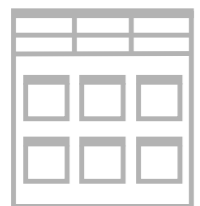


LEGACY CROSSING

E. PLEASANT RUN RD. & JOE WILSON RD.
CEDAR HILL, TEXAS



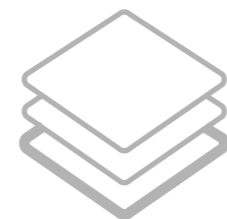
PROPERTY OVERVIEW



DEMOGRAPHIC MAKEUP



MEDICAL OVERVIEW



RENDERINGS



THE NEIGHBORHOOD



LEASING CONTACT

PROPERTY OVERVIEW



- For lease or purchase
- Located at the Southeast corner of Joe Wilson Road and Pleasant Hill Road in the heart of Cedar Hill, with easy access to Highway 67 and Interstate 30
- Multiple buildings with both lease and ownership opportunities
- Aggressive TI packages
- Local ownership
- Phase I estimated Q4 2016 completion



PROPERTY OVERVIEW



DEMOGRAPHIC MAKEUP



MEDICAL OVERVIEW



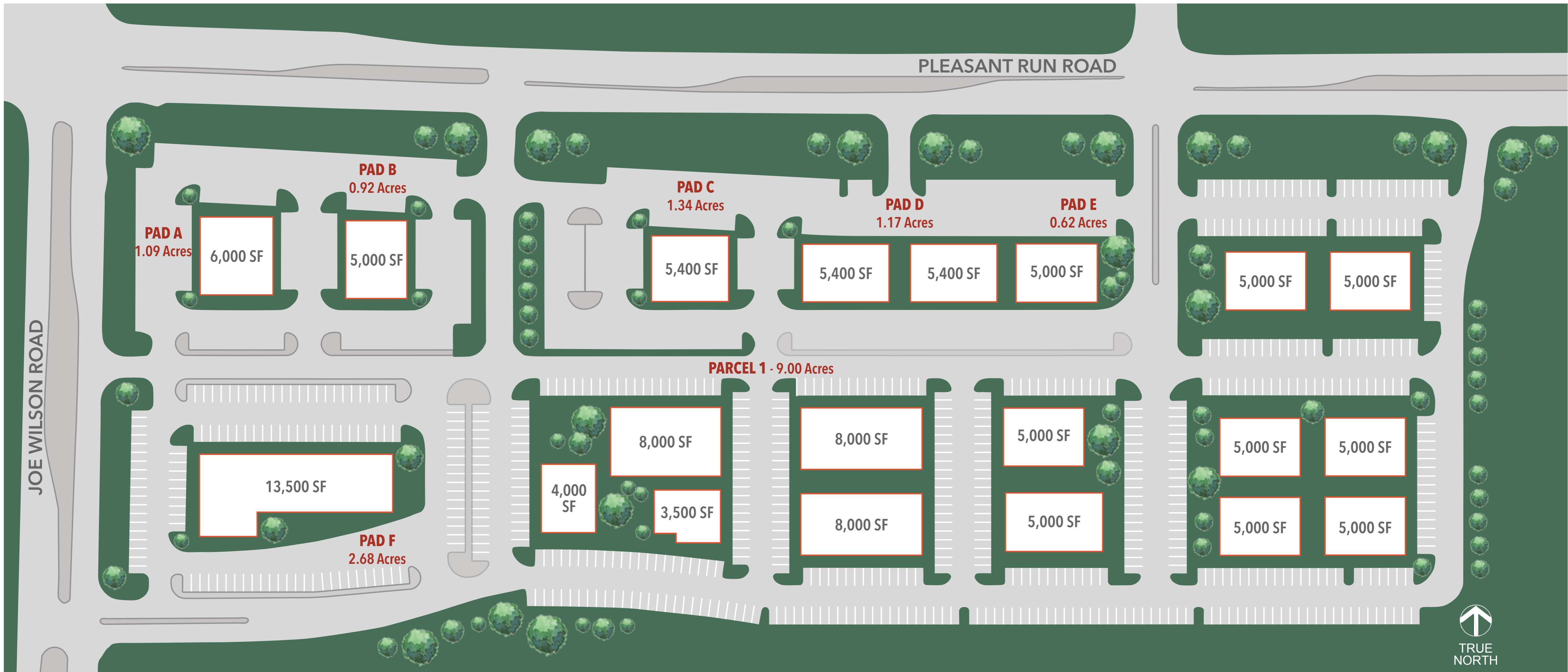
RENDERINGS



THE NEIGHBORHOOD



LEASING CONTACT



LEGACY
CROSSING

MASTER SITE PLAN



PROPERTY OVERVIEW



DEMOGRAPHIC MAKEUP



MEDICAL OVERVIEW



RENDERINGS



THE NEIGHBORHOOD



LEASING CONTACT

DEMOGRAPHIC MAKEUP

LEGACY
CROSSING

\$145,613

AVERAGE HOME PRICE | CEDAR HILL

“ Cedar Hill residents avoid leaving the area if at all possible. Residents do not like driving through Downtown Dallas. Local businesses benefit from the neighborhood loyalty.

Ken Adams

”

