

Tyler, Texas

WAL-MART SUPERCENTER  
ANCHORED SHOPPING CENTER

Call for Details

6771 S. Broadway

For Additional Information Call:

888.810.5050

FOR LEASING:

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The logo for Schostak Brothers & Company features the word "schostak" in a bold, lowercase, sans-serif font. Above the letter "o" is a stylized orange and yellow graphic element resembling a roof or a bridge. Below "schostak" are the words "BROTHERS & COMPANY" in a smaller, uppercase, sans-serif font.

**schostak**  
BROTHERS & COMPANY

## SHADOW-ANCHORED CENTERS DIVISION



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



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- EXCELLENT CO-TENANCIES
- STRATEGIC SMALL MARKET PENETRATION
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SALLY BEAUTY  
SHOESHOW  
SUBWAY  
VERIZON WIRELESS

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#### FOR LEASING:

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Leasing Agent  
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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

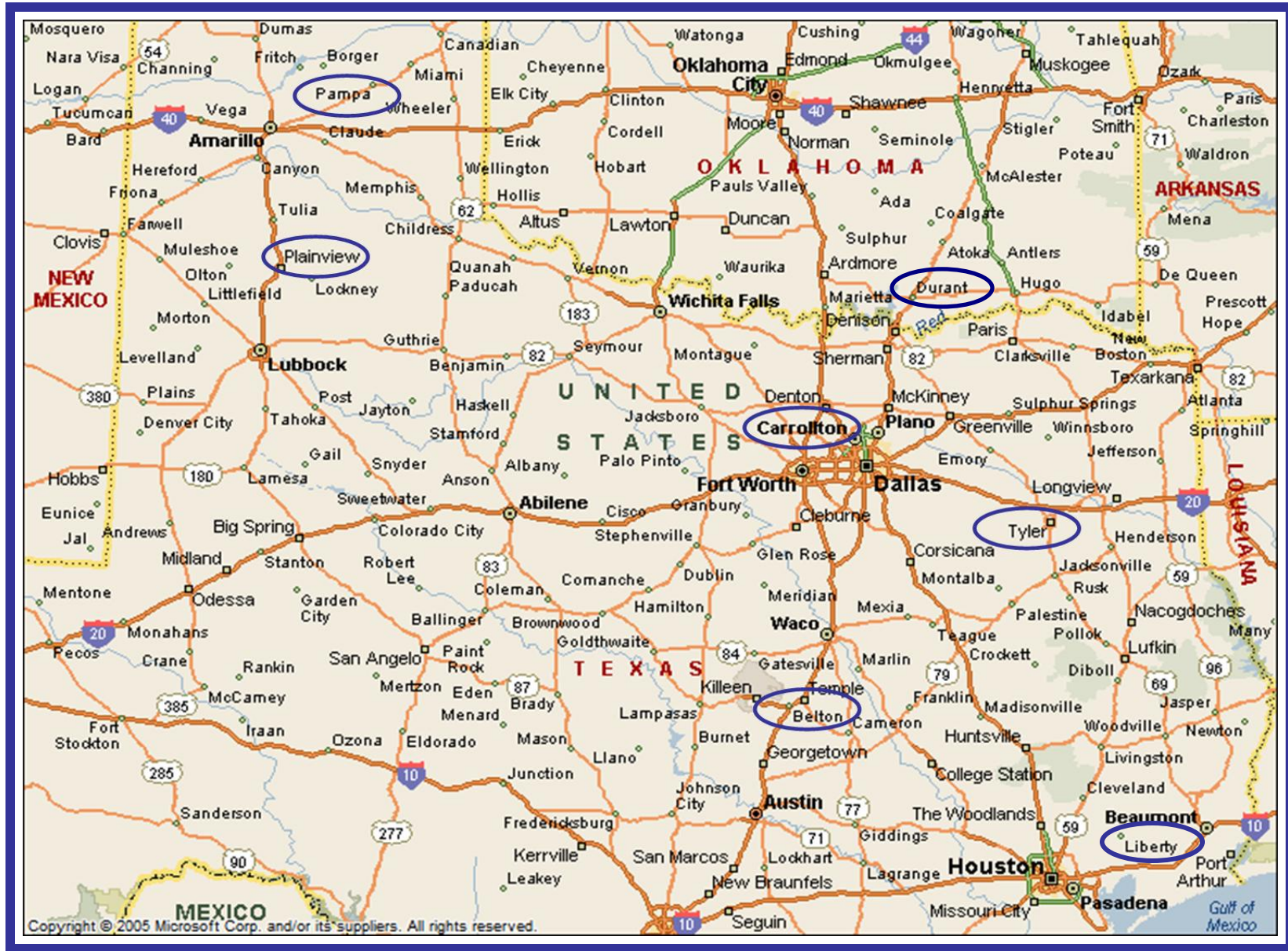
The Supercenter is the 'end of the road' in an evolutionary sense. Between 2000 and 2004, Wal-Mart opened 992 Supercenter stores and only 194 non-Supercenter stores. Looking at the same era in another way, beginning in 2001, Wal-Mart has increased its number of Supercenters by 137% as compared to an 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?

