



Property *Types*

The Investment Spectrum

Greenway actively seeks investment opportunities in many types of properties. Our extensive and varied experience enables us to succeed in virtually all areas of real estate development.

Collectively, Greenway has developed or acquired in excess of 2 million SF of retail space. Greenway has also acquired more than 2 million SF of office space; 500,000 SF of industrial space; 2,500 apartment units; and more than 2,000 acres of land for development.

When Greenway looks at unimproved land and development opportunities, we examine the opportunity from both short-term and long-term perspectives. We then create a strategic plan that outlines our goals to sell, lease, or develop the property — or do a combination of the three.

When it comes to land development, Greenway takes an active role in strategically developing properties, creating excellent opportunities for incremental revenue.

The company also actively seeks out mixed-use projects that combine retail, office, residential, and entertainment elements — both because of their revenue potential and their ability to enrich surrounding communities.

Below are some examples of developments and investments that Greenway has completed.

Property

Retail



Allen Shopping Center

This 93,495 SF shopping center situated on 14.45 acres and anchored by Albertson's attracts tenants such as Blockbuster, Sally Beauty Supply, and Nationwide Insurance. Outparcels include Wendy's and Taco Bell. This property is located at the southeast corner of Highway 75 and McDermott Drive in Allen, Texas.



Cooper Shopping Center

Located at the northwest corner of Green Oaks Boulevard and S. Cooper Street in Arlington, Texas, this 76,784 SF community retail shopping center is anchored by Kroger and Blockbuster.



Duncanville Crossing

Situated on 3.476 acres, this 41,567 SF retail shopping center is adjacent to Wal-Mart and is located at 700 S. Cockrell Hill Road in Duncanville, Texas.



Frankford Pavilion Shopping Center

This 48,984 SF community retail center attracted tenants including Jason's Deli, Fuddrucker's, FedEx Kinko's, and many more. This property is located at the northwest corner of Frankford Road and the Dallas North Tollway in Dallas, Texas.

Glade Points Shopping Center

This 92,892 SF retail center is situated on 6.5 acres and anchored by Albertson's. Outparcels include Compass Bank and Bank of America. This property is located in the northwest quadrant of SH 121 and Glade Road in Colleyville, Texas.



Hall Park Pavilion

This 26,100 SF retail center is situated on 3.34 acres at the southwest corner of Dallas Parkway and Warren Parkway in Frisco, Texas. Greenway recognized the need for retail to service the present and future daytime and evening population contained in the 3 million SF Hall Office Park.

Hill Country Square

This retail center anchored by Wal-Mart is situated on 11.51 acres and features 66,174 gross leasable SF. It is located at the intersection of Main Street and Bandera in Boerne, Texas.



Kohl's Department Store

Located at the northeast quadrant of Carrier Parkway and I-20 in Grand Prairie, Texas, this 11.37-acre development is ground leased to Kohl's Department Store and Whataburger.



Lakeview Crossing

This 17.36-acre development consists of an 80,466 SF shopping center anchored by Albertson's. Outparcels include 7-Eleven, Sonic, Kwik Lube, and McDonald's. This development is located at the northwest corner of Dalrock Road and Lakeview Parkway in Rowlett, Texas.



Lakewood Shopping Center

This community shopping center consists of 32,532 SF and is located in an established east Dallas neighborhood (Lakewood) at the intersection of Gaston Avenue, Abrams Road, and LaVista Drive in Dallas, Texas.



Land Development

This 85-acre development at the southeast and southwest quadrants of SH 114 and Main Street in Grapevine, Texas, includes Cinemark, a 17-screen movie theater; a restaurant row consisting of Joe's Crab Shack, Saltgrass Steakhouse, El Fenix, Tony Roma's, and Olive Garden; NTB; Stacy Furniture; Freeman Auto; Holiday Inn Express; and the Corvette Museum.



Las Colinas Development

This 7-acre redevelopment will be anchored by an upscale 138-room Aloft hotel, a division of W Hotels, approximately 30,000 SF of restaurant/retail space, and a 5,000 SF bank pad. This property is located in the heart of Las Colinas at the southeast corner of O'Connor Blvd. and State Highway 114.

McCart Retail Center

6280 McCart is a 4,800 SF retail building near the intersection of McCart and Alta Mesa in Fort Worth, Texas. This recently redeveloped property is home to Ace Cash Express, PCS Unlimited, and Shipley Donuts.

