

 Matlock
Park Place



FOR LEASE



4515 Matlock Road, Arlington, Texas 76018

Located in one of Arlington's busiest street connecting with Hwy 20

SIZE

30,000 sq.ft. with 177 parking spaces

TRAFFIC COUNTS

Interstate 20 210,941 Vehicles per day (TX DoT 2005)

Matlock Road 58,506 Vehicles per day (City of Arlington 2005)

Bardin Road 9,425 Vehicles per day (City of Arlington 2005)

DEMOGRAPHICS

	3 Miles	5 Miles
2006 Population	130,435	316,729
Est. Average Income	\$65,973	\$67,146

TRAFFIC GENERATORS



FOLEY'S
mervyn's



Dillard's
SEARS

JCPenney®



COSTCO

Fry's ELECTRONICS



Jordan Foster
1.817.886.3299
info@matlockpark.com

 Matlock
Park Place

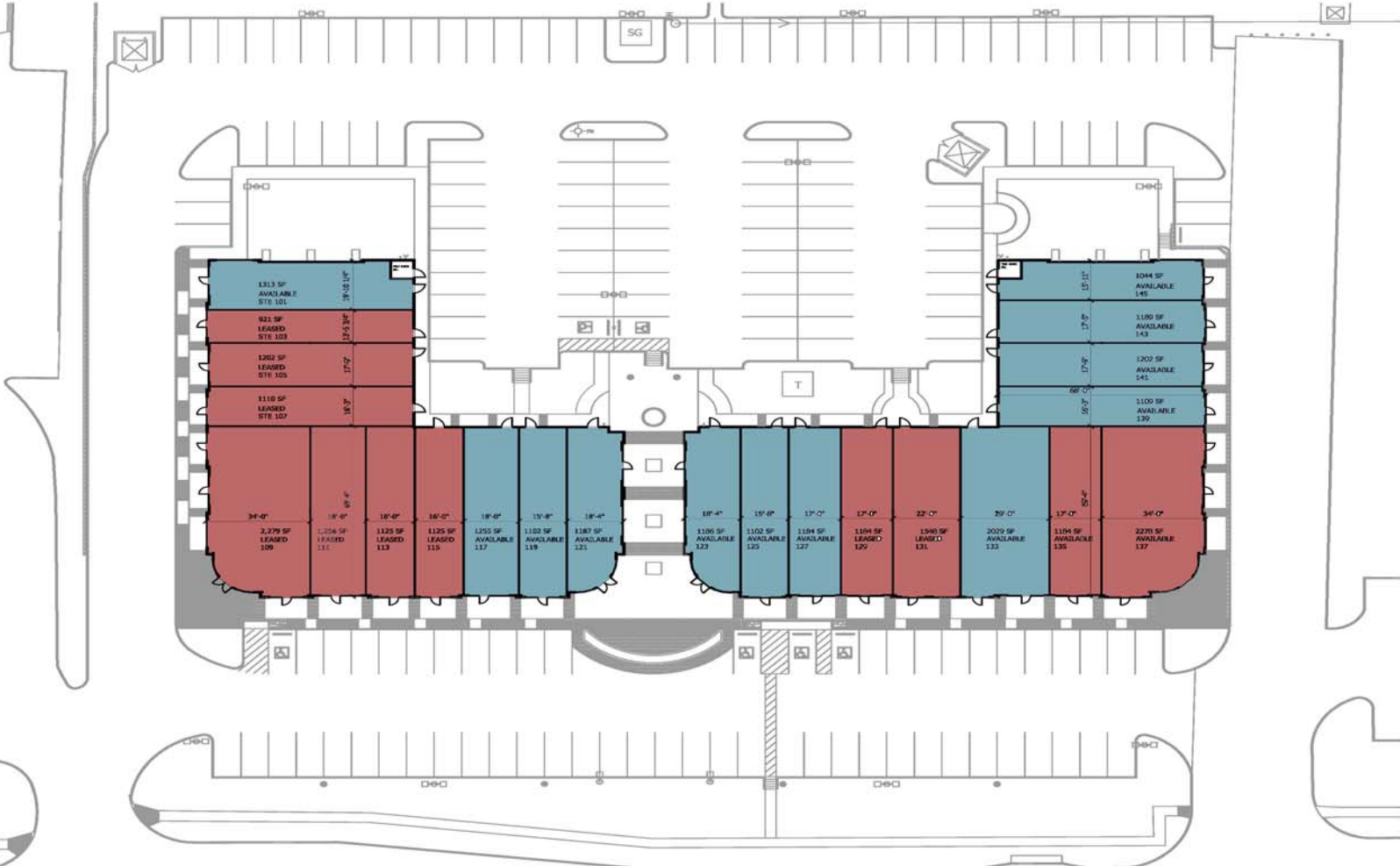


Front View



Center End Cap View





MATLOCK ROAD



1

LEASE SITE PLAN

NOT TO SCALE

- Leased Spaces
- Available Spaces

MATLOCK Welcomes:

Allstate - Suite 131

PRINCE DONUTS - Suite 115

Diabetes America - Suites 135 & 137

CHINA KING SUPER BUFFET - Suites 103,105,107,109, & 111

FEDCASH FINANCIAL SERVICE CENTERS - Suite 113

metroPCS - Suite 129

We invite you to join these group of successful businesses to serve the Arlington Community!



