

The logo for The Gateway Marketplace. It features a stylized graphic of vertical bars of varying heights, resembling a skyline or a bar chart, above the text "THE GATEWAY MARKETPLACE" and "FORNEY, TEXAS". The text is in a clean, sans-serif font. The entire logo is set against a light brown, textured background.

THE GATEWAY
· MARKETPLACE ·
FORNEY, TEXAS

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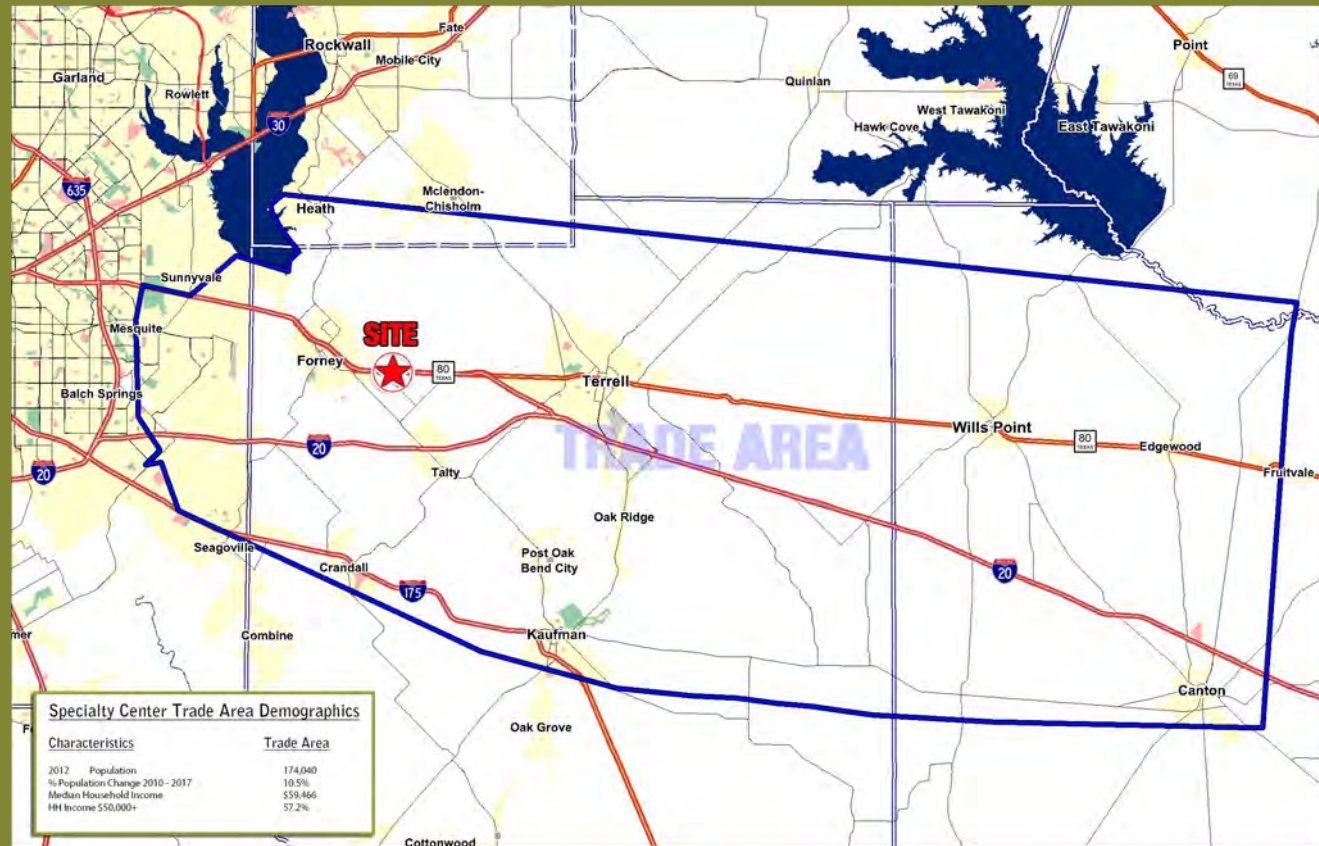
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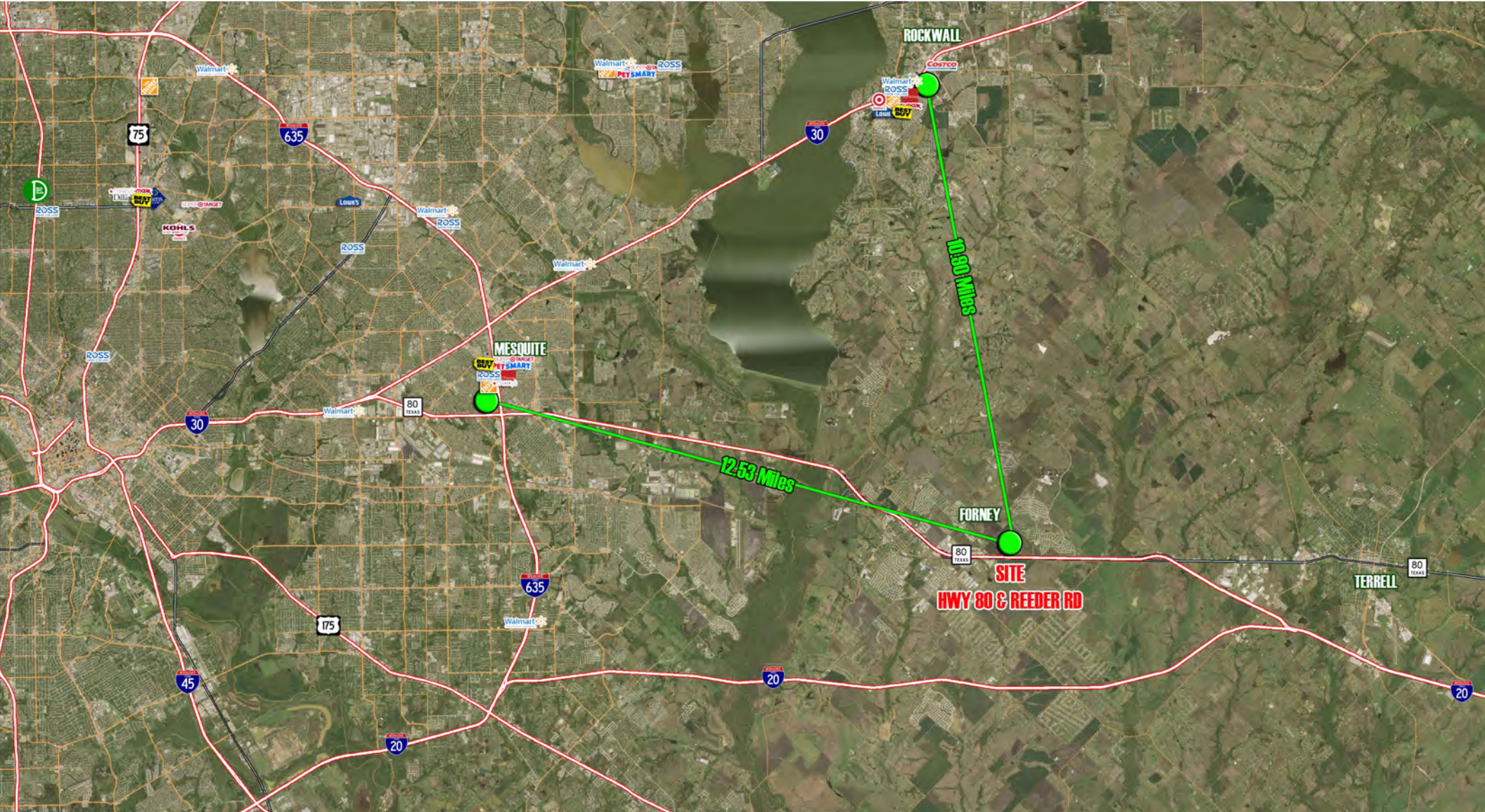


