

Alice, Texas

WAL-MART SUPERCENTER ANCHORED SHOPPING CENTER

Space Available – Call for Details

2000 Dr. N W Atkinson Rd

For Additional Information Call:

888.810.5050

FOR LEASING:

Rebecca Dragin
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Shadow–Anchored Centers Div.
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SHADOW-ANCHORED CENTERS DIVISION



SCHOSTAK BROTHERS & COMPANY, INC. OWNS ONE OF THE LARGEST GROWING WAL-MART SHADOW-ANCHORED PORTFOLIOS.



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WAL-MART SUPERCENTER PORTFOLIO



Schostak Brothers & Company is proud to present its Wal-Mart Supercenter Portfolio of Shopping Centers. Each center is strategically positioned within the market to allow maximum exposure to consumers and the Wal-Mart shopper. All centers are anchored by the revolutionary Supercenter format store that draws customers from both nearby and great distances, every week of every year.

WHAT IS A WAL-MART SUPERCENTER?

Wal-Mart was already a dominant retailer when it rolled out its evolutionary prototype store in 1988, the Supercenter. By far, the most significant change in this prototype was the inclusion of a grocery store component. A dozen years later, in 2000, Wal-Mart became the largest grocery retailer in the United States. The grocery sector accounts for 28% of the Wal-Mart segment of Wal-Mart Stores, Inc.

WAL-MART – THE SUPERCENTER ERA

The Supercenter is the 'end of the road' in an evolutionary sense. Between 2000 and 2004, Wal-Mart opened 992 Supercenter stores and only 194 non-Supercenter stores. Looking at the same era in another way, beginning in 2001, Wal-Mart has increased its number of Supercenters by 137% as compared to an 11% growth of the older format non-Supercenter stores. The Supercenter format has been so successful and so popular with consumers that Wal-Mart has converted 636 (averaging 127 per year) non-Supercenter stores into Supercenters and has **NEVER CLOSED A SUPERCENTER LOCATION.**

