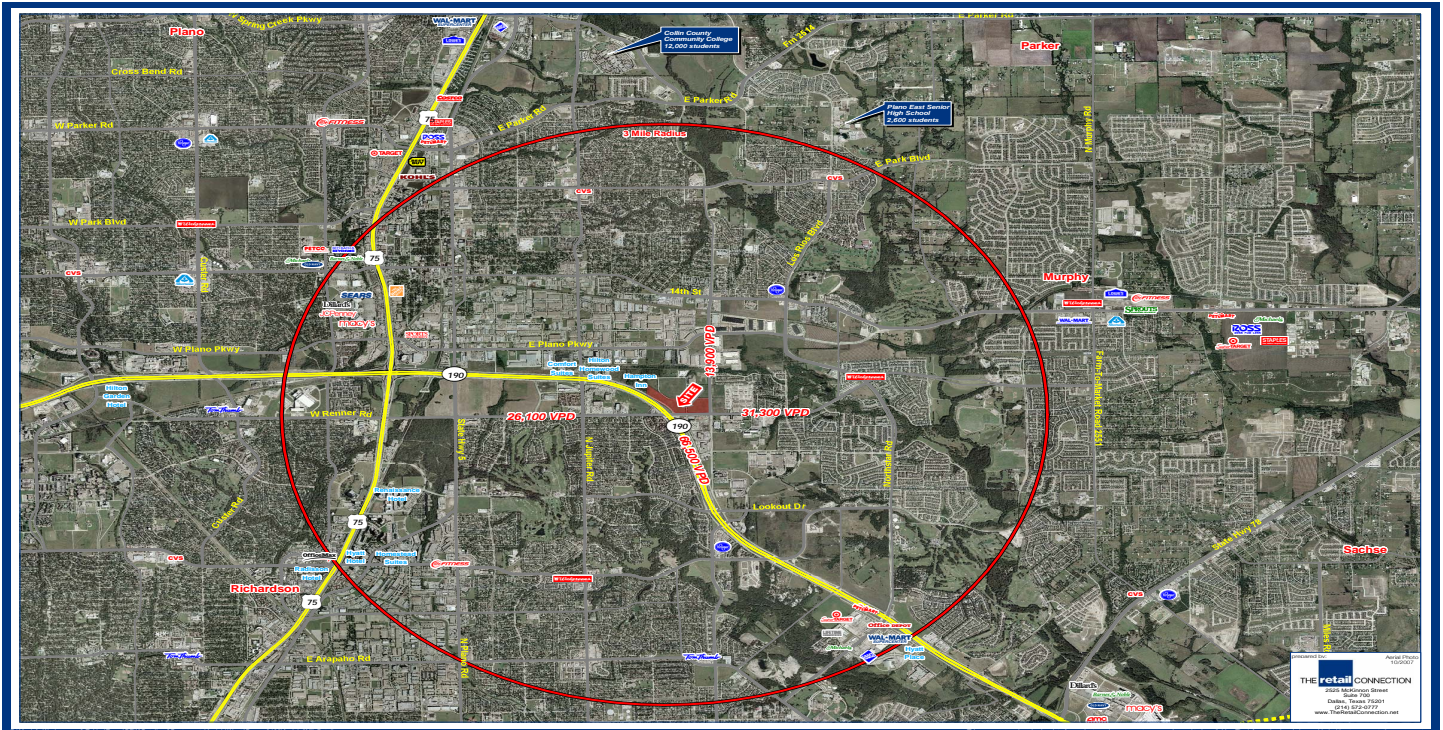


TURNPIKE COMMONS

Plano, TX | NEC George Bush Turnpike & Renner Road



Availability

- RETAIL
- RESTAURANT
- PAD SITES
- HOTEL

Call for rates and availability

Traffic Counts (City of Richardson 2008)

190 @ Renner:	66,500 vpd
Renner @ 190:	26,677 vpd
Renner @ Shiloh:	31,300 vpd
Shiloh @ Renner:	13,900 vpd

Demographics

	1mile	3mile	5mile
2007 Population	7,993	83,078	241,803
Education (% Bachelors & Above)	56.65%	40.04%	39.61%
2007 Average Household Income	\$118,516	\$90,954	\$85,024
2007 Median Household Income	\$90,223	\$68,193	\$63,633
2007 Daytime Population	8,963	114,942	304,734
% Population Growth 2007-2012	13.27%	10.61%	10.10%

