

The Shops at Hidden Lakes

*NWC of Davis Boulevard and Bear Creek Parkway
Keller, Texas*



15,000 SF of Retail Space Available
Retail and Office Pad Sites Available

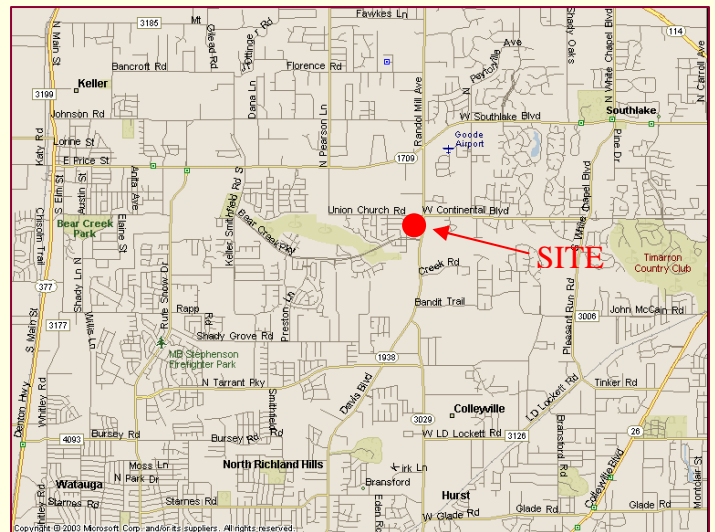
PROPERTY INFORMATION:

- Hidden Lakes is an 825 acre master planned community consisting of over 1,700 homes and a top-ranked golf course.
- Excellent exposure on Davis Boulevard
- 1,500 – 15,000 Square Feet of In-line Retail Space Available
- Northwest Quadrants of Davis Boulevard and Bear Creek Parkway, the entrance into Hidden Lakes
- Upscale New Construction Featuring Classic Architecture
- Retail and Office Pad Sites Available
- Traffic Counts:
33,901 cars per day on Davis Blvd
9,757 cars per day on Bear Creek

DEMOGRAPHICS:

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	4,702	49,397	151,836
Households	1,411	15,286	49,873
Avg HH Income	\$162,468	\$151,727	\$124,007

*Source: 2005 Estimates from Claritas Inc.

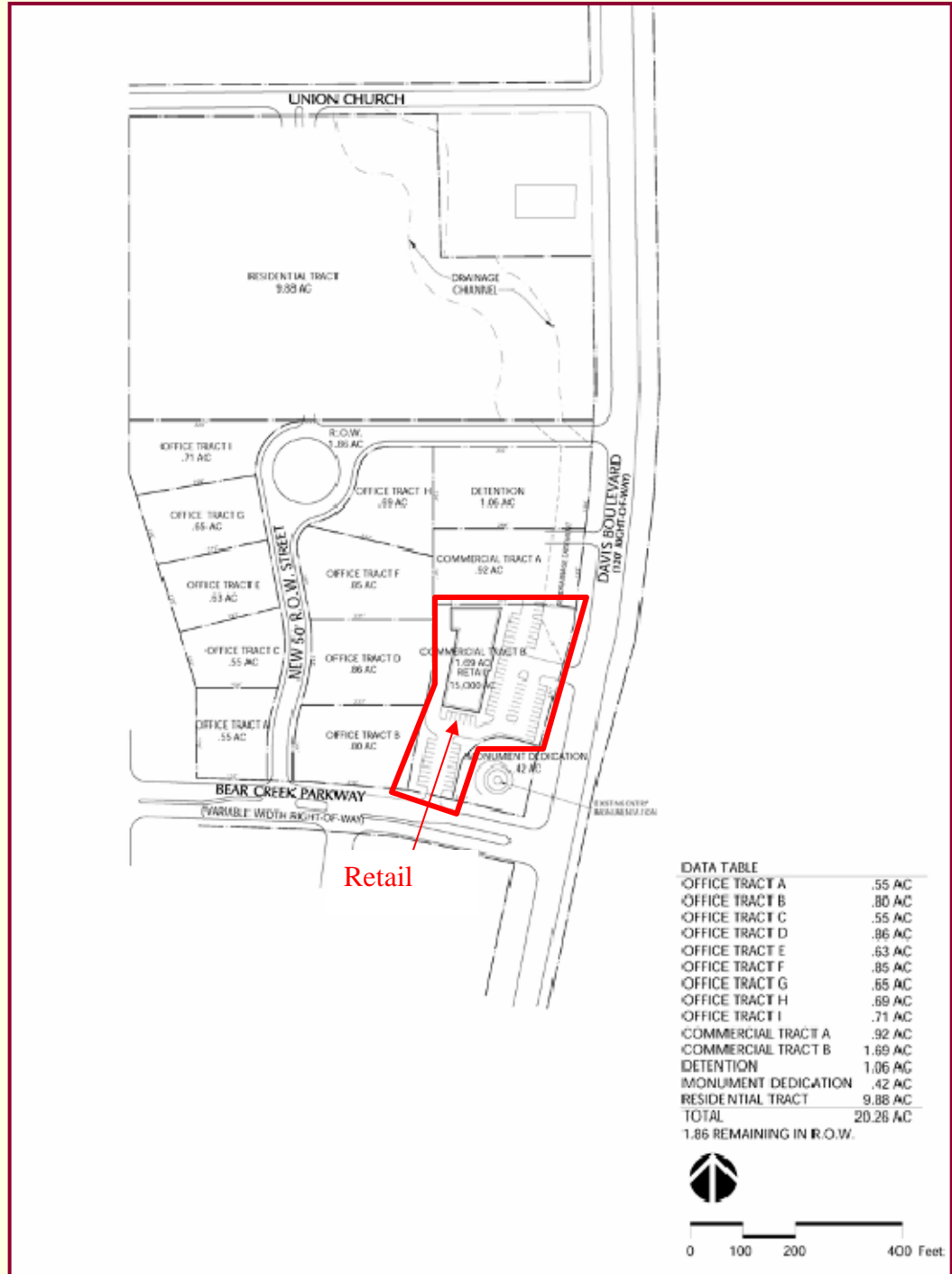


**For Information Call:
Ben Luedtke
214-445-2211**

**Hanover Property Company
5950 Berkshire Lane, Suite 1200
Dallas, Texas 75225**

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Conceptual Site Plan



DATA TABLE

OFFICE TRACT A	.55 AC
OFFICE TRACT B	.80 AC
OFFICE TRACT C	.55 AC
OFFICE TRACT D	.86 AC
OFFICE TRACT E	.63 AC
OFFICE TRACT F	.85 AC
OFFICE TRACT G	.65 AC
OFFICE TRACT H	.69 AC
OFFICE TRACT I	.71 AC
COMMERCIAL TRACT A	.92 AC
COMMERCIAL TRACT B	1.69 AC
DETENTION	1.06 AC
MONUMENT DEDICATION	.42 AC
RESIDENTIAL TRACT	9.88 AC
TOTAL	20.26 AC
1.86 REMAINING IN R.O.W.	

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