Trade Area

- Dynamic new retail trade area 11 miles from Rockwall retail concentration and 12.5 miles from Town East Mall in Mesquite.
- New regional intersection created by the Fall 2013 completion of the Gateway Bridge at Highway 80.
- Project to serve as the regional "Gateway" to East Texas markets.
- 1,200 acre master planned community encompassing four new retail corners totaling 200 acres.
- High quality residential developments driven by an Exemplary rated school system, affordability and proximity to Downtown Dallas and Infrastructure.
- Primary Trade Area Demographic Data:
 - 2012 Population - 174,040
 - 2017 Population Forecast - 185,970
 - Median Household Income - \$59,466



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Regional Trade Area Aerial

THE GATEWAY MARKETPLACE



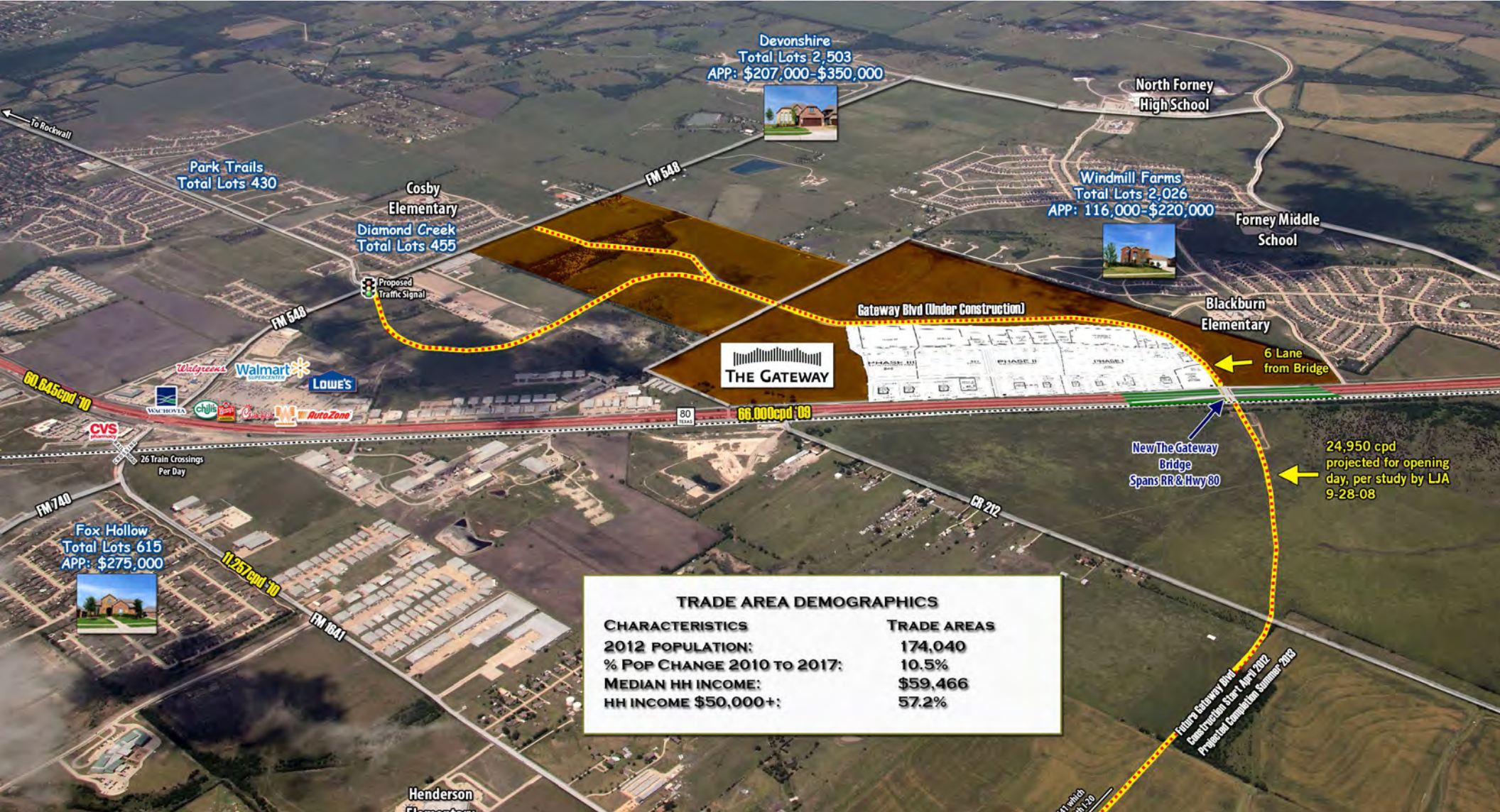
Explosive Residential Home Growth

- *Heartland* - 2,500 acre master planned, mixed use development. 8,000 lots planned.
- *Travis Ranch* - 1,700 acre master planned community. 6,000 - 7,000 homes at full build out. Future population estimate of 16,800 - 21,000 people.
- *Windmill Farms* - 3,500 acre master planned community with 1,100 acres dedicated to natural beauty. Future population estimate of 26,040 people. 9,300 lots planned.
- *Fox Hollow* - 1,000 lots planned, with future population estimate of 2,800 people.

