



THE VILLAGE AT TIMARRON

PROJECT PROFILE

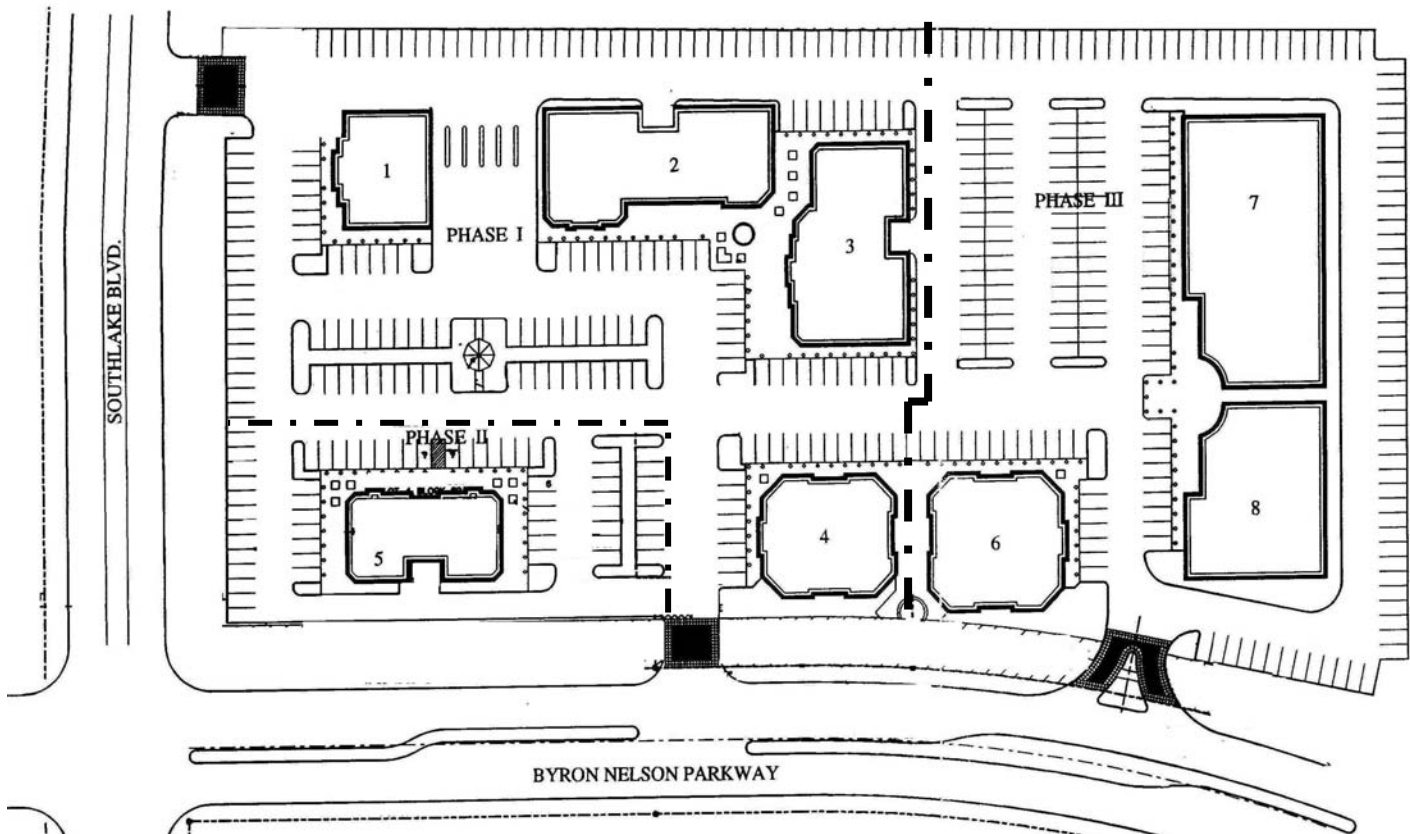
SEPTEMBER 1, 2004



OVERVIEW:

- 7.6 acres
- Zoning – “R-PUD” Residential Planned Unit Development District to include "C-2" Local Retail Commercial uses
- Over 68,000 s.f. of retail & restaurants

CONCEPT: A unique collection of specialty retail shops, restaurants, service stores, and banking services. Phase I and II include over 68,000 s.f., with the future development of Phase III adding approximately 30,000 s.f.



LOCATION: 7.6 acres on the southeast corner of Byron Nelson Parkway and Southlake Boulevard (F.M. 1709).



TENANTS (Confirmed as of September 1, 2004)

- Duncans Cleaners
- Farpointe Wine Bar
- First American Bank
- Fit 4 Her
- Frost National Bank
- Glen Alan Salon
- Hexter-Fair Title Company
- Hotsos Enterprises Ltd.
- K & C Tailor
- Mary Haltom Jewelers
- Professional Skin Care Center
- Re/Max Masters
- Red Sage
- Roger Jones Custom Pools
- Sanctuaries
- Shargo Enterprises
- Spa D'Aroma
- The Complete Package

FINANCIAL ISSUES: The appraised value for The Village at Timmaron shopping center is \$5.4 million.

CONTACTS: The following contacts are familiar with The Village at Timarron project:

Developer/Leasing

Drews Realty Group
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City of Southlake

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