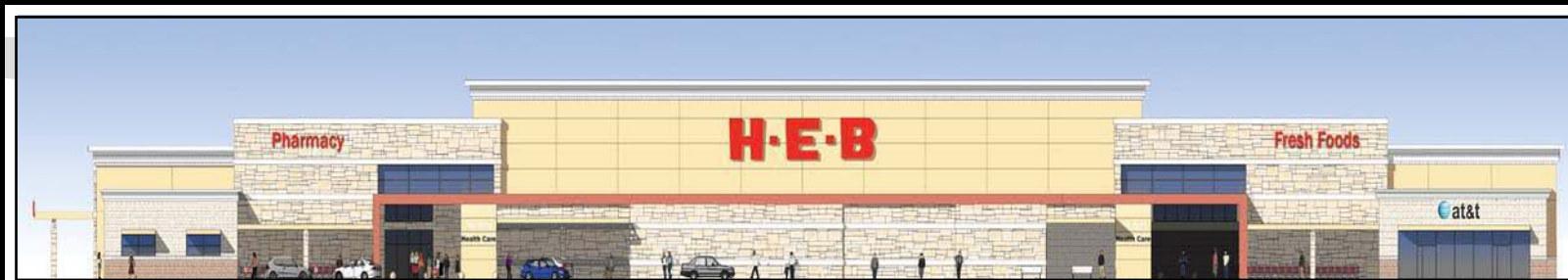


VISTA
PROPERTY CO.

Luton Ranch

NEC & NWC of US 377/ HWY 4
Granbury, TX 76049



Area Information:

The Granbury trade area has a population of over 100,000 people and has experienced exponential growth over the past ten years. The City of Granbury, which is the Hood County seat, serves as the retail and entertainment hub for a trade area made up of more than 12 cities/towns and multiple counties. With limited quality retail space and significant growth rates, Luton Ranch offers a unique opportunity to reach an affluent, educated and underserved customer base. The following details a few key statistics regarding Granbury and Hood County:

- Granbury/Hood County population of 54,900 in 2009
- Est. population of 60,200 in 2011
- Annual income growth of 5.81% vs. 3.77% nationally
- Average current price for a new home is \$268,641
- Located at a signalized intersection of two highways
- Of all U.S. statistical areas, Granbury is ranked 36th in wealth based on the percentage of households with at least \$1,000,000 of investable assets
- The Shopping Center G.L.A. per capita for Granbury is 2.57 s.f. vs. 23.37 s.f. in Dallas/Ft. Worth and 16.5 s.f. nationally.

Development Summary:

This 40 acre development known as Luton Ranch is located on the north side of US Highway 377 (34,159 VPD) at Highway 4 (7,421 VPD) in Granbury, TX. Phase I will deliver in Third Quarter 2011 and includes a 101,000 s.f. H-E-B Grocery Store, and approximately 24,000 s.f. of shop space and pad sites. Phase II can accommodate another large anchor/multiple junior anchors, with the overall development totaling over 300,000 s.f.

Area Retailers

Demographics			
Drive Time	Population	Avg. H.H Income	Growth 2000-2011
10 Minutes	20,486	\$67,872	36.1%
20 Minutes	43,754	\$69,957	29.8%
30 Minutes	59,869	\$70,266	29.6%

Sources: Site USA, Claritas 2011, TNS Financial, TXDOT, ICSC

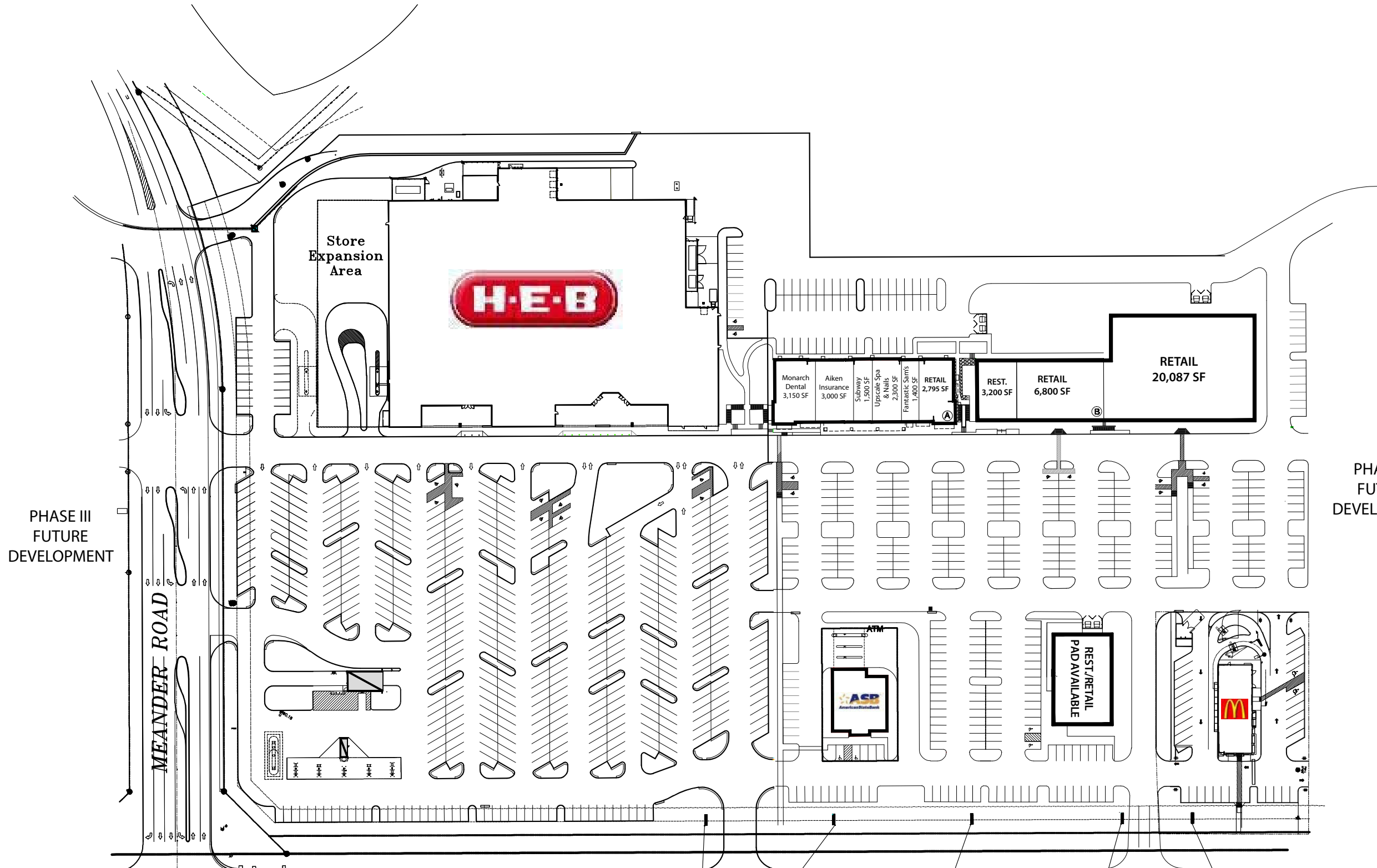
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U.S. HIGHWAY 377

25 Ft. Tall HEB Pylon Sign 15 Ft. Tall Monument Sign 15 Ft. Tall Monument Sign 25 Ft. Tall Retail Pylon Sign 15 Ft. Tall Monument Sign



Luton Ranch



Granbury, Texas