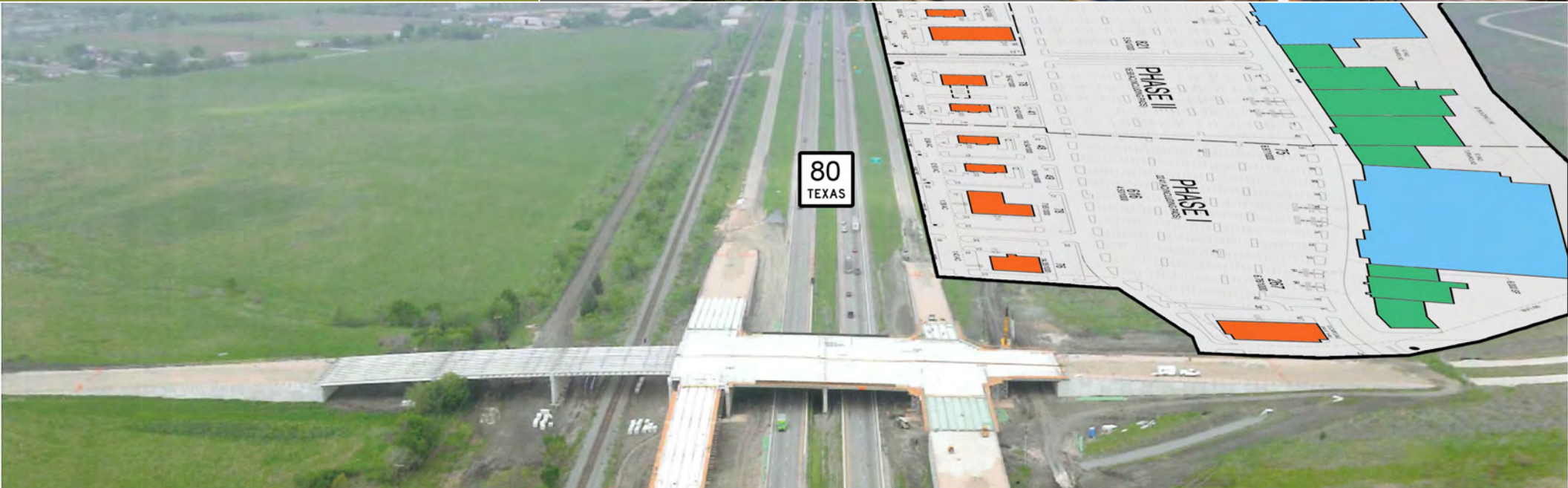


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TRADE AREA DEMOGRAPHICS	
CHARACTERISTICS	TRADE AREAS
2012 POPULATION:	174,040
% POP CHANGE 2010 TO 2017:	10.5%
MEDIAN HH INCOME:	\$59,466
HH INCOME \$50,000+:	57.2%

