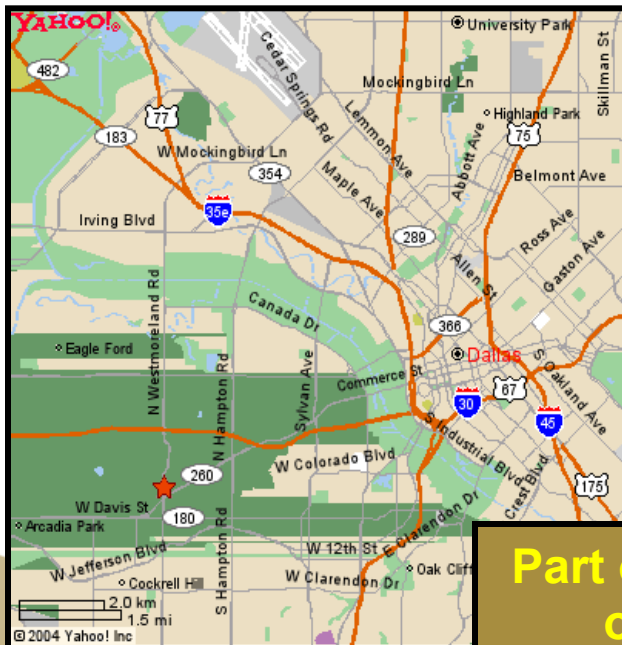


PROPERTY DETAILS

Highlights

- *Re-Developing Market*
- *Additional Land Included (extra pads available)*
- *Strong Consumer Demographics*
- *500 Employees on site daily due to 60,000sf government tenancy*



LOCATION

FOR DETAILED INFORMATION, CONTACT:

Dave Valdez / Robert McWilliams

Broker - Directing Member

214/ 766-7241

214/ 828-6305 Fax

dave@icbpropertiesco.com

Part of Davis Garden TIF and City of Dallas Enterprise Zone

100,000sf

Retail - Ofc

● Center RBA	101,105sf
● Occupancy	95.7%
● Available	4,380sf
● Rental	\$16.50sf NNN
● Triple Nets	\$4.25/sf

