



SCHEELS



Nebraska
Furniture Mart[®]

Grandscape is a stunning and unique 1,860,000 sq ft development by Berkshire Hathaway affiliate Nebraska Furniture Mart, featuring 560,000 sq ft of retail.

DFW Airport is the 4th busiest airport in the U.S. and the 8th busiest in the world. Dallas has the 12th largest metro economy in the world. Dallas is the 4th largest metro with 6.8M residents and growing fast with the largest population growth of cities over 2M. The Dallas workforce is over 3.1M people with 31% holding a degree.

Grandscape is located in The Colony, a rapidly growing northern suburb of Dallas, Texas, and is projected to have in excess of 25 M visitors annually.

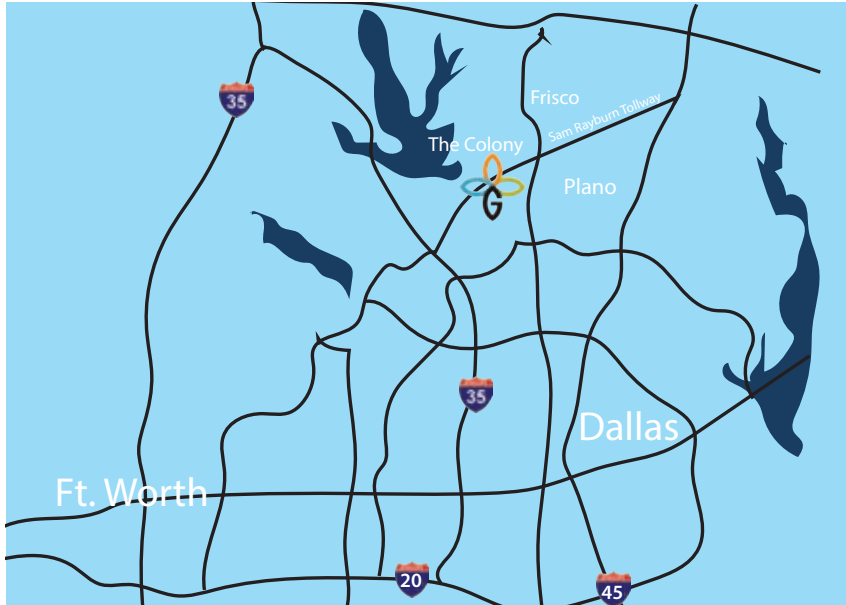
Grandscape sits along one of the busiest tollways in the United States, with more than a mile of frontage and traffic projected to be 306,000 vehicles per day.

Nebraska Furniture Mart is the largest home furnishings store in North America, with projected annual sales of \$1 billion. The store welcomes an estimated 10 million visitors a year with a huge geographical coverage - the average customer travels 250 miles to visit the store.

Grandscape is also home to SCHEEL'S Sporting Goods Store, offering over 330,000 sq ft of luxury sportswear and equipment, a 65-foot tall, and a 16-car indoor ferris wheel.

The entertainment district for **Grandscape** will be anchored by a 85,000 SF luxury Sony cinema by Galaxy Theatres, Andretti's Family Entertainment Center, Lava Cantina, The Truckyard, and several other best-in-class, first-in-Dallas restaurants, leisure entertainment and attractions.

The average household income within 5 miles of **Grandscape** is \$117,000.



10-Mile Radius Demographics

2020 Population	1.05 M
2024 Est. Population	1.19 M
Projected Households	471,845
Avg. HH Income	\$118,236
Some College or Higher	78.1%
Total Employees	462,922
HH Retail Expenditure	\$15.68B

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