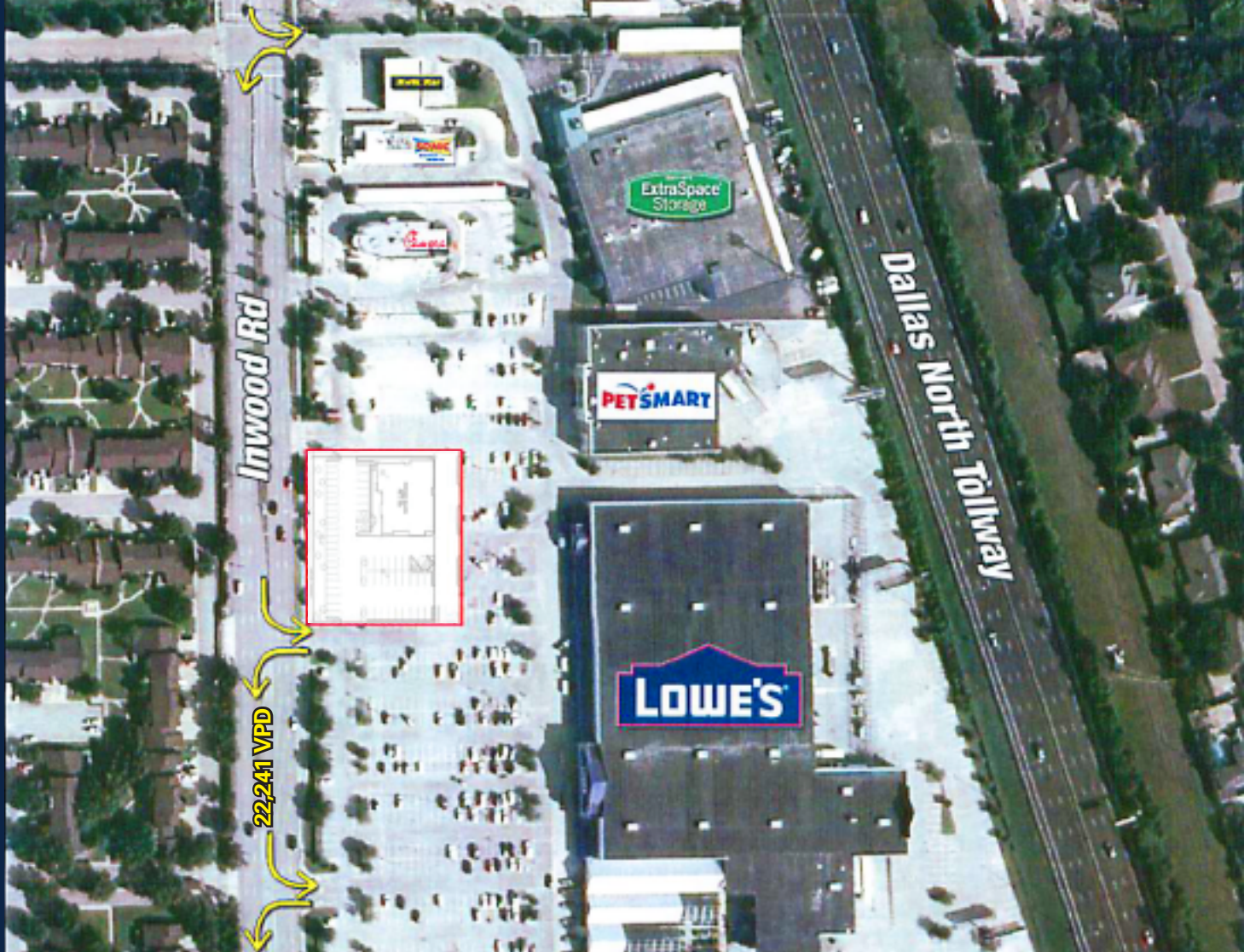




Preston Hollow - Dallas, TX NEQ Forest Lane and Inwood Road

LOCATION

4,360 Students in Surrounding 3 Schools
354,000 Residents
318,000 Employees
\$98,000 AVGHHS

ANCHOR

131,575 sf Lowe's
26,040 sf Petsmart

RETAIL SPACE

5,600 SF
Two Tenant Outlot Building
Shallow Depth
NOW LEASING

- Rare 5,600 sf outlot building located in front of Lowe's on the Northeast corner of Forest Lane and Inwood Road in Preston Hollow

HERMANSSEN
 LAND DEVELOPMENT, INC.
 5944 Luther Lane, Suite 725,
 Dallas, Texas 75225
 Ph: 214-373-4202 x14
www.hermansenlanddevelopment.com
info@hermansenlanddevelopment.com

