

Weber & Company
REAL ESTATE DEVELOPMENT/INVESTMENTS
Epic West Towne Crossing
March 12, 2020



Epic Towne Crossing Grand Prairie, TX

NWQ & NEQ of SH 161 and Mayfield Rd



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Size

Epic West: 35 acres / 365,000 sf

Epic East: 30 acre / 157,000 sf

Traffic Counts

PGBT Hwy 161: 110,000 cpd

Mayfield Rd: 11,897 cpd

Property Highlights

- Pad sites & future retail shop space available at 500,000 sf power center with SH 161 frontage
- Proximity to a strong day time population, with over 21,000 jobs within an 8-minute drive
- Excellent highway visibility and access
- Adjacent to The Epic Park – The \$88 million project includes a 120,000 sf rec center, 80,000 sf indoor water park, playground adventures and amphitheaters estimated to attract over 2.3M visitors per year
- Shadow anchored by a 300,000 sf IKEA, projected to attract over 2M customers per year
- SH 161 extension has created a major thoroughfare between I-30 & I-20, allowing for a broader market reach and new retail corridor opportunity
- ANCHORS: Ulta, HomeGoods, Burlington, Michael's, Ross, Petco & Burke's

Demographics	1 mile	3 mile	5 mile
2020 Est population	15,745	124,806	276,815
Estimated Households	4,824	41,436	89,867
Average Household Income	\$81,040	\$75,662	\$72,194
Daytime Population	5,330	58,036	152,779

Epic Towne Crossing

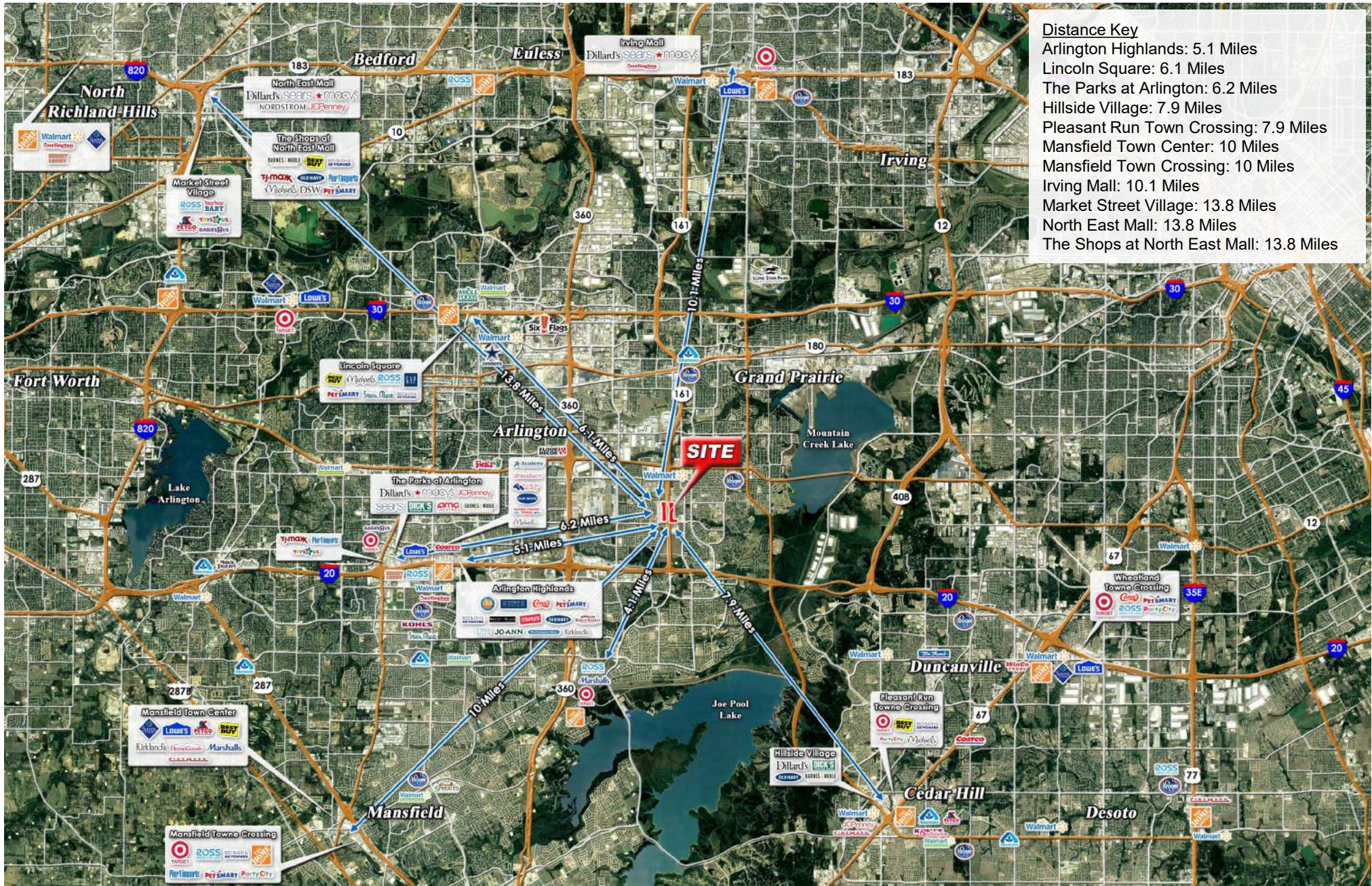
NWQ & NEQ of SH 161 and Mayfield Rd | Grand Prairie, TX



