

for LEASE



# highlands ranch

6000-6100 long prairie road (sec of fm 2499 and fm 407)  
flower mound, tx 75028

## GROSS LEASABLE AREA

160,689 sf

## AVAILABLE SPACE

1,583 sf - 5,700 sf

## RATES | NNN

please call for rates  
\$6.79 psf

## TRAFFIC COUNTS

justin road (fm 407)	30,120 cpd
long prairie road (fm 2499)	29,576 cpd
(city of flower mound, 2011)	

## DEMOGRAPHICS {based on 2012 data}

Variable	1 mile	3 miles	5 miles
2012 population	4,732	61,325	153,536
daytime population	6,127	48,067	119,523
average hh income	\$144,607	\$136,674	\$118,196
median age	38.4	38.1	36.6

## PROPERTY INFORMATION

This 160,000 sf power center located in Flower Mound is anchored by Lowe's, Best Buy and PetSmart. Positioned at the SEC of FM 2499 and FM 407, this center is in the heart of the national retail synergy in Flower Mound – servicing Flower Mound and Highland Village in the immediate area as well as drawing from as far north as Corinth and Denton. Suite 200B is available with tremendous signage on the front and back of the space with visibility to Dixon Lane. With superior access and visibility to both 2499 and 407, this shopping center is one of the most successful and vibrant in the trade area.

## FOR LEASING INFORMATION, PLEASE CONTACT

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## FOR MANAGEMENT INFORMATION, PLEASE CONTACT

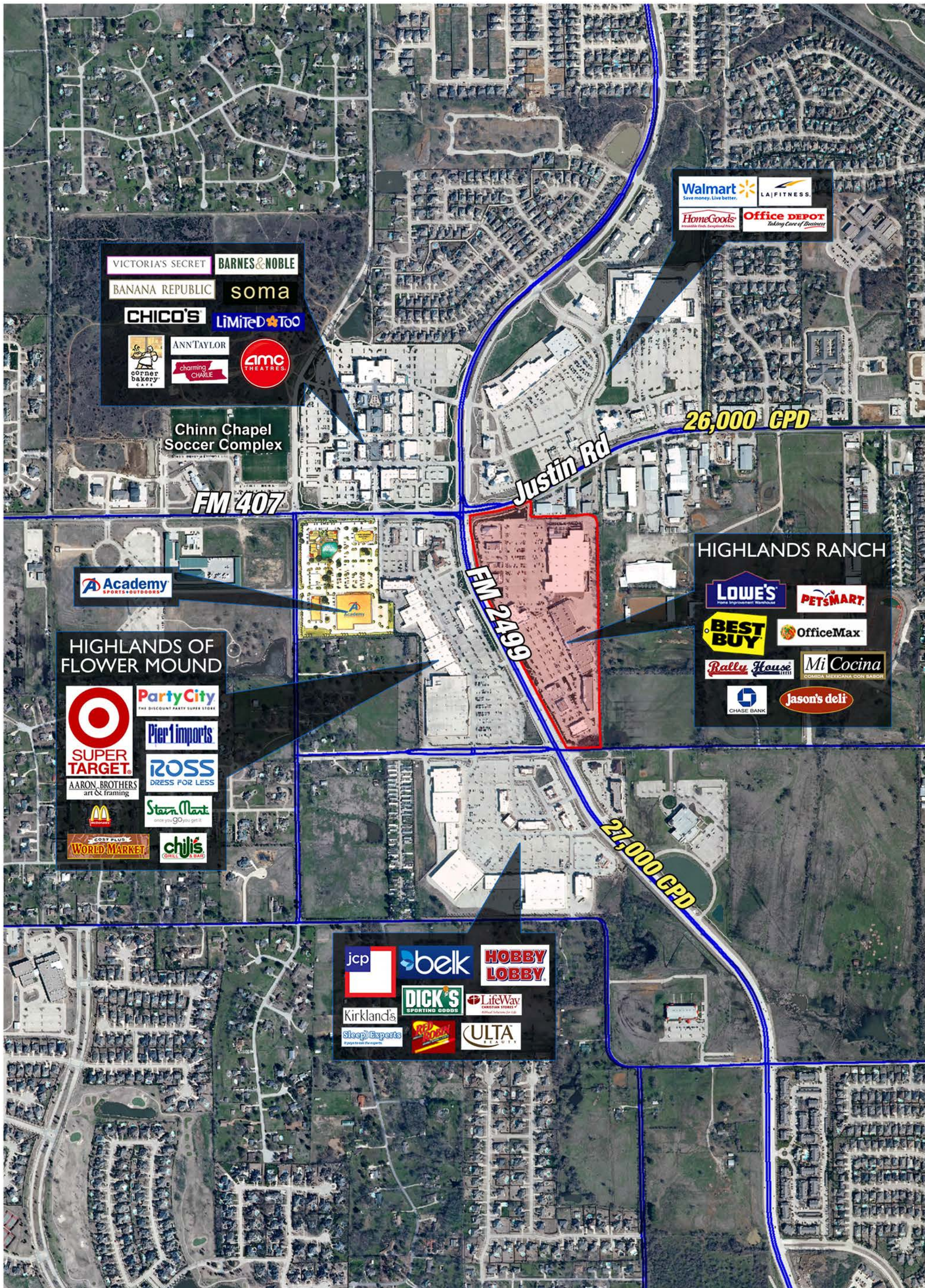
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VICTORIA'S SECRET BARNES & NOBLE  
 BANANA REPUBLIC soma  
 CHICO'S Limited Too  
 corner bakery ANN TAYLOR  
 charming CHARLIE AMC THEATRES

