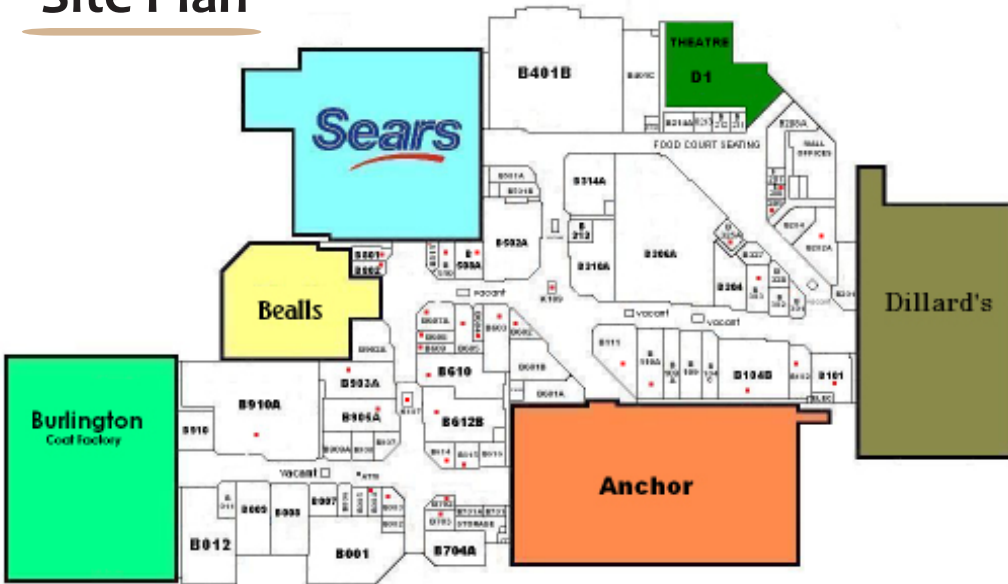


Site Plan



MIDWAY ALL



List of Tenants

3D Entertainment.....	903-891-1121	Jump 'N Land.....	903-893-4350
American Eagle.....	903-813-1761	Kingsway College.....	903-813-8213
Aria Bridal & Tuxedo.....	903-893-6633	Little Shogun.....	903-891-3600
Bank of America ATM.....		Metro Electronics.....	903-892-3361
Bath & Body.....	903-892-6461	Metro PCS.....	903-892-4141
Beall's-Anchor.....	903-893-5506	McKenzie's A Cut Above.....	903-893-1810
Buckle.....	903-891-3215	Miss Mango.....	903-870-1485
Burlington Coat Factory-Anchor.....	903-868-0106	Nail Works.....	903-893-8228
Candy N Lots.....	903-868-0115	Nik's Audio.....	
Cellular Accessories.....	903-819-1679	PacSun.....	903-891-9314
Claire's Boutique.....	903-892-9859	Photo Magic Studio.....	903-327-3222
Console Game Exchange.....	903-891-9120	Rogers Jewelers.....	903-893-5000
Corn Dog.....	903-893-0135	Sears-Anchor.....	903-870-2200
Dillard's-Anchor.....	903-868-1065	Smart Shopper.....	903-891-9875
Finish Line.....	903-868-1504	Smoothies Paradise.....	903-868-4827
General Nutrition.....	903-892-0511	Spencer Gifts.....	903-891-8554
Gold Buyers.....		Sunglass Hut.....	903-892-0428
Great American Cookie.....	903-868-3661	Taz Jewelers.....	903-892-9042
JAKS.....	903-893-5758	The Art of Threading.....	
Java Stop.....	903-891-1775	Victoria's Secret.....	903-891-0057
Jewelers Bench.....	903-893-4671	Wireless N More I & III-Kiosks.....	903-868-3846
Journey's.....	903-892-1134	Zale's.....	903-868-8832
JS Jewelers.....	903-480-0575		



**4800 Texoma Parkway
Sherman, Texas 75090**

At a Glance

- **The Midway Mall is a 606,494 square foot shopping center well located on Texoma Parkway (State Highway 91)**
- **Current Tenants include: Dillards, Sears, Burlington Coat Factory, PacSun, Victoria's Secret, Zale's, Bath & Body, American Eagle and many others.**
- **Area Retailers: Wal Mart, Target, JC Penny, Home Depot as well as 30 other stores.**
- **Visible, accessible location: Midway Mall enjoys a highly visible and accessible location situated on Texoma Parkway off State Highway 91. Midway Mall is centrally located, between the cities Sherman and Denison, and only a half hour from Durant, Oklahoma, as well as the booming sprawlburg of McKinney. Midway mall is also adjacent to US 75, a major north-south freeway connecting Dallas and it's suburbs to Oklahoma and points north.**
- **Successful anchor tenants: Midway Mall's four anchor tenants: Burlington Coat Factory, Dillards, Sears and Beals are national and regional anchor stores which have enjoyed great successes in regional malls.**
- **Historically high occupancy: Midway Mall is well leased and nicely occupied. The tenancy is comprised of a diverse mix of product retailers, services, and dining establishments.**
- **Excellent Market Fundamental: Midway Mall is the only enclosed major shopping mall between Dallas and Oklahoma and it shares a shopping experience for a population of 1,622,874 within a 50 mile radius.**

Statistics & Demographics

Property Data

Opening Date.....1986
Site.....59 acres
Parking.....3,451 spaces
Total Stores.....45
Levels.....1

Leasable Area

Shopping Center.....	606,494 s.f.
Square Footage Available.....	486-86,000 s.f.
Anchors (Total).....	5
Beals.....	30,462 s.f.
Burlington Coat Factory.....	62,250 s.f.
Dillards.....	72,800 s.f.
Sears.....	73,878 s.f.
Available Anchor.....	86,000 s.f.

Trade Area

Population (20 mile radius).....	130,391
(50 mile radius).....	1,622,624
Total Households (Sherman & Denison).....	45,011
Total Household Income (5 mile radius).....	\$65,472
(50 mile radius).....	\$100,272
Median Age	34

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Charles Pinter

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