THE VILLAGE

AT CUMBERLAND PARK

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The Village at Cumberland Park is a regional mega-center located in Tyler, TX. The trade area for this property extends to many of the surrounding East Texas markets. The property is strategically located in the southern portion of the growing Tyler market at the intersection of Broadway Avenue and the new TX-Loop 49 Toll Road. The collection of national retailers, unique restaurant operators and exciting entertainment venues will make this center the most prominent retail destination in the region. When completed, the total project will be approximately 80 acres and have a GLA of over 700,000 SF.

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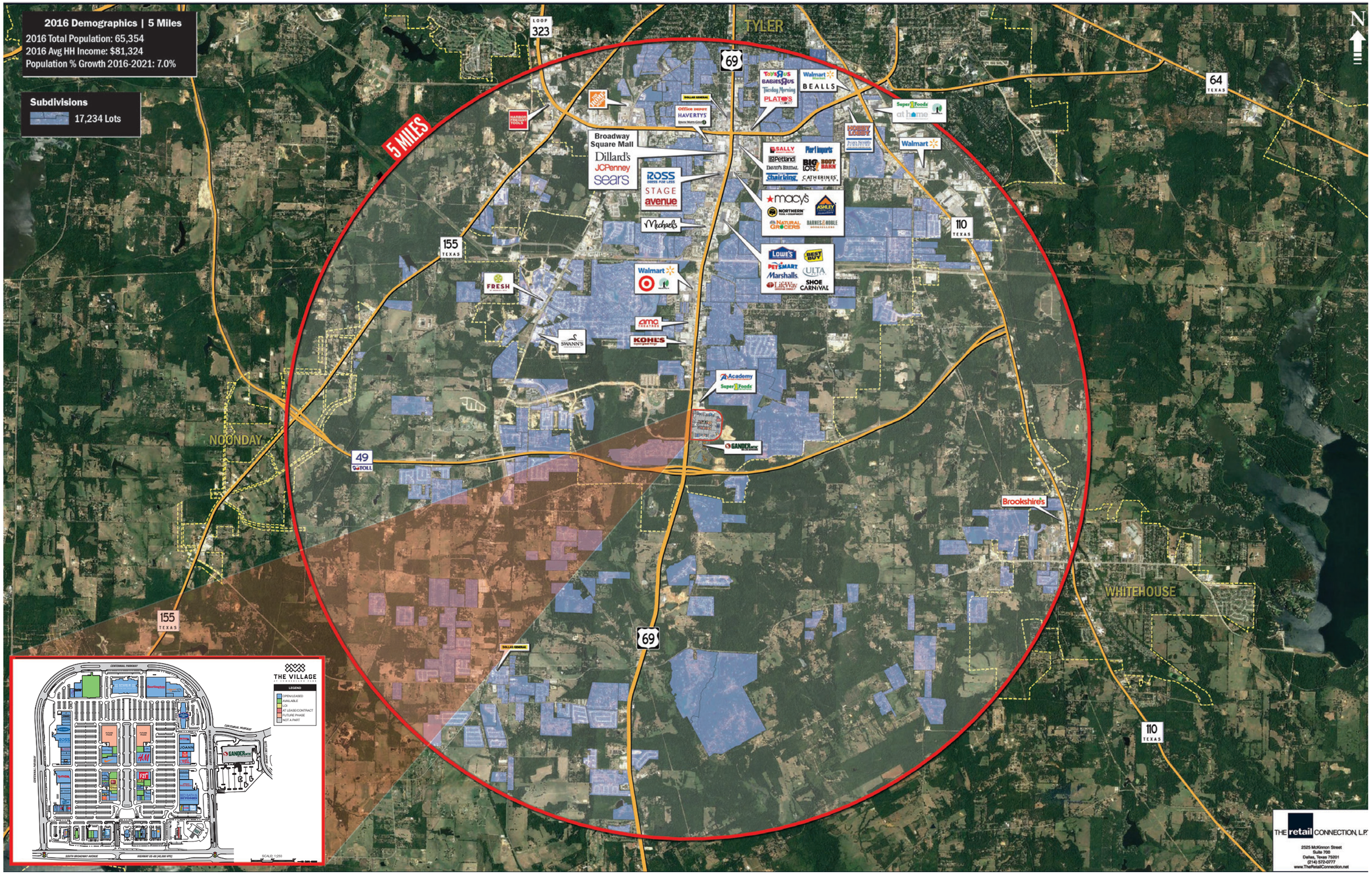
AERIAL



