



# GRANDSCAPE



400+ ACRES | RETAIL | MIXED USE

THE COLONY, TEXAS 704-206-8400 [www.grandscape.com](http://www.grandscape.com)



## OPPORTUNITY ON A GRAND SCALE

Located in The Colony, in the northern part of the Dallas/Fort Worth Metroplex, Grandscape is one of the largest and most unique mixed-use real estate developments in the country. With the Nebraska Furniture Mart scheduled to open in Spring 2015 and the first phase of retail in the 3rd quarter 2015, Grandscape will stretch across 400+ acres, with 3.9 million square feet of retail, entertainment, dining and attractions. Grandscape is being developed by Nebraska Furniture Mart, a Berkshire Hathaway company.



### LOCATION

Grandscape is located along the Sam Rayburn Tollway (SH121) in the heart of the Dallas/Fort Worth region, the 4th largest metropolitan area in the country.

Grandscape enjoys more than a mile of frontage on SH121, offering great visibility and easy highway access for consumers from a trade area of hundreds of miles.

### ANCHOR

Nebraska Furniture Mart of Texas, NFM's only North Texas location, will cover 90 acres, with a 560,000 sq. ft. showroom and a 1.3 million sq. ft. distribution center.

### PHASE I:

Plans include:

- Entertainment Venues
- Retail Stores
- Recreation Areas
- Hotel
- Outdoor Amphitheater
- Restaurants

### PROJECTED VISITORS/SALES

Nebraska Furniture Mart expects to attract 8 million visitors its first year. Visitors and sales projected to grow 7% annually for the first 10 years and 3% annually thereafter. 18 million visitors expected to visit the Grandscape development per year.

### SIZE

Grandscape spans 433 acres and 3.9 million sq. ft., including:

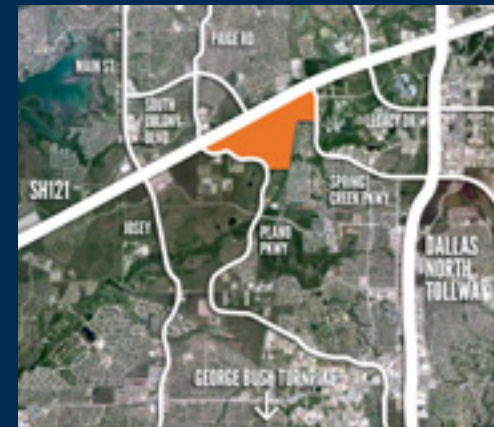
- ±2.6 million sq. ft. of Destination Retail & Office
- ±300 multi-family units

### ABOUT NEBRASKA FURNITURE MART

NFM is the largest single-volume shopping destination for furniture, flooring, appliances and electronics in the United States.

NFM is based in Omaha, Nebraska, with stores in Omaha, Kansas City and Des Moines.

NFM draws loyal customers from more than 200 miles away, with more than 98% returning to shop again.



FOR LEASING INFORMATION, CALL 704 206-8400.

## THE COLONY, TEXAS:

- Grandscape is being developed in The Colony, which has been named number 20 in the top 50 Best Places to Live by *Money Magazine* (2013)
- Population: 37,653
- Median Household Income: \$76,497

