



CROSSROADS SQUARE

PROJECT PROFILE

SEPTEMBER 1, 2004

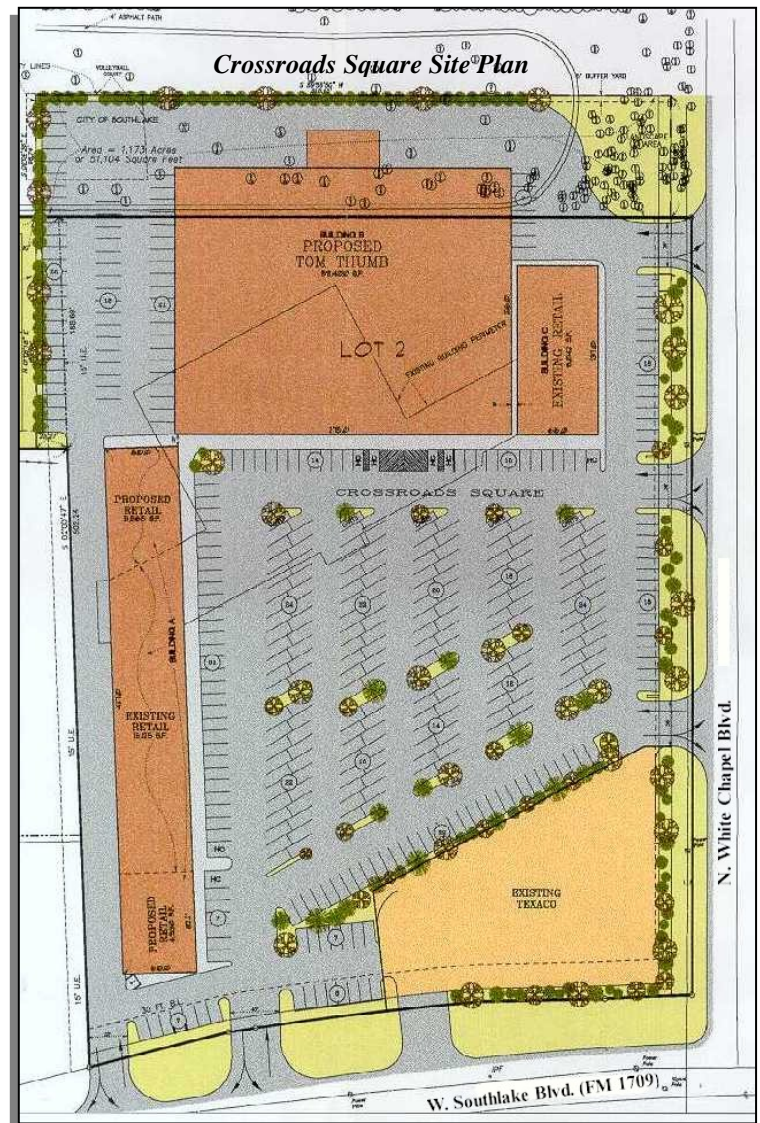


OVERVIEW:

- 7.7 acres
- Zoning: "SP-2" Generalized Site Plan District with limited "C-3" General Commercial District uses
- 78,000 s.f. retail and office uses

CONCEPT: Crossroads Square is a comprehensively revised development incorporating retail and office uses, with approximately 15,000 square feet of lease spaces and a 63,959 square foot grocery anchor. The original development incorporated approximately 68,876 square feet.

ZONING: "S-P-2" Generalized Site Plan District with limited "C-3" General Commercial District, excluding the following uses: frozen food lockers for individual or family use, not including the processing of food except cutting or wrapping; movie theaters; bowling alleys; conventional golf courses, including outdoor driving ranges accessory thereto, but excluding outdoor miniature golf courses; lodges, sororities and/or fraternities; medical care facilities to include nursing and care homes, hospitals with their related facilities and supportive retail and personal service uses operated by or under the control of the hospital primarily for the convenience of patients, staff and visitors; mortuaries, funeral homes and undertakers; skating rinks, ice and roller (indoor only); and taverns, clubs, and other comparable establishments under which the on-premises consumption of alcoholic beverages is permitted subject to issuance of a special use permit.



LOCATION: The Crossroads Square project is located on approximately 7.7 acres at the northwest corner of the intersection of W. Southlake Blvd. (F.M. 1709) and N. White Chapel Blvd.

FINANCIAL ISSUES: The Crossroads Square project has an estimated construction value of \$2.2 million.



TENANTS (confirmed as of September 2004):

- Allegiance Title Company
- CVS
- Diamonds by Hanna
- Duncans Cleaners
- Eclipse Salon & Spa
- Foot Solutions Southlake
- Gateway Church
- Goodman’s Taekwondo USA, Inc.
- H P Associates
- Hair Art by Holly
- Infinite Styles
- Jeanie Rawls
- M & S Tailor
- Mafi Management
- Magic Texaco
- Mail Copy Plus
- Pizza Hut
- Platinum Tan
- Sean M. Cerone, D.D.S., PA
- Southlake Nails
- Southlake Physical Therapy
- Southlake Sports
- Starbucks Coffee
- Subway
- Terry's Treehouse
- T-Mobile
- Tom Thumb
- US Physical Therapy
- Wells Fargo (Tom Thumb

CONTACTS: The following contacts are familiar with the Crossroads Square project:

Developer
Strode Property Co.
Chuck Keller
(214) 361-6900

Leasing Agent
Krista Barner
(972) 866-9555

City of Southlake
Economic Development Department
(817) 748-8039
econdev@ci.southlake.tx.us
www.southlakesites.com