

2800 HERITAGE AVE, COLLEYVILLE, TEXAS, 76034

This aerial map illustrates a proposed commercial development in the Glade Parks area. The central focus is a large, light-colored rectangular plot labeled "H-E-B PROPOSED" and "TRACT A HEB SITE 14.054 AC". To its left is "TRACT B CORNER RETAIL 4.247 AC". A red box with the word "SITE" in white, accompanied by a red arrow, points to a smaller inset map showing the project's location within a larger regional context. Surrounding the proposed site are various existing and planned businesses, including Trinity Union Apartments, Walgreens, Starbucks, QuikTrip, and a 54-screen digital cinema. The area is bordered by Cheek-Sparger Rd to the east and State Hwy 121 to the south. A purple-shaded region to the north is labeled "GLADE PARKS" and contains logos for MOD, Verizon, Navy Federal Credit Union, and Walgreens. A yellow-shaded region to the south contains logos for Walgreens, Starbucks, QuikTrip, and a 54-screen digital cinema. A red arrow in the bottom right corner points towards the top right of the map.

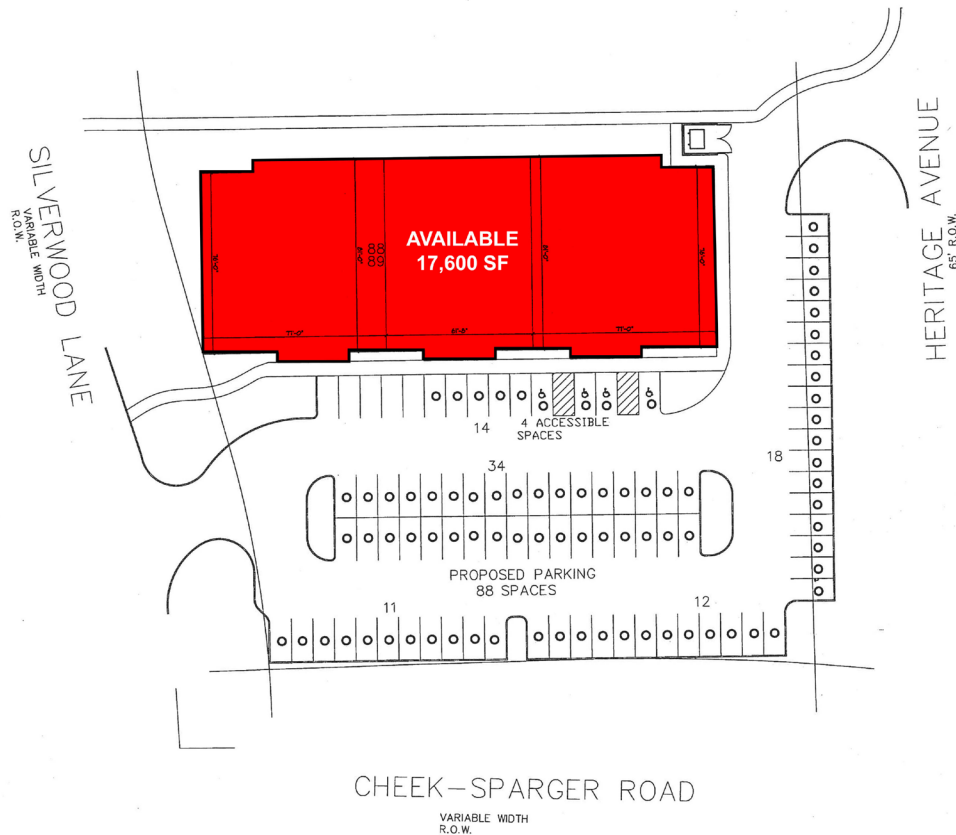
Jake Sherrington / **JAKE@SHOPCOMPANIES.COM** / **214-960-4623**

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

NWQ HERITAGE & CHEEK-SPARGER

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SHOP COS.



PROJECT SCOPE

Future retail and restaurant opportunities available adjacent to Glade Parks, a regional shopping and entertainment destination, located along 121 in the bustling Mid-Cities marketplace. The trade area features a rare collection of national retailers, unique restaurants, and entertainment venues which generate daily shopper traffic. Well positioned at the NWQ of Heritage Ave and Cheek-Sparger Road, the site itself will benefit from commuter exposure traveling to and from 121.