Traffic counts

- Inwood Road – 22,241 VPD
- Forest Road – 38,008 VPD
- Dallas North Tollway – 51,398 VPD



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info@hermansenlanddevelopment.com

INWOOD & FOREST

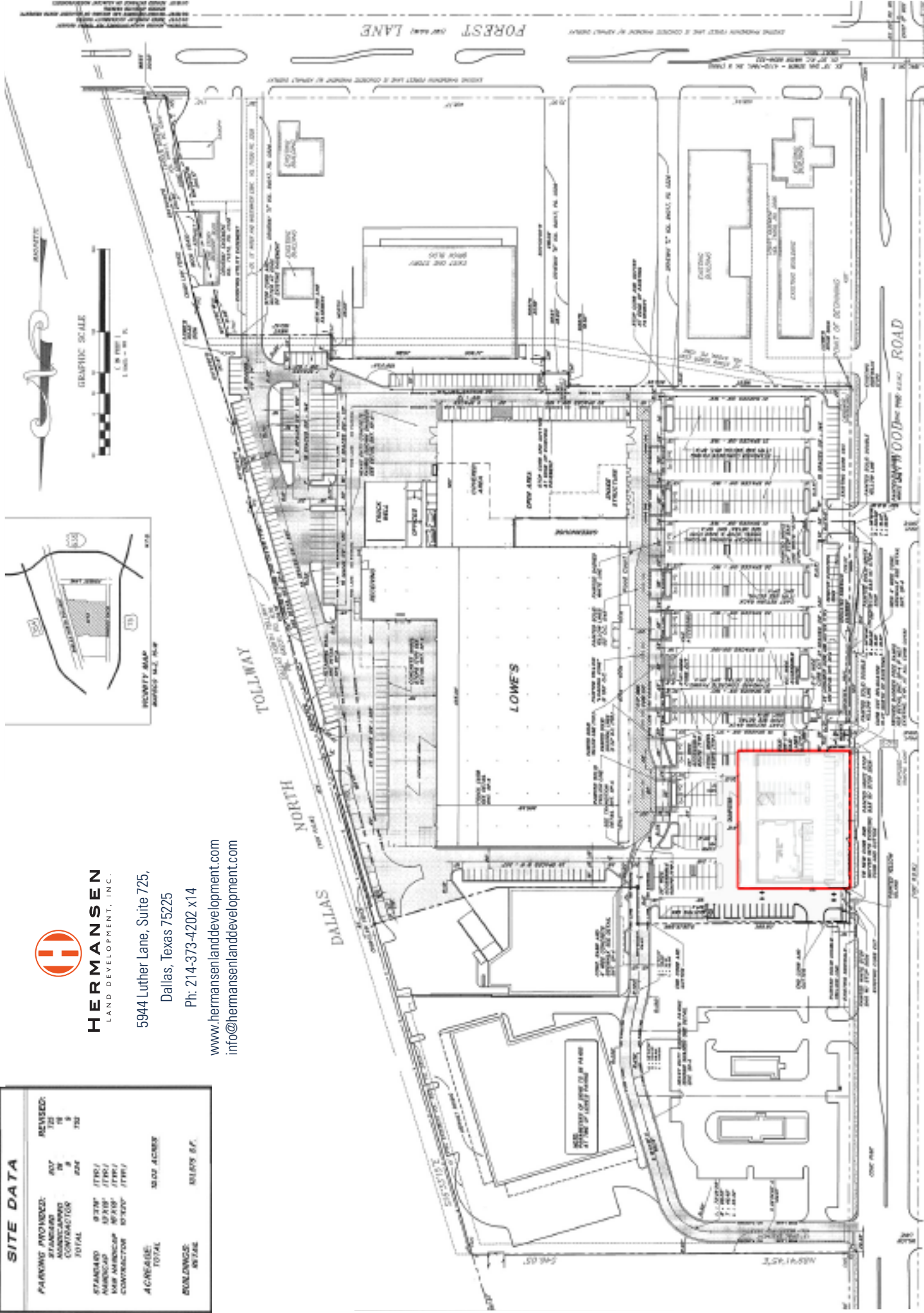
SITE DATA			
PARKING PROVIDED:	ASPH	REVISED:	
	AMERICAN	IN	75
	CONSTRUCTION	824	752
TOTAL			
STANDARD	9274	ITRS/	
AMERICAN	9274	ITRS/	
AMERICAN	9274	ITRS/	
CONSTRUCTION	9274	ITRS/	
ACREAGE:		32.02 ACRES	
TOTAL			
BUILDINGS:		31,676 SF	
TOTAL			