THE retail CONNECTION
 2525 McKinnon Street, Suite 700
 Dallas, Texas 75201
214.572.0777
theretailconnection.net

Comments

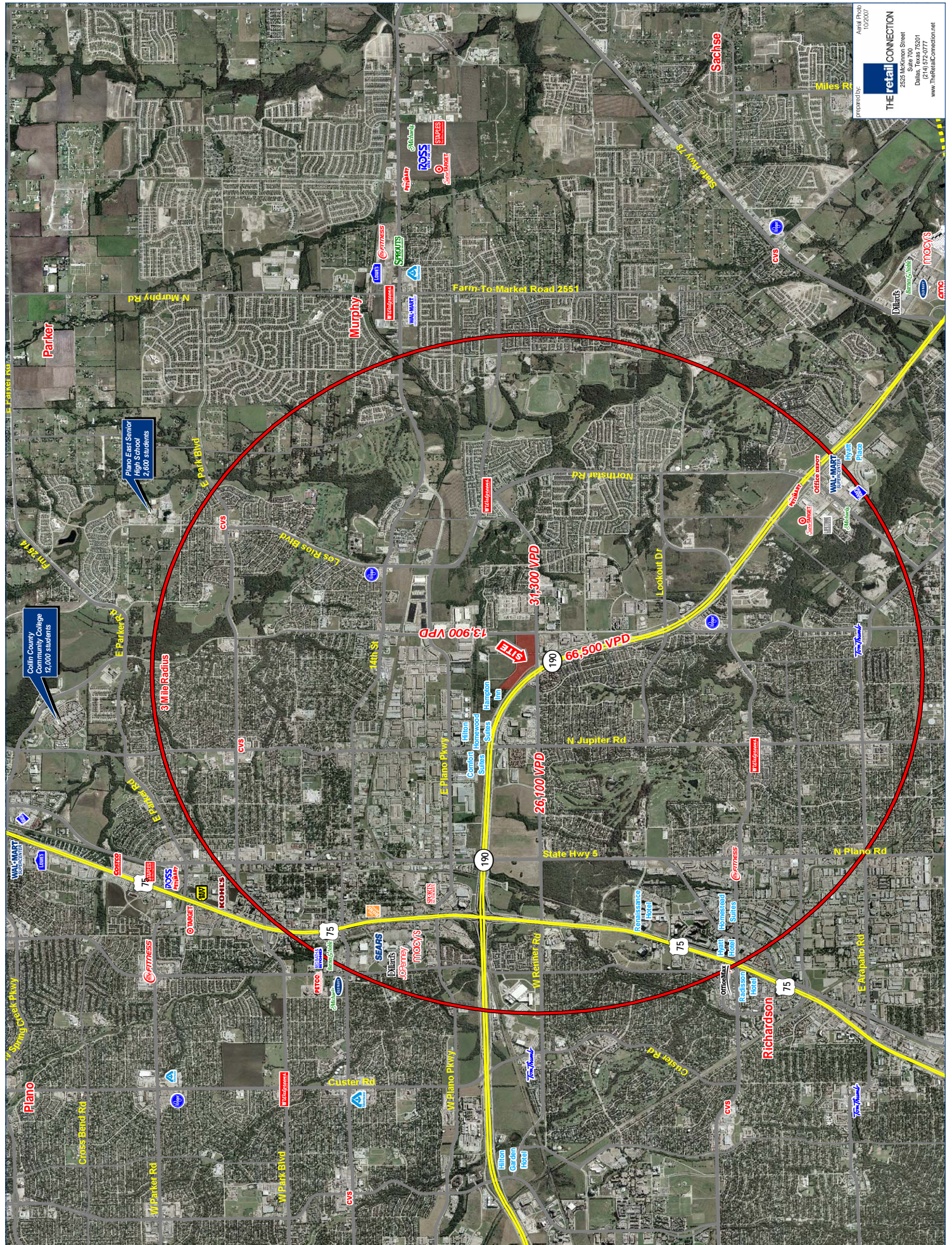
- Turnpike Commons is a superior location with both regional and neighborhood appeal conveniently serving the popular communities of Plano, Richardson, and Garland.
- This highly coveted intersection at the NEC of George Bush Turnpike and Renner Road is also a primary gateway to the high growth areas of Murphy, Wylie, and Parker.
- The site offers easy access to an ideal mix of single-family and multi-family residential as well as upper-level daytime employment.

