VISTA PROPERTY CO.

Luton Ranch

NEC & NWC Hwy 377 & Hwy 4, Granbury, Texas

Lease Rates: Please Call for Rates

Available SF: Up to 5,300 SF Retail Space
Pad Site Available

Demographics:

	3 miles	5 miles	7 miles	Trade Area
2016 Population	14,831	32,822	42,405	65,219
Households	6,010	13,603	17,533	59,758
Avg HH Income	$80,373	$76,725	$73,465	$76,236

Source: SitesUSA | Does not include vacation home population

Traffic Counts: Hwy 377: 35,553 VPD
Hwy 4: 13,403 VPD
(TXDOT 2016)

Property Highlights:

- Luton Ranch is a **220,000+ SF power center** located in Granbury, Texas with high visibility and excellent access from both Highway 377 & Highway 4.
- Over the past decade, **Granbury** has seen an incredible **80% growth rate**.
- Luton Ranch is the **only soft goods shopping center in a 30 minute drive time**.

Area Retailers:

H-E-B, Kroger, Ross Dress for Less, Marshalls, Michaels, Rack Room Shoes, Famous Footwear, maurices

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Luton Ranch

NEC & NWC Hwy 377 & Hwy 4, Granbury, Texas

Vista Property Co.
8350 N. Central Expressway - Suite 1750 - Dallas, Texas 75206

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LUTON RANCH

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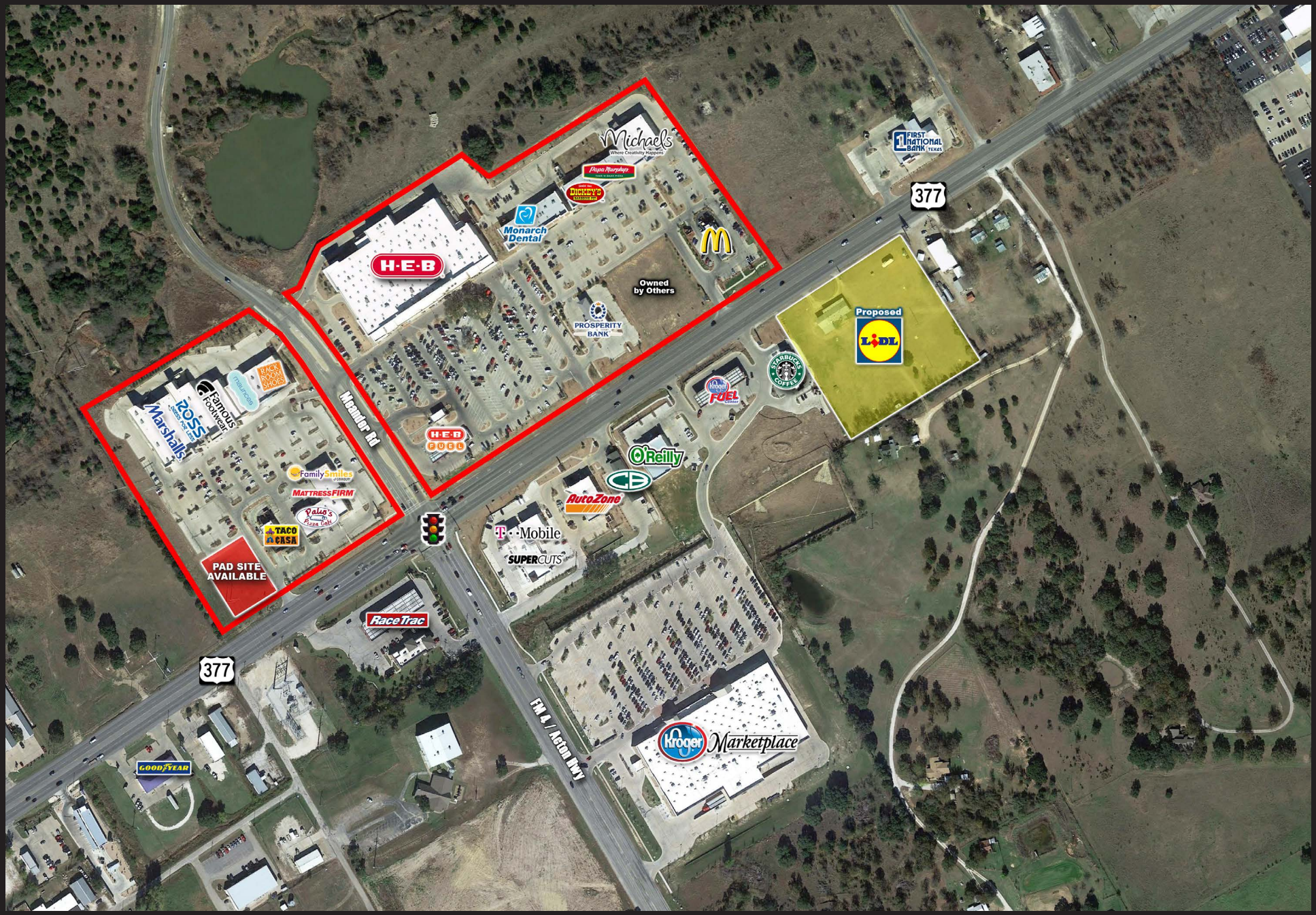