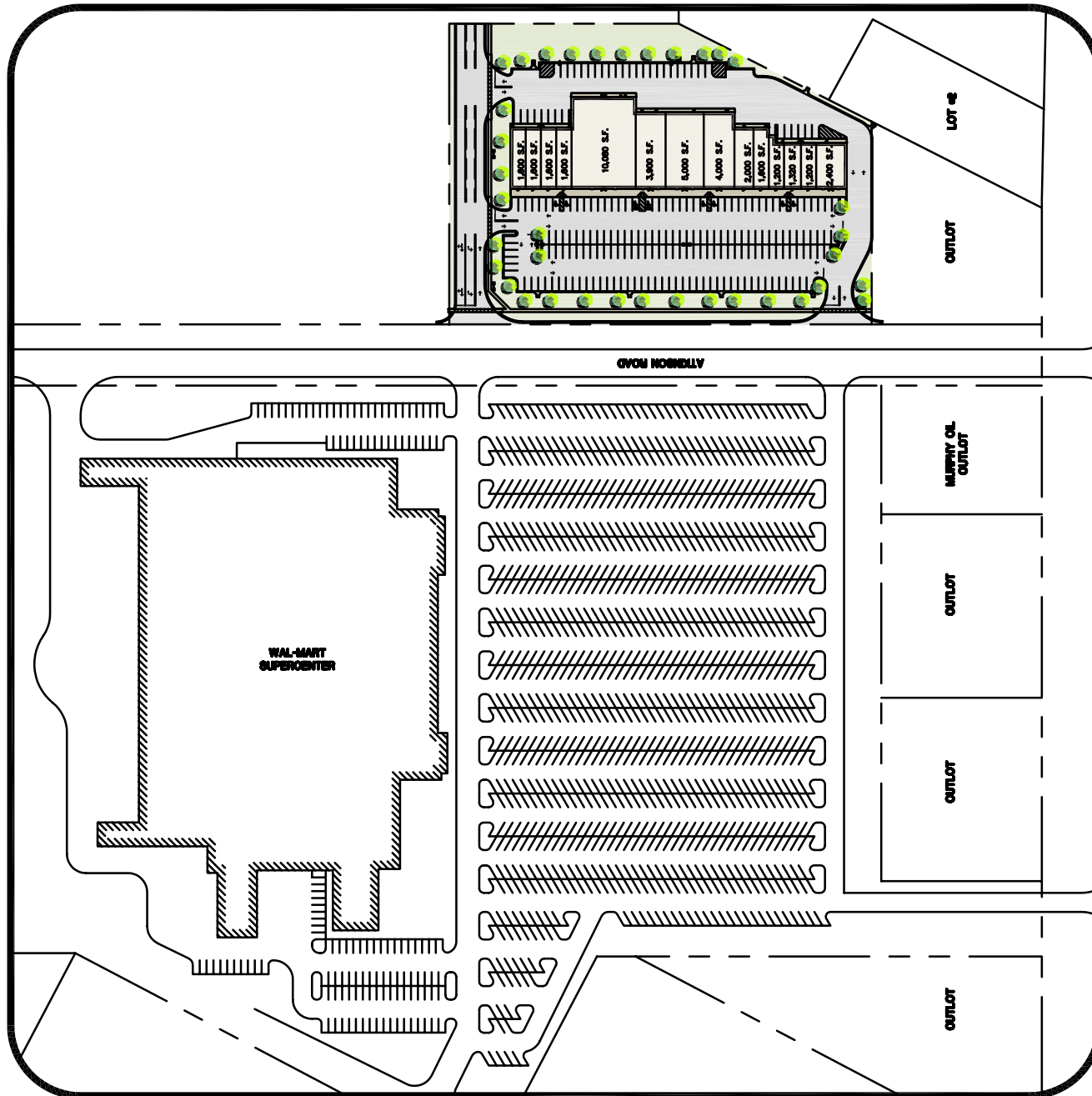
THE GROCERY ANCHORED STRIP CENTER EVOLVES TO SUPERCENTERS

Wal-Mart's Supercenter format has become the catalyst for the next transformation in shopping centers ... the grocery anchored strip shopping center, one of the earliest post WW II formats, has given way to the Wal-Mart Supercenter shopping center. The grocery anchored center is still around but the Supercenters are killing the grocery stores, based upon consumer preferences. A Wal-Mart Supercenter houses 36 departments within, in addition to groceries.

WHAT DO OUR LOCATIONS HAVE TO OFFER?

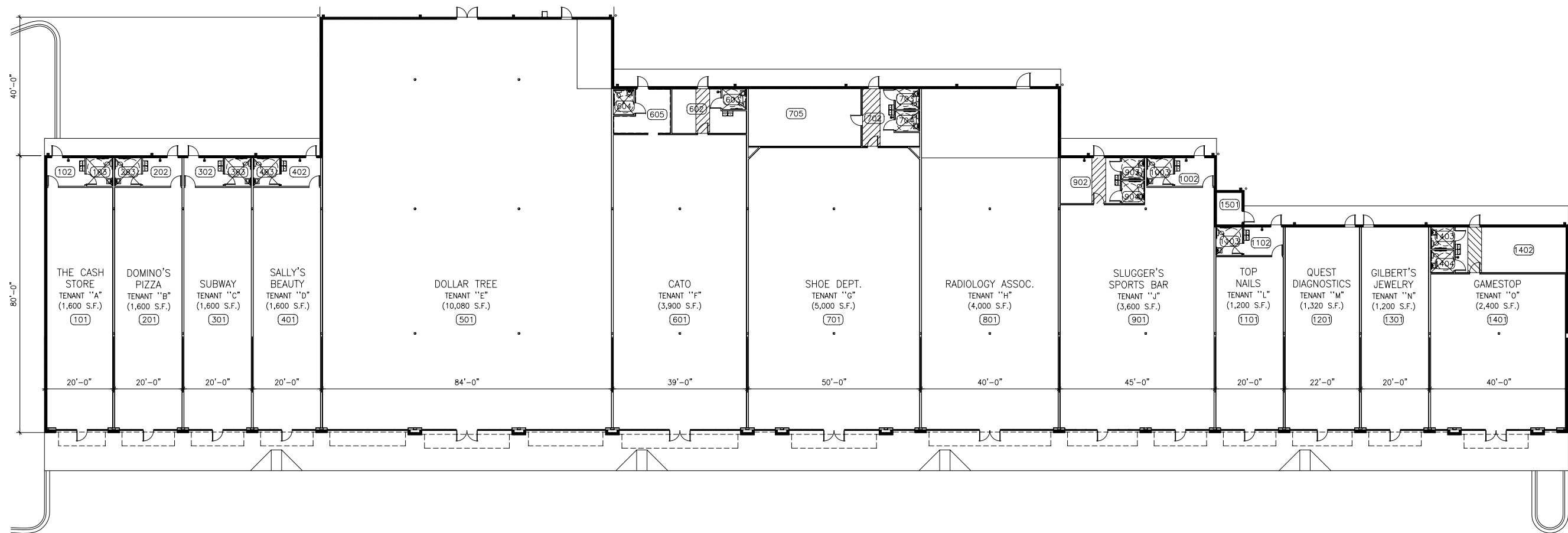
In most Supercenter markets, the Wal-Mart site most often has the most consistent and highest traffic levels – day in, day out. Although Wal-Mart has earned a reputation for crushing many merchants, the competitive reality is really the same old story of Retailing 101: Wal-Mart is a giant traffic and transaction machine, but co-existence is not only possible, but it can be quite profitable. Many national chain merchants that were previously committed to grocery anchored locations have adjusted their locational strategies to Wal-Mart Supercenters. With modest rents, our Supercenter locations offer merchants the ability to align their real estate and focus in the best and most consistent shopping center locations ... benefiting from Wal-Mart's powerful drawing power.