Walmart LA FITNESS  
 HomeGoods Office DEPOT  
 Taking Care of Business

Chinn Chapel Soccer Complex

26,000 CPD

FM 407

Justin Rd

FM 2499

HIGHLANDS RANCH  
 Lowe's PETS MART  
 BEST BUY OfficeMax  
 Rally House Mi Cocina  
 CHASE BANK Jason's deli

HIGHLANDS OF FLOWER MOUND  
 Academy  
 Target Party City  
 Pier 1 Imports ROSS  
 DRESS FOR LESS  
 Aaron Brothers art & framing  
 Stein Mart  
 once you GO you get it  
 COST PLUS WORLD MARKET  
 chili's

27,000 CPD

jcp belk HOBBY LOBBY  
 DICK'S SPORTING GOODS LifeWay  
 Christian Stores  
 Kirkland's Sleep Experts  
 SP2 SPORTS ULTA  
 BEAUTY

Dallas / Fort Worth Metroplex

Highlands Ranch Shopping Center  
 Flower Mound, Texas



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# Highlands Ranch Shopping Center

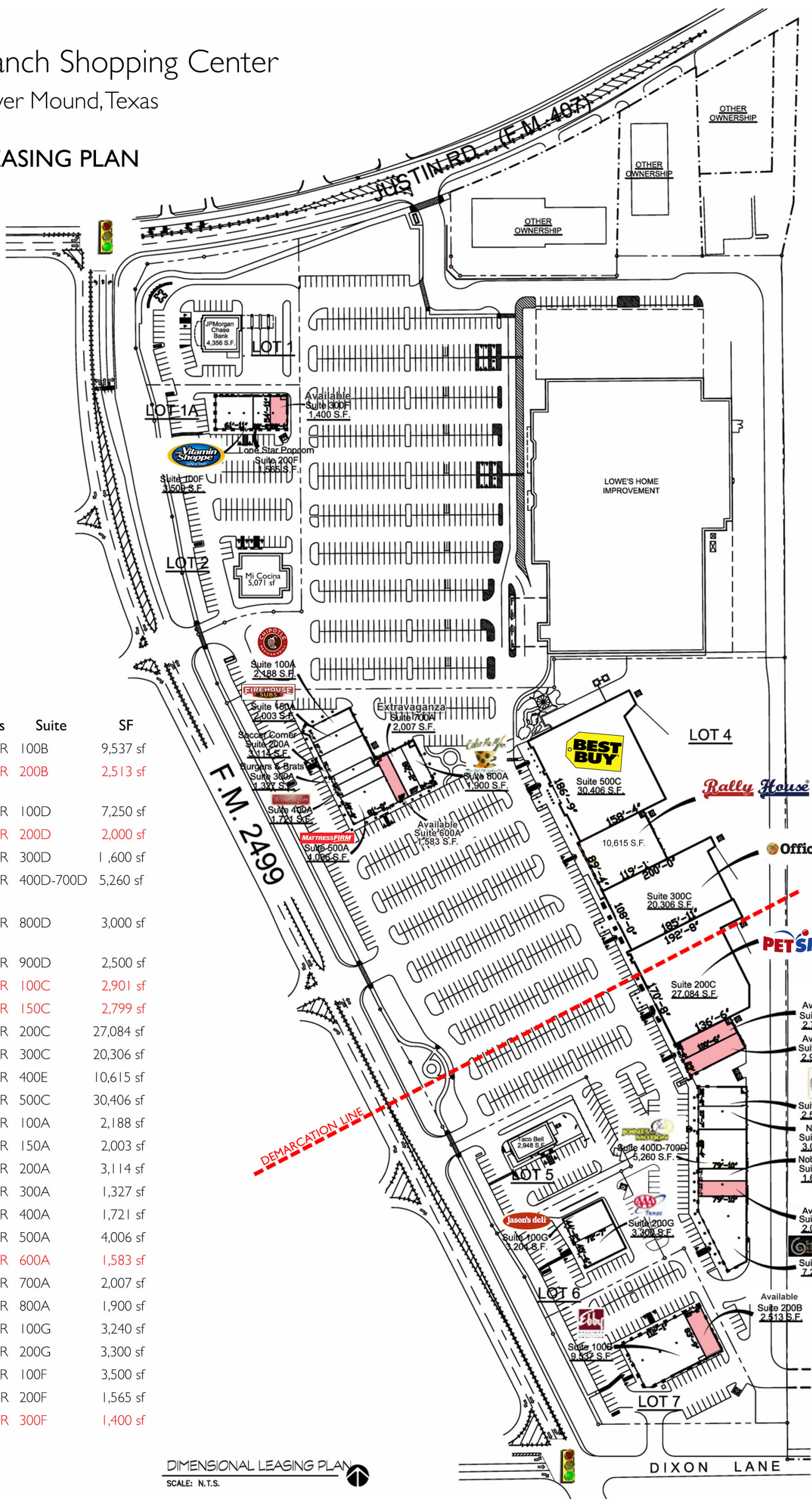
Flower Mound, Texas

## LEASING PLAN

AVAILABLE



TENANT	Address	Suite	SF
Ebby Halliday	6000 LPR	100B	9,537 sf
<b>AVAILABLE</b>	<b>6000 LPR</b>	<b>200B</b>	<b>2,513 sf</b>
Six Day Dental & Orthodontics	6050 LPR	100D	7,250 sf
<b>AVAILABLE</b>	<b>6050 LPR</b>	<b>200D</b>	<b>2,000 sf</b>
Noble Nails	6050 LPR	300D	1,600 sf
Joints in Motion	6050 LPR	400D-700D	5,260 sf