Convenient to these notable employers



Wyatt Russo
 214.572.8405
wrucco@theretailconnection.net

Jeremy Zidell
 214.572.8429
jjidell@theretailconnection.net



Colin County Community College
12,000 students

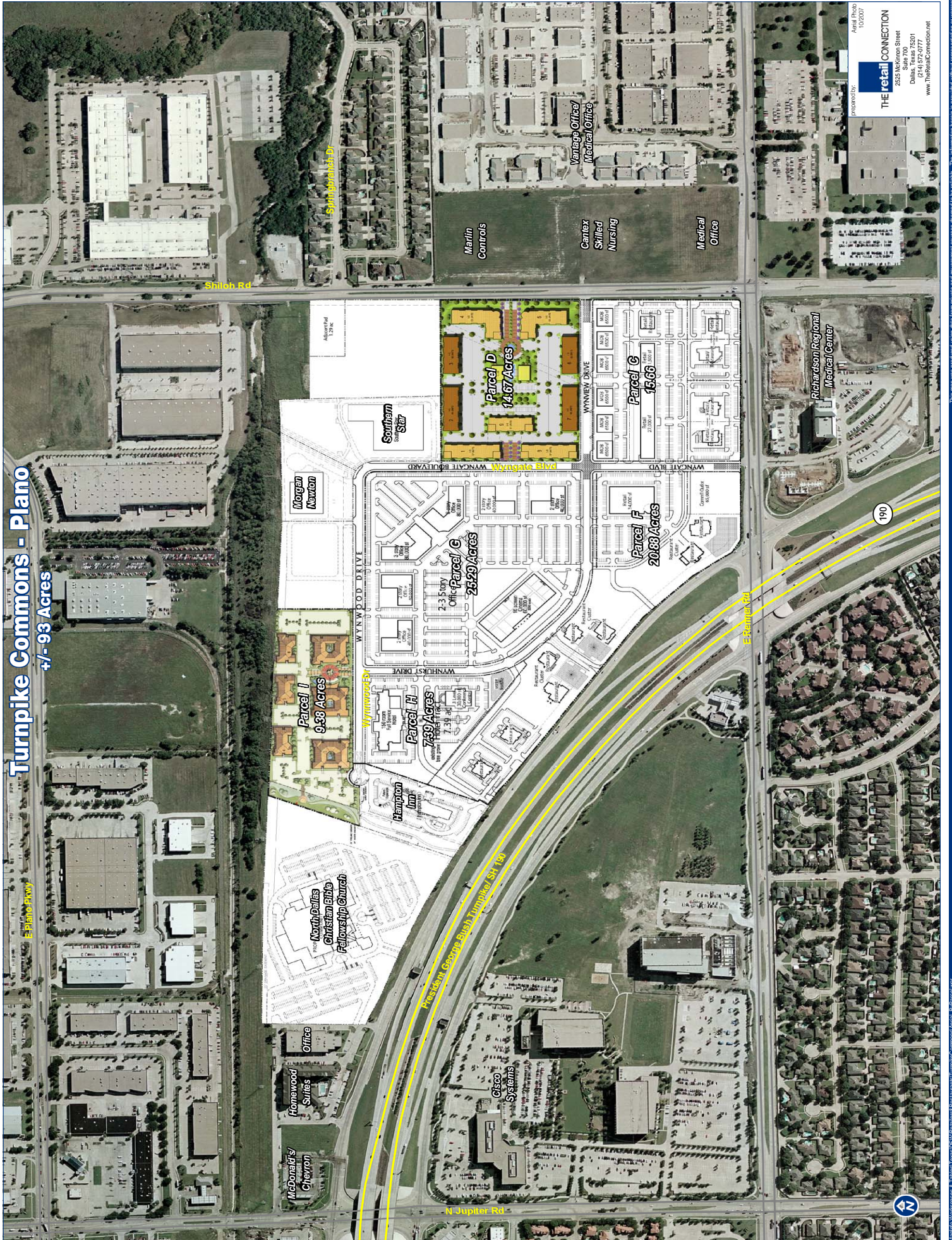
Plano East Senior High School
2,600 students

Prepared by:
THE RETAIL CONNECTION
2525 McKinney Street
Suite 700
Dallas, Texas 75201
(214) 672-0777
www.theretailconnection.net

