

SOMERSET COMMERCIAL

SWC of Hwy 360 & Hwy 287

Mansfield, Texas 76063

HANOVER

PROPERTY COMPANY



AVAILABLE SPACE

- Contact Broker for Details

RATES/NNN

Please Call for Rates

DEMOGRAPHICS

| | 3 Miles | 5 Miles | 7 Miles |
|-------------------|-----------|-----------|----------|
| 2015 Population | 8,817 | 40,909 | 118,572 |
| 5 Yr Proj. Growth | 17.6% | 12.3% | 11.6% |
| Avg. HH Income | \$103,511 | \$105,447 | \$99,631 |

PROPERTY HIGHLIGHTS

- 455 acre, 1,025 single family lot master planned community; Phase 1 now under construction.
- 31 Acres of commercial land; Shopping Center being planned for the SWC of Hwy 360 and Hwy 287.
- Highway 360 toll lanes under construction to be open 2017.

TRAFFIC COUNTS

US-287: 26,991 VPD (TXDOT 2014)
SH-360: 28,140 VPD (TXDOT 2013)

TRAFFIC GENERATORS

KOHL'S



Methodist
HEALTH SYSTEM



Walgreens

HCA
Hospital Corporation of America

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3001 Knox Street, Suite 207 | Dallas, Texas 75205

John G. Carter
214.445.2226
jcarter@hanoverproperty.com

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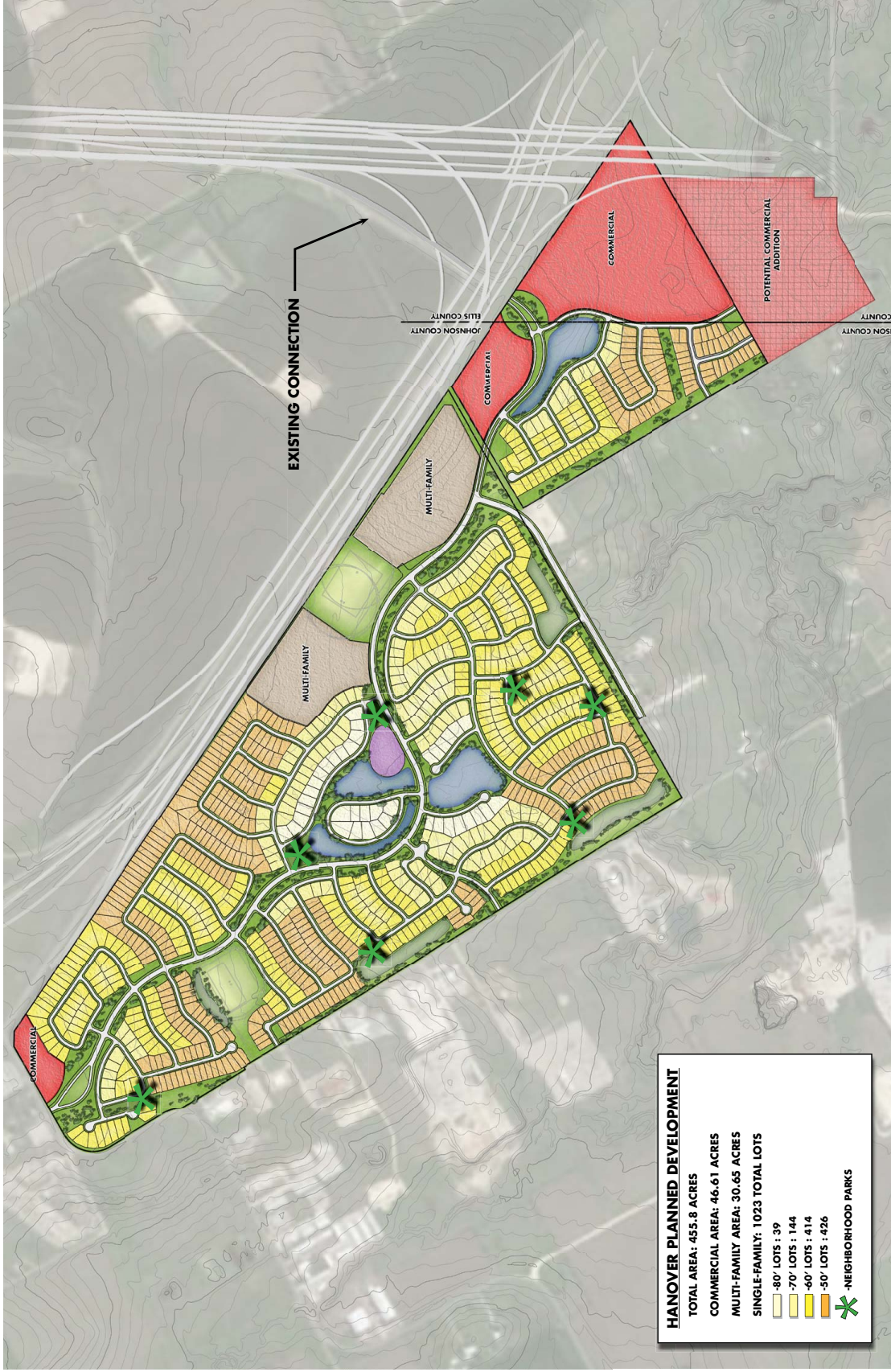
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NOTE: Project area is not drawn to scale in order to emphasize details.