North Texas Mixed Martial Arts	6050 LPR	800D	3,000 sf
Johnny Brusco's Pizza & Pasta	6050 LPR	900D	2,500 sf
<b>AVAILABLE</b>	<b>6060 LPR</b>	<b>100C</b>	<b>2,901 sf</b>
<b>AVAILABLE</b>	<b>6060 LPR</b>	<b>150C</b>	<b>2,799 sf</b>
PetSmart	6060 LPR	200C	27,084 sf
Office Max	6060 LPR	300C	20,306 sf
Rally House	6060 LPR	400E	10,615 sf
Best Buy	6060 LPR	500C	30,406 sf
Chipotle	6100 LPR	100A	2,188 sf
Firehouse Subs	6100 LPR	150A	2,003 sf
Soccer Corner	6100 LPR	200A	3,114 sf
Burgers & Brats	6100 LPR	300A	1,327 sf
Wine Styles	6100 LPR	400A	1,721 sf
Mattress Firm	6100 LPR	500A	4,006 sf
<b>AVAILABLE</b>	<b>6100 LPR</b>	<b>600A</b>	<b>1,583 sf</b>
Extravaganza	6100 LPR	700A	2,007 sf
Color Me Mine	6100 LPR	800A	1,900 sf
Jason's Deli	6020 LPR	100G	3,240 sf
AAA Texas	6020 LPR	200G	3,300 sf
Vitamin Shoppe	6230 LPR	100F	3,500 sf
Lone Star Popcorn	6230 LPR	200F	1,565 sf
<b>AVAILABLE</b>	<b>6230 LPR</b>	<b>300F</b>	<b>1,400 sf</b>



DIMENSIONAL LEASING PLAN  
SCALE: N.T.S.

Dallas / Fort Worth Metroplex



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updated may 14, 2013

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

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