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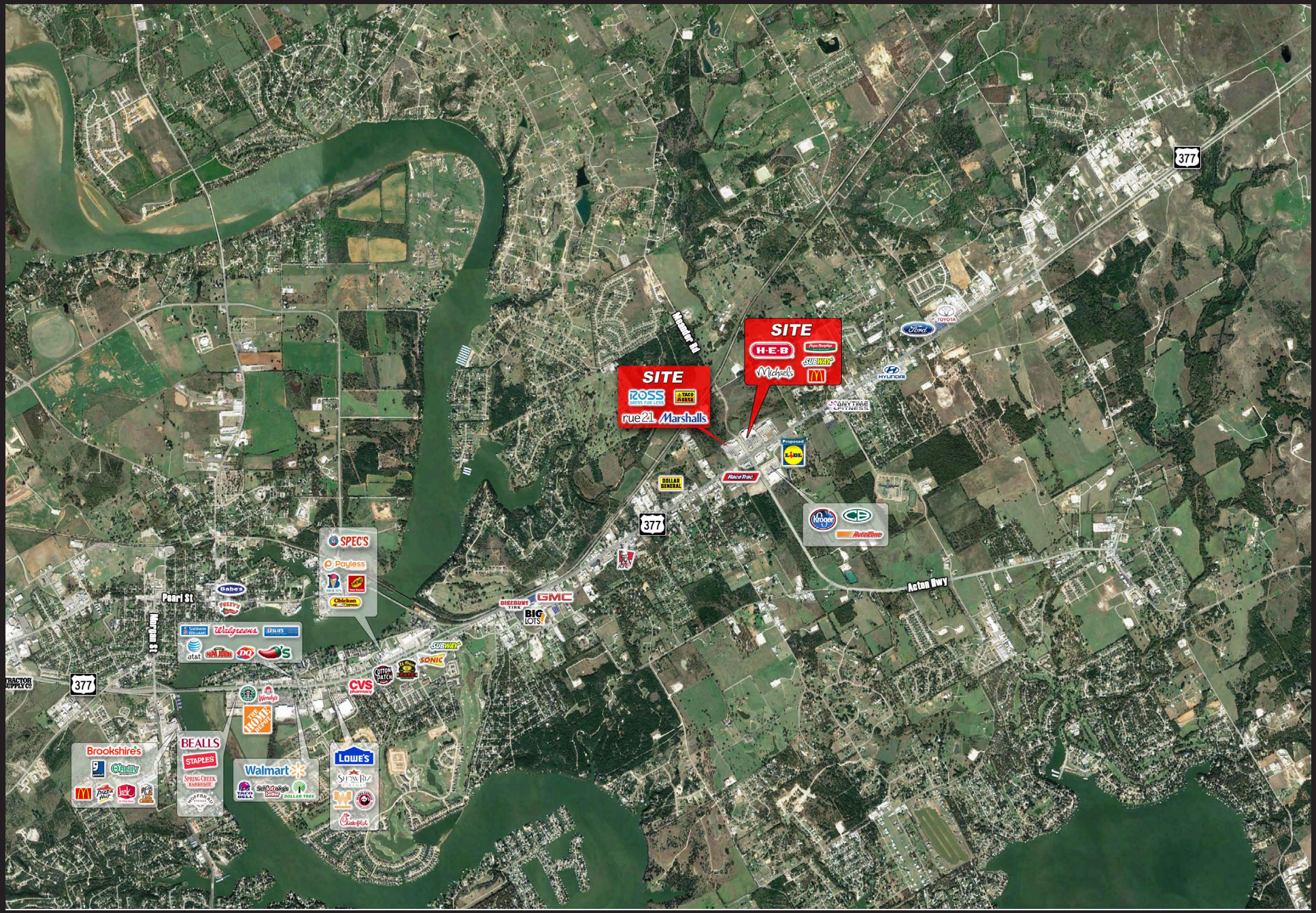