Roadway and Limits

| | | | | |
|---|-----|---|---|---|
| SH 360 from Sublett Road/Camp Wisdom to East Broad Street | 2 | 2 | 2 | 4 |
| SH 360 from East Broad Street to US 287 | 1-2 | 2 | 2 | 3 |

| Existing frontage road lanes (Each direction) | Initial frontage road lanes (Each direction, late 2017) | Initial toll lanes (Each direction, late 2017) | Ultimate toll lanes (Each direction) |
|---|---|--|--------------------------------------|
| 2 | 2 | 2 | 4 |
| 1-2 | 2 | 2 | 3 |

SOURCE: Texas Department of Transportation.

TxDOTgraphic

| | 3 mi Ring | 5 mi Ring | 7 mi Ring |
|--|-----------|-----------|-----------|
| Population Trend | | | |
| 2000 Total Population | 2,243 | 18,716 | 49,169 |
| 2010 Total Population | 6,944 | 34,592 | 101,377 |
| 2015 Total Population | 8,817 | 40,909 | 118,572 |
| 2020 Total Population | 10,517 | 46,797 | 135,001 |
| Households Trend | | | |
| 2000 Total Households | 676 | 5,834 | 15,933 |
| 2010 Total Households | 2,123 | 11,131 | 32,632 |
| 2015 Total Households | 2,615 | 12,712 | 36,806 |
| 2020 Total Households | 3,074 | 14,276 | 41,074 |
| Population Change Trend | | | |
| 2000 to 2010 Population Change | 209.6% | 84.8% | 106.2% |
| 2000 to 2015 Population Change | 293.1% | 118.6% | 141.2% |
| 2010 to 2020 Population Change | 51.5% | 35.3% | 33.2% |
| 2015 to 2020 Population Change | 19.3% | 14.4% | 13.9% |
| Household Change Trend | | | |
| 2000 to 2010 Household Change | 214.1% | 90.8% | 104.8% |
| 2000 to 2015 Household Change | 286.8% | 117.9% | 131.0% |
| 2010 to 2020 Household Change | 44.8% | 28.3% | 25.9% |
| 2015 to 2020 Household Change | 17.6% | 12.3% | 11.6% |
| 2015 Race | | | |
| White alone | 62.5% | 69.4% | 65.1% |
| Black or African American alone | 20.9% | 15.6% | 18.2% |
| American Indian and Alaska Native alone | .7% | .6% | .6% |
| Asian alone | 3.9% | 3.4% | 5.1% |
| Native Hawaiian and OPI alone | .1% | .1% | .1% |
| Some Other Race alone | 8.4% | 7.8% | 7.4% |
| Two or More Races | 3.6% | 3.1% | 3.4% |
| 2015 Income | | | |
| Per Capita Income | \$30,468 | \$33,197 | \$30,927 |
| Household Income: Median | \$87,999 | \$87,245 | \$82,234 |
| Household Income: Average | \$103,511 | \$105,447 | \$99,631 |
| Average household size | 3.4 | 3.2 | 3.2 |
| Total Daytime Population | 7,289 | 39,430 | 100,807 |
| Total Employee Population | 2,799 | 18,054 | 37,388 |
| Total Daytime at Home Population | 4,490 | 21,376 | 63,419 |
| Total Employee Population (% of Daytime Population) | 38.4% | 45.8% | 37.1% |
| Total Daytime at Home Population (% of Daytime Population) | 61.6% | 54.2% | 62.9% |



Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|--|-------------|-------|-------|
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
|--|-------------|-------|-------|

| | | | |
|---------------------------|-------------|-------|-------|
| Designated Broker of Firm | License No. | Email | Phone |
|---------------------------|-------------|-------|-------|

| | | | |
|---|-------------|-------|-------|
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
|---|-------------|-------|-------|

| | | | |
|------------------------------|-------------|-------|-------|
| Sales Agent/Associate's Name | License No. | Email | Phone |
|------------------------------|-------------|-------|-------|

| | |
|---------------------------------------|------|
| Buyer/Tenant/Seller/Landlord Initials | Date |
|---------------------------------------|------|