

TWO PADS AVAILABLE

- Kimball Park - Southlake, TX



Overview:

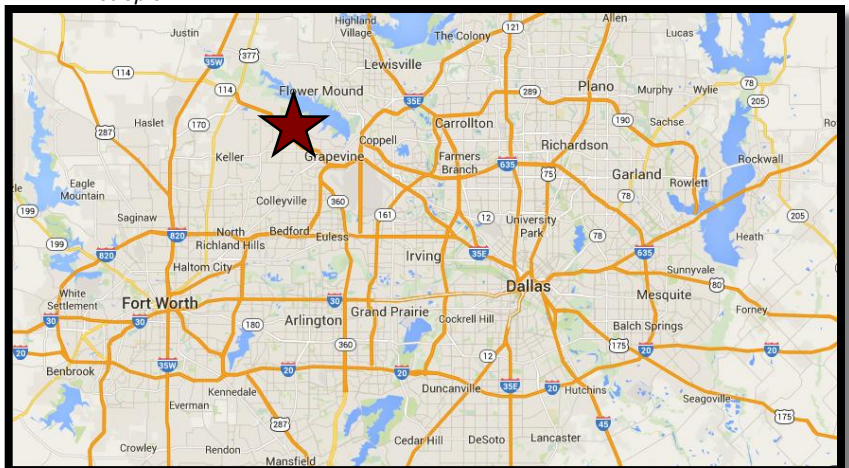
Total Development Size: 15.6 Acres
Full-Service Hotel Size: 175 Rooms
Class A Office Size: 90,000 sf

Pad 1 Available Size: 1.59 Acres
Pad 2 Available Size: 1.24 Acres

Deal Summary:

Two retail pad sites are available at the new, master planned Kimball Park development. The Cambria Suites full-service hotel is expected to break ground in Q2 of 2015 with the 90,000 sf Class A office building breaking ground 90 days thereafter. Kimball Park will be an aesthetically pleasing and upscale development possessing the “curb appeal” to keep patrons coming back time and again.

D/FW Metroplex



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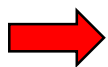
- Kimball Park -
N Kimball Ave & SH 114
Southlake, TX



About the Site:

Kimball Park is a beautiful master planned development with strong aesthetic appeal. The development will include a full-service hotel, 90,000 sf of Class A office, and several retailers to create a solid synergy among the tenants. Kimball Park will have through access for all patrons from N Kimball Ave to SH 114 and ample parking. As noted from the above site plan, the development will have an abundance of landscaping, a roundabout with a fountain, and plenty of other items giving Kimball Park the “curb appeal” to keep patrons coming back.

Available Lots (See arrows above):



- Lot Size: 1.59 Acres
- Purchase: \$22.50 per square foot
- Ground Lease: \$1.70 per square foot per year



- Lot Size: 1.24 Acres
- Purchase: \$20.00 per square foot
- Ground Lease: \$1.65 per square foot per year

- Kimball Park -
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About the Area:

Kimball Park is located at the Northwest quadrant of N Kimball Avenue and State Highway 114 in the affluent community of Southlake, TX. The development has an irreplaceable location with easy access to Southlake Blvd and Southlake Town Square while being visible to traffic along the heavily traveled SH 114 (116,000+ vehicles per day). The property has easy access for patrons of Kimball Park with through access to both N Kimball Ave and SH 114. Kimball Park is located in the prime area for morning, daytime, and evening retail traffic with a rapidly growing population. The surrounding area is a strong mix of national credit retailers, multiple grade schools, high-end residential, professional offices, and even Gateway Church which estimates it has 36,000 active members.