Center Overview

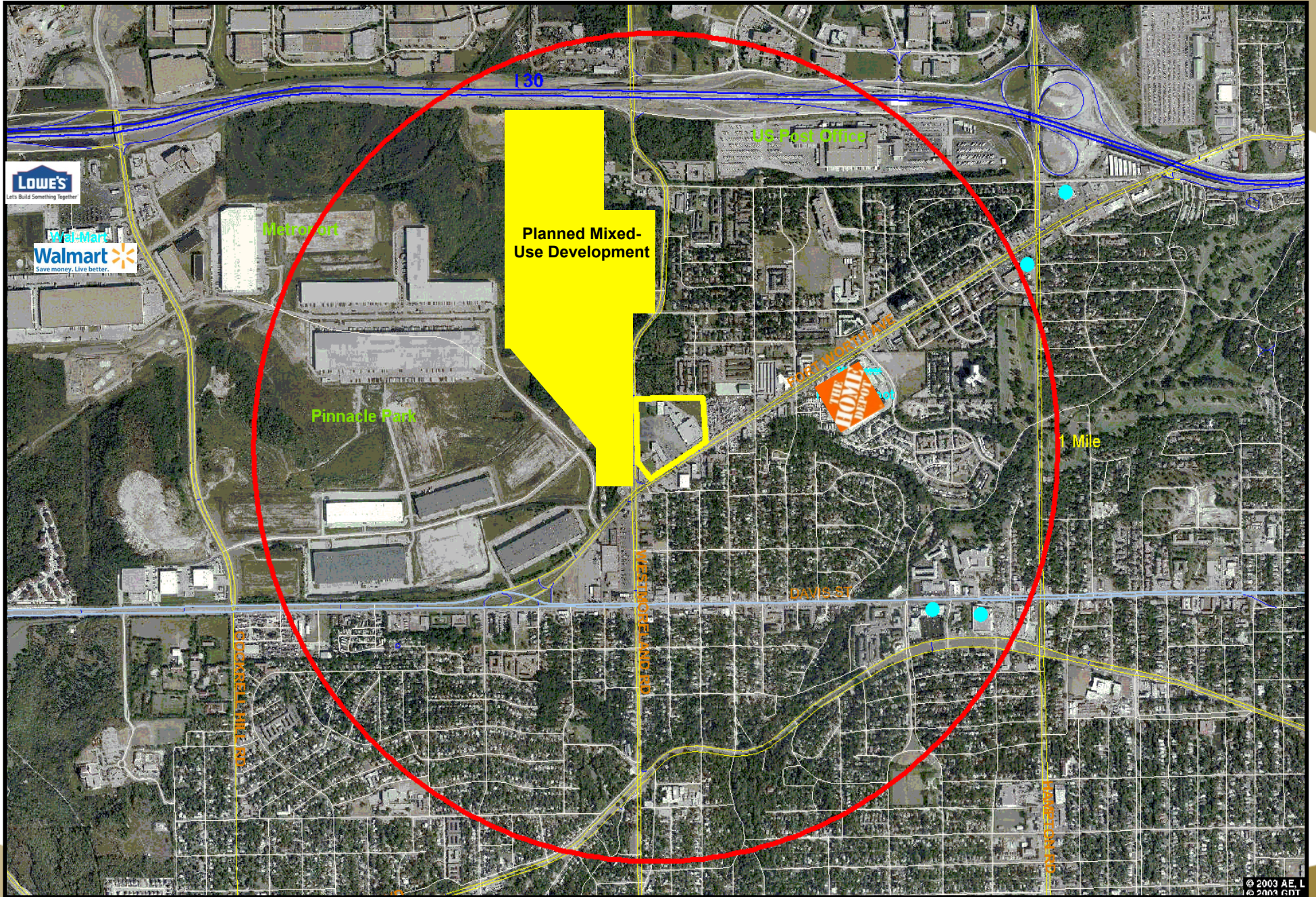
Kessler Hills Shopping Center is on approximately 434,729sf of land, with roughly 100,260sf of retail improvements. **There is approx. 5.6 acres additional, undeveloped lots surrounding the center with prime frontage along Westmoreland Road, or Ft. Worth Avenue (see site plan).** The center has been significantly renovated. The Texas Department of Family & Protective Services signed a ten year agreement for approximately 40,500sf and brought 300 - 400 employees to the center. This is in addition to the 50 - 75 employed with the Social Security Administration, (out parcel) those employed with Texas Rehab, and the many consumers visiting the center for their services and retail operators.

Area Overview

Kessler Hills Shopping Center is located at the NEC of Westmoreland & Ft. Worth Ave, on the going-home route amongst a **population of 18,900, 62,700 and 127,600 consumers** within a 1, 2, 3 mile radius respectively. This center is at the heart of redevelopment for this north Oak Cliff market, with such redevelopment efforts initiated by the state, private developers and the city of Dallas.

