

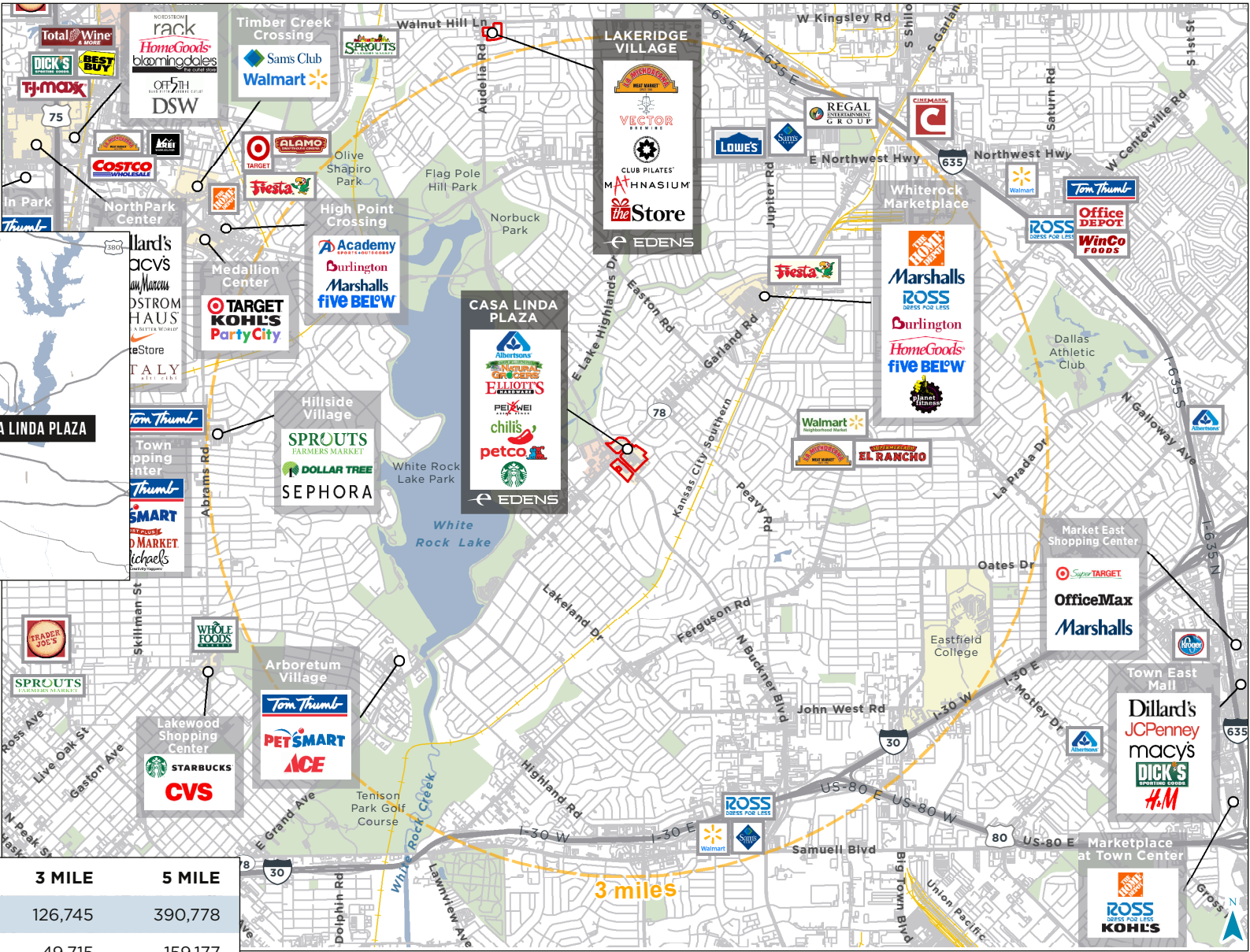


1152 North Buckner Blvd, Dallas, TX

# Casa Linda Plaza

260427

## CASA LINDA PLAZA TRADE AREA



| DEMOGRAPHICS    | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------|-----------|-----------|-----------|
| Population      | 10,681    | 126,745   | 390,778   |
| Households      | 5,091     | 49,715    | 159,177   |
| Daytime Pop.    | 10,365    | 100,833   | 380,454   |
| Avg. HH Income  | \$151,039 | \$135,667 | \$119,578 |
| Education Attn. | 59%       | 44%       | 42%       |