Leasing 1.817.886.3299 www.matlockpark.com



Location Highlights

- Dallas/ Fort Worth Metroplex
- 58,506 Vehicles per day
- 300,000 residents in 5 mile radius
- Just south of Interstate 20
- Future home of the Dallas Cowboys
football stadium and Glory Park

Arlington is a community of more than 350,000 people located in the heart of the Dallas/Fort Worth Metroplex. Arlington is the third largest city in the Metroplex, the seventh largest in Texas and the 54th largest city in the U.S. Arlington is home to the Texas Rangers Major League Baseball, Six Flags Over Texas, Johnnie High's Country Music Revue, the University of Texas at Arlington and Tarrant County College.

The City is a popular meeting place for conventions and trade shows and is the location for the finest hotels and restaurants in the country. Arlington continues to be the family destination for more than 6 million visitors a year.



City of Arlington

The city population is estimated as of March 2006 to be at 362,393. The Southeast sector of the city of Arlington which is where Matlock Park Shopping center is located had an amazing expansion which represented 84.5% of city growth for 2005.



Retail Supply and Demand Forecast

Employment: Dallas/Fort Worth employers are forecast to add over 81,000 positions, an increase of 3 percent, in 2005. Jobs in education, health services, leisure, and hospitality, and government are driving improvements.

Construction: Developers will deliver almost 6.5 million square feet of retail to the Metroplex in 2007. Four Wal-Mart Supercenters and three Lowe's Home Centers account for over 30 percent of the total square feet under construction.

Vacancy: Despite increased development, vacancy is projected to dip in 2007 to 11.1 percent. Retailers are expanding to suburban areas of development where population growth has surpassed retail development. They are favoring the newly built centers because it attracts more retail traffic.



Market Highlights

High Population Growth

- The Dallas/Fort Worth CMSA is one of the fastest growing markets in the country.

Heavy concentration of headquarters

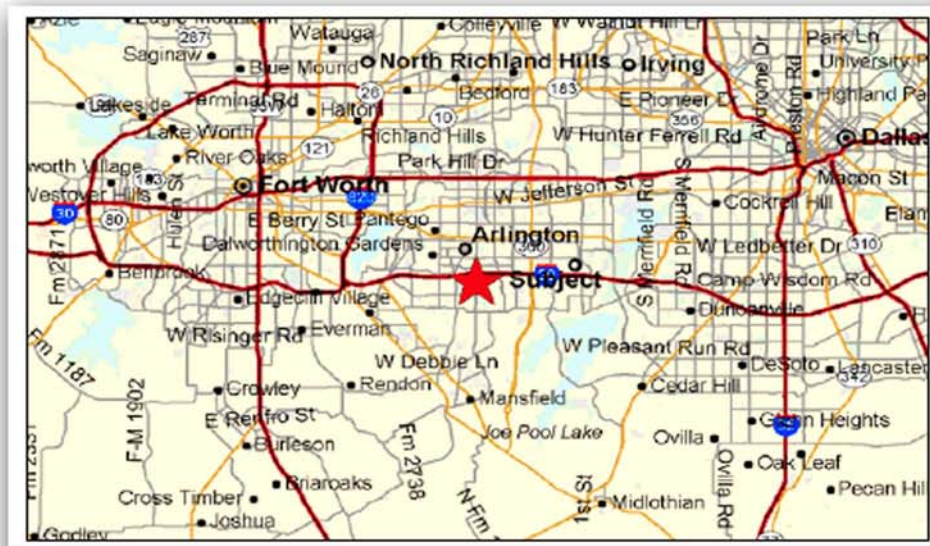
- The Metroplex is home to 17 fortune 500 companies and many regional headquarters.

Affordable Housing

- Dallas/Fort Worth boasts a housing affordability rate of 159, compared to the national level of 136.

High median household income

- The median household income in Dallas/Fort Worth is 15 percent higher than the United States.



The Dallas/Fort Worth metropolitan area is growing unabatedly. The relatively flat north Texas landscape offers only limited impediments to development, including reservoirs to the north and east of Dallas. Growth has been primarily concentrated in the northern portion of the region. Residents are pushing the urban boundary beyond the once-distant suburbs of Plano and Frisco to McKinney and to the west along Highway 380 toward Denton. The southern suburbs offer Developers ample affordable land.