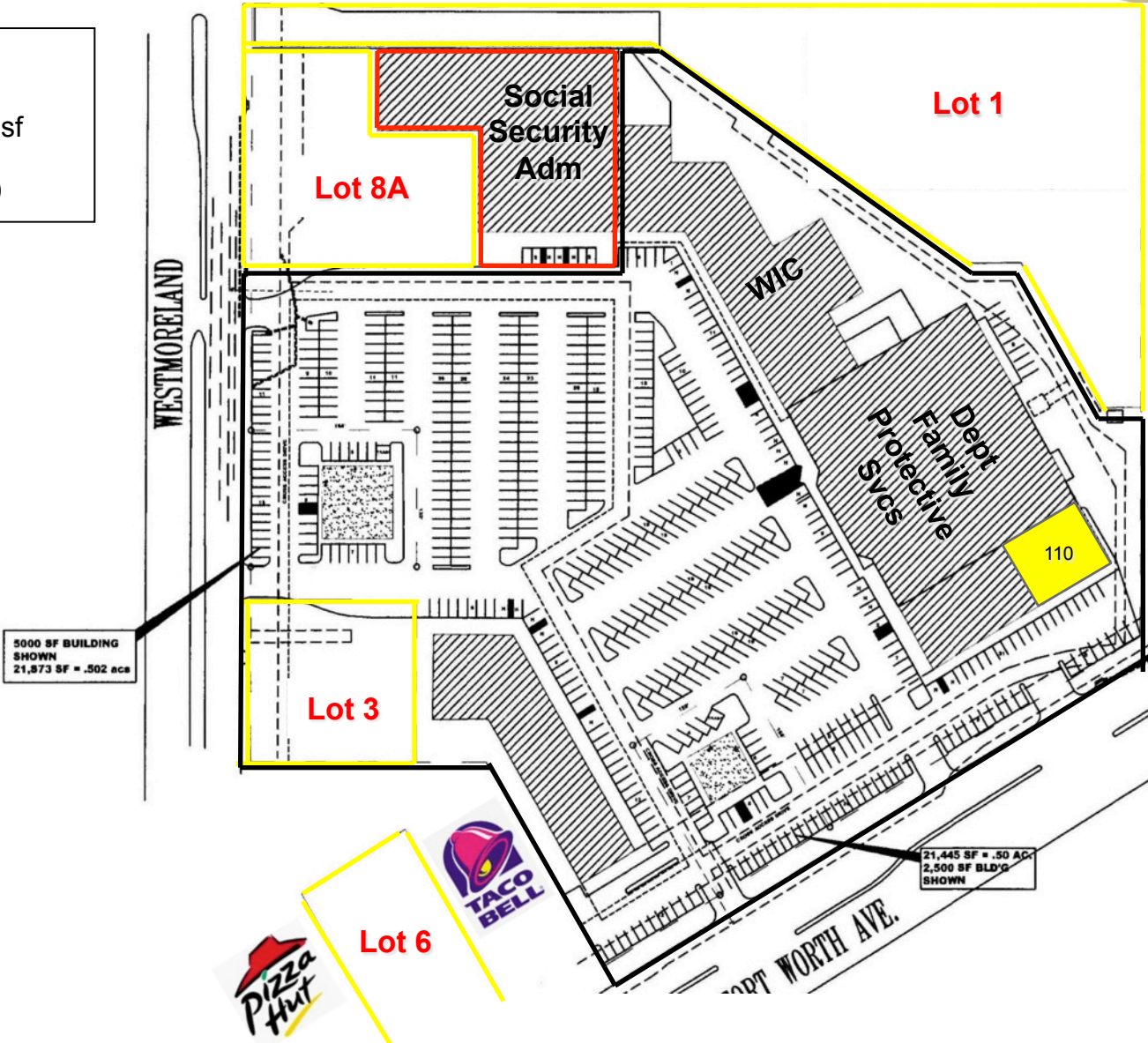
The state (TxDot) has completed the widening the I-30 thoroughfare just to the north of the property. A significant part of this redevelopment has provided **direct ingress/egress to the Westmoreland & I-30 intersection**, which previously did not exist. This access has made Westmoreland a primary route in and out of north Oak Cliff (see aerial) and the 128,000 consumers it houses (see demographics).

Private development, which has recently acknowledged these consumers and the increased access to them, include Home Depot, Walgreen's, McDonald's, Aldi, one-half mile east on Fort Worth Ave. Wal-Mart Supercenter and Lowe's one and one-half miles northwest at I-30 & Cockrell Hill (2004 completion), **A 100+ acre mixed-use development is planned across Westmoreland west of Kessler Hills SC, where 5 acres of multi-family are under construction now.**



