



400+ ACRES | RETAIL | MIXED USE

THE COLONY, TEXAS 704-206-8400 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 mixeduse 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.



# 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:**

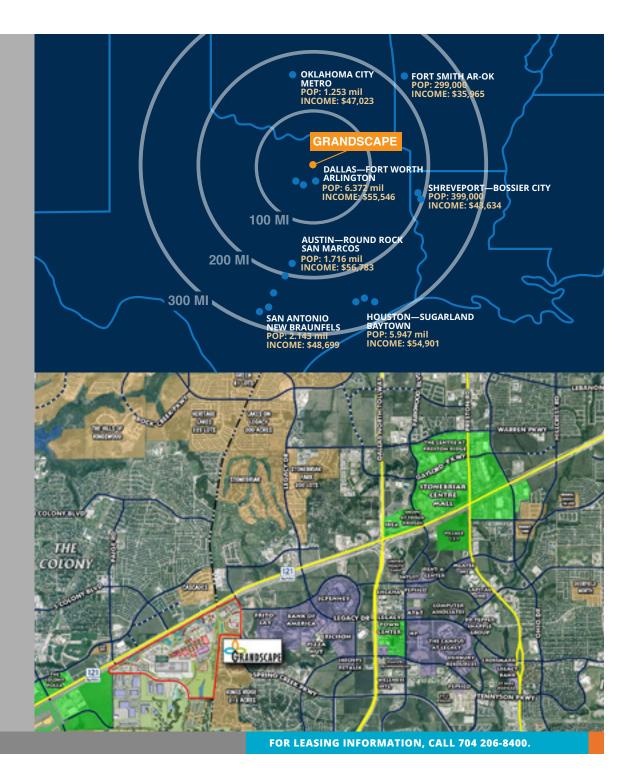
- Gross Metro Product: \$374 billion, #6 nationwide
- Average Household Income: \$57,431

# **NORTH TEXAS:**

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







## **24-HOUR TRAFFIC PROJECTIONS**

ROADWAY	2015*	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+
Totals:	306,400	404,000+

AT FULL

LEWISVILLE TOWNE CROSSING Best Buy, Dollar Tree, Target, PetSmart, 24 Hour Fitness

# **LOCAL TRADE AREA**

THE VILLAGE AT FAIRVIEW The Container Store, Whole Foods, Dillard's, JC Penney, Macy's, iPic Theatres

THE VILLAGE AT ALLEN Super Target, Top Golf, Babies R Us, Toys R Us, Dick's Sporting Goods, HomeGoods, TJ Maxx, Best Buy

Market Street, Bath & Body Works, DSW, Z Gallerie, Ann Taylor

#### MCKINNEY TOWNE CROSSING Target, Staples Best Buy, Lowe's, Ross Dress for Less

**COLLIN CREEK MALL** Amazing Jakes, JC Penney, Dillard's, Macy's, Sears

# THE CENTRE AT PRESTON RIDGE

Target, Ross, Ulta, Old Navy, TJ Maxx, Rue 21, Dollar Tree, Game Stop,

#### STONEBRIAR CENTRE MALL

Dillard's, Sears, Nordstrom, Dick's Sporting Goods, Macy's, JC Penney

#### SOUTH FRISCO VILLAGE

Office Depot, Jo-Ann, Bed Bath & Beyond, Sports Authority, Petland

#### LEGACY TOWN CENTER

Taco Diner, Au Bon Pain, Seasons 52, Mi Cocina, The Capital Grille, Bob's Steak and Chop House

#### THE SHOPS AT WILLOW BEND Dillard's, Macy's Neiman Marcus,

Crate & Barrel, Coach, Bath & Body Works

#### VISTA RIDGE MALL Dillard's, Gap, JC Penney, Macy's, Sears

# COIT CENTER

Dillard's, Macy's Neiman Marcus, Crate & Barrel, Coach, Bath & Body Works

#### **VILLAGE ON THE PARKWAY**

El Fenix, 24 Hour Fitness, Saffron House, Subway, Sebastian's Closet

#### Walmart, Best Buy, Barnes & Noble, Discount Tire, Mattress Firm

<sup>\*</sup>Note: Projection numbers are "Vehicles Per Day"

# **SITE PLAN**





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