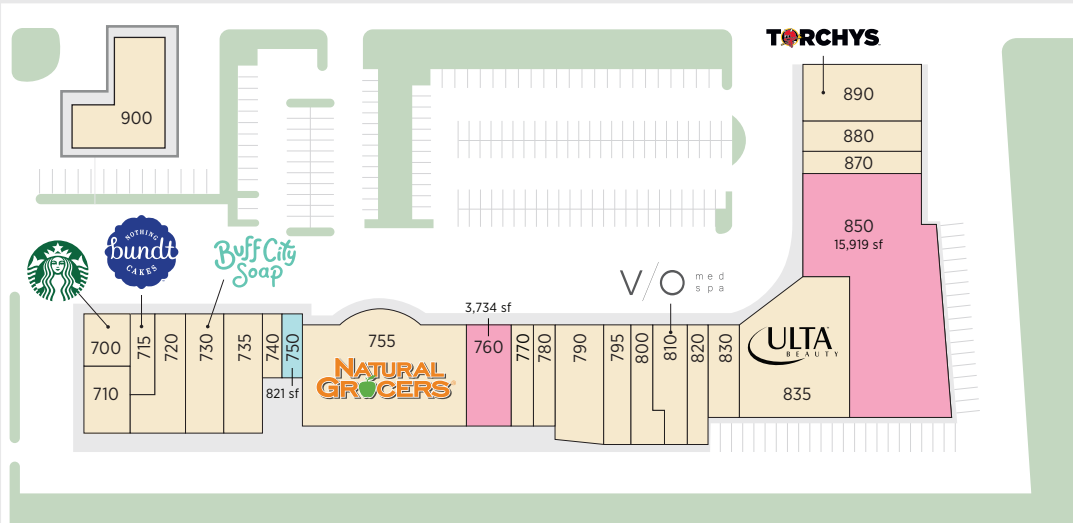
CASA LINDA  
PLAZA  
SITE PLAN



Leased Available Future Available LOI/Lease Pending

BUCKNER BLVD.

GARLAND RD.



CASA LINDA  
PLAZA  
RETAILER LIST



| NO. | RETAILERS                       | SF     |
|-----|---------------------------------|--------|
| 100 | Petco                           | 12,275 |
| 110 | H&R Block                       | 2,500  |
| 120 | AT&T Mobility                   | 3,500  |
| 130 | Available                       | 2,500  |
| 140 | Nail Star                       | 2,000  |
| 150 | LOI/Lease Pending               | 11,160 |
| 160 | Wingstop                        | 2,000  |
| 170 | Cheeky Monkeys                  | 7,732  |
| 180 | Available                       | 1,961  |
| 190 | SOI Brow Threading              | 1,200  |
| 200 | Fish 'N Tails Oyster Bar        | 3,750  |
| 210 | Restoration Dallas Chiropractic | 1,734  |
| 220 | Whitley Family Dental           | 2,103  |
| 260 | Action Behavior Centers         | 8,988  |
| 270 | BBVA                            | 1,547  |
| 300 | Zaap Kitchen                    | 1,271  |
| 310 | Chiloso                         | 2,300  |
| 320 | Future Available                | 2,182  |
| 330 | Southern Maid Donuts            | 948    |
| 340 | The Clean Getaway               | 800    |
| 350 | Maman                           | 2,366  |
| 400 | Urgent Care                     | 6,217  |
| 410 | BoomerJack's Grill & Bar        | 2,242  |
| 420 | Available                       | 2,996  |
| 425 | Dallas Gold Buyers              | 816    |
| 430 | Aria Nail Bar                   | 4,788  |
| 435 | Luna Massage                    | 1,202  |
| 450 | Lease Pending                   | 2,395  |

