevine, and the MidCities.

THI THE DEMOGRAPHIC COMPARISONITI

GLADE PARKS

\$98,441

\$94,550

\$131,889

\$118,001

| TOTAL POPULATION | |
|--------------------------|--|
| DAYTIME POPULATION | |
| MEDIAN HOUSEHOLD INCOME | |
| AVERAGE HOUSEHOLD INCOME | |

| 1 MILE | 3 MILE | 5 MILE | 1 MILE | 3 MILE | 5 MILE | 1 MILE | 3 MILE | 5 MILE |
|-----------|----------|----------|-----------|----------|-----------|----------|----------|----------|
| 10,772 | 87,824 | 192,765 | 3,626 | 55,985 | 114,002 | 7,894 | 74,761 | 208,523 |
| 11,963 | 94,719 | 208,617 | 4,007 | 61,868 | 127,720 | 9,918 | 90,089 | 242,534 |
| \$107,591 | \$80,692 | \$74,974 | \$117,601 | \$95,143 | \$110,823 | \$86,135 | \$86,568 | \$83,294 |

\$116.820

\$126,878

\$92,228

SOUTHLAKE

ALLIANCE

\$94,436 \$92,070



DRIVE TIME DEMOGRAPHICS

2014 Estimated Population

5 min: 75,157 10 min: 231,676 15 min: 576,722

2014 Estimated Average Household Income

5 min: \$96,977 10 min: \$94,239 15 min: \$86,929

2014 Median Household Income

5 min: \$82,314 10 min: \$79,161 15 min: \$72,423





K Hovnanian Glade Parks is located in the city of Euless with schools in the prestigious Grapevine-Colleyville district. This beautiful master-planned community is located just 5 miles from DFW Airport and walking distance to retail, dining and entertainment in Glade Parks Town Center.

- 13 luxury floorplans ranging from 2,000 to 3,700 square feet
- Home prices range from \$397,000 to \$493,000
- Less than 30 minute commute to top employment centers in DFW
- Gourmet kitchens with granite counter tops, stainless steel appliances
- Marble countertop bathrooms with stained or painted cabinets
- Private playground and dog park within the community
- 128 luxury homes

5UITE 2801

Suite 2801 is a luxury multi-family community where all the advantages of modern living come standard. Situated in Glade Park's Master Development, residents are conveniently located to both Dallas and Fort Worth with less than a 5 mile drive to DFW International Airport. Residents of 2801 will enjoy upscale shopping, world-class dining and year-round events.

- 416 upscale units
- A range of spacious floor plans from 700 to 1,654 sq ft.
- Fully-equipped Wellness Center with highly-specialized Technogym
- Resort-Style swimming pool with expansive tanning deck and elaborate water features
- Outdoor Lounge with TV within a courtyard surrounded by ornate landscaping
- Private one- and two-car garages
- Authentic hand-scraped hardwood floors
- Integrated wine racks, desks, bookshelves, display niches and pass-through laundry chutes*
- Granite or Quartz countertops and stainless steel appliances

NORTH ROCK REAL ESTATE "

Glade Parks is being developed, managed, and leased by North Rock Real Estate, LLC in partnership with Iron Point Partners, LLC. The Principals of North Rock and its management team have previously developed multiple Target and Walmart anchored shopping centers, amassing over 15 million square feet of shopping centers, office, and mixed-use projects as well as several master-planned residential developments.



LEASING

Founded in 1987, Collett is currently celebrating its 27th year in business and was recently named one of the area's largest commercial real estate firms by the Charlotte Business Journal. Collett is a regional commercial real estate services firm which employs 40 real estate professionals, manages approximately six million square feet of commercial space in eight states, and has developed more than 95 projects totaling 14 million square feet. Firm services include strategic asset management, development, construction management, accounting, lease administration and investment sales brokerage.



LEASING

Lincoln Property Company currently maintains a presence in more than 200 cities in the United States and 10 countries throughout Europe, in both commercial and residential real estate markets. Lincoln has developed 75 million square feet of commercial office space; over 11 million square feet of specialty retail space and 52 million square feet of industrial space and currently manage over 138 million square feet of commercial space. Lincoln's commercial developments are frequently recognized as landmarks in their communities for their design, quality and superior locations. In addition, Lincoln is consistently listed as one of the largest apartment developers in the United States, having developed over 200,000 multi-family residential units and currently managing over 134,000 units.

For more retail information and leasing opportunities, please contact:

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sfullam@lpc.com



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's acts as an intermediary in a transaction:

or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less that the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