15 MILE RADIUS

48,446 | ↑32.7%

RESIDENTS

35.1 | ↓1.6 years

MEDIAN AGE

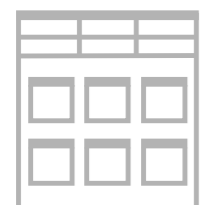
\$79,887 | ↑7.3%

AVERAGE HOUSEHOLD INCOME

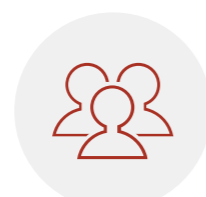
AREA ATTRACTIONS

2,000,000+

VISITORS ANNUALLY



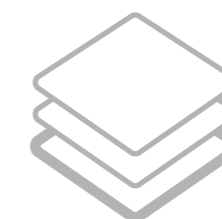
PROPERTY OVERVIEW



DEMOGRAPHIC MAKEUP



MEDICAL OVERVIEW



RENDERINGS



THE NEIGHBORHOOD

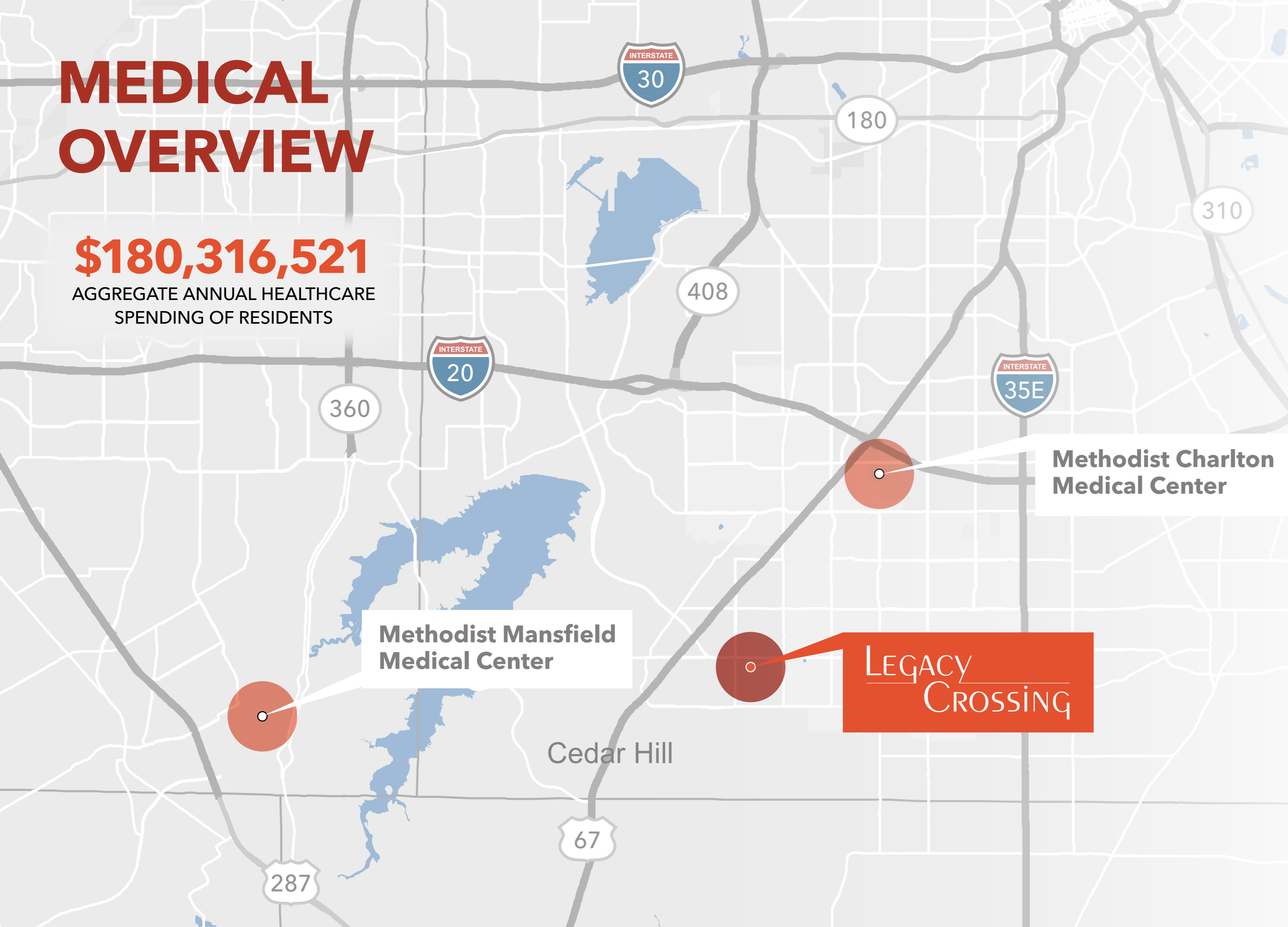


LEASING CONTACT

MEDICAL OVERVIEW

\$180,316,521

AGGREGATE ANNUAL HEALTHCARE SPENDING OF RESIDENTS



LEGACY
CROSSING

DEMOGRAPHICS

48,446

POPULATION

\$79,887

AVERAGE HOUSEHOLD INCOME

13,328

AGES 18 AND BELOW

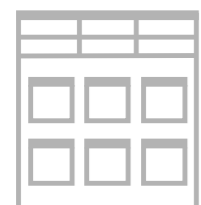
13,826

AGES 18 - 40

21,293

AGES 40 AND ABOVE

*WITHIN A 3-MILE RADIUS OF LEGACY CROSSING



PROPERTY OVERVIEW



DEMOGRAPHIC MAKEUP



MEDICAL OVERVIEW



RENDERINGS

