



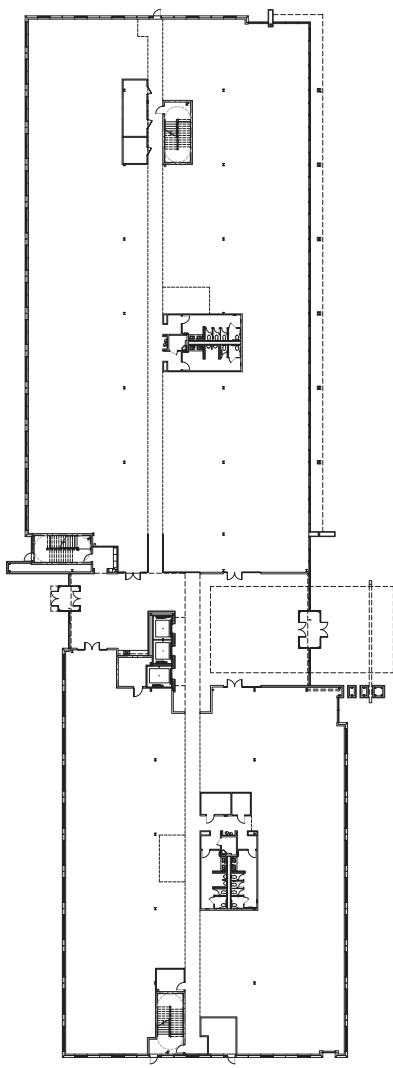
Good Fulton & Farrell Architects



- 190,000 SF
- FOUR STORIES
- 47,500 SF FLOOR PLATES
- 6/1,000+ PARKING
- 30' X 40' BAY DEPTHS
- DELIVERS Q3 2016

- UNBEATABLE ACCESS TO NORTH DALLAS AND THE DNT
- TOP-OF-BUILDING SIGNAGE OPPORTUNITIES WITH SH 190 EXPOSURE
- EXCEPTIONAL ON-SITE AND NEARBY RETAIL AMENITIES
- WALKING DISTANCE TO CARROLLTON'S 20-ACRE OAK CREEK PARK AND TENNIS CENTER
- CENTRAL LOCATION – JUST MINUTES FROM DFW AIRPORT, PLANO, FRISCO, AND DOWNTOWN DALLAS
- CLASS AA DRIVE-UP APPEAL
- ART AND SCULPTURE THROUGHOUT

FIRST FLOOR PLAN



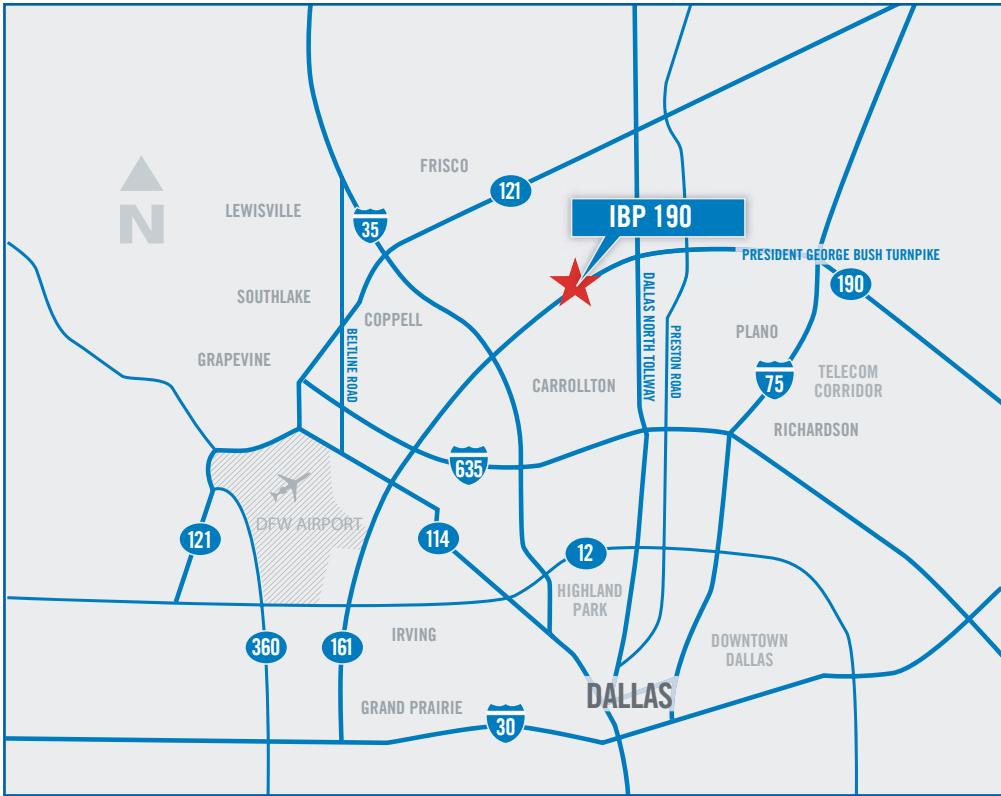
20-ACRE
OAK CREEK PARK
AND TENNIS CENTER
←