ALICE SHOPPING CENTER



SITE PLAN





TOTAL GROSS LEASABLE AREA : 39,100 S.F.

SCALE: 0 40'
20'

NOT TO SCALE. DO NOT SCALE DRAWING.

PROJECT **ALICE**
ALICE, TEXAS

REVISIONS

DRAWING TITLE
LEASE PLAN

DATE 10/25/10	DRAWN BY APPROVED BY	DRAWING # SL-1
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SALLY'S

Everything's \$1.00

DOLLAR TREE

Everything's \$1.00

OLD NAVY
jr • misses • plus

SHONEY'S

Kwik-Fill

Auto Wash



SALE

RENT-A-CENTER

Sloppy SPORTS BAR

TOP NAILS

Starbucks

Gilberts
Fine Jewelry

GameStop
... And Movies Too

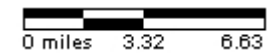
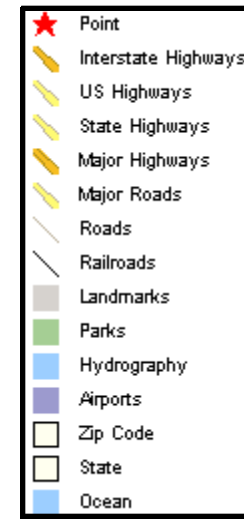
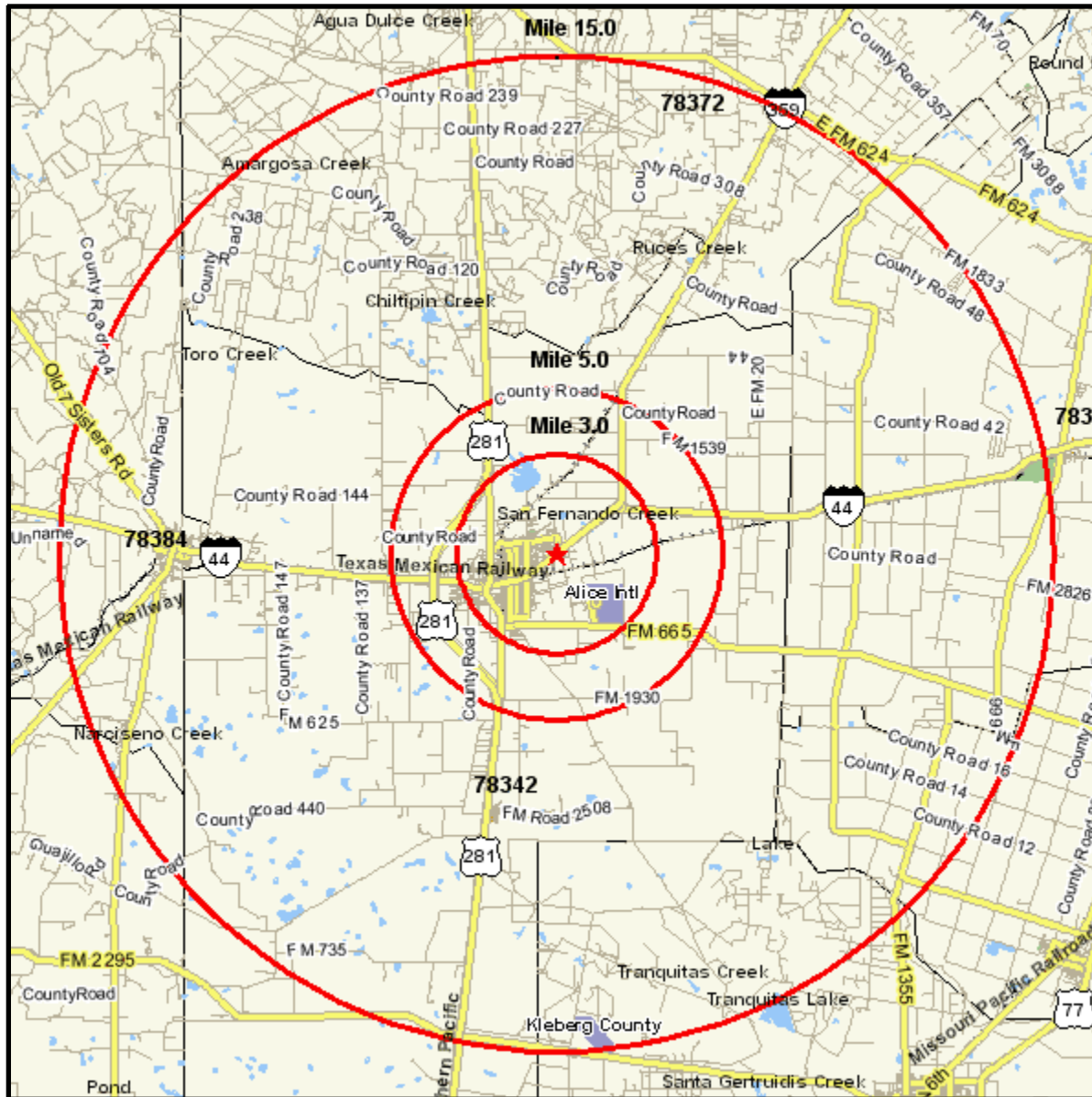
OPEN

Area Map

Prepared For:

