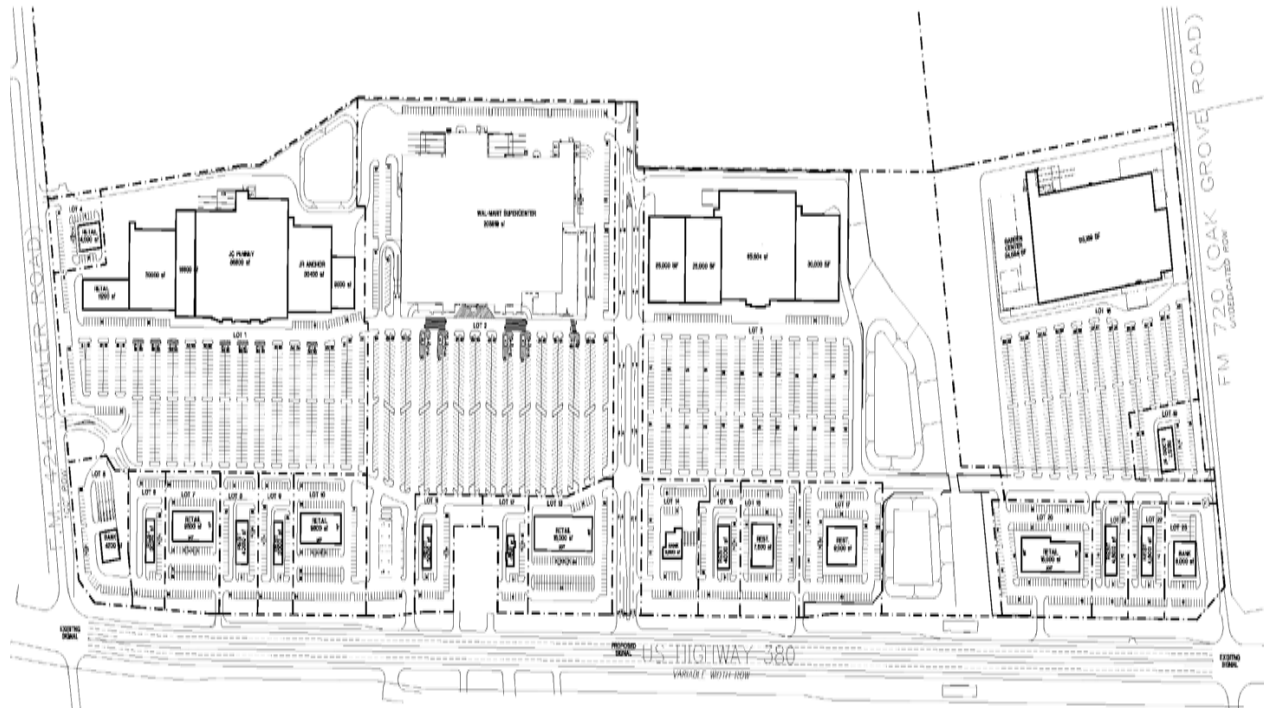


**PROPOSED MAJOR RETAIL DEVELOPMENT  
US 380 & FM 720 ~ CROSS ROADS, DENTON COUNTY, TEXAS**



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.

**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

**SIZE:**

900,000 Square Feet  
100± Acres

**2004 TRAFFIC COUNTS:**

State Highway 380    35,000 vehicles per day  
FM 720    4,000 vehicles per day  
US 377/FM 424    3,700 vehicles per day (TXDOT)

**DEMOGRAPHICS:**

	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2006 Population	7,349	22,621	179,811
2006 Avg. HH Income	\$91,974	\$83,470	\$72,499
2011 Est. Population	10,820	32,830	228,395

