

## PROPERTY DESCRIPTION

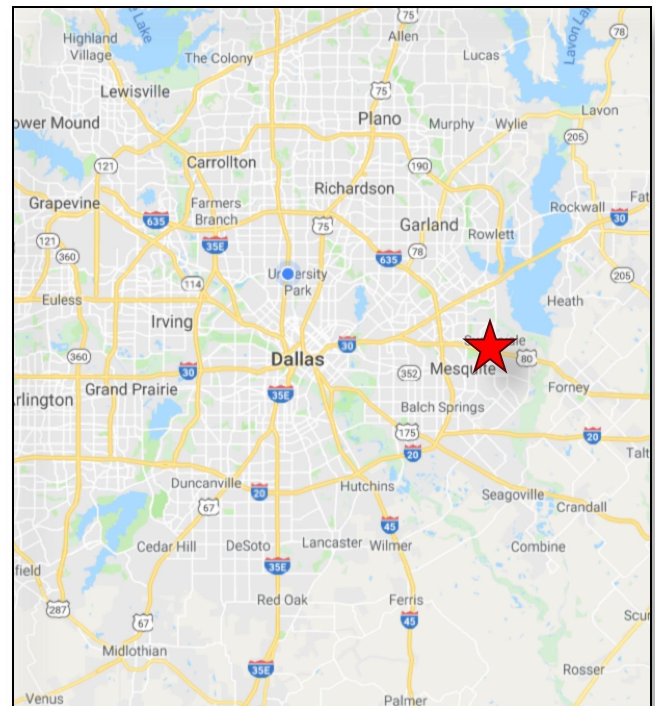
- New power center development located at the northwest corner of US Hwy 80 & Collins Rd in Sunnyvale, Texas
- Frontage on Hwy 80 with easy access and excellent visibility
- High incomes in an underserved market; close proximity to employers as well as established and future residential

## AVAILABLE SPACE

+/- 176,900 SF of Building Area on +/- 36.98 AC of Land

## TRAFFIC COUNTS

Hwy 80: 74,495 VPD (TXDOT 2016)  
Collins Rd: 25,467 VPD (TXDOT 2016)

