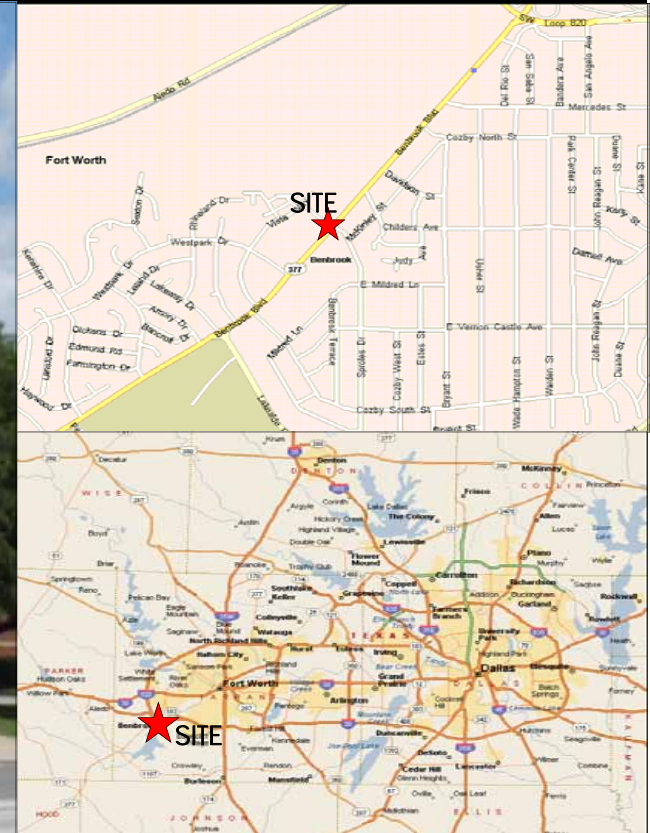


Retail Development 9200 Benbrook Boulevard Benbrook, Texas

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Melissa Sanders
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PROPERTY SPECIFICATIONS

LAND SIZE: 41,453 square feet

BUILDING SIZE: 2,624 square feet

- INFORMATION:**
- Former Compass Bank located at the lighted intersection of Highway 377 and Sproles
 - Ideal restaurant or retail opportunity
 - Zoning—Highway Corridor "HC"

NEIGHBORING TENANTS:

Proposed Lowes, Sonic, Racetrac, QuikTrip (under construction), CVS, Walgreens, Jack in the Box, McDonald's, Whataburger, Proposed 7-Eleven, Starbucks, Blockbuster, Albertsons, Brookshire's, Arby's, Pizza Hut, Taco Bell and Long John Silver's

TRAFFIC: Loop 820—107,815 v.p.d.
Benbrook Blvd. (Hwy. 377)—49,986 v.p.d.

2007 DEMOGRAPHICS:

Radius	Population	Average HH Income
1 Mile	6,934	\$64,812
3 Mile	36,101	\$92,137
5 Mile	119,011	\$66,388

The information contained herein was obtained from sources believed reliable; however, The Westover Group 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 or conditions, prior sale or lease or withdrawal without notice.



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Demographics: 2007 Estimates & 2012 Projections

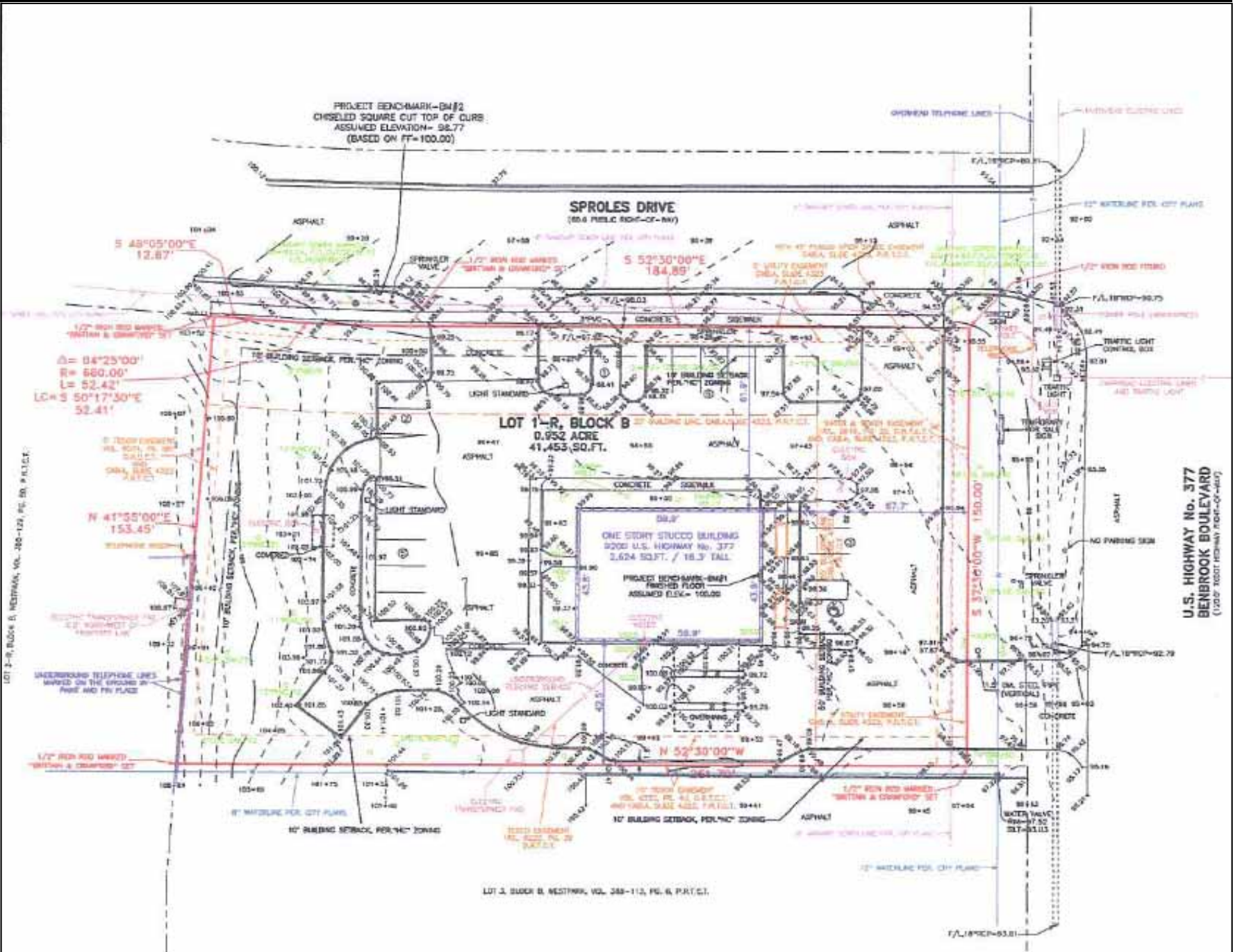
	1 Mile		3 Miles		5 Miles	
	2007	2012	2007	2012	2007	2012
Population	6,934	7,246	36,101	40,862	119,011	133,111
Avg. HH Income	\$64,812	\$69,345	\$92,137	\$101,277	\$66,388	\$72,282

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