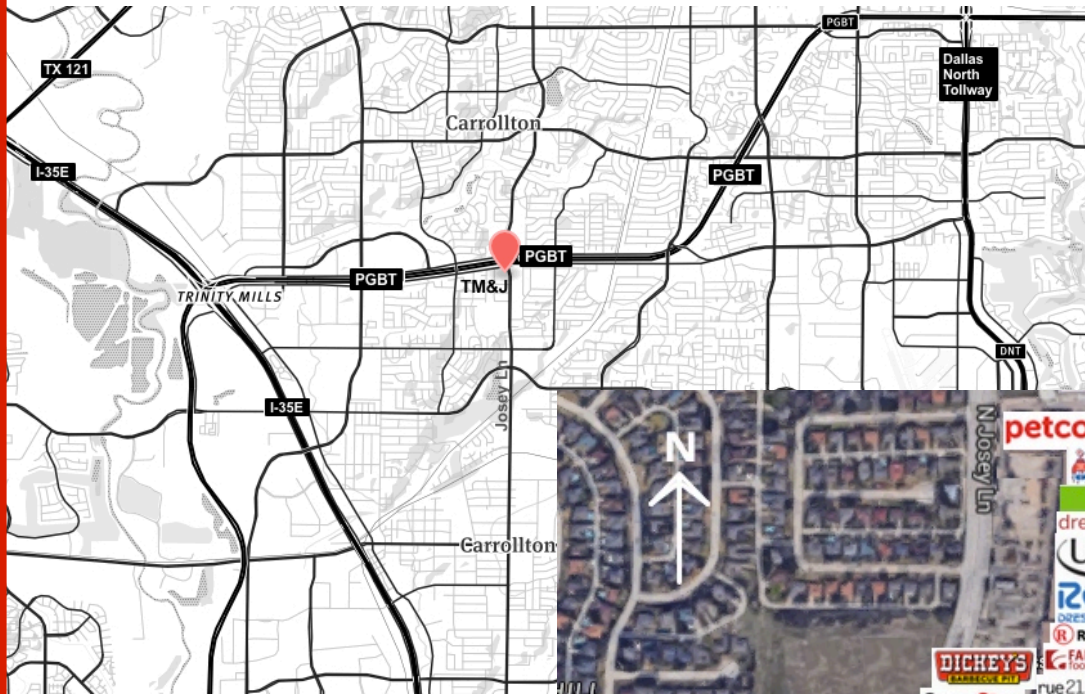


TWIST REALTY

TRINITY MILLS & JOSEY SHOPPING CENTER

CARROLLTON, TEXAS



TM&J Shopping Center is located at the southwest corner of US 190/President George Bush Turnpike (PGBT) and Josey Ln in this northern Dallas suburb. The site has good visibility and excellent accessibility, with direct access to the eastbound frontage road of PGBT, and also to Josey Ln, the primary north-south corridor through Carrollton.

The property has been renovated recently, and boasts a strong tenant mix that includes national, regional, and local shops.

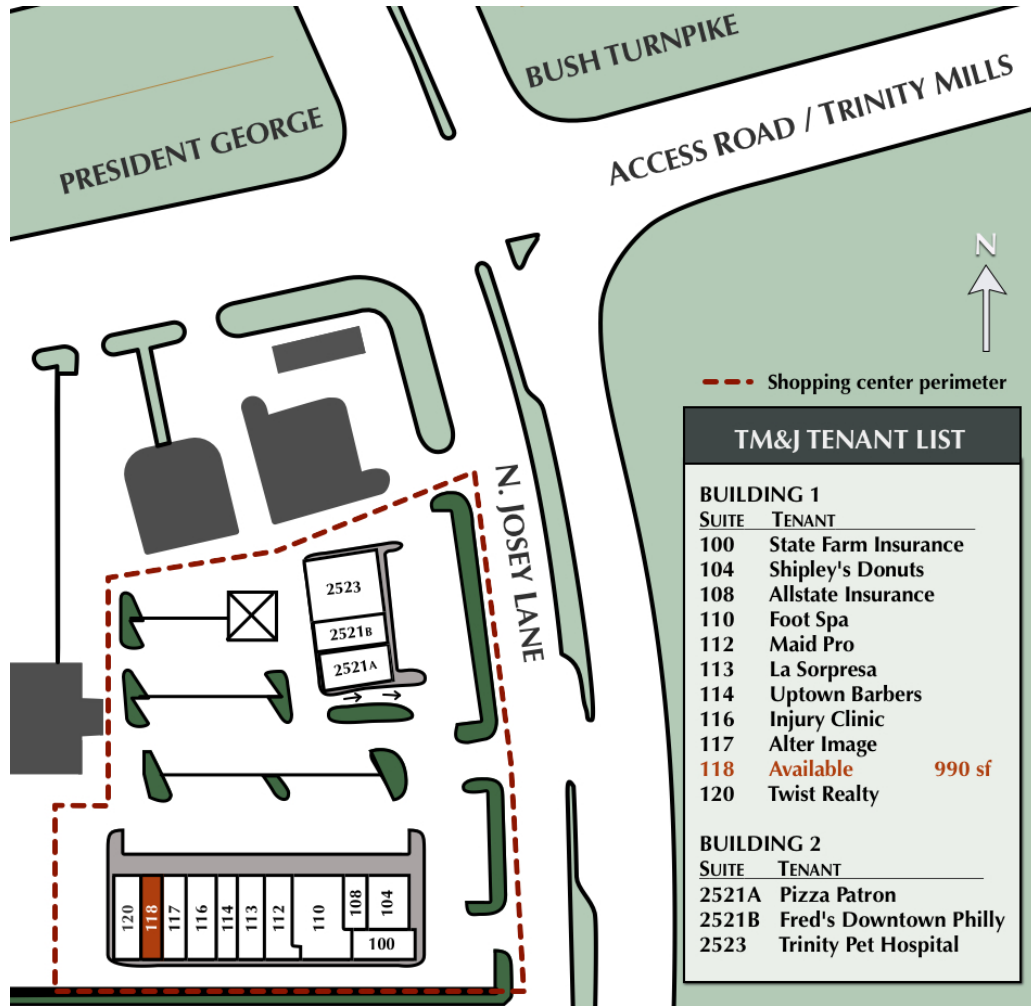


CONTACT

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TWIST REALTY



DEMOGRAPHICS

	1 Mile	3 Mile
2015 Population	15,605	131,044
2020 Projection	16,317	137,691
Avg. HH Income 2015	\$91,803	\$82,328
Avg. HH Income 2020 (Projection)	\$104,014	\$92,358

*DATA OBTAINED FROM 2015 ESRI REPORT.

PROJECT DATA

Center Size	18,740 SF
Parking	144 + 3 HC
Parking Ratio	7.84:1000
Traffic Counts (2014)	
Josey Lane S. of PGBT	32,318
Trinity Mills W. of Josey (1-WAY)	13,047
PGBT (US 190)	135,463

*AADT TRAFFIC DATA OBTAINED FROM TXDOT WEBSITE.