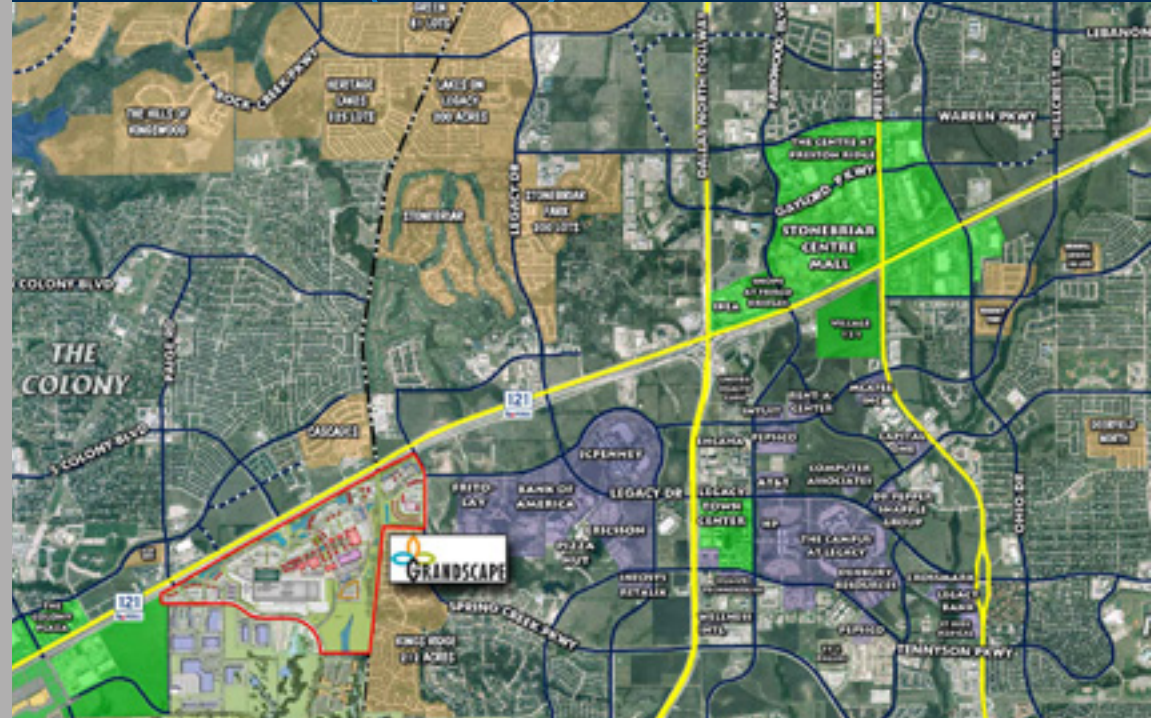
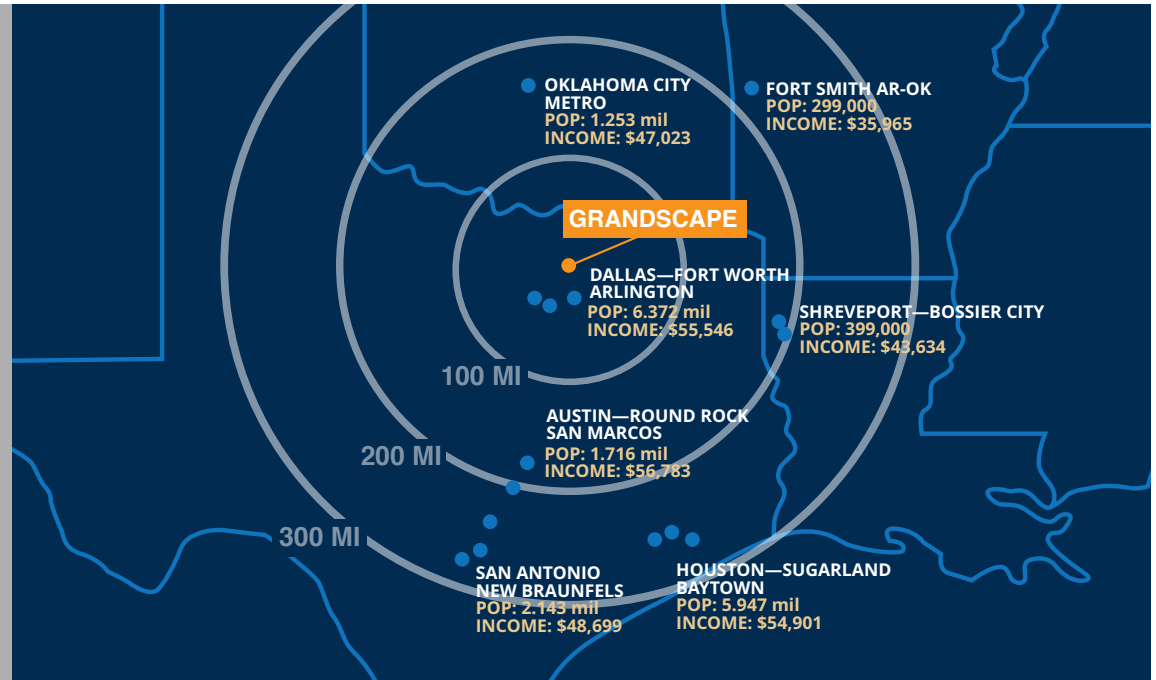


## DALLAS/FORT WORTH:

- Gross Metro Product: \$374 billion, #6 nationwide
- Average Household Income: \$57,431

## NORTH TEXAS:

- 4th largest metropolitan area in the nation
- Population: 6.5 million +
- Labor Force: 3.36 million



Sources:  
United States Census Bureau.  
The North Texas Commission.