Traffic Generators:



Distance to Malls/Shopping Centers



Epic Towne Crossing

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Available Space

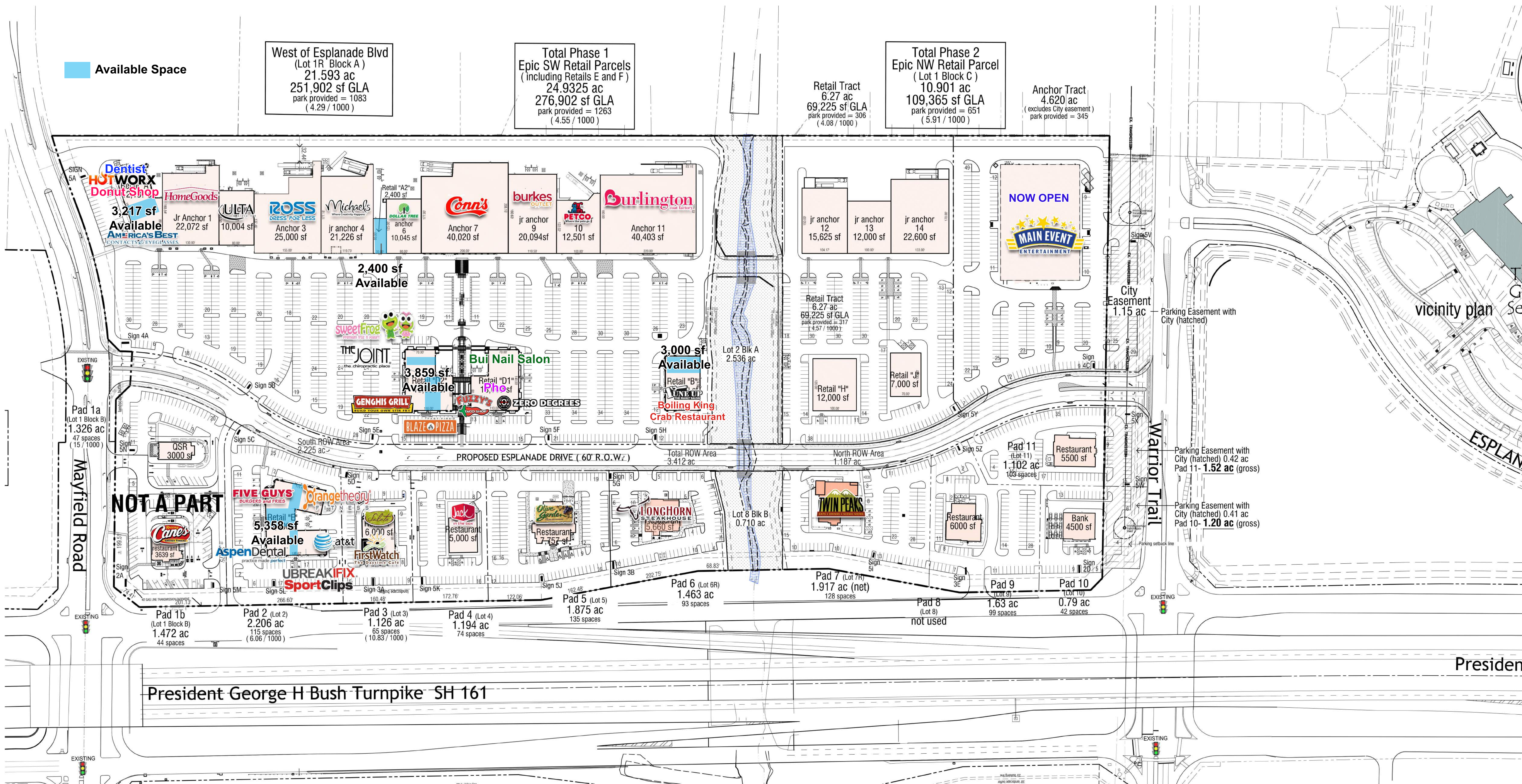
West of Esplanade Blvd
(Lot 1R Block A)
21.593 ac
251,902 sf GLA
park provided = 1083
(4.29 / 1000)