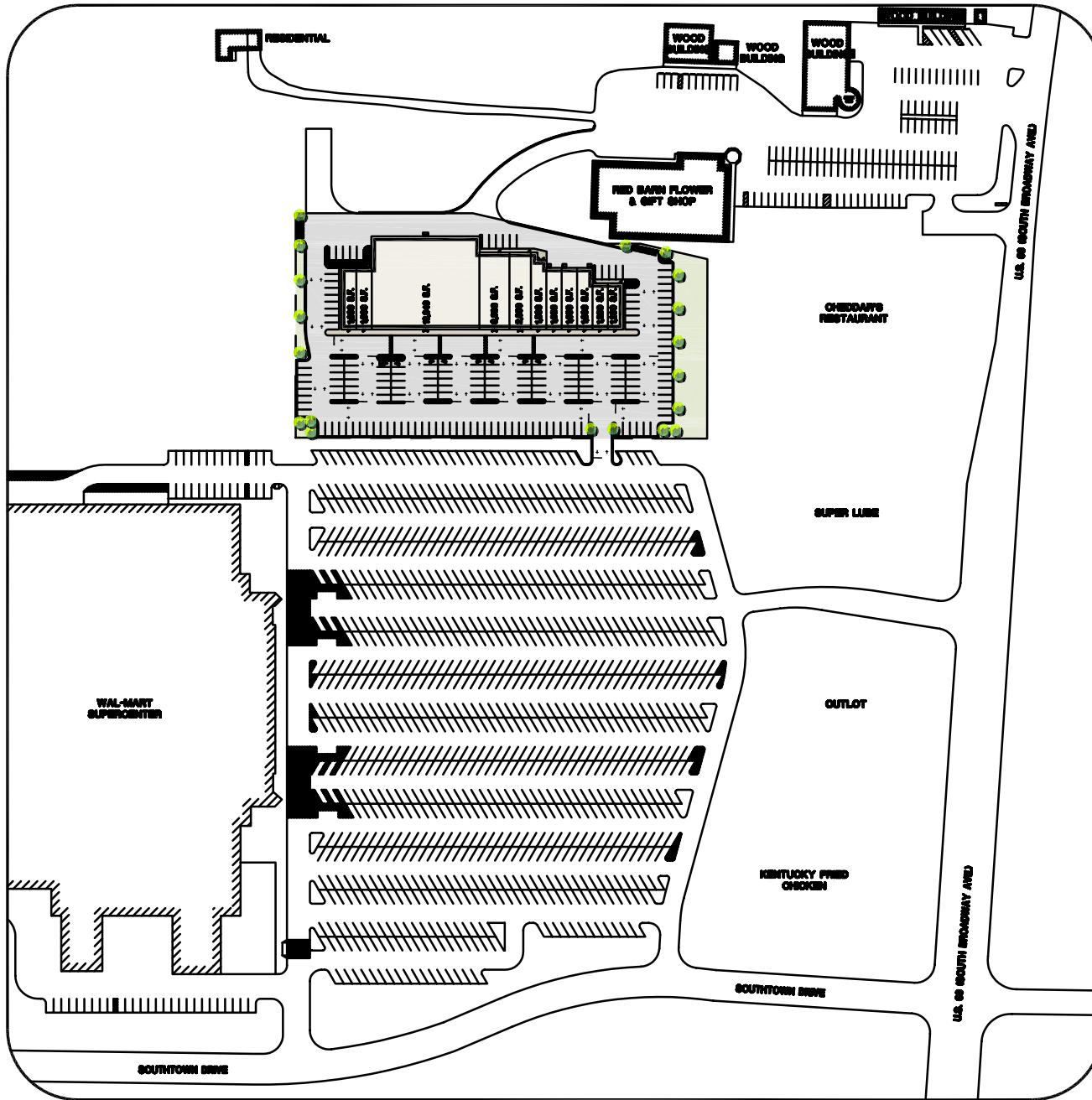
In most Supercenter markets, the Wal-Mart site most often has the most consistent and highest traffic levels – day in, day out. Although Wal-Mart has earned a reputation for crushing many merchants, the competitive reality is really the same old story of Retailing 101: Wal-Mart is a giant traffic and 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.



