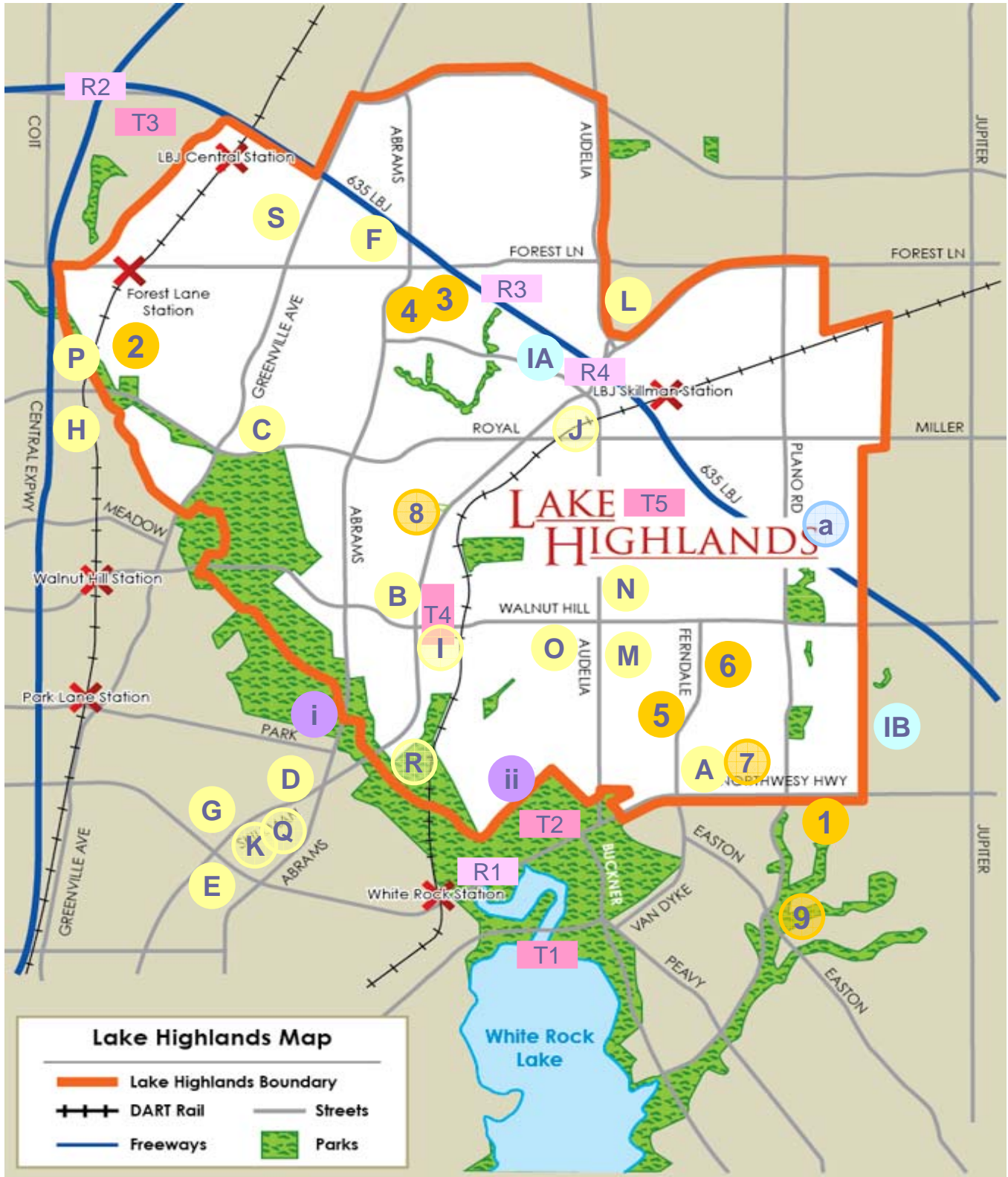


Lake Highlands Area Improvement Association



LH

Development
Update

Sept 2008

Lake Highlands Area Improvement Association

The following new developments are either recently completed or are in progress.

RESIDENTIAL

1. Enclave at Wyrick Estates (new homes starting at \$320,000)
2. Urban Reserve: (<http://www.urbanreserve.net>)
 - 13 acres of modern homes between Royal and Forest Lane
3. Trimark Landing I & II
4. Oak Trail Villas in Lake Highlands
5. Shoreview – Ferndale Mix Use Project
6. L-streets teardowns/rebuilds Linkwood, Larchwood, etc.
7. NW Hwy – Senior Living Development
 - Developer Churchill Residential, Inc.
 - Site is zoned Senior Residential
 - Construction in-progress
8. Church/Skillman Senior Living Development
 - Developer J. Perlman – Tradition Senior Living, LP
 - Construction begins Spring 2009
9. Lake Highlands & Easton Road “green” townhomes

Lake Highlands Area Improvement Association

RETAIL/OFFICE

- A. Northlake Shopping Center
- B. Mi Cocina, LA Fitness, Picasso's, Juice it Up, CVS
- C. Royal Creek Office Suites
- D. Mariano's restaurant
- E. Medallion Center renovation:
 - Target, Kohl's, Apple Bee's, Pier 1 Imports, Party City, Radio Shack
- F. Walmart Supercenter and other Retail
- G. NW Hwy – Skillman Shopping Center - Prescott
- H. Royal Crossing: Brytar Companies
 - 4.5 acres located at the southeast corner of US Hwy 75 and Royal Lane was developed into a 24,000 square foot retail center, anchored by Sleep Experts and Mr. Jim's Paint, with a pad sold to Back Yard Burgers in 2005.
- I. Lake Highlands Town Center (<http://www.prescottrealtygroup.com/>)
 - Horizontal construction completed end of 2008
 - Vertical construction begins early 2009
 - 100,000 square feet of office space, 280,000 square feet of retail and 1.5 million square feet of residential
- J. Royal – Skillman Shopping Center renovation (Graham Irvine)
 - Y&H Mart/Shell station + beauty shop are closed
 - Corner remodel includes demo of the pylon signs, canopies, new store front + facades
- K. Former Bankston Chevrolet site for sale by Staubach
- L. Flavor restaurant (<http://whataflavor.com/>)
- M. Off-shore' Nextdoor restaurant (<http://www.offshoresnextdoor.com/>)
- N. Walgreens (Construction in progress – opening date TBD)
- O. T. Hee Greetings and Gifts (Oct08) (<http://t-heegifts.blogspot.com/>)
- P. Studio Movie Grill (Open), Sun & Ski Sport (Oct08)
- Q. Adjacent property to Home Depot on Skillman –
 - 2 acres around property zoned for two pad sites – strip center
- R. Skillman - northeast of Abrams – teardown; rebuild apartments
- S. TBD

Note: Costco and Lowe's are potential clients for either G or J above. Natural Grocers rumored for I above.

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INSTITUTIONAL

- IA. Thurgood Marshall Elementary School (RISD)
- IB. Highlands Meadow Elementary School (DISD)

INDUSTRIAL

- a. Interstate Tire & Battery

RECREATION

- i. Park Lane Equestrian Center
- ii. Community Gardens of Lake Highlands

Roadway Improvements

- R1. Northwest Hwy Bridge
- R2. The High Five
- R3. Rebuilding of I-635
- R4. Skillman/Audelia Flyover

Trails and Parks System

- T1. Mockingbird Pedestrian Bridge
- T2. Trail along Northwest Hwy to Flag Pole Hill
- T3. Cottonwood Trail
- T4. Jackson Branch Trail
- T5. Lake Highlands Trail