



SOUTHLAKE CORNERS

PROJECT PROFILE

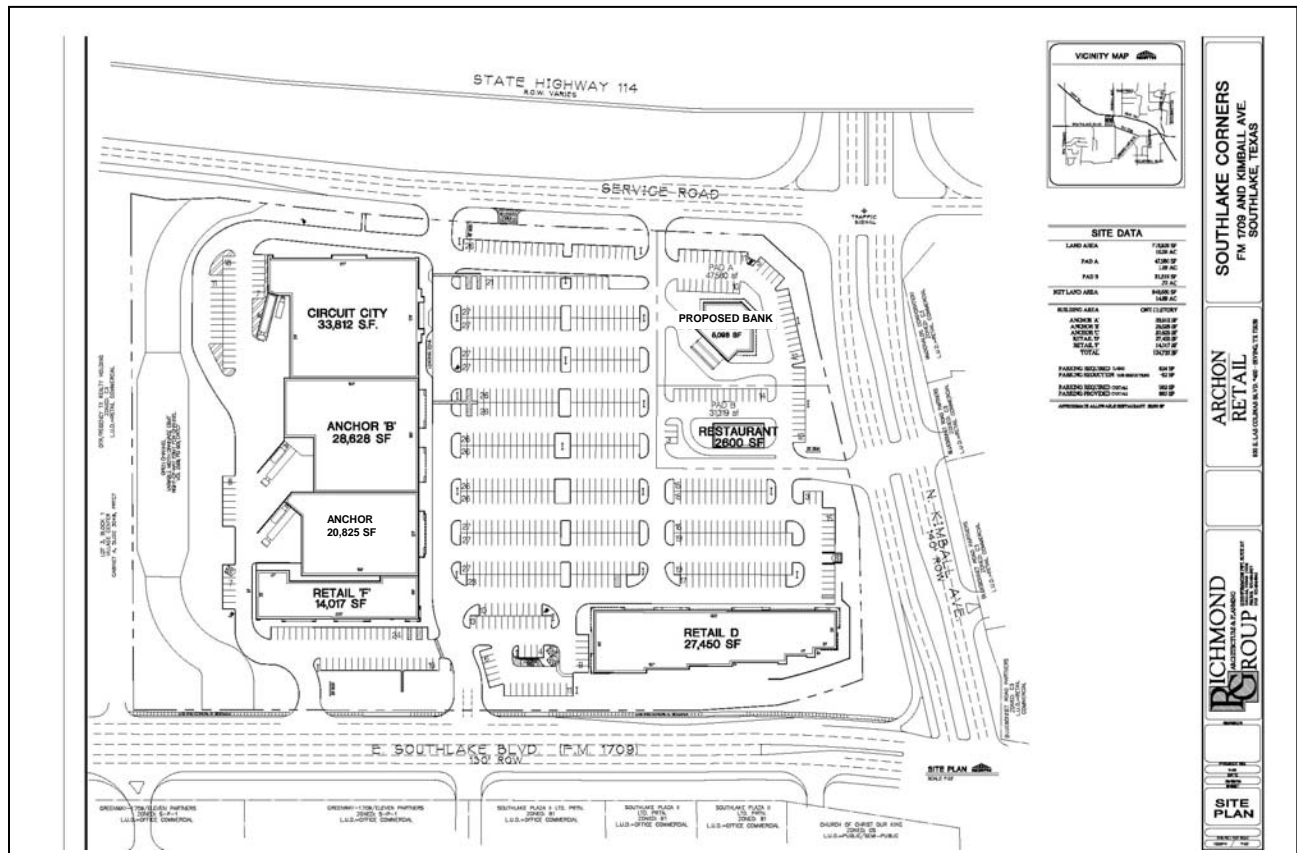
February 2, 2005



OVERVIEW:

- 16.5 Acres
- Zoning: "C-3" General Commercial District
- Phase I completed Fall, 2004: 110,812 square feet
- Phase II: Two pad sites for complementary retail uses
- Construction begins first quarter, 2004

CONCEPT: Southlake Corners was recently renovated with an additional two buildings constructed for complementary retail uses. The development will contain a mix of national retailers with a concentration of smaller shops for personal local services. The main building's east façade was reconstructed with the depth of the building reduced by approximately 40 feet. A resulting building can accommodate 3 or more lease spaces. Two additional retail pad-site buildings with complementary facades will be added during the second phase. One building will contain multi-tenant in-line shopping and the other will house two retail stores.



LOCATION: The location is at the southwest corner of State Highway 114 and Kimball Avenue.

PROJECT SCHEDULE: Scheduled to begin construction in first quarter, 2004 and Phase I should be completed by Fall, 2004.

QUICK OVERVIEW: Southlake Corners is intended to become a business focal point for the City. High standards of land planning, architectural themes and landscape elements have been implemented to produce the proposed site layout for this redevelopment. With this site's adjacency to a major highway and major thoroughfares, the redevelopment will have a regional attraction along with use by local patrons. Special attention is being paid to the internal circulation of the site. The placement of the additional drives is intended to minimize the internal vehicular circulation while improving the quality of landscaping.



TENANTS: (Confirmed as of September 2004)

- Carvel Ice Cream
- Circuit City
- Colonial Bank
- Fitz & Floyd
- Huntington Learning
- Kincaide's
- Luxury Nails
- Mattress Firm
- Pier One
- Staples
- 2nd Swing

CONTACTS: The following contacts are familiar with the Southlake Corners project:

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