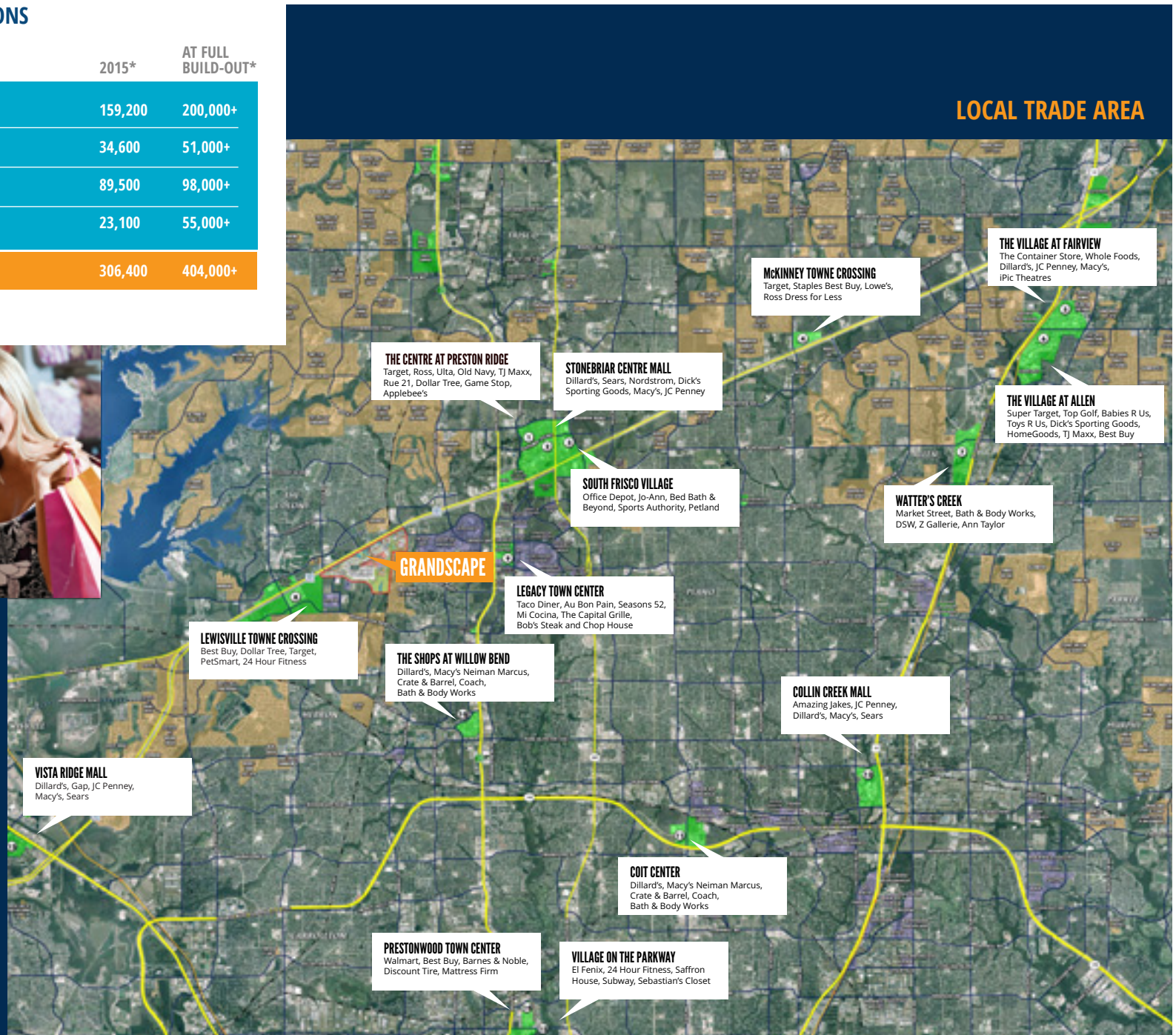
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## 24-HOUR TRAFFIC PROJECTIONS

ROADWAY	2015*	AT FULL BUILD-OUT*
Sam Rayburn Tollway	159,200	200,000+
Plano Parkway	34,600	51,000+
Spring Creek Parkway	89,500	98,000+
S. Colony Boulevard	23,100	55,000+
<b>Totals:</b>	<b>306,400</b>	<b>404,000+</b>

\*Note: Projection numbers are "Vehicles Per Day"

## LOCAL TRADE AREA



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# SITE PLAN



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