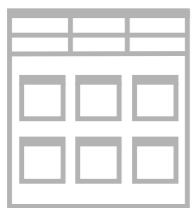


THE NEIGHBORHOOD



LEASING CONTACT

ADDITIONAL RENDERINGS



PROPERTY OVERVIEW



DEMOGRAPHIC MAKEUP



MEDICAL OVERVIEW



RENDERINGS



THE NEIGHBORHOOD



LEASING CONTACT

THE NEIGHBORHOOD



CEDAR HILL STATE PARK



HILLSIDE VILLAGE



HISTORIC DOWNTOWN



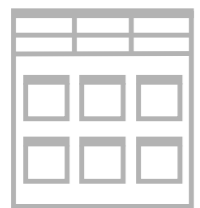
DAVID'S SEAFOOD



HIKE AND BIKE TRAILS



COUNTRY DAY ON THE HILL



PROPERTY OVERVIEW



DEMOGRAPHIC MAKEUP



MEDICAL OVERVIEW



RENDERINGS



THE NEIGHBORHOOD



LEASING CONTACT

LEASING CONTACT



JEFF SMITH

Principal
Tenant Advisory Services

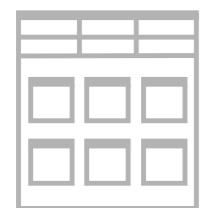
Jeff.Smith@transwestern.com
972.774.2516



TONY SHALLCROSS

Associate
Tenant Advisory Services

Tony.Shallcross@transwestern.com
214.446.4510



PROPERTY OVERVIEW



DEMOGRAPHIC MAKEUP



MEDICAL OVERVIEW



RENDERINGS



THE NEIGHBORHOOD



LEASING CONTACT