1 Mile Radius

Population: 3,512

Average HH Income: \$136,338

3 Mile Radius

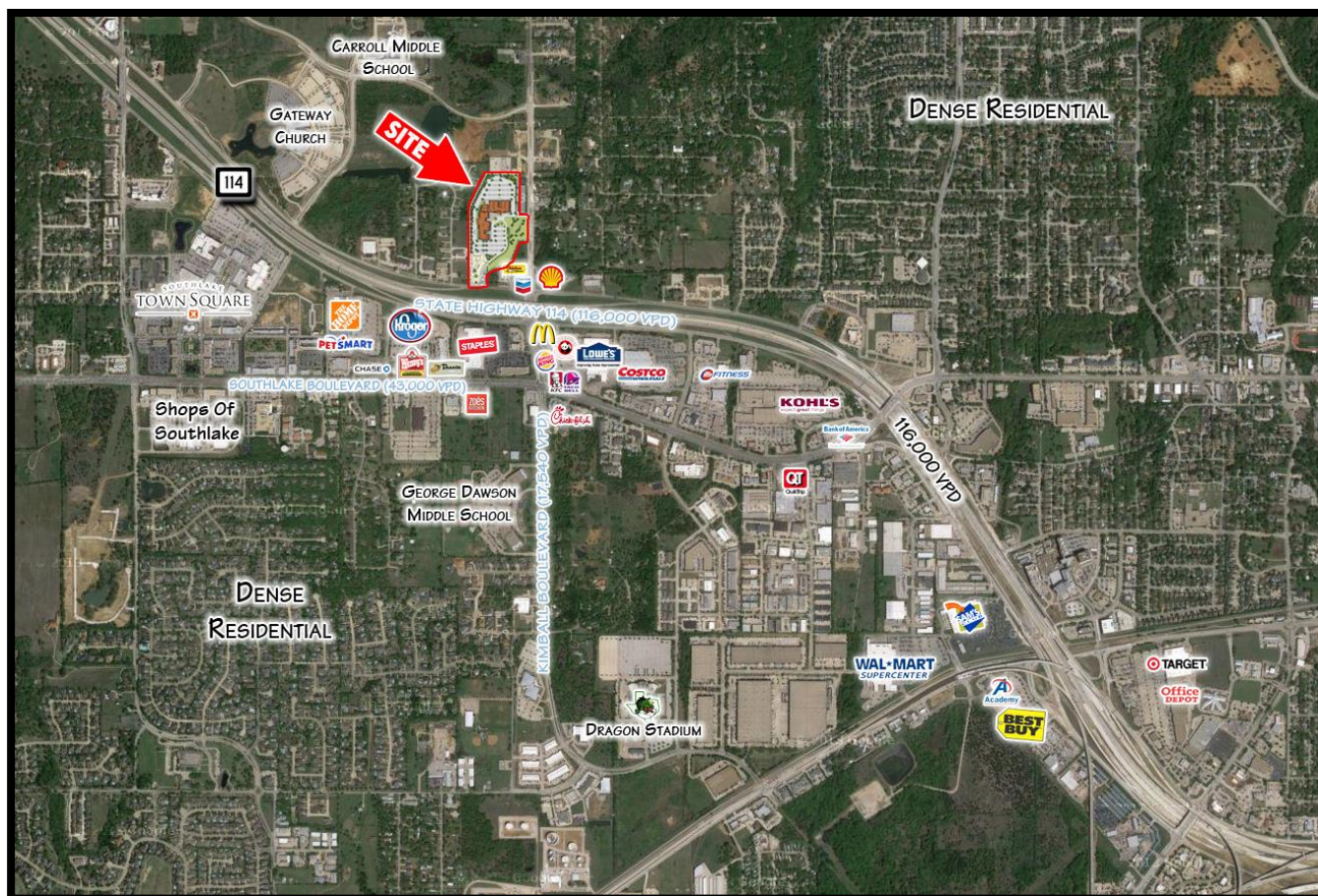
Population: 54,247

Average HH Income: \$132,768

5 Mile Radius

Population: 106,623

Average HH Income: \$146,812



- Kimball Park -
N Kimball Ave & SH 114
Southlake, TX



The Hotel:

The hotel will be a Cambria Suites, which is a full-service hotel charging just under \$200 per night. This Cambria Suites will be one of the first in a new class of upscale hotels offered by Choice Hotels International, Inc. The 175 room destination will break ground in May 2015 and will be a beautiful staple of Kimball Park.



Hotel Amenities & Details:

- 8,500 sf conference center
- 5,000 sf ballroom
- 2,200 sf workout facility
- Three meal restaurant
- 24-hour room service
- Upscale pool and patio area



Approved by the Texas Real Estate Commission for Voluntary Use
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

Before 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, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K