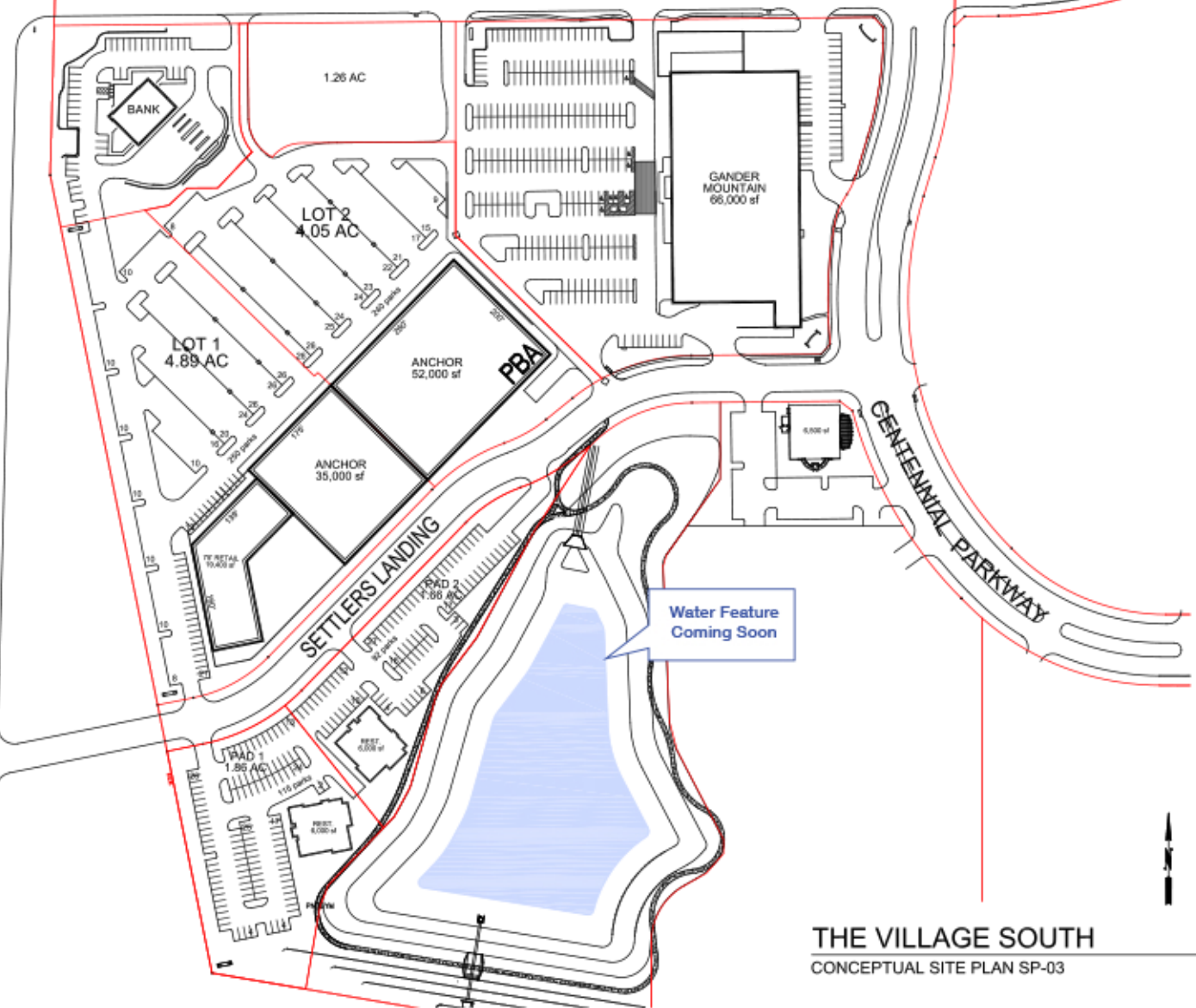


U.S.HWY. 69 (SOUTH BROADWAY)

MARKET SQUARE BLVD.



DEVELOPMENT DATA

LAND AREA	
LOT 1 (RETAIL)	4.89 AC
LOT 2 (RETAIL)	4.06 AC
PAD SITES (1-2)	3.52 AC
TOTAL:	12.46 AC
LOT 1 DATA	
LAND AREA	4.89 AC
RETAIL BLDG AREA	54,400 SF
COVERAGE	25.54 %
ANCHOR PARKING	142 SPACES
ANCHOR PARKING RATIO	4.0 / 1000
RETAIL PARKING	106 SPACES
RETAIL PARKING RATIO	5.6 / 1000
LOT 2 DATA	
LAND AREA	4.06 AC
RETAIL BLDG AREA	52,000 SF
COVERAGE	29.48 %
PARKING	240 SPACES
PARKING RATIO	4.6 / 1000
PADS 1 & 2 DATA	
LAND AREA	3.52 AC
RETAIL BLDG AREA	12,000 SF
COVERAGE	7.83 %
PARKING	207 SPACES
PARKING RATIO	17.3 / 1000

NOTE: ALL LAND AND BLDG AREAS ARE APPROXIMATED AND TOTALS MAY VARY SLIGHTLY. AREA CALCULATIONS ARE FOR REPRESENTATIONAL USE ONLY.

Water Feature Coming Soon



SCALE: 1:150

THE VILLAGE SOUTH
CONCEPTUAL SITE PLAN SP-03

TYLER, TX
05/19/16