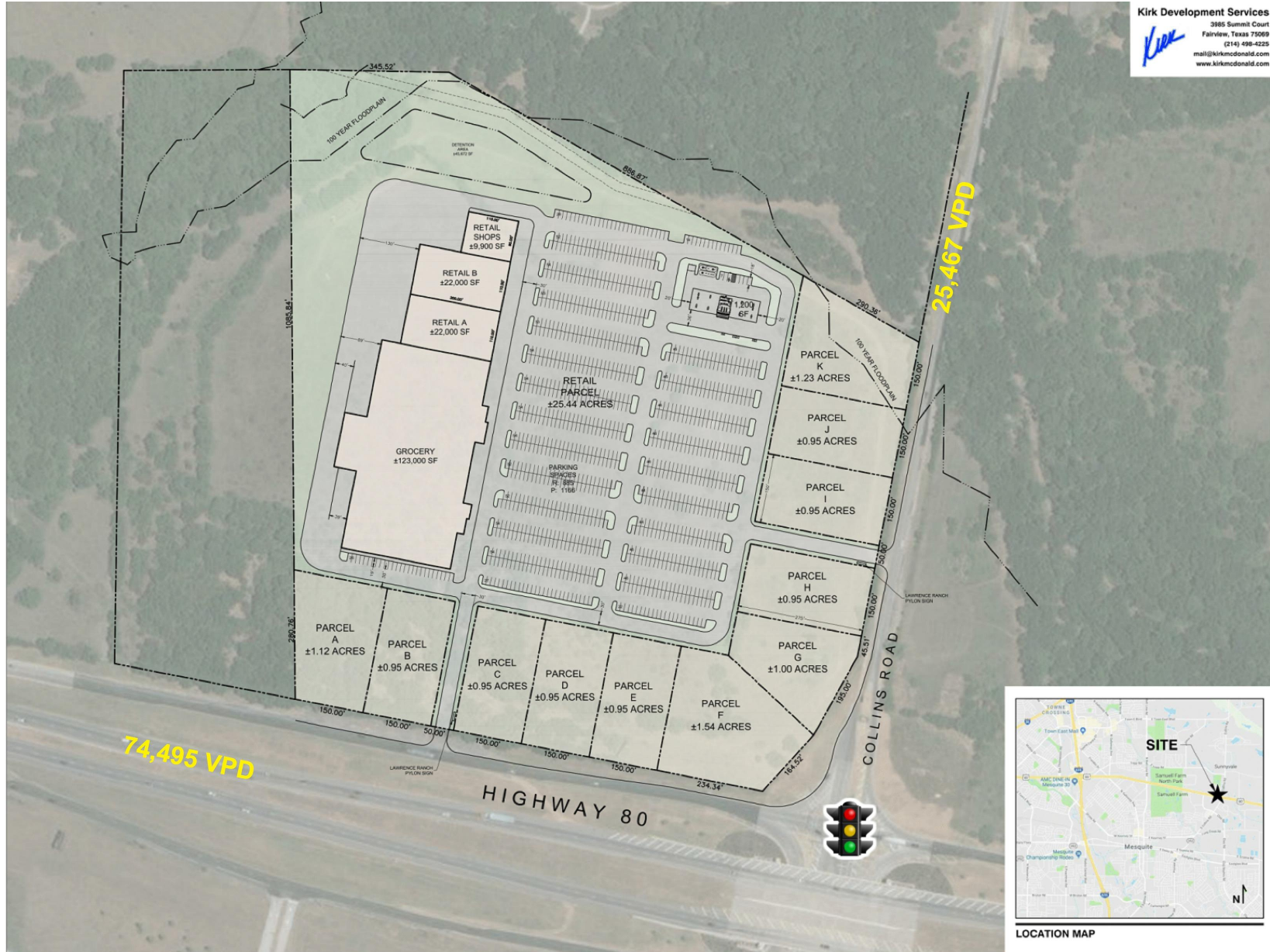


## DEMOGRAPHICS

	3 Mi.	5 Mi.
Population (2017)	49,374	147,679
Avg Househld Income (2017)	\$74,449	\$66,494

**FOR MORE INFORMATION:**

**Mac Helms**  
mac@huntprop.com or 214-360-9600



**Kirk Development Services**  
 3985 Summit Court  
 Fairview, Texas 75099  
 (214) 498-4225  
 mail@kirkmcdonald.com  
 www.kirkmcdonald.com

**H** HUNT PROPERTIES, INC.  
 8235 Douglas Avenue, Suite 1300  
 Dallas, Texas 75225  
 (214) 360-9600  
 www.huntprop.com

**PROJECT INFORMATION**

SITE AREA	
RETAIL PARCEL	±25.44 ACRES
PARCEL A	±1.12 ACRES
PARCEL B	±0.95 ACRES
PARCEL C	±0.95 ACRES
PARCEL D	±0.95 ACRES
PARCEL E	±0.95 ACRES
PARCEL F	±1.54 ACRES
PARCEL G	±1.00 ACRES
PARCEL H	±0.95 ACRES
PARCEL I	±0.95 ACRES
PARCEL J	±0.95 ACRES
PARCEL K	±1.23 ACRES
<b>TOTAL</b>	<b>±36.98 ACRES</b>

BUILDING AREA	
GROCERY	123,000 SF
RETAIL A	22,000 SF
RETAIL B	22,000 SF
RETAIL SHOPS	9,900 SF
<b>TOTAL</b>	<b>176,900 SF</b>

PARKING SUMMARY			
USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
RETAIL	1/200 SF	885	1166

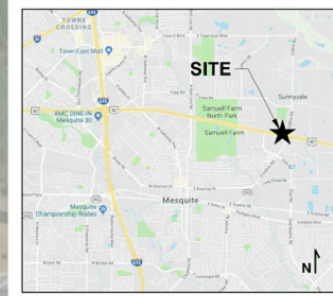
**BUILDING COVERAGE RATIO**  
 TOTAL BUILDING AREA = 176,900 SF  
 TOTAL SITE AREA = 1,108,227.7 SF (±25.44 AC)  
 RATIO = 16.0%

**ZONING CLASSIFICATION**  
 JURISDICTION CITY OF SUNNYVALE  
 EXISTING ZONING TBV  
 REQUIRED ZONING TBV

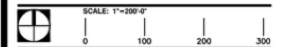
**PROJECT NOTES**  
 1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE REQUIREMENTS MUST BE VERIFIED.  
 2. THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.  
 3. ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD		
DATE	NARRATIVE	INITIALS
4/10/18	SCHEME 2	JKM

**LAWRENCE RANCH  
 SUNNYVALE, TX  
 INTERSTATE 35  
 & TEXAS LOOP 340**



LOCATION MAP



**SCHEME 2**