

## *Available Exclusive Properties*



*Feb-10*

### ***RETAIL PROPERTIES***

#### **Northeast Corridor**

9400 N. Central Exp., Ste 500  
Dallas, Texas 75231  
(972) 776-7000

Chris Larzalere (972) 776-7096  
Sharon Friedberg (972) 776-7150  
Melanie Hughes (972) 776-7046  
Leigh Richter (972) 776-7032

#### **GSW / Fort Worth / Tarrant County**

2006 N. Highway 360  
Grand Prairie, Texas 75050  
(972)-337-9330

Brian Scott (972) 337-9320

600 Texas Street  
Suite 100

Fort Worth, Texas 76102  
(817) 921-8170

Karen Simon (817) 921-8171  
James Kang (817) 921-8179

#### **Stemmons Corridor / NW Dallas**

1445 MacArthur Drive  
Suite 116  
Carrollton, Texas 75007  
(972) 389-9000

Jason Miller (972) 389-9006

Dallas County

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 Melanie Hughes (972) 776-7046  
 Chris Larzalere (972) 776-7096  
 Leigh Richter (972) 776-7032

**DALLAS/FORT WORTH RETAIL INVENTORY**

March-10



GSW & Tarrant County

James Kang (817) 921-8179  
 Jason Miller (972) 337-9336  
 Brian Scott (817) 921-8182  
 Karen Simon (817) 921-8170

Address	Street Name	Avail. Sq. Ft.	Office Sq. Ft.	Land Acres	Clear Hgt.	Spk	Sale/Lease	Avail-ability	Exp	Rental Rate	Purchase Price	Comments	Primary Contact
<b>ADDISON</b>													
Addison Midway Business Center													
15301-15321	Midway Road											Excellent visibility off of Midway Rd, Low rates	Chris Larzalere Leigh Richter
	Suite 15315	3,820	3,820		16'		Lease	Immediate		\$12.00 FS		Dock door; Access to Dallas N. Tollway	
<b>ARLINGTON</b>													
E Arkansas													
1011	E. Arkansas Lane												Brian Scott
	Suite 102	3,165					Lease	Immediate	\$5.00	\$14.00 NNN			
	Suite 104	2,280					Lease	Immediate	\$5.00	\$14.00 NNN			
	Suite 110	1,448					Lease	Immediate	\$5.00	\$14.00 NNN			
E Arkansas													
1101	E. Arkansas Lane	25,254					Sale				\$750,000	Retail / Office Spaces	Scott / Kang
Camp Bowie													
8312	Camp Bowie	8,345					L/S			\$6,500 NNN/Mo	\$795,000		Scott / Simon
Former Carpet One													
4720	S Cooper Street	18,666					Lease			\$12.00 NNN			Scott / Simon
Cooperstown Square													
6204	S Cooper Street	25,000					Sale				\$5,950,000	Negotiable	Scott / Simon
Matlock Road													
6851	Matlock Road	10,800					Lease	Immediate	\$5.00	\$18.00 NNN		Divisible to 1,200 SF - New Construction \$18.00/TI Available	Scott / Miller
<b>BEDFORD</b>													
Tennis													
1320	Tennis	44,000					L/S	Immediate		\$9.50 + E	\$2,165,500		Simon

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<b>CARROLLTON</b>													
<b>Midway Market</b>													
2001	Midway Road											Excellent visibility off Midway Rd, Low rates	Richter / Larzalere
	Suite 122	3,100			14'		Lease	Immediate		\$9.00 FS		Showroom / Flex; NWC Midway & Wiley Post Rd	
	Suite 130	8,486			14'		Lease	Immediate		\$9.00 FS			
<b>Midway Road</b>													
14831	Midway Road	7,700					Lease	Immediate		\$20.00 FS		Former Morton's Steakhouse - Equipment in place, Prime Location	Larzalere
<b>Josey Rosemeade Shopping Center</b>													
3720	Josey Lane												Leigh Richter
	Suite 100	1,404					Lease	Immediate	\$5.88	\$2,000/Mo		Restaurant with equipment	
	Suite 118	2,791					Lease	Immediate	\$5.88	\$9.00 - \$11.00			
<b>Northridge Court</b>													
2741	E Beltline Road											NW corner of Beltline & Marsh Rd	Leigh Richter
	Suite 102/103/104	7,169					Lease	Immediate	\$3.48	\$9 - \$11			
	Suite 105	4,773					Lease	Immediate	\$3.48	\$9 - \$11			
	Suite 106	1,779					Lease	Immediate	\$3.48	\$9 - \$11			
	Suite 107	1,586					Lease	Immediate	\$3.48	\$9 - \$11			
	Suite 108	3,114					Lease	Immediate	\$3.48	\$9 - \$11			
	Suite 109	2,358					Lease	Immediate	\$3.48	\$9 - \$11			
	Suite 110	2,201					Lease	Immediate	\$3.48	\$9 - \$11			
<b>Carrollton Business Center PAD SITES</b>													
LAND	Beltline & Marsh			.798-3.13 AC			Sale	Immediate			\$10 - \$17	Retail Pad Sites	Susan Singer
<b>DALLAS</b>													
<b>CF Hawn Freeway</b>													
6625	CF Hawn Freeway			0.75			Sale	Immediate			\$230,000	Perfect for car lot or new development	Chris Larzalere