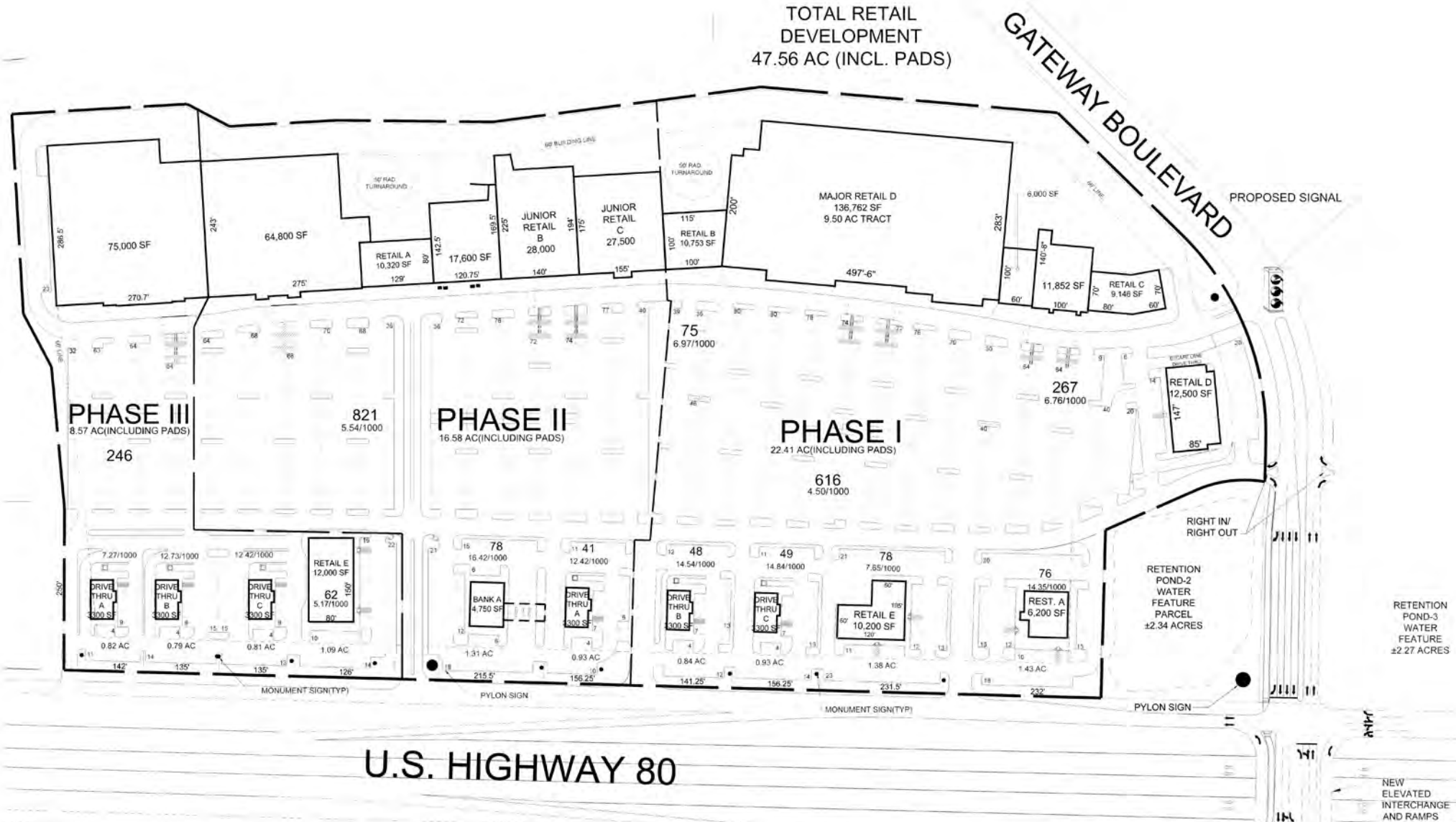


Gateway Blvd Opening Fall 2013

- Gateway Blvd, a 2.2 mile, multi-lane thoroughfare, will serve as an eastern loop for Kaufman County.
- The north spine will connect FM 548 to the Gateway Bridge and continue to the south, connecting to FM 1641 near Interstate 20.
- Spanning Highway 80 and the UP Railroad, Gateway Bridge will connect over 2,000 acres to be developed as prime retail, commercial and residential real estate.
- The bridge will be 6 lanes divided with Texas U-turns.
- Projected opening in Fall 2013.

Gateway Blvd

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Site Plan



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2012 Demographics	1 Miles:	3 Miles:	5 Miles:	10 Minute:	Trade Area
2012 Total Population	2,160	21,848	36,410	25,595	174,040
2012 Households	621	6,632	11,264	7,940	56,476
2017 Total Population	2,526	25,413	42,115	29,742	185,970
2017 Households	724	7,694	12,990	9,194	60,469
2012 Total Daytime Population	1,345	16,739	26,538	20,444	44,049
Age					
Under 5 Years	230	1,936	3,192	2,365	13,535
5 to 9 Years	287	2,297	3,587	2,670	14,779
10 to 14 Years	263	2,249	3,589	2,541	15,337
15 to 19 Years	150	1,655	2,682	1,902	13,934
20 to 29 Years	228	2,302	4,085	2,886	20,241
30 to 39 Years	500	4,073	6,401	4,715	24,789
40 to 49 Years	275	3,406	5,570	3,788	26,044
50 to 59 Years	139	2,222	3,960	2,592	21,940
60 to 69 Years	65	1,082	2,096	1,315	13,172
70 to 79 Years	17	429	892	569	6,842
80 to 84 Years	4	123	213	151	1,809
85 Years and Over	2	75	146	101	1,616
Median Age	28	31	32	31	34
Race and Ethnicity					
White	71.9%	79.7%	79.6%	78.3%	71.2%
Black or African American	16.3%	11.4%	11.2%	11.9%	15.1%