Order #: 966332907
Site: 01

2000 DR N W ATKISON BLVD
ALICE, TX 78332-4198
Coord: 27.760800, -98.049900
Radius - See Appendix for Details



FULL PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 27.7681/-98.0405

RF1

2000 Dr N W Atkinson Blvd		3 mi radius	5 mi radius	15 mi radius
Alice, TX 78332				
POPULATION	2011 Estimated Population	14,546	21,469	40,730
	2016 Projected Population	14,151	21,260	40,990
	2010 Census Population	14,711	21,552	40,646
	2000 Census Population	14,893	21,507	39,373
	Projected Annual Growth 2011 to 2016	-0.5%	-0.2%	0.1%
	Historical Annual Growth 2000 to 2011	-0.2%	-	0.3%
HOUSEHOLDS	2011 Estimated Households	5,194	7,537	13,942
	2016 Projected Households	5,408	7,997	14,772
	2010 Census Households	5,162	7,432	13,720
	2000 Census Households	5,051	7,167	12,844
	Projected Annual Growth 2011 to 2016	0.8%	1.2%	1.2%
	Historical Annual Growth 2000 to 2011	0.3%	0.5%	0.8%
AGE	2011 Est. Population Under 10 Years	17.7%	17.3%	15.9%
	2011 Est. Population 10 to 19 Years	15.4%	16.0%	16.4%
	2011 Est. Population 20 to 29 Years	12.4%	12.5%	13.6%
	2011 Est. Population 30 to 44 Years	16.6%	16.5%	17.7%
	2011 Est. Population 45 to 59 Years	20.1%	20.0%	18.8%
	2011 Est. Population 60 to 74 Years	12.1%	12.0%	11.7%
	2011 Est. Population 75 Years or Over	5.7%	5.7%	5.9%
	2011 Est. Median Age	32.8	32.8	32.4
MARITAL STATUS & GENDER	2011 Est. Male Population	49.5%	49.0%	48.7%
	2011 Est. Female Population	50.5%	51.0%	51.3%
	2011 Est. Never Married	23.7%	24.4%	24.2%
	2011 Est. Now Married	54.3%	53.6%	54.8%
	2011 Est. Separated or Divorced	15.5%	15.3%	14.3%
	2011 Est. Widowed	6.5%	6.7%	6.7%
INCOME	2011 Est. HH Income \$200,000 or More	1.5%	1.0%	1.0%
	2011 Est. HH Income \$150,000 to \$199,999	3.0%	2.2%	2.4%
	2011 Est. HH Income \$100,000 to \$149,999	8.9%	7.8%	9.4%
	2011 Est. HH Income \$75,000 to \$99,999	8.0%	8.1%	8.5%
	2011 Est. HH Income \$50,000 to \$74,999	19.5%	17.1%	16.6%
	2011 Est. HH Income \$35,000 to \$49,999	11.3%	12.4%	12.6%
	2011 Est. HH Income \$25,000 to \$34,999	11.1%	10.8%	10.3%
	2011 Est. HH Income \$15,000 to \$24,999	16.5%	17.4%	16.9%
	2011 Est. HH Income Under \$15,000	20.3%	23.2%	22.3%
	2011 Est. Average Household Income	\$53,584	\$47,884	\$49,881
	2011 Est. Median Household Income	\$44,848	\$39,803	\$39,401
	2011 Est. Per Capita Income	\$19,743	\$17,222	\$17,478
2011 Est. Total Businesses	807	986	1,416	
2011 Est. Total Employees	9,264	11,547	16,477	

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RACE	2011 Est. White	87.0%	86.9%	87.1%
	2011 Est. Black	0.7%	0.7%	0.7%
	2011 Est. Asian or Pacific Islander	0.7%	0.5%	0.4%
	2011 Est. American Indian or Alaska Native	0.7%	0.7%	0.6%
	2011 Est. Other Races	10.9%	11.2%	11.3%
HISPANIC	2011 Est. Hispanic Population	12,110	18,453	33,512
	2011 Est. Hispanic Population	83.3%	86.0%	82.3%
	2016 Proj. Hispanic Population	86.6%	88.9%	85.0%
	2010 Hispanic Population	82.4%	85.2%	81.6%
EDUCATION (Adults 25 or Older)	2011 Est. Adult Population (25 Years or Over)	8,747	12,773	24,574
	2011 Est. Elementary (Grade Level 0 to 8)	14.0%	14.7%	13.8%
	2011 Est. Some High School (Grade Level 9 to 11)	14.5%	14.4%	13.3%
	2011 Est. High School Graduate	30.7%	33.2%	34.8%
	2011 Est. Some College	25.8%	23.7%	21.9%
	2011 Est. Associate Degree Only	5.0%	5.7%	6.0%
	2011 Est. Bachelor Degree Only	7.7%	6.3%	7.0%
	2011 Est. Graduate Degree	2.4%	2.1%	3.2%
HOUSING	2011 Est. Total Housing Units	5,734	8,371	16,031
	2011 Est. Owner-Occupied	57.1%	57.8%	62.6%
	2011 Est. Renter-Occupied	33.5%	32.2%	24.4%
	2011 Est. Vacant Housing	9.4%	10.0%	13.0%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.7%	0.9%	1.8%
	2000 Homes Built 1995 to 1998	3.7%	4.2%	7.3%
	2000 Homes Built 1990 to 1994	2.1%	3.0%	5.3%
	2000 Homes Built 1980 to 1989	13.9%	16.5%	19.0%
	2000 Homes Built 1970 to 1979	22.4%	22.3%	21.3%
	2000 Homes Built 1960 to 1969	21.6%	20.6%	17.1%
	2000 Homes Built 1950 to 1959	22.1%	19.9%	15.2%
	2000 Homes Built Before 1949	13.5%	12.6%	12.9%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	-	-
	2000 Home Value \$500,000 to \$999,999	-	-	0.1%
	2000 Home Value \$400,000 to \$499,999	-	-	-
	2000 Home Value \$300,000 to \$399,999	0.4%	0.3%	0.3%
	2000 Home Value \$200,000 to \$299,999	0.8%	0.6%	0.6%
	2000 Home Value \$150,000 to \$199,999	2.4%	1.8%	2.0%
	2000 Home Value \$100,000 to \$149,999	7.8%	6.1%	6.8%
	2000 Home Value \$50,000 to \$99,999	34.5%	30.6%	29.7%
	2000 Home Value \$25,000 to \$49,999	36.7%	38.5%	34.6%
	2000 Home Value Under \$25,000	17.4%	22.1%	25.9%
	2000 Median Home Value	\$53,165	\$48,221	\$46,576
	2000 Median Rent	\$214	\$205	\$195