Total Phase 1
Epic SW Retail Parcels
(including Retails E and F)
24.9325 ac
276,902 sf GLA
park provided = 1263
(4.55 / 1000)

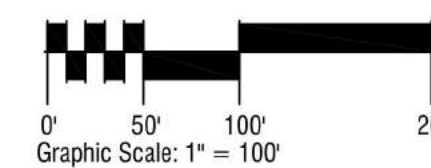
Total Phase 2
Epic NW Retail Parcel
(Lot 1 Block C)
10.901 ac
109,365 sf GLA
park provided = 651
(5.91 / 1000)

Anchor Tract
4.620 ac
(excludes City easement)
park provided = 345

Retail Tract
6.27 ac
69,225 sf GLA
park provided = 306
(4.08 / 1000)



SITE PLAN



THIS PLAN IS PROVIDED SUBJECT TO (I) ERRORS AND OMISSIONS IN THE INFORMATION, AND (II) MODIFICATION WITHOUT NOTICE THE INFORMATION, SPECIFICATIONS, DIMENSIONS AND/OR TABULATIONS SET FORTH IN THIS PLAN HAVE BEEN DERIVED FROM DOCUMENTS BELIEVED TO BE RELIABLE. HOWEVER, THIS PLAN MAY BE INCOMPLETE AND/OR INACCURATE AND NO REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR ADEQUACY REGARDING SUCH INFORMATION IS MADE BY THE OWNER OF THE PROJECT, PROPERTY MANAGER, OR ANY OF THEIR RESPECTIVE PARTNERS, DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS.

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EPIC WEST TOWNE CROSSING SH 161 at Mayfield Road GRAND PRAIRIE, TEXAS

HODGES Architecture
architecture planning
13642 Omega Dallas, Texas 75244-4514
phone: 972.387-1000 fax: 972.960-1129
www.hodgesusa.com