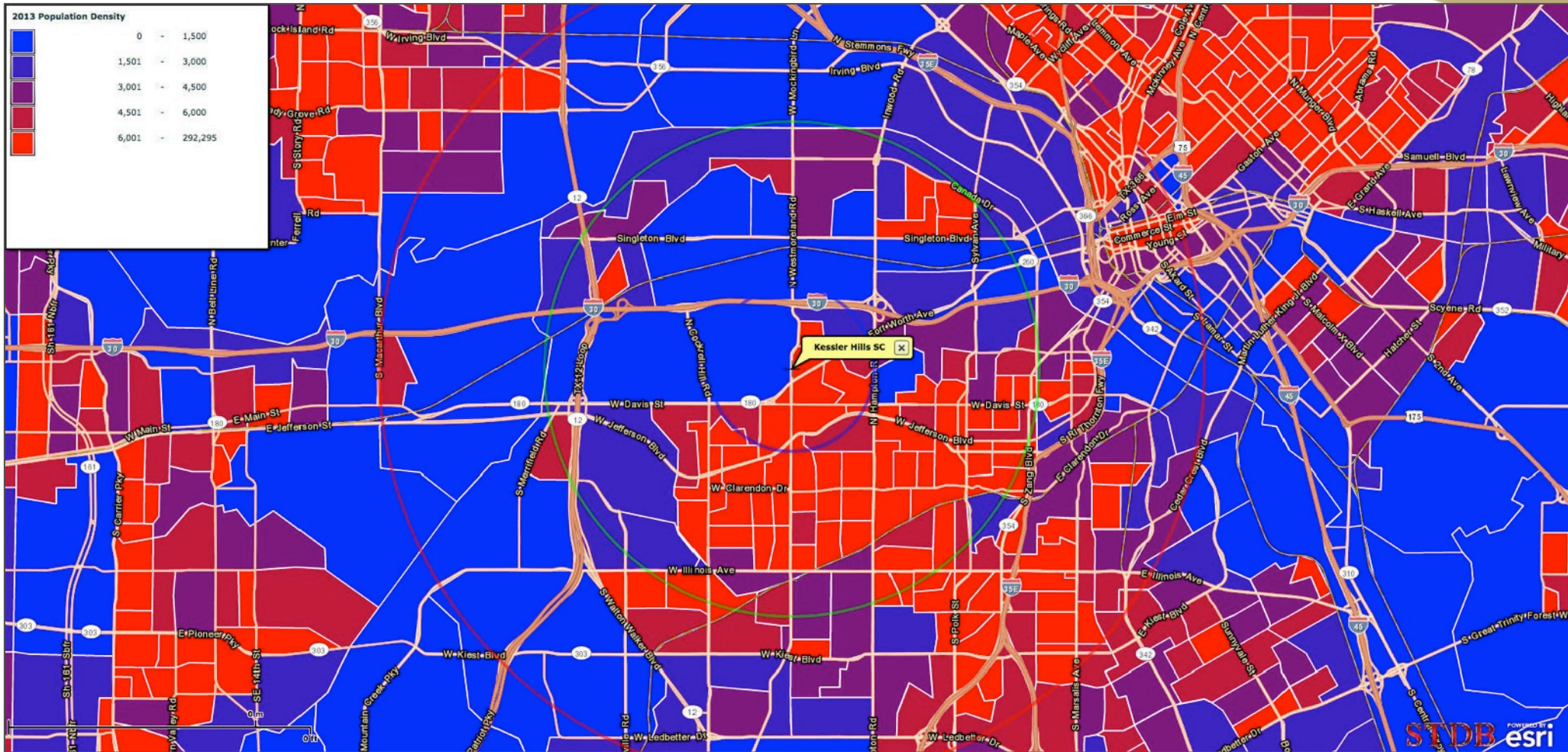
Site Plan

Suite 110
Approx. 4,380sf
divisible
(highlighted)



Lots / Pads outlined
in **YELLOW**

2013 Population Density





Traffic Count Map - Close Up

Kessler Hills SC
1050 N Westmoreland Rd, Dallas, Texas, 75211
Ring: 1, 3, 5 Miles