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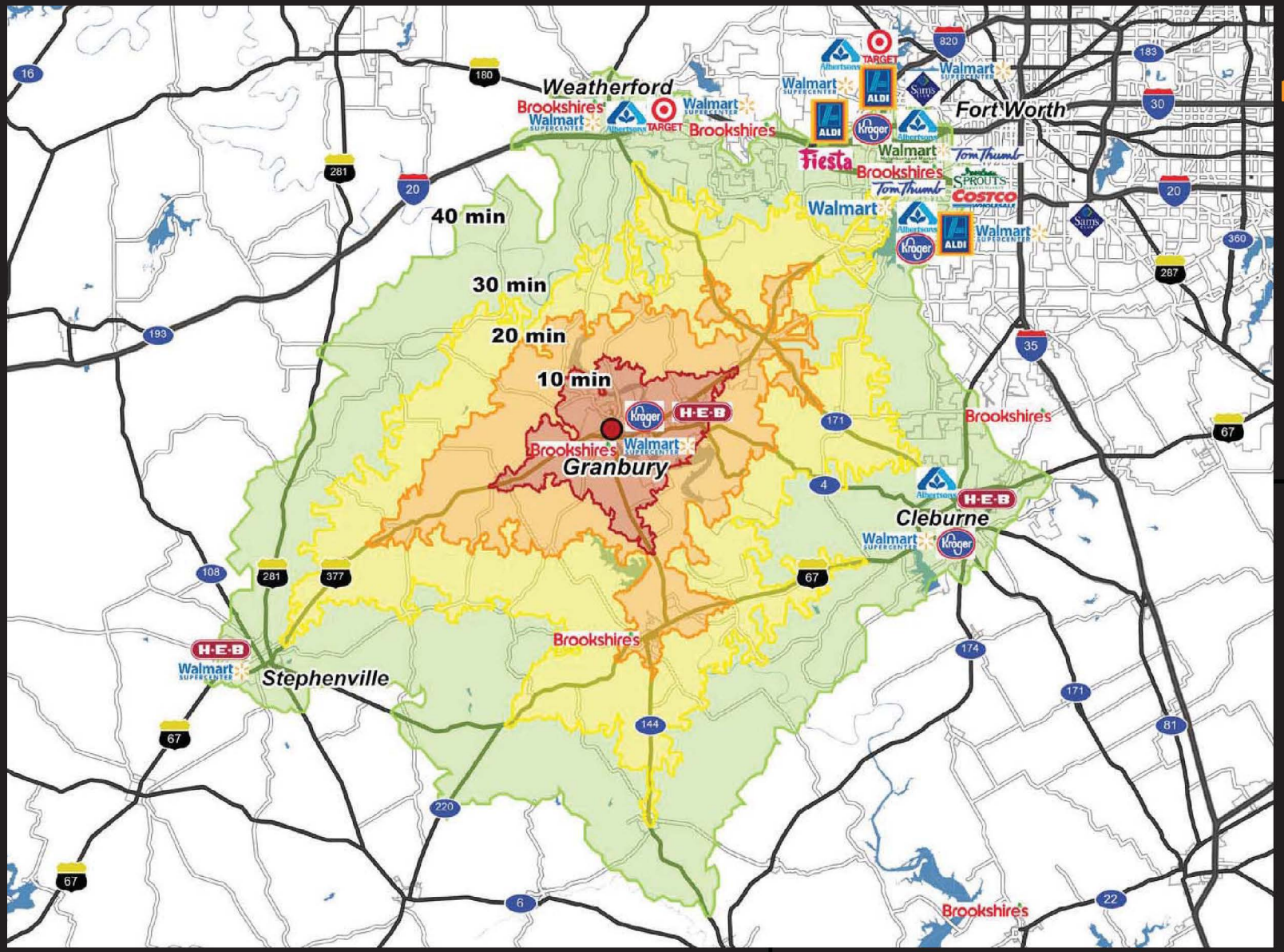