| NO. | RETAILERS                | SF     |
|-----|--------------------------|--------|
| 455 | Monster Yogurt           | 1,456  |
| 460 | LOI/Lease Pending        | 2,112  |
| 470 | Available                | 650    |
| 473 | Available                | 1,601  |
| 475 | Available                | 568    |
| 480 | Albertson's              | 59,560 |
| 485 | Available                | 5,880  |
| 490 | Rodeo Goat               | 6,600  |
| 500 | Freeman Village Cleaners | 907    |
| 510 | Casa Linda Barbers       | 560    |
| 520 | Ventura's Shoe & Boot    | 600    |
| 530 | Hong Kong Tailor         | 600    |
| 540 | Warhammer                | 640    |
| 550 | Farmer's Insurance       | 605    |
| 560 | Pita's Planters          | 600    |
| 570 | Salons by JC             | 6,941  |
| 580 | Elliott's Hardware       | 16,093 |
| 590 | Chili's                  | 7,644  |
| 600 | El Fenix Restaurant      | 7,298  |
| 610 | Miya Chinese             | 3,200  |
| 620 | Wells Fargo              | 6,681  |
| 630 | T-Mobile                 | 3,710  |
| 640 | Available                | 3,874  |
| 645 | Tiff's Treats            | 1,437  |
| 650 | State Farm               | 1,100  |
| 655 | Salisbury Pizza          | 2,000  |
| 660 | Leslie's Pool Supplies   | 3,710  |
| 665 | El Porton                | 2,000  |

| NO. | RETAILERS                  | SF     |
|-----|----------------------------|--------|
| 670 | UPS Store                  | 1,045  |
| 675 | Great Clips                | 1,045  |
| 700 | Starbucks                  | 1,920  |
| 710 | Casa Ramen                 | 1,589  |
| 715 | Nothing Bundt Cakes        | 1,407  |
| 720 | Sample House & Candle Shop | 3,531  |
| 730 | Buff City Soap             | 2,960  |
| 735 | Yogi's Sushi               | 3,990  |
| 740 | Rush Bowls                 | 817    |
| 750 | LOI/Lease Pending          | 821    |
| 755 | Natural Grocers            | 12,453 |
| 760 | Available                  | 3,734  |
| 770 | The Joint Chiropractic     | 1,814  |
| 780 | Sergio's Jewelry           | 2,300  |
| 790 | Massage Envy               | 3,545  |
| 795 | Reformed Pilates           | 2,390  |
| 800 | Glo Tanning                | 2,455  |
| 810 | V/O Med Spa                | 2,336  |
| 820 | Supercuts                  | 1,514  |
| 830 | Nails 2000                 | 2,365  |
| 835 | ULTA                       | 11,390 |
| 850 | Available                  | 14,841 |
| 870 | European Wax Center        | 1,902  |
| 880 | Castle Dental Centers      | 4,039  |
| 890 | Torchy's Tacos             | 4,500  |
| 900 | Ellen's                    | 4,500  |



# CASA LINDA PLAZA

## CENTER PHOTOS

### CENTER HIGHLIGHTS

- Situated on three of four corners at the intersection of Garland Rd. and N. Buckner Blvd.
- The second oldest shopping center in Dallas, built in 1945
- Tremendous traffic counts, surrounded by a densely populated area with significant barriers-to-entry and an increasing disposable income
- Close proximity to The Doctor's Hospital, White Rock Lake (Dallas' largest public park) and the Dallas Arboretum
- Services some of Dallas' best established neighborhoods including Lake Highlands, Forest Hills and Lakewood





## 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.

AMREIT REALTY INVESTMENT CORPORATION

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/ / /  
Buyer/Tenant/Seller/Landlord Initials

Date