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LABOR FORCE	2011 Est. Labor Population Age 16 Years or Over	10,734	15,781	30,247
	2011 Est. Civilian Employed	54.8%	53.2%	53.0%
	2011 Est. Civilian Unemployed	3.9%	3.8%	4.1%
	2011 Est. in Armed Forces	0.2%	0.1%	0.1%
	2011 Est. not in Labor Force	41.0%	42.9%	42.8%
	2011 Labor Force Males	50.0%	48.8%	48.0%
	2011 Labor Force Females	50.0%	51.2%	52.0%
OCCUPATION	2000 Occupation: Population Age 16 Years or Over	5,756	7,962	14,233
	2000 Mgmt, Business, & Financial Operations	9.8%	8.6%	8.9%
	2000 Professional, Related	16.4%	15.4%	15.5%
	2000 Service	21.7%	22.4%	20.5%
	2000 Sales, Office	25.8%	25.7%	24.1%
	2000 Farming, Fishing, Forestry	1.3%	1.1%	1.3%
	2000 Construction, Extraction, Maintenance	13.1%	14.2%	15.1%
	2000 Production, Transport, Material Moving	11.8%	12.6%	14.7%
	2000 White Collar Workers	52.0%	49.6%	48.5%
	2000 Blue Collar Workers	48.0%	50.4%	51.5%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	78.7%	77.0%	76.0%
	2000 Drive to Work in Carpool	16.8%	18.1%	18.2%
	2000 Travel to Work by Public Transportation	0.1%	0.1%	0.2%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	1.8%	2.1%	2.0%
	2000 Other Means	0.6%	0.8%	1.2%
	2000 Work at Home	2.0%	2.0%	2.3%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	56.6%	55.9%	45.0%
	2000 Travel to Work in 15 to 29 Minutes	20.4%	22.0%	26.6%
	2000 Travel to Work in 30 to 59 Minutes	15.0%	13.9%	18.8%
	2000 Travel to Work in 60 Minutes or More	8.0%	8.2%	9.6%
	2000 Average Travel Time to Work	20.3	20.6	23.5
CONSUMER EXPENDITURE	2011 Est. Total Household Expenditure	\$235 M	\$317 M	\$605 M
	2011 Est. Apparel	\$11.3 M	\$15.2 M	\$29.0 M
	2011 Est. Contributions, Gifts	\$14.5 M	\$19.1 M	\$36.4 M
	2011 Est. Education, Reading	\$6.33 M	\$8.42 M	\$16.0 M
	2011 Est. Entertainment	\$13.0 M	\$17.5 M	\$33.4 M
	2011 Est. Food, Beverages, Tobacco	\$38.3 M	\$52.0 M	\$99.1 M
	2011 Est. Furnishings, Equipment	\$10.0 M	\$13.4 M	\$25.6 M
	2011 Est. Health Care, Insurance	\$17.0 M	\$23.2 M	\$44.2 M
	2011 Est. Household Operations, Shelter, Utilities	\$70.5 M	\$95.1 M	\$181 M
	2011 Est. Miscellaneous Expenses	\$3.96 M	\$5.38 M	\$10.3 M
2011 Est. Personal Care	\$3.43 M	\$4.63 M	\$8.82 M	
2011 Est. Transportation	\$46.8 M	\$63.2 M	\$121 M	

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