Drive Time Map:

Population:

15 Minutes	46,266
30 Minutes	83,872
MSA	112,176

Avg. HH Income:

15 Minutes	$77,168
30 Minutes	$73,709
MSA	$53,923

Median HH Income:

15 Minutes	$58,949
30 Minutes	$54,178
MSA	$53,923

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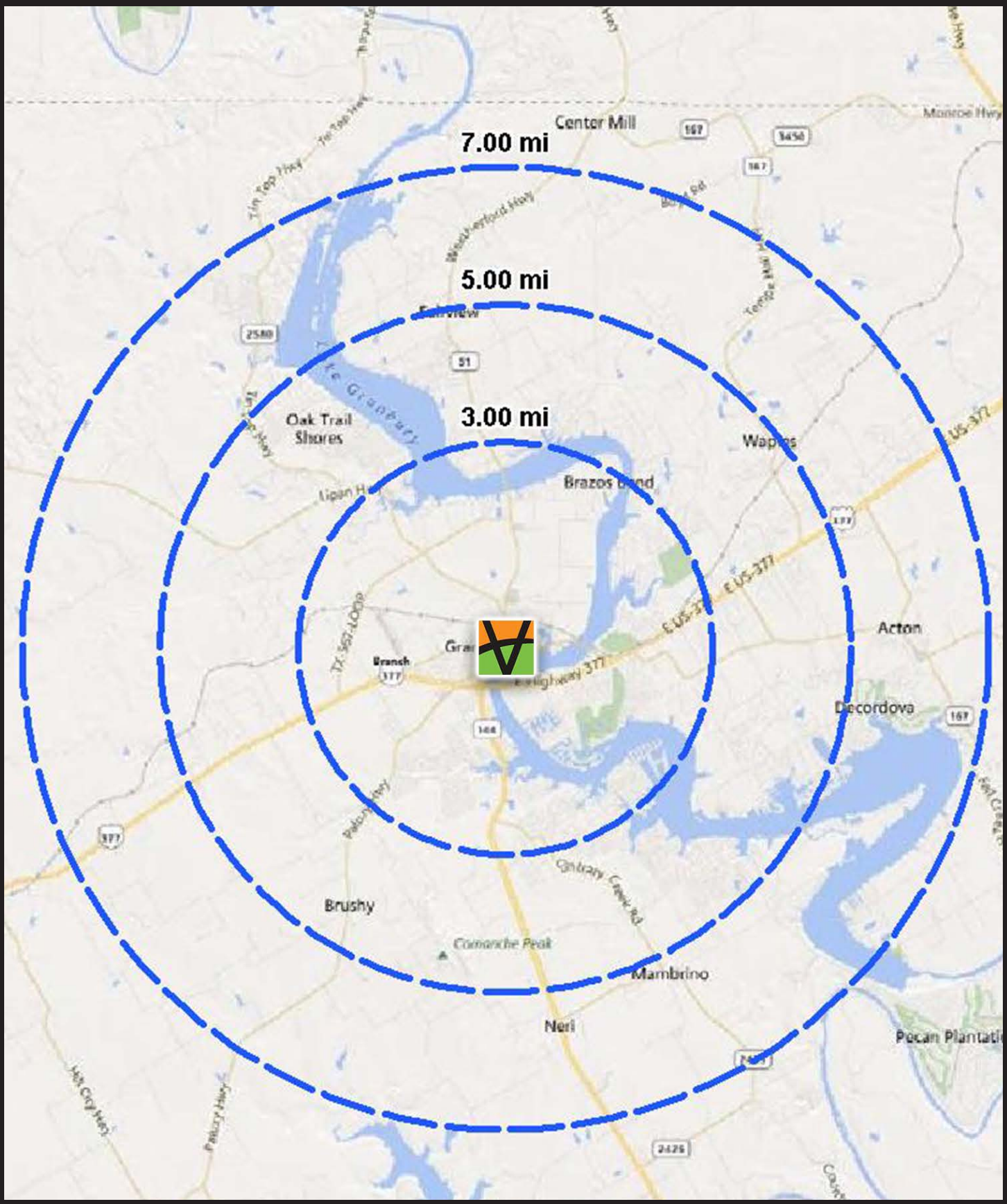