Prepared by David Valdez
Latitude: 32.755731
Longitude: -96.873978





Market Profile

Kessler Hills SC

1050 N Westmoreland Rd, Dallas, Texas, 75211,

Rings: 1, 3, 5 mile radii

Prepared by David Valdez

Latitude: 32.755730695

Longitude: -96.87397760

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	17,175	126,529	244,737
2010 Total Population	15,979	124,553	254,342
2013 Total Population	16,123	126,131	257,346
2013 Group Quarters	226	713	11,962
2018 Total Population	16,856	132,533	269,426
2013-2018 Annual Rate	0.89%	1.00%	0.92%
Household Summary			
2000 Households	5,234	35,816	70,577
2000 Average Household Size	3.24	3.51	3.30
2010 Households	4,933	35,997	77,957
2010 Average Household Size	3.19	3.44	3.11
2013 Households	5,001	36,489	79,037
2013 Average Household Size	3.18	3.44	3.10
2018 Households	5,258	38,395	83,110
2018 Average Household Size	3.16	3.43	3.10
2013-2018 Annual Rate	1.01%	1.02%	1.01%
2010 Families	3,351	26,371	51,716
2010 Average Family Size	3.88	4.05	3.87
2013 Families	3,389	26,668	52,152
2013 Average Family Size	3.87	4.05	3.88
2018 Families	3,548	27,957	54,470
2018 Average Family Size	3.86	4.06	3.88
2013-2018 Annual Rate	0.92%	0.95%	0.87%
Housing Unit Summary			
2000 Housing Units	5,600	37,901	75,196
Owner Occupied Housing Units	34.0%	51.5%	46.9%
Renter Occupied Housing Units	59.5%	43.0%	46.9%
Vacant Housing Units	6.6%	5.5%	6.1%
2010 Housing Units	5,490	39,300	87,194
Owner Occupied Housing Units	36.5%	50.4%	42.4%
Renter Occupied Housing Units	53.4%	41.2%	47.0%
Vacant Housing Units	10.1%	8.4%	10.6%
2013 Housing Units	5,546	39,820	88,182
Owner Occupied Housing Units	35.6%	49.5%	41.5%
Renter Occupied Housing Units	54.5%	42.1%	48.1%
Vacant Housing Units	9.8%	8.4%	10.4%
2018 Housing Units	5,740	41,374	91,277
Owner Occupied Housing Units	37.2%	51.2%	43.0%
Renter Occupied Housing Units	54.4%	41.6%	48.1%
Vacant Housing Units	8.4%	7.2%	8.9%
Median Household Income			
2013	\$32,151	\$32,739	\$34,329
2018	\$36,729	\$37,651	\$39,628
Median Home Value			
2013	\$109,427	\$100,917	\$101,287
2018	\$153,302	\$130,869	\$128,382
Per Capita Income			
2013	\$12,962	\$13,761	\$16,239
2018	\$15,076	\$16,186	\$18,848
Median Age			
2010	28.7	28.9	29.7
2013	28.8	29.2	29.9
2018	29.2	29.9	30.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