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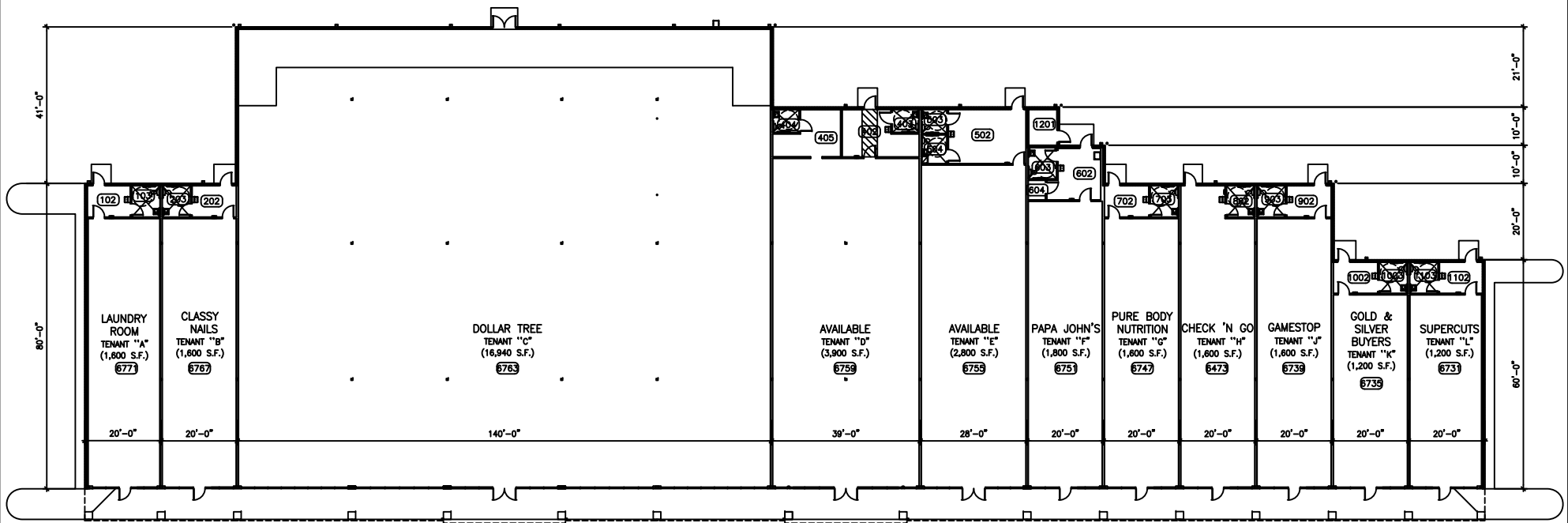
17672 Laurel Park Drive North, Suite 400E, Livonia, Michigan 48152 [www.schostak.com](http://www.schostak.com)

# TYLER SHOPPING CENTER



## SITE PLAN





PROJECT **TYLER**  
TYLER, TEXAS

REVISIONS


DRAWING TITLE  
**LEASE PLAN**

DATE 1/27/12	DRAWN BY APPROVED BY	DRAWING # <b>SL-1</b>
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**Schostak**  
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17800 LAUREL PARK DRIVE NORTH SUITE 200C (248)262-1000  
LIVONIA, MICHIGAN 48152



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# FULL PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 32.2758/-95.3068