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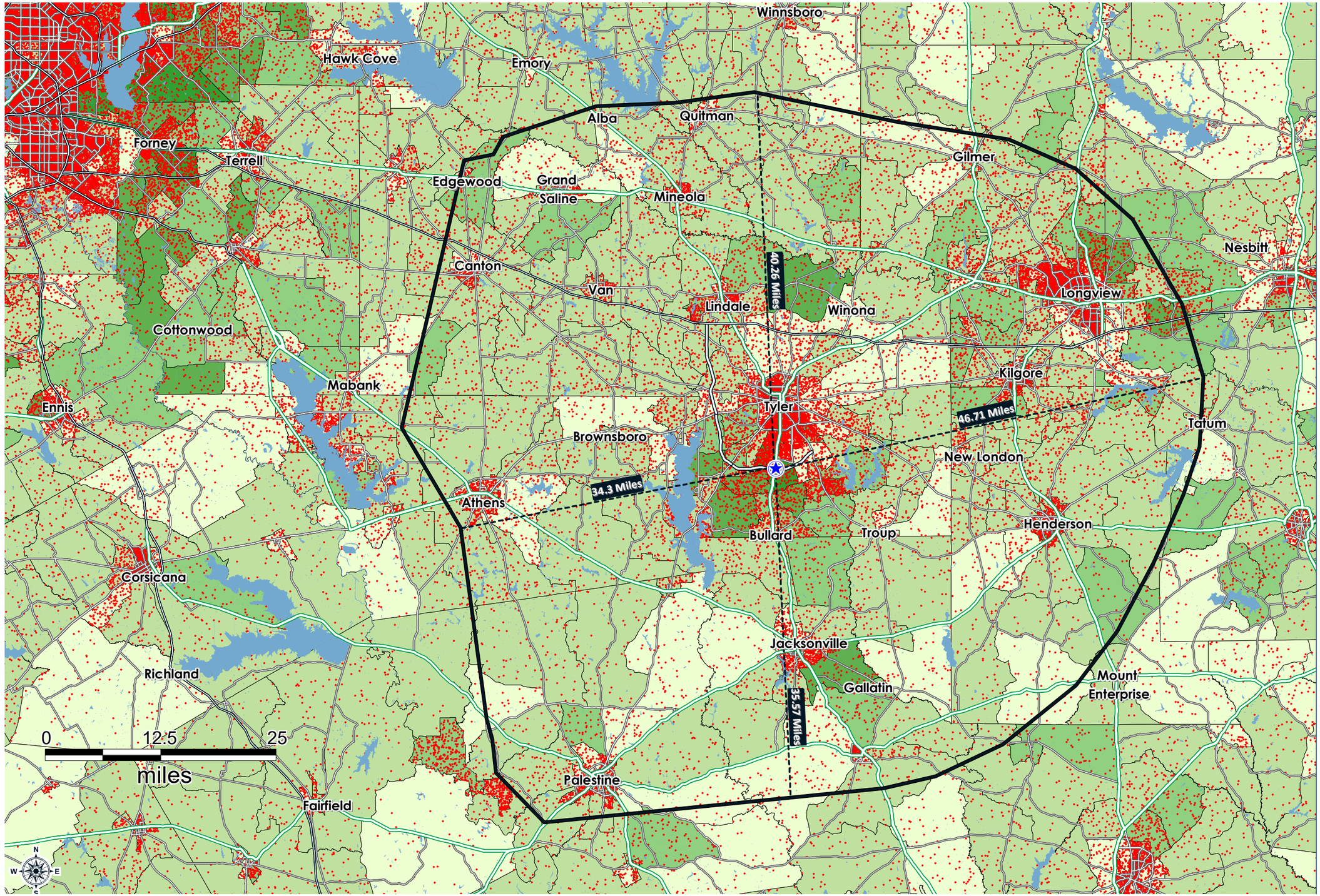
INCOME MAP



Village at Cumberland Park

Trade Area Polygon

Trade Area Demographics

2016 Population:	635,322
Growth 2016 - 2021:	4.6%
Average HH Income:	$63,785
Wkly Consumer Exp:	$299,707,932

2016 Population Density
by Block Group

1 Dot = 25 People

2016 Median HH Income
by Block Group

- $150,000 and above
- $100,000 to $150,000
- $75,000 to $100,000
- $60,000 to $75,000
- $40,000 to $60,000
- $0 to $40,000

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TOP EMPLOYERS

COMPANY NAME	PRODUCT/SERVICE	EMPLOYEES
Trinity Mother Frances	Medical Care	4,000
East Texas Medical Center	Medical Care	3,238
Brookshire Grocery Company	Grocery Distribution	2,522
Tyler Independent School District	Education	2,449
Wal-Mart	Retail	1,711
The Trane Co.	Air Conditioning Units	1,500
Suddenlink	Cable, Internet & Phone	1,500
The University of Texas at Tyler	Education	1,094
UT Health Center at Tyler	Medical Care/Research	865
Tyler Junior College	Education	811
Smith County	Government	776
City of Tyler	Government	760
Target Distribution Center	Retail Distribution	700
Southside Bank	Banking Services	631

	5 MILE	CITY	TA	MSA
TOTAL POPULATION	67,391	98,313	643,053	227,660
DAYTIME POPULATION	79,422	147,138	683,173	255,576
AVERAGE HH INCOME	$82,771	$67,822	$66,349	$69,271
MEDIAN HH INCOME	$58,635	$45,517	$49,246	$50,554

TYLER COMMUNITY FACTS

- Tyler is located 90 miles east of Dallas | Fort Worth, 90 miles west of Shreveport, Louisiana
- Tyler has a trade area draw that includes Anderson, Cherokee, Gregg, Henderson, Rusk, Upshur, Van Zandt and Wood counties
- Tyler boasts an unemployment rate of 4.2%
  - Texas unemployment rate is 4.6%
  - US unemployment rate is 4.9%
- Retail sales for Smith County | $3.16 Billion
- Average home price in Tyler | $174,000
- The city of Tyler tax rate is the lowest among all mid to large size Texas cities
- Tyler exports over 60% of the nation's commercially grown roses
- Tyler is home to the award-winning Kiepersol Winery, an award-winning Vineyard spanning over 63 acres, located just south of The Village at Cumberland Park
- Tyler is home to several civil war era national historic sites, one of which is The 1859 Goodman-LeGrand House and Museum
- The Tyler community maintains a dedicated hisorical motif exemplified by the Azalea Residential Historic District, where mid-20th century homes are surrounded by beautiful floral arrangements

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MAX CHANON
214.276.5267
mchanon@theretailconnection.net

JACK WEIR
214.572.8460
jmweir@theretailconnection.net

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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.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

The Retail Connection GP, Inc.	0512517	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials | Date