

# MAJOR NEW DEVELOPMENT

## SWQ SOUTHLAKE BLVD & KIMBALL AVE SOUTHLAKE, TEXAS



### LOCATION:

SWQ Southlake Blvd. (FM 1709) & Kimball Ave.  
Southlake, Texas

### SIZE:

±120,000 sf of Retail on ±13.32 Acres  
Anchor and Pad Space Available

### TRAFFIC GENERATORS:



### TRAFFIC COUNTS:

Southlake Blvd (FM 1709): 42,014 vpd (City of Southlake 2006)  
Kimball Ave: 15,124 vpd (City of Southlake 2006)

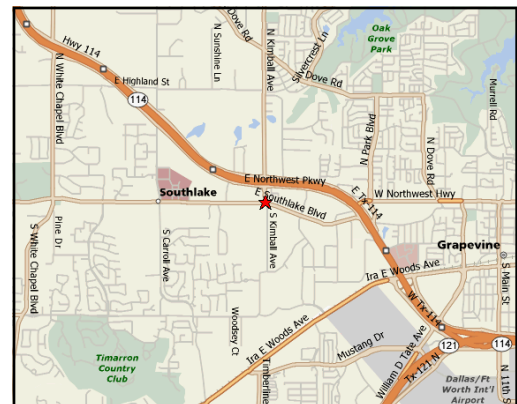
### DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2006 Population	3,578	54,261	103,924
2006 Average HH Income	\$141,308	\$121,064	\$133,077

### HIGHLIGHTS:

- Adjacent to new JC Penney store.
- Site is ideally located in the center of the regional retail trade area.
- Market has very substantial household incomes (in excess of \$120,000) within a 3 mile radius.

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Developed by:



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114 TEXAS

SOUTHLAKE TOWN SQUARE

SOUTHLAKE BLVD

PARK BLVD

NORTHWEST HWY

JCPenney

KIMBALL AVE

NOLAN DR

COMMERCE ST

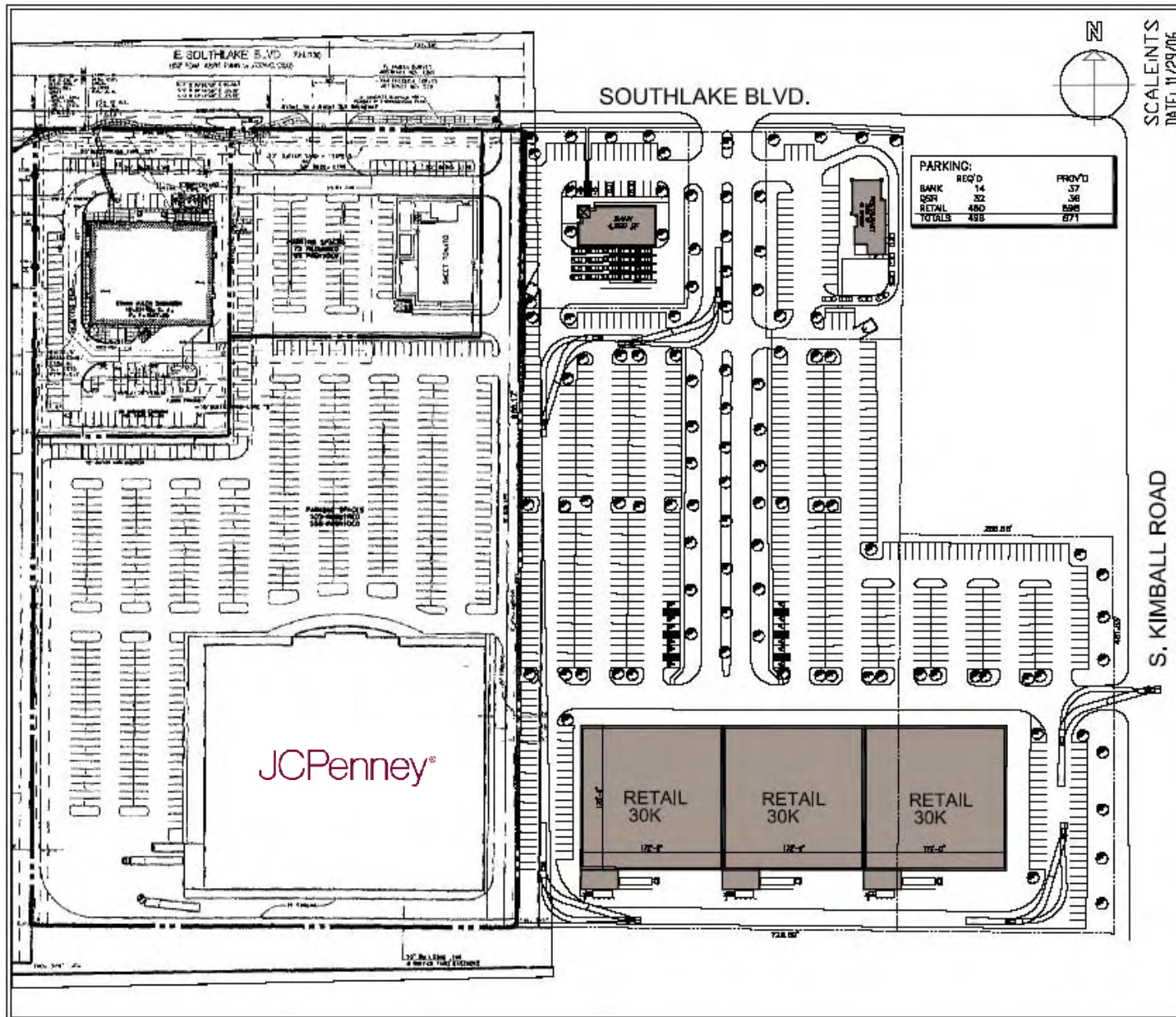
IRA E WOOD AVE

114 TEXAS



# *SWQ SOUTHLAKE BLVD (FM 1709) & KIMBALL AVE*

## *SOUTHLAKE, TEXAS*



This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change at the owner's discretion, except as otherwise expressly restricted herein.