Demographic Report



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Race and Ethnicity (Continued)

American Indian/Alaska Native	0.6%	0.7%	0.7%	0.7%	0.8%
Asian/Hawaiian/Pacific Islander	2.1%	1.4%	1.4%	1.5%	1.9%
Hispanic	22.0%	16.2%	16.2%	17.1%	22.7%
Non-Hispanic	78.0%	83.8%	83.8%	82.9%	77.3%

Household Income

Income Less than \$15,000	2.6%	3.9%	3.9%	5.0%	9.3%
Income \$15,000 - \$24,999	0.0%	2.5%	4.1%	4.3%	9.4%
Income \$25,000 - \$34,999	5.1%	3.3%	3.5%	4.5%	9.2%
Income \$35,000 - \$49,999	9.0%	7.6%	7.3%	8.8%	14.6%
Income \$50,000 - \$74,999	31.7%	24.3%	21.4%	22.5%	18.5%
Income \$75,000 - \$99,999	22.1%	24.3%	23.7%	23.4%	15.3%
Income \$100,000 - \$124,999	14.2%	13.7%	16.5%	14.1%	10.8%
Income \$125,000 - \$149,999	8.1%	11.0%	10.0%	8.8%	5.9%
Income \$150,000 - \$199,999	2.3%	5.3%	5.5%	4.2%	3.8%
Income \$200,000+	5.0%	4.3%	4.3%	4.2%	2.9%

Median Household Income	\$76,733	\$83,754	\$85,515	\$80,045	\$59,466
Average Household Income	\$93,107	\$95,742	\$95,774	\$90,325	\$73,939
Per Capita Income	\$25,824	\$29,088	\$29,556	\$27,888	\$24,212

Tenure of Occupied Housing Units

Total Housing Units	643	6,615	11,381	8,001	59,885
% Owner Occupied	85.6%	86.4%	88.1%	81.9%	78.5%
% Renter Occupied	14.4%	13.6%	11.9%	18.1%	21.5%

Demographic Report



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Average Home Values

Value Less than \$20,000	0.0%	0.8%	2.0%	1.2%	4.7%
Value \$20,000 - \$29,999	0.0%	0.4%	0.3%	0.3%	1.9%
Value \$30,000 - \$39,999	0.0%	0.2%	1.2%	0.5%	1.8%
Value \$40,000 - \$59,999	0.0%	0.5%	1.0%	1.0%	5.2%
Value \$60,000 - \$79,999	0.0%	1.1%	1.3%	1.3%	7.8%
Value \$80,000 - \$99,999	0.0%	2.5%	2.9%	3.6%	12.1%
Value \$100,000 - \$149,999	74.4%	40.7%	33.7%	39.8%	28.9%
Value \$150,000 - \$199,999	16.2%	28.8%	27.2%	29.8%	20.3%
Value \$200,000 - \$299,999	9.5%	21.7%	23.3%	18.1%	11.7%
Value \$300,000 - \$399,999	0.0%	2.7%	4.3%	2.4%	2.7%
Value \$400,000 - \$499,999	0.0%	0.3%	1.1%	0.8%	1.1%
Value \$500,000 - \$749,000	0.0%	0.3%	1.5%	1.0%	1.3%
Value \$750,000 - \$999,999	0.0%	0.0%	0.3%	0.1%	0.4%
Value \$1,000,000+	0.0%	0.0%	0.0%	0.0%	0.4%

Educational Attainment

2012 Est. Population Age 25+	1,164	12,862	21,789	15,010	107,003
Less than 9th Grade	0.7%	3.4%	3.4%	4.1%	6.9%
Some High School, No Diploma	3.3%	4.5%	4.9%	4.8%	11.1%
High School Graduate (or GED)	32.2%	28.5%	28.8%	29.7%	31.6%
Some College, No Degree	37.3%	29.7%	28.8%	29.0%	24.2%
Associate Degree	6.4%	8.0%	8.5%	8.1%	7.2%
Bachelor's Degree	14.8%	19.7%	19.4%	18.5%	13.3%
Master's Degree and Higher	5.4%	6.1%	6.3%	5.8%	5.6%

Demographic Report