RF1

6771 S Broadway Ave		3 mi radius	5 mi radius	15 mi radius
Tyler, TX 75703				
<b>POPULATION</b>	2011 Estimated Population	40,101	82,817	204,999
	2016 Projected Population	45,170	92,520	224,391
	2010 Census Population	38,750	80,251	195,731
	2000 Census Population	32,137	68,810	163,948
	Projected Annual Growth 2011 to 2016	2.5%	2.3%	1.9%
	Historical Annual Growth 2000 to 2011	2.3%	1.9%	2.3%
<b>HOUSEHOLDS</b>	2011 Estimated Households	18,151	34,948	79,417
	2016 Projected Households	22,074	42,240	93,833
	2010 Census Households	17,167	33,095	74,200
	2000 Census Households	14,075	28,467	62,245
	Projected Annual Growth 2011 to 2016	4.3%	4.2%	3.6%
	Historical Annual Growth 2000 to 2011	2.6%	2.1%	2.5%
<b>AGE</b>	2011 Est. Population Under 10 Years	14.4%	14.6%	14.8%
	2011 Est. Population 10 to 19 Years	13.1%	12.8%	13.8%
	2011 Est. Population 20 to 29 Years	13.3%	13.7%	13.9%
	2011 Est. Population 30 to 44 Years	17.4%	18.3%	17.7%
	2011 Est. Population 45 to 59 Years	21.6%	21.2%	19.5%
	2011 Est. Population 60 to 74 Years	12.6%	12.3%	13.1%
	2011 Est. Population 75 Years or Over	7.5%	7.1%	7.3%
	2011 Est. Median Age	36.9	36.1	35.5
<b>MARITAL STATUS &amp; GENDER</b>	2011 Est. Male Population	47.7%	47.9%	48.2%
	2011 Est. Female Population	52.3%	52.1%	51.8%
	2011 Est. Never Married	22.3%	23.8%	21.6%
	2011 Est. Now Married	55.3%	53.3%	56.2%
	2011 Est. Separated or Divorced	14.9%	15.3%	15.5%
	2011 Est. Widowed	7.5%	7.6%	6.7%
<b>INCOME</b>	2011 Est. HH Income \$200,000 or More	7.3%	6.1%	4.0%
	2011 Est. HH Income \$150,000 to \$199,999	5.2%	4.2%	3.7%
	2011 Est. HH Income \$100,000 to \$149,999	10.4%	9.8%	9.9%
	2011 Est. HH Income \$75,000 to \$99,999	12.7%	12.5%	11.7%
	2011 Est. HH Income \$50,000 to \$74,999	16.8%	16.3%	17.3%
	2011 Est. HH Income \$35,000 to \$49,999	13.6%	14.1%	15.5%
	2011 Est. HH Income \$25,000 to \$34,999	10.4%	11.1%	11.8%
	2011 Est. HH Income \$15,000 to \$24,999	12.4%	12.7%	12.7%
	2011 Est. HH Income Under \$15,000	11.4%	13.1%	13.5%
	2011 Est. Average Household Income	\$82,078	\$75,835	\$66,600
	2011 Est. Median Household Income	\$58,773	\$54,400	\$50,177
	2011 Est. Per Capita Income	\$37,828	\$33,557	\$26,774
	2011 Est. Total Businesses	2,319	4,787	8,941
2011 Est. Total Employees	28,666	72,863	118,644	

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**Tyler, TX 75703**

**3 mi radius 5 mi radius 15 mi radius**

	3 mi radius	5 mi radius	15 mi radius	
<b>RACE</b>	2011 Est. White	77.8%	72.6%	69.7%
	2011 Est. Black	13.8%	17.5%	18.1%
	2011 Est. Asian or Pacific Islander	3.3%	2.4%	1.3%
	2011 Est. American Indian or Alaska Native	0.5%	0.5%	0.6%
	2011 Est. Other Races	4.6%	7.1%	10.4%
<b>HISPANIC</b>	2011 Est. Hispanic Population	3,137	10,671	37,877
	2011 Est. Hispanic Population	7.8%	12.9%	18.5%
	2016 Proj. Hispanic Population	9.5%	15.3%	21.5%
	2010 Hispanic Population	7.3%	12.2%	17.9%
<b>EDUCATION (Adults 25 or Older)</b>	2011 Est. Adult Population (25 Years or Over)	26,213	54,479	131,865
	2011 Est. Elementary (Grade Level 0 to 8)	2.2%	3.9%	7.2%
	2011 Est. Some High School (Grade Level 9 to 11)	4.8%	6.0%	8.6%
	2011 Est. High School Graduate	20.9%	24.2%	28.4%
	2011 Est. Some College	25.1%	25.1%	23.6%
	2011 Est. Associate Degree Only	11.0%	9.8%	9.0%
	2011 Est. Bachelor Degree Only	24.7%	21.4%	16.0%
	2011 Est. Graduate Degree	11.4%	9.8%	7.2%
<b>HOUSING</b>	2011 Est. Total Housing Units	19,802	38,258	88,041
	2011 Est. Owner-Occupied	50.4%	54.0%	62.6%
	2011 Est. Renter-Occupied	41.3%	37.3%	27.6%
	2011 Est. Vacant Housing	8.3%	8.7%	9.8%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	2.2%	1.8%	2.5%
	2000 Homes Built 1995 to 1998	7.7%	7.1%	9.3%
	2000 Homes Built 1990 to 1994	7.2%	6.7%	7.3%
	2000 Homes Built 1980 to 1989	30.1%	23.4%	23.3%
	2000 Homes Built 1970 to 1979	33.2%	23.5%	22.4%
	2000 Homes Built 1960 to 1969	11.0%	13.1%	12.7%
	2000 Homes Built 1950 to 1959	6.5%	13.3%	11.6%
	2000 Homes Built Before 1949	2.2%	11.0%	11.0%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	-	-
	2000 Home Value \$500,000 to \$999,999	1.4%	0.9%	0.5%
	2000 Home Value \$400,000 to \$499,999	1.0%	0.9%	0.7%
	2000 Home Value \$300,000 to \$399,999	3.8%	2.5%	1.5%
	2000 Home Value \$200,000 to \$299,999	11.1%	8.2%	5.7%
	2000 Home Value \$150,000 to \$199,999	15.6%	11.4%	8.5%
	2000 Home Value \$100,000 to \$149,999	28.1%	21.5%	19.0%
	2000 Home Value \$50,000 to \$99,999	35.4%	43.2%	44.5%
	2000 Home Value \$25,000 to \$49,999	3.1%	9.4%	15.0%
	2000 Home Value Under \$25,000	0.7%	2.0%	4.6%
	2000 Median Home Value	\$129,550	\$107,679	\$91,711
	2000 Median Rent	\$490	\$430	\$367