project no. 14043.02
drawn KO
date 2-4-2020

SCHEME
SP-72
EPIC WEST

South Robinson Road

South Robinson Road

First Baptist Church

IKEA WAY

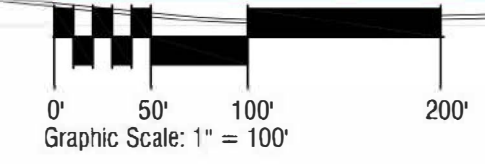
Mayfield Road

President George H Bush Turnpike SH 161

Available Space

NOT A PART

MASTER SITE PLAN



EPIC EAST TOWNE CROSSING SH 161 at Mayfield Road GRAND PRAIRIE, TEXAS

HODGES architecture planning
 Architecture
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 phone: 972 387-1000 fax: 972 960-1129
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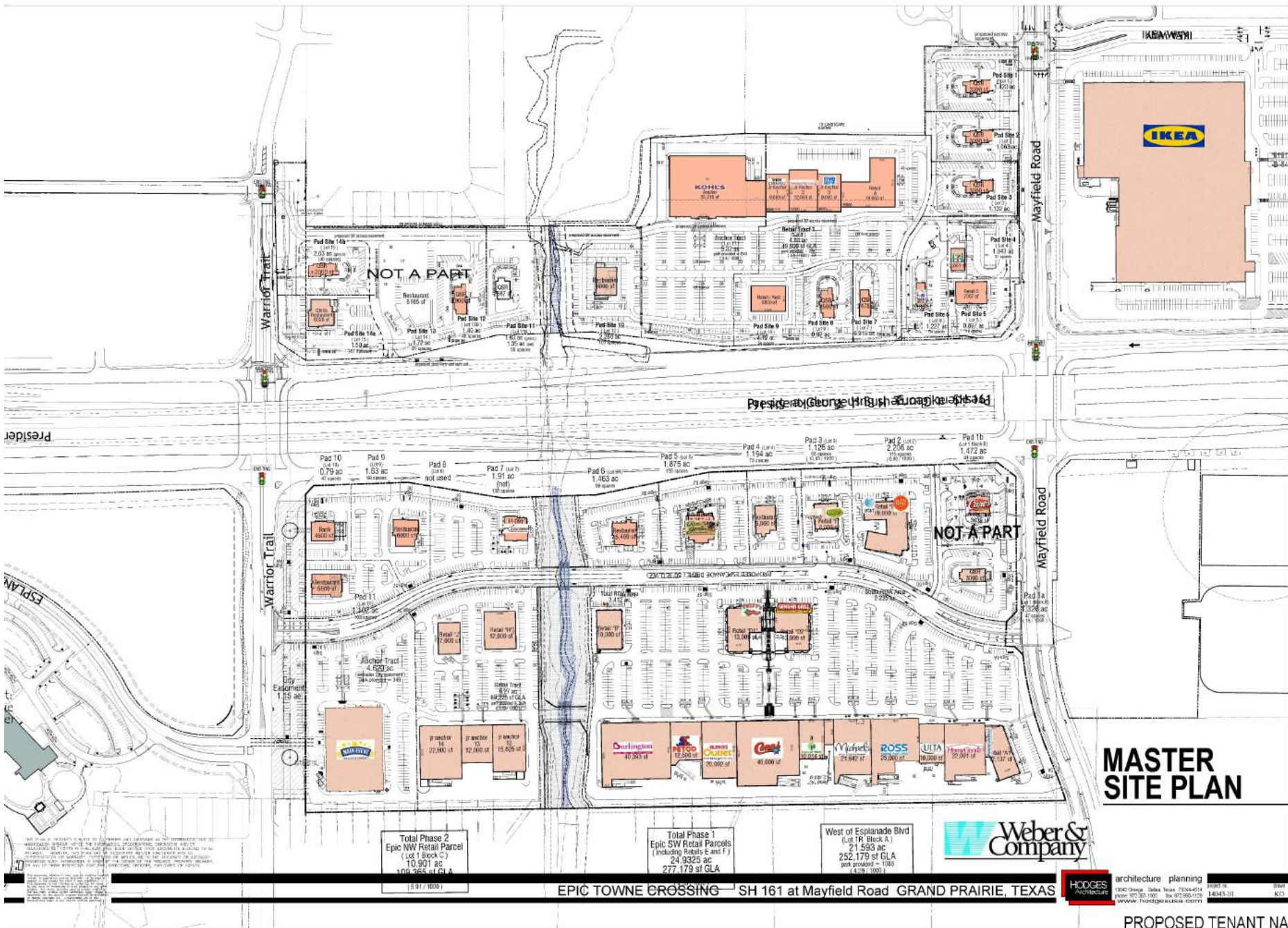
project no. 14043-01
 draw KO
 date 9-24-19

SCHEME
SP-53
 EPIC
 EAST

PROPOSED TENANT NAMES SHOWN

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MASTER SITE PLAN



Weber & Company

Total Phase 2 Epic NW Retail Parcel (Lot 1 Block C)
10,901 ac
109,365 sf GLA
(5.91 / 1000)

Total Phase 1 Epic SW Retail Parcels (including Retail 5 and 1)
24,932 ac
277,179 sf GLA

West of Esplanade Blvd (Lot 1R Block A)
21,593 ac
252,179 sf GLA
park provided = 1185 (4.78 / 1000)

EPIC TOWNE CROSSING — SH 161 at Mayfield Road GRAND PRAIRIE, TEXAS

HODGES Architecture architecture planning
13000 Omega Dallas Texas 75244-6114
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part no: 18043-01 sheet no: 05
date: KO 5-14-19