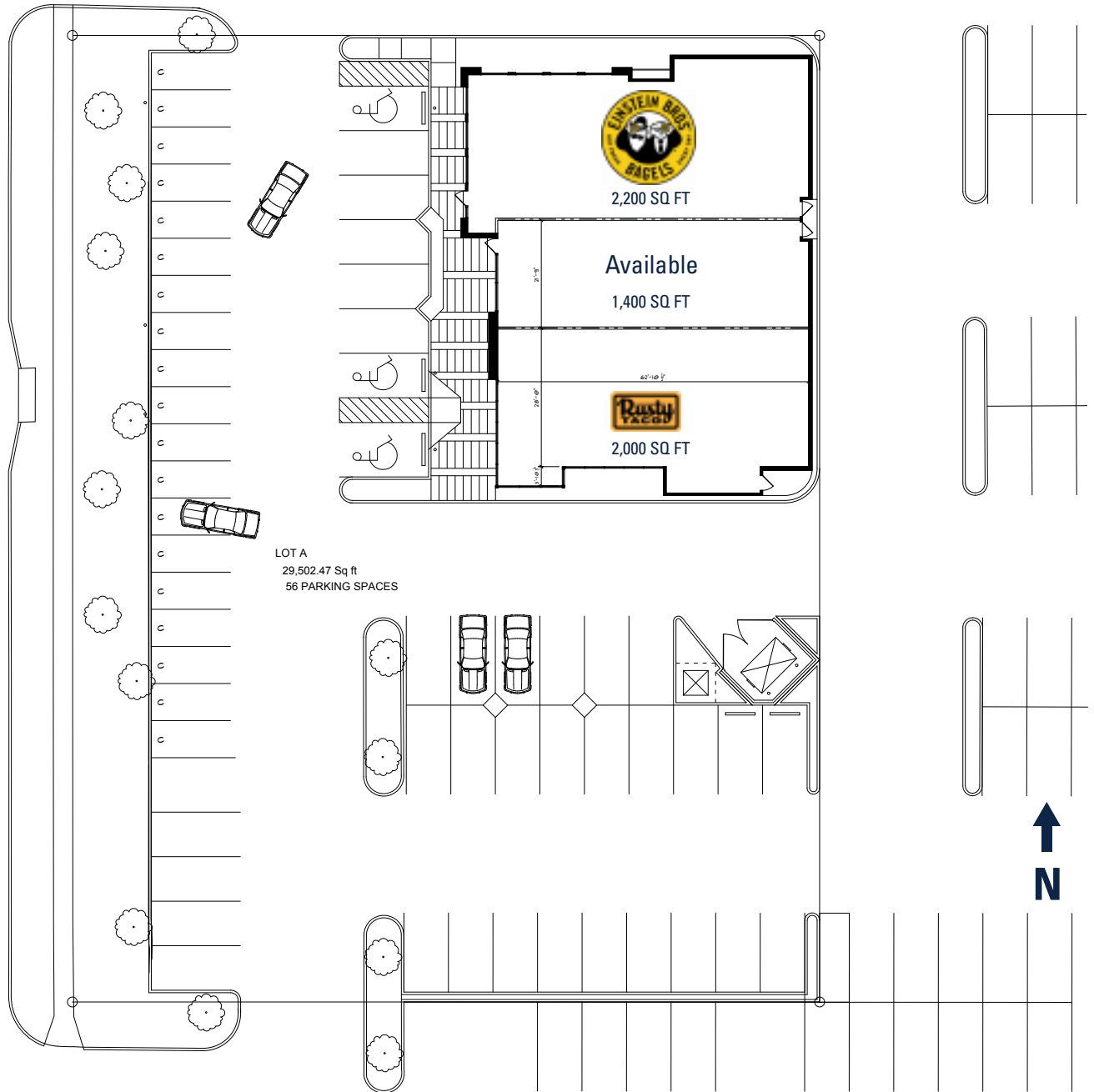
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Site Plan



Surrounding schools within ¾ mile

- WT White High School – 2,273 students
- Jesuit College Prep – 1,000 students
- Hockaday Girls School – 1,087 students
- 4,360 Total Students

Other

- 56 parking spaces on site
- 750 additional cross parking
- Two or three tenant freestanding outlot building
- Liberty Burger reportedly generating over \$55,000 a week sales
- Patio dining
- LEED Shell Building



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N



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Southwest Elevation



West Elevation



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North Elevation



Northwest Elevation



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South Elevation



Site View



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