**ANOTHER PROJECT BY**

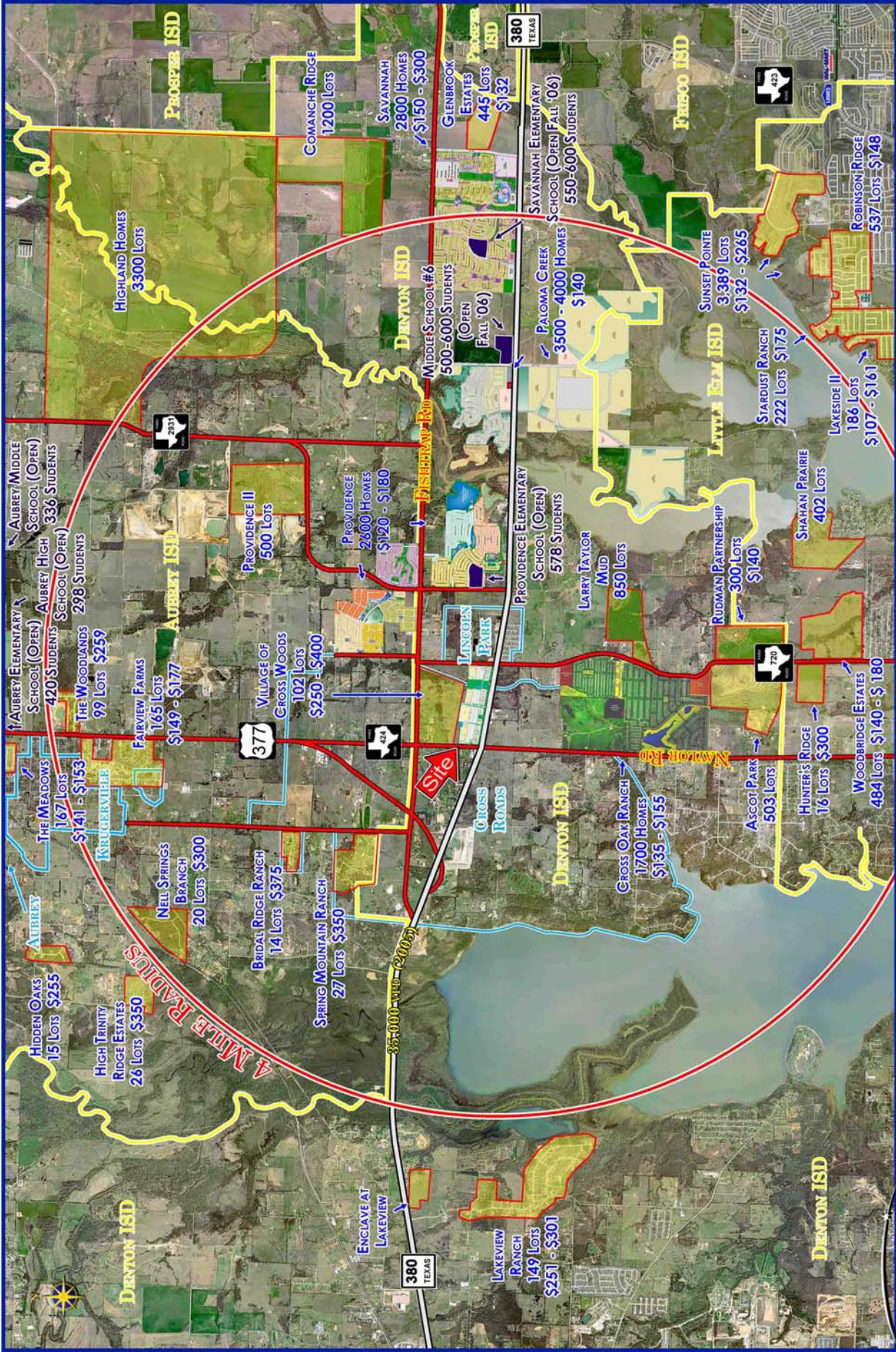


**KEN REIMER  
JOHN ZIKOS  
GIOVANNI PALAVICINI**



**FOR INFORMATION  
214-378-1212**

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



# 720 & 380

**VENTURE**  
COMMERCIAL