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<b>LABOR FORCE</b>	2011 Est. Labor Population Age 16 Years or Over	31,213	64,508	157,938
	2011 Est. Civilian Employed	62.1%	60.9%	59.1%
	2011 Est. Civilian Unemployed	3.7%	3.5%	3.8%
	2011 Est. in Armed Forces	0.2%	0.2%	0.1%
	2011 Est. not in Labor Force	34.0%	35.3%	37.0%
	2011 Labor Force Males	46.5%	47.0%	47.4%
	2011 Labor Force Females	53.5%	53.0%	52.6%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16 Years or Over	15,902	32,795	73,187
	2000 Mgmt, Business, & Financial Operations	13.8%	12.6%	10.7%
	2000 Professional, Related	27.8%	24.9%	19.8%
	2000 Service	11.7%	13.3%	15.1%
	2000 Sales, Office	31.3%	30.1%	27.2%
	2000 Farming, Fishing, Forestry	0.1%	0.1%	0.5%
	2000 Construction, Extraction, Maintenance	5.9%	7.2%	10.6%
	2000 Production, Transport, Material Moving	9.5%	11.8%	16.0%
	2000 White Collar Workers	72.8%	67.6%	57.7%
	2000 Blue Collar Workers	27.2%	32.4%	42.3%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	86.2%	83.0%	81.8%
	2000 Drive to Work in Carpool	9.2%	11.9%	12.9%
	2000 Travel to Work by Public Transportation	0.4%	0.4%	0.3%
	2000 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	2000 Walk or Bicycle to Work	1.0%	1.4%	1.2%
	2000 Other Means	0.4%	0.5%	1.1%
	2000 Work at Home	2.6%	2.6%	2.4%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	46.1%	45.6%	32.7%
	2000 Travel to Work in 15 to 29 Minutes	40.3%	39.5%	43.5%
	2000 Travel to Work in 30 to 59 Minutes	10.2%	11.2%	19.3%
	2000 Travel to Work in 60 Minutes or More	3.4%	3.7%	4.5%
	2000 Average Travel Time to Work	17.4	17.6	21.1
<b>CONSUMER EXPENDITURE</b>	2011 Est. Total Household Expenditure	\$1.09 B	\$2.00 B	\$4.17 B
	2011 Est. Apparel	\$52.5 M	\$95.7 M	\$199 M
	2011 Est. Contributions, Gifts	\$74.9 M	\$134 M	\$269 M
	2011 Est. Education, Reading	\$31.7 M	\$56.7 M	\$114 M
	2011 Est. Entertainment	\$61.3 M	\$112 M	\$233 M
	2011 Est. Food, Beverages, Tobacco	\$172 M	\$316 M	\$666 M
	2011 Est. Furnishings, Equipment	\$48.7 M	\$88.2 M	\$182 M
	2011 Est. Health Care, Insurance	\$77.9 M	\$143 M	\$301 M
	2011 Est. Household Operations, Shelter, Utilities	\$328 M	\$598 M	\$1.25 B
	2011 Est. Miscellaneous Expenses	\$18.1 M	\$33.2 M	\$69.7 M
2011 Est. Personal Care	\$15.8 M	\$28.9 M	\$60.4 M	
2011 Est. Transportation	\$214 M	\$393 M	\$829 M	

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