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LUTON RANCH

NEC & NWC Hwy 377 & Hwy 4, Granbury, Texas

Meander Rd Granbury, TX 76049		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	1,592	14,831	32,822
	2021 Projected Population	1,801	16,678	36,893
	2010 Census Population	1,262	13,328	29,327
	2000 Census Population	961	9,442	23,084
	Projected Annual Growth 2016 to 2021	2.6%	2.5%	2.5%
	Historical Annual Growth 2000 to 2016	4.1%	3.6%	2.6%
	2016 Median Age	36.9	44.1	44.8
HOUSEHOLDS	2016 Estimated Households	597	6,010	13,603
	2021 Projected Households	631	6,321	14,311
	2010 Census Households	478	5,378	12,092
	2000 Census Households	383	3,785	9,313
	Projected Annual Growth 2016 to 2021	1.1%	1.0%	1.0%
	Historical Annual Growth 2000 to 2016	3.5%	3.7%	2.9%
RACE AND ETHNICITY	2016 Estimated White	90.8%	91.1%	91.0%
	2016 Estimated Black or African American	1.0%	1.1%	1.1%
	2016 Estimated Asian or Pacific Islander	0.6%	0.8%	0.8%
	2016 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.8%
	2016 Estimated Other Races	7.0%	6.3%	6.2%
	2016 Estimated Hispanic	14.5%	12.3%	12.3%
INCOME	2016 Estimated Average Household Income	$69,418	$80,373	$76,725
	2016 Estimated Median Household Income	$55,200	$63,307	$60,004
	2016 Estimated Per Capita Income	$26,033	$32,607	$31,952
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	4.7%	3.4%	4.6%
	2016 Estimated Some High School (Grade Level 9 to 11)	9.0%	5.5%	6.2%
	2016 Estimated High School Graduate	28.1%	30.9%	31.0%
	2016 Estimated Some College	28.9%	26.9%	26.1%
	2016 Estimated Associates Degree Only	7.9%	6.6%	6.8%
	2016 Estimated Bachelors Degree Only	16.5%	20.0%	18.2%
	2016 Estimated Graduate Degree	4.9%	6.7%	7.1%
BUSINESS	2016 Estimated Total Businesses	222	871	1,882
	2016 Estimated Total Employees	1,399	5,729	14,377
	2016 Estimated Employee Population per Business	6.3	6.6	7.6
	2016 Estimated Residential Population per Business	7.2	17.0	17.4

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

VPC Property Services, Inc.	9004601	colton@vistapropertyco.com	214.234.2555
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Mason duPerier	9004601	mason@vistapropertyco.com	214.234.2573
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Johnathan Velten	658866	johnathan@vistapropertyco.com	214.234.2565
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____