

LOCATION: SEC of Northwest Highway & Webb Chapel Extension

SIZE: 1.075 acres, with 6,961 sf building

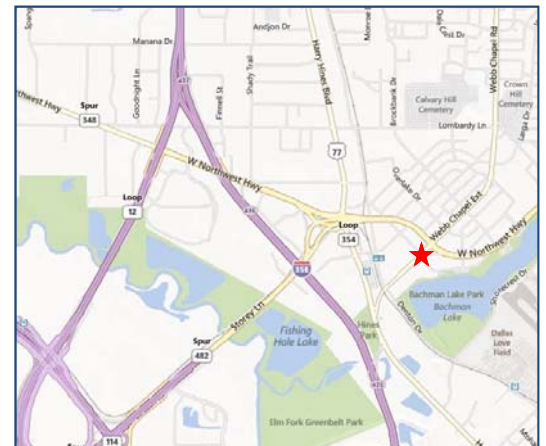
ZONING: CR, Community Retail (City of Dallas)

UTILITIES: Utilities available to site

TRAFFIC COUNTS: 40,354 AADT on Northwest Highway ('09)

ACCESS: Onto Bachman Boulevard

POPULATION: One mile: 25,954
Three miles: 82,523
Five miles: 243,694



200 Galleria Parkway,
Atlanta GA 30339
(800) 388-8035 x1112

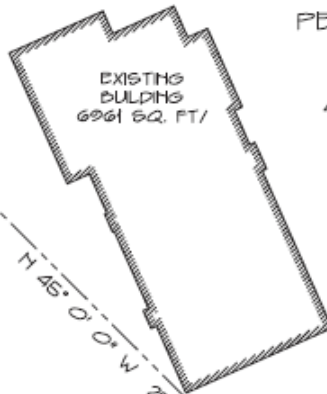
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BACHMAN BLVD

R=1006.25'
CD=172° 17' 29" E
CL=221.45'
D=11° 35' 38"
AL=221.83'

R=13.00'
CD=110° 44' 50" E
CL=21.49'
D=11° 29' 40"
AL=25.30'



PEPPERWOOD, INC.
SUBJECT
PROPERTY
46,831 SQ. FT.
1.075 ACRES

BACHMAN DRIVE

S 21° 20' 45" E 147.60'

H 45° 0' 0" W 2597.60'

S 66° 29' 05" E 18.00'

S 23° 30' 55" E 102.65'

H 89° 36' 00" W 42.37'

S 12° 30' 35" E 14.95'

S 44° 10' 05" W 65.75'



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