MP

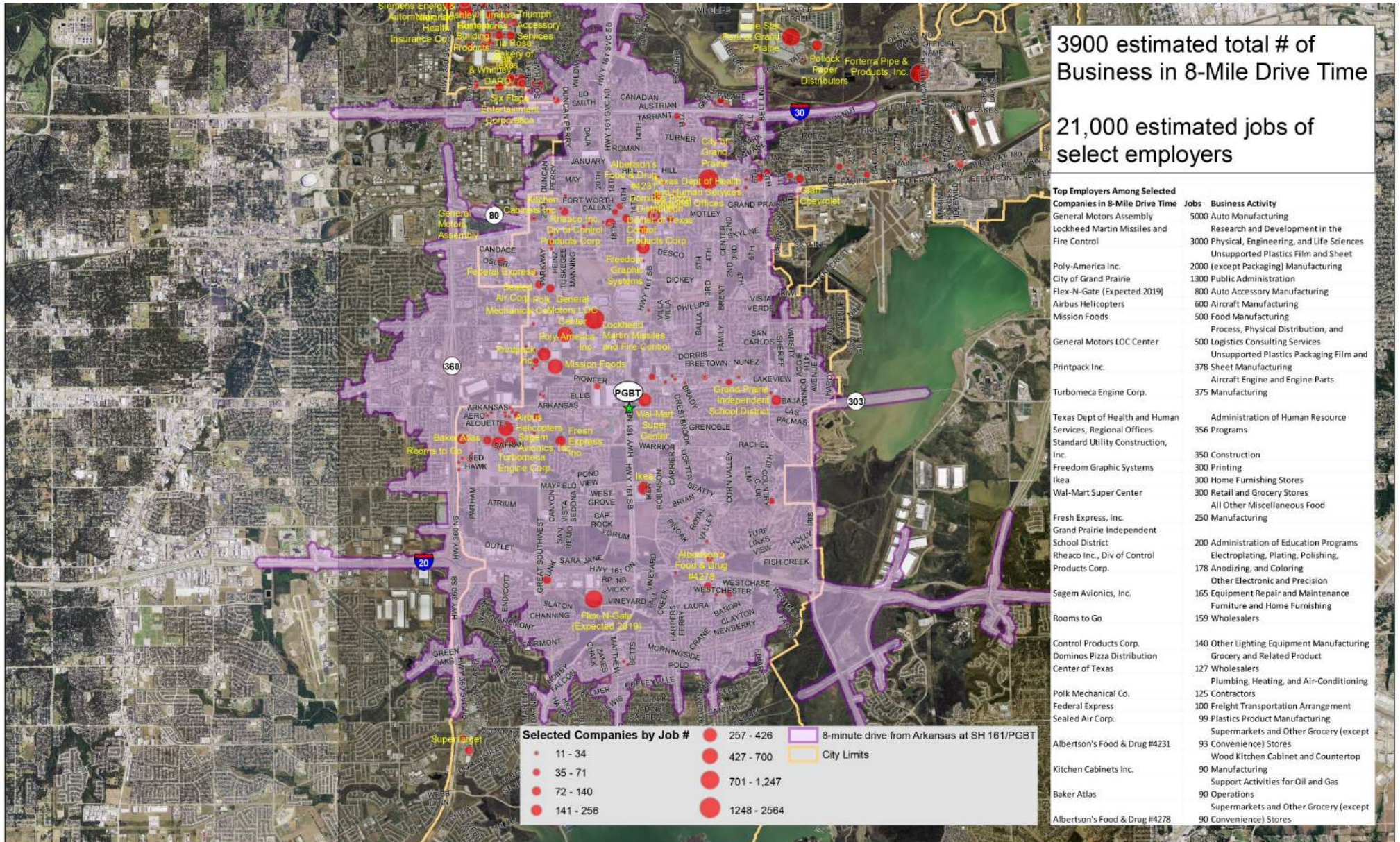
PROPOSED TENANT NAMES SHOWN

Epic Towne Crossing

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Employer Business Map



Prepared by Grand Prairie ED/IT/GIS, 8-17-2018

1 inch = 5,690 feet

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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.

11-2-2015



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.

Segovia Retail Group LLC	9004086	jennifer@seg-re.com	214.379.8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jennifer Elizabeth Frank	389268	jennifer@seg-re.com	214.668.0605
Designated Broker of Firm	License No.	Email	Phone
Rose Meza	649984	rose@seg-re.com	469.480.8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date