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Turnpike Commons - Plano

+/- 93 Acres

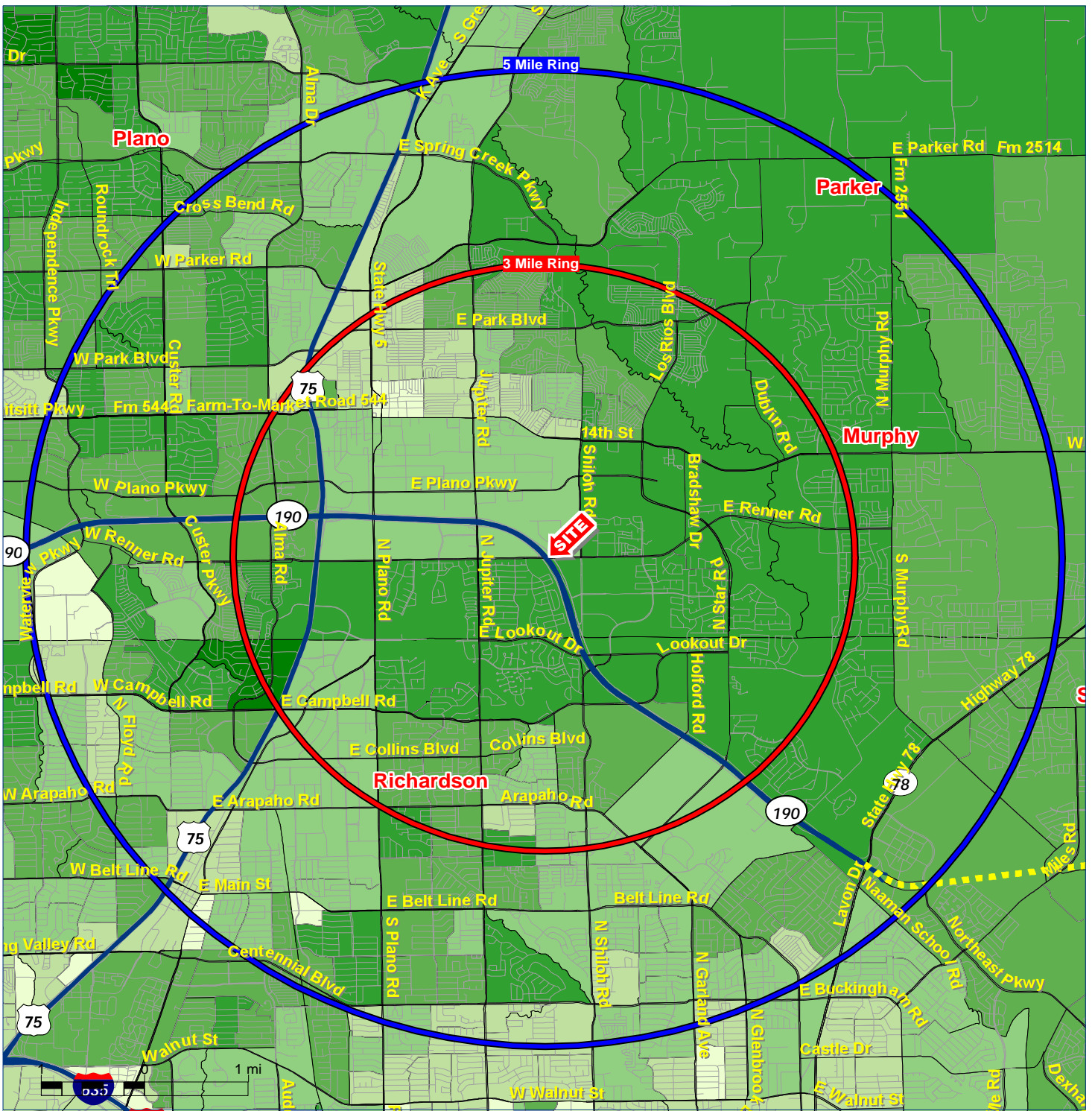


Prepared by:
THE retail CONNECTION
 2525 Ross Street
 Suite 700
 Dallas, Texas 75201
 (214) 672-0777
 www.theretailconnection.net

Aerial Photo
 10/20/07

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Renner Rd & President George Bush Tpke



2007 Average HH Income by Block Group

- \$150,000 and above
- \$100,000 to \$150,000
- \$75,000 to \$100,000
- \$60,000 to \$75,000
- \$40,000 to \$60,000
- \$0 to \$40,000

prepared by: 4/21/2008



The Retail Connection, L.P.

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 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 than 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.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