MASTER PLAN

1 MILLION SQUARE FEET AT FULL BUILD OUT

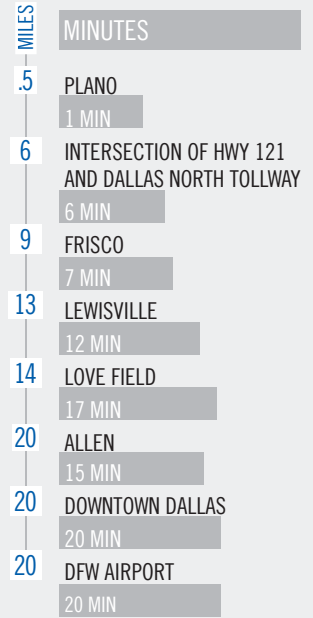


LOCATION

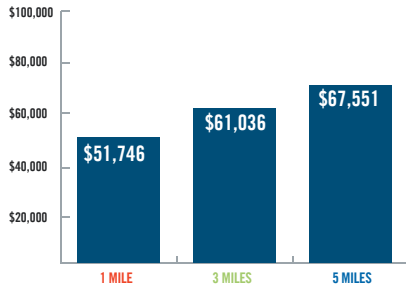


DRIVE TIME

Immediate access to SH 190 makes commuting convenient from any location.



2014 MEDIAN HOUSEHOLD INCOME

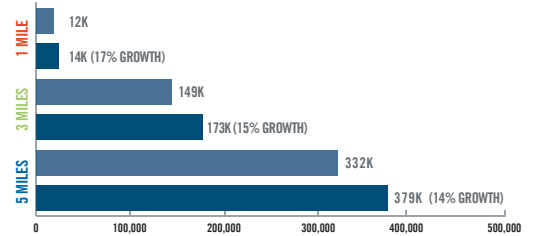


AREA AMENITIES

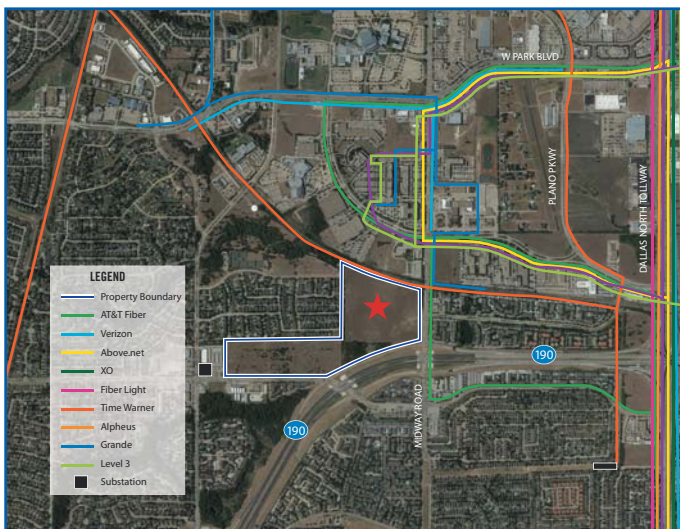


	1 MILE	3 MILES	5 MILES
BANKS	4	72	100
CLEANERS	4	46	64
DAY CARES	2	25	45
PHARMACIES	2	19	32
RESTAURANTS	18	233	406
SCHOOLS	2	71	120
SHOPPING/RETAILERS	28	445	715

2014 POPULATION EXPECTED POPULATION GROWTH FROM 2014-2018



DATA AND FIBER



ACCESS



PELTON
COMMERCIAL REAL ESTATE

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