DETAILS

- 17,600 SF Available

TRAFFIC COUNTS

| | |
|------------------|----------------|
| o Cheek-Sparger: | 20,791 VPD-19 |
| o SH 121: | 103,708 VPD-19 |

AREA ATTRACTIONS



DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|---------------------|-----------|-----------|-----------|
| Est. Population | 13,110 | 115,115 | 217,699 |
| Avg. HH Income | \$158,467 | \$110,193 | \$110,359 |
| Total Housing Units | 5,182 | 47,804 | 87,538 |
| Daytime Population | 13,201 | 114,066 | 241,727 |
| Medium Home Value | \$275,745 | \$272,343 | \$271,118 |

Thomas Glendenning/ THOMAS@SHOPCOMPANIES.COM / 214-960-4528

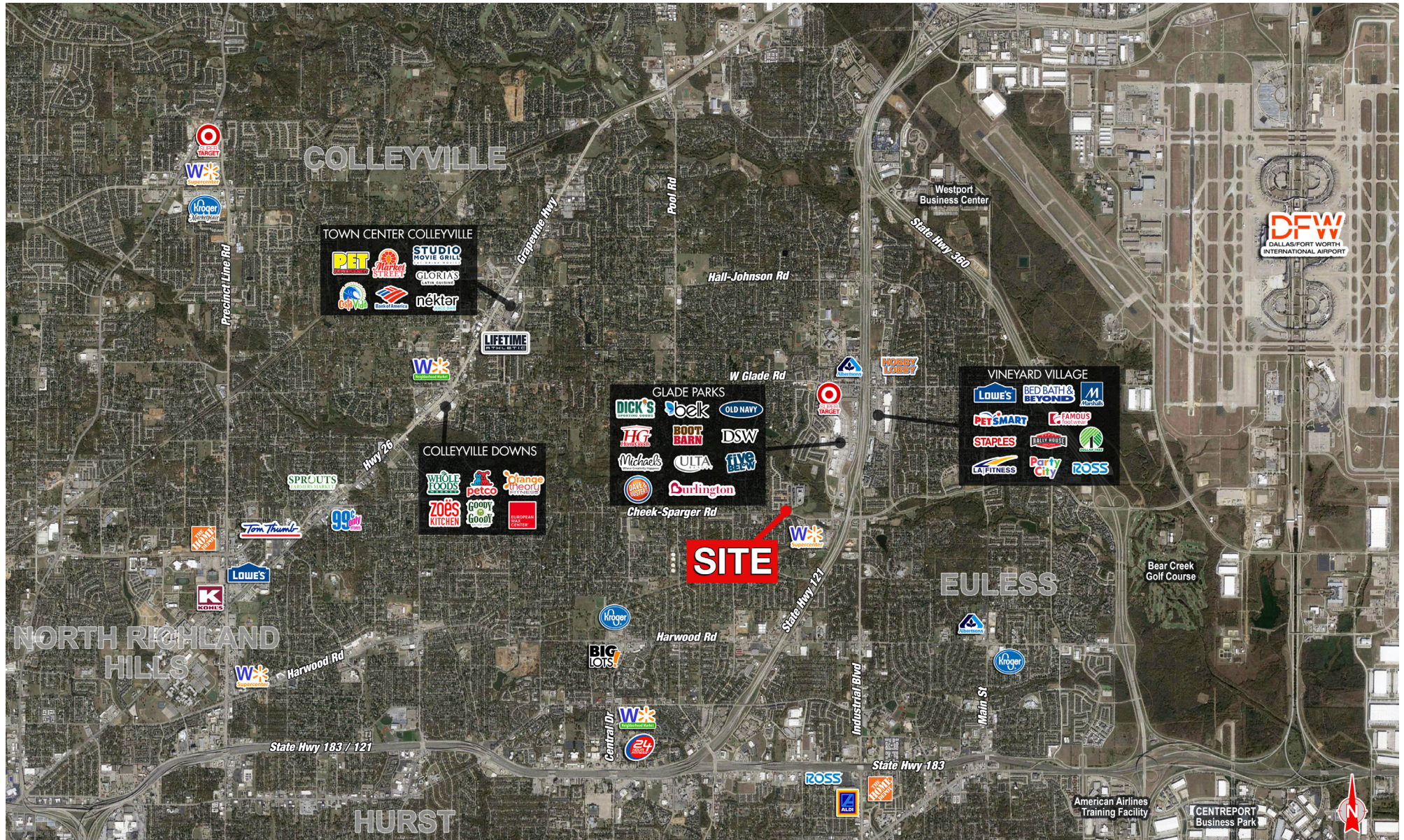
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INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT
BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone