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.

PROPOSED MAJOR RETAIL DEVELOPMENT
US 380 & FM 720 ~ CROSS ROADS, DENTON COUNTY, TEXAS

THE VILLAGE AT CROSS ROADS
Northwest Corner of SH 380 & FM 720 ~ Cross Roads, Texas

Anchor Space ❖ Pad Sites ❖ Retail Space

PROPERTY HIGHLIGHTS:
- US 380 ~ Recently improved to five lanes from I-35 East (Denton) to US 75 (McKinney)
- Rapid residential growth along SH 380 corridor
- Great spacing for big box retail
- Most strategic retail location on SH 380

DEMOGRAPHICS:

<table>
<thead>
<tr>
<th></th>
<th>3-MILE</th>
<th>5-MILE</th>
<th>10-MILE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006 Population</td>
<td>7,349</td>
<td>22,621</td>
<td>179,811</td>
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<tr>
<td>2006 Avg. HH Income</td>
<td>$91,874</td>
<td>$83,470</td>
<td>$72,499</td>
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<tr>
<td>2011 Est. Population</td>
<td>10,820</td>
<td>32,830</td>
<td>228,395</td>
</tr>
</tbody>
</table>

SIZE:

- 900,000 Square Feet
- 100± Acres

2004 TRAFFIC COUNTS:

<table>
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<tr>
<th>Highway</th>
<th>Vehicles per day</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Highway 380</td>
<td>35,000</td>
</tr>
<tr>
<td>FM 720</td>
<td>4,000</td>
</tr>
<tr>
<td>US 377/FM 424</td>
<td>3,700 (TXDOT)</td>
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</tbody>
</table>

Anchors:
- ALLEGIANCE DEVELOPMENT

FOR INFORMATION
214-378-1212

KEN REIMER
JOHN ZIKOS
GIOVANNI PALAVICINI

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