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<b>Forest Audelia Village</b>													
9721-9759	Forest Lane												Chris Larzalere Leigh Richter
	Suite 320	1,479					Lease	10/01/09	\$4.45	\$10.00			
	Suite 360	1,528					Lease	Immediate	\$4.45	\$10.00			
	420	6,088					Lease	Immediate	\$4.45	\$10.00		High traffic & visibility. Free rent. Finishout allowance. NW corner of Forest Lane & Audelia	
	Suite 410 A	4,065					Lease	Immediate	\$4.45	\$10.00			
	Suite 440	1,269					Lease	Immediate	\$4.45	\$10.00			
<b>N. Central Expressway</b>													
9450	N. Central Expressway	40,950					L	Immediate		\$16.00 NNN		Former AMC Theatre	Sharon Freidberg Melanie Hughes
<b>Parkway Centre</b>													
13450	Inwood Road											Excellent visibility to N. Dallas Parkway, LBJ Freeway. Across from Galleria Mall. Ample Surface Parking. Building Signage capabilities.	Friedberg / Hughes
	Suite 1100	1,400					Lease	Immediate	\$7.50	\$15.00 NNN			
	Suite 1150	860					Lease	Immediate	\$7.50	\$15.00 NNN			
	Suite 1300	1,576					Lease	Immediate	\$7.50	\$15.00 NNN			
<b>EMORY</b>													
<b>FM 515 &amp; I-69</b>													
HC	FM 515 & I-69, Emory, Texas			22			Sale	Immediate			\$1,000,000	Hard Corner of Hwy 515 & US 69 - Directly across from the Brookshire's - Excellent for Retail Development; minutes from Lake Fork	Chris Larzalere
<b>EULESS</b>													
<b>Euless Plaza</b>													
417	Euless Blvd	3,200		3			L	Immediate	\$5.00	\$16.00 NNN			Scott
<b>Industrial Blvd</b>													
801	Industrial Blvd	6,800					L/S	Immediate		Neg	\$460,000	Retail shopping center	Scott

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<b>FLOWER MOUND</b>													
Shops at Flower Mound													
2021-2111	FM 407												
	Suite 106	1,420						Immediate		\$6.25	\$10 - \$14 NNN		Richter
	Suite 165	2,430						Immediate		\$6.25	\$10 - \$14 NNN		Richter
	Suite 120	1,597						Immediate		\$6.25	\$10 - \$14 NNN		Richter
	Suite 132	1,410						Immediate		\$6.25	\$10 - \$14 NNN		Richter
	Suite 145	2,174						Immediate		\$6.25	\$10 - \$14 NNN		Richter
	Suite 197	4,486						Immediate		\$6.25	\$10 - \$14 NNN		Richter
	Suite 223	1,087						Immediate		\$6.25	\$10 - \$14 NNN		Richter
	Suite 230	1,159						Immediate		\$6.25	\$10 - \$14 NNN		Richter
	Suite 236	1,232						Immediate		\$6.25	\$10 - \$14 NNN		Richter
	Suite 249	1,469						Immediate		\$6.25	\$10 - \$14 NNN		Richter
<b>FORT WORTH</b>													
Locke Block Retail Center													
5700	Locke											Retail	Simon/Kang
		1,176					Lease	Immediate		\$12.50	NNN		
		1,650					Lease	Immediate		\$12.50	NNN		
		2,353					Lease	Immediate		\$13 - \$15	NNN		
		3,551					Lease	Immediate		\$13.00	NNN		
Westcreek Drive													
5701	Westcreek Drive	15,000					Lease	Immediate					Simon
<b>GARLAND</b>													
2218 S Jupiter													
2218	S Jupiter Rd	2,000				16'	L/S	Immediate		\$10.00	FS	\$75/psf	Great location. Nice building. Excellent visibility Chris Larzalere

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<b>LEWISVILLE</b>													
Hilltop Corner													
2680	Denton Tap												
	Suite 101	2,357					Lease	Immediate		\$4.00	\$13.00 NNN	Office / Retail Space	Richter / Miller
	Suite 105	1,135					Lease	Immediate		\$4.00	\$13.00 NNN	Office / Retail Space	Richter / Miller
	Suite 107	9,535					Lease	Immediate		\$4.00	\$13.00 NNN	End cap with drive-through	Richter / Miller
2710	Denton Tap												
	800 SF Spaces						Lease	Immediate			\$800/Mo	Flex Space in 800 SF increments	Richter / Miller
<b>MESQUITE</b>													
Kearney													
502	Kearney	1,300 - 10,000											
							Lease	Immediate			\$10.50 FS	Shell condition, new building, \$25 in TI: Great visibility and access to I	Larzalere
<b>N RICHLAND HILLS</b>													
Rufe Snow													
5435	Rufe Snow	3,000											
							Lease	Immediate					Karen Simon
<b>ROCKWALL</b>													
Rockwall Retail Center													
NWC	NW Corner of Dalton & St Hwy 205			9.18									
							Sale	Immediately			\$9.00	Retail space	Harder / Friedberg / Hughes