April 07, 2014



Market Profile

Kessler Hills SC

1050 N Westmoreland Rd, Dallas, Texas, 75211,

Rings: 1, 3, 5 mile radii

Prepared by David Valdez

Latitude: 32.755730695

Longitude: -96.87397760

	1 mile	3 miles	5 miles
2013 Households by Income			
Household Income Base	5,001	36,489	79,037
<\$15,000	19.3%	19.9%	19.4%
\$15,000 - \$24,999	17.2%	15.6%	15.2%
\$25,000 - \$34,999	17.5%	17.5%	16.3%
\$35,000 - \$49,999	19.3%	16.3%	17.1%
\$50,000 - \$74,999	14.7%	16.1%	15.5%
\$75,000 - \$99,999	6.7%	6.3%	7.2%
\$100,000 - \$149,999	3.9%	5.1%	5.7%
\$150,000 - \$199,999	1.2%	1.6%	2.0%
\$200,000+	0.4%	1.5%	1.7%
Average Household Income	\$41,599	\$46,965	\$49,311
2018 Households by Income			
Household Income Base	5,258	38,395	83,110
<\$15,000	20.0%	19.9%	19.4%
\$15,000 - \$24,999	14.4%	12.7%	12.2%
\$25,000 - \$34,999	13.2%	14.2%	12.8%
\$35,000 - \$49,999	15.6%	13.9%	14.6%
\$50,000 - \$74,999	16.3%	17.0%	16.4%
\$75,000 - \$99,999	12.3%	10.5%	11.5%
\$100,000 - \$149,999	6.1%	7.7%	8.5%
\$150,000 - \$199,999	1.7%	2.3%	2.8%
\$200,000+	0.5%	1.8%	1.9%
Average Household Income	\$48,399	\$55,261	\$57,651
2013 Owner Occupied Housing Units by Value			
Total	1,976	19,713	36,617
<\$50,000	4.8%	8.3%	8.9%
\$50,000 - \$99,999	39.5%	41.1%	40.3%
\$100,000 - \$149,999	30.3%	28.5%	29.6%
\$150,000 - \$199,999	11.7%	8.7%	10.2%
\$200,000 - \$249,999	5.5%	4.0%	3.4%
\$250,000 - \$299,999	2.8%	2.4%	1.9%
\$300,000 - \$399,999	1.5%	2.9%	2.3%
\$400,000 - \$499,999	0.1%	1.5%	1.1%
\$500,000 - \$749,999	2.6%	1.7%	1.5%
\$750,000 - \$999,999	0.2%	0.4%	0.3%
\$1,000,000 +	1.1%	0.4%	0.5%
Average Home Value	\$145,734	\$135,620	\$131,371
2018 Owner Occupied Housing Units by Value			
Total	2,134	21,169	39,192
<\$50,000	2.9%	6.3%	6.9%
\$50,000 - \$99,999	22.5%	28.4%	29.1%
\$100,000 - \$149,999	23.5%	24.8%	24.6%
\$150,000 - \$199,999	15.5%	13.9%	15.9%
\$200,000 - \$249,999	9.7%	7.8%	7.1%
\$250,000 - \$299,999	5.7%	4.8%	4.0%
\$300,000 - \$399,999	5.5%	5.2%	4.3%
\$400,000 - \$499,999	1.7%	2.7%	2.2%
\$500,000 - \$749,999	10.5%	4.1%	3.8%
\$750,000 - \$999,999	0.7%	1.3%	1.1%
\$1,000,000 +	1.7%	0.6%	0.9%
Average Home Value	\$232,066	\$184,408	\$178,768

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

April 07, 2014



Market Profile

Kessler Hills SC

1050 N Westmoreland Rd, Dallas, Texas, 75211,

Rings: 1, 3, 5 mile radii

Prepared by David Valdez

Latitude: 32.755730695

Longitude: -96.87397760

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	15,979	124,553	254,342
White Alone	59.2%	56.6%	49.4%
Black Alone	7.5%	10.7%	20.2%
American Indian Alone	1.2%	0.9%	0.8%
Asian Alone	0.6%	0.7%	1.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	28.0%	28.0%	25.2%
Two or More Races	3.4%	3.1%	2.8%
Hispanic Origin	81.6%	78.1%	64.5%
Diversity Index	75.0	78.2	84.5
2013 Population by Race/Ethnicity			
Total	16,122	126,131	257,345
White Alone	59.2%	56.6%	49.6%
Black Alone	7.2%	10.2%	19.3%
American Indian Alone	1.2%	0.9%	0.8%
Asian Alone	0.6%	0.6%	1.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	28.4%	28.5%	25.9%
Two or More Races	3.5%	3.1%	2.9%
Hispanic Origin	82.8%	79.4%	66.1%
Diversity Index	74.6	77.8	84.4
2018 Population by Race/Ethnicity			
Total	16,855	132,533	269,426
White Alone	59.4%	56.9%	49.9%
Black Alone	6.7%	9.5%	18.1%
American Indian Alone	1.2%	0.9%	0.8%
Asian Alone	0.5%	0.6%	1.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	28.7%	28.9%	26.6%
Two or More Races	3.5%	3.2%	3.0%
Hispanic Origin	84.8%	81.5%	68.7%
Diversity Index	73.5	76.8	83.9
2010 Population by Relationship and Household Type			
Total	15,979	124,553	254,342
In Households	98.6%	99.4%	95.3%
In Family Households	85.8%	89.3%	82.0%
Householder	20.6%	21.3%	20.3%
Spouse	12.5%	13.2%	12.2%
Child	38.9%	41.9%	37.7%
Other relative	9.4%	9.4%	8.5%
Nonrelative	4.4%	3.6%	3.2%
In Nonfamily Households	12.8%	10.1%	13.3%
In Group Quarters	1.4%	0.6%	4.7%
Institutionalized Population	1.3%	0.4%	3.7%
Noninstitutionalized Population	0.1%	0.2%	1.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept in price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