North Towne Plaza

Anchored by Big Lots, this 85,500 SF retail community shopping center is located at the northeast corner of San Pedro Boulevard and Oblate Drive in San Antonio, Texas.



Sonterra Shopping Center

This property is 61.25 acres anchored by Wal-Mart and Costco. Outparcels include Whataburger, Las Palapas, Jack in the Box, and Chuck E. Cheese's. An 18,000 SF retail center located at the northwest corner of Loop 1604 and SH 281 in San Antonio, Texas, completes this development with tenants including Cheesy Jane's, Tin Star, Leslie's Pool, and Payless Shoes.



University Place

Located at the southeast corner of Carroll and West University Drive (US 380) in Denton, Texas. Greenway recognized the opportunity of redeveloping an 18,000 SF vacant shopping center, giving it a new look more fitting to national retailers. Greenway's improvements include a new roof and a new front facade. After completing the improvements, Greenway has signed leases with Denton's first Starbucks, as well as Quiznos, Great clips, Metro PCS, and others.



Parkway Crossing

This 66,229 SF shopping center anchored by Antiqueland includes tenants such as El Fenix and EyeMasters. It's located at 810 N. Central Expressway in Plano, Texas.



Woodside Village

This 8.09-acre development consists of an 86,837 SF community shopping center anchored by Albertson's. It is situated at the northwest corner of Sandy Lake Road and Denton Tap Road in Coppell, Texas.



Property

Mixed Use



Cityville at Greenville

This mixed-use development consists of 15,000 SF of ground retail, 128 apartment units, and 12 townhomes. It is located at the corner of Lewis Street and Greenville Avenue in Dallas, Texas.



Cityville at Southwestern Medical District

This transit-oriented (the future medical center DART station will be across the street), mixed-use development is located on 17 acres in the heart of Southwestern Medical District — east of IH 35E on Motor Street, between Harry Hines Blvd. and Maple Avenue. Phase one will consist of approximately 42,000 SF of retail, 263 apartment units, and 15 townhomes, which will open first quarter 2007.



Eastside

A 14.8-acre development at the southeast corner of Campbell Road and Central Expressway in Richardson, Texas. It already consists of an 189,000 SF office building that uses only half of an adjacent 10-story parking garage. The redevelopment will include a 2-acre park with an amphitheater, fountains, and other attractions that serve as the focal point of the development. Post Properties is building approximately 450 apartment units, which will be built around the existing parking structure to take advantage of the unused spaces. SG Realty Partners (Greenway and Skyrise Properties) will develop up to 54,000 SF of retail/restaurant space at the corner of Campbell Road and Central Expressway, with possible offices on a second story. Post Properties will be building 36,000 SF of retail/restaurant space under the apartments. High-end restaurants and retail shops will make this a destination address easily accessible via Central Expressway and DART for residents and workers in the area, as well as for others in the Metroplex.



GREENWAY INVESTMENT COMPANY



Lemmon and Carlisle

Located in the desirable Uptown area of Dallas at the southwest corner of Lemmon and Carlisle, Greenway is developing a property that will feature 25,000 SF of retail — including 18,000 SF for restaurants — as well as structured parking and four stories of multifamily housing.



Uptown Plaza

With 71,243 SF of office space, restaurants, and retail space combined with an additional 2 acres for future development on the outskirts of The Dallas Central Business District, this development has attracted such tenants as Good Fulton and Farrell, Goss Gallery, Wells Fargo, and Citibank. Restaurants in the area include Standard, Perry's, and Maguire's. Cedar Springs Road, Routh Street, and Fairmount Street, in Dallas, Texas, border this property.



Property

Land Development

100 N. Central Expressway, Richardson

This project is currently composed of a 13-story, 198,458 SF office building known as Chase Tower along with ±11.6 acres of vacant land. Greenway plans on redeveloping the site to include a combination of shopping centers and multiple pad sites.

Greenway-1709 Eleven, L.P.

Approximately 13 acres located on the south side of Southlake Blvd. (FM 1709), west of Kimball Road, Southlake, Texas.

Greenway-Eldorado (Frisco land)

6.2 acres located on Legacy Drive just south of Eldorado Parkway in Frisco, Texas. This property abuts a Target store development.

Greenway-Eye Thirty North, L.P.

6.1 acres located at 1301 Wet 'N' Wild Way, between Collins Street and Beaird Farms in Arlington, Texas.

Greenway-Grayson, L.P.

176 acres on the east side of Hudgins Road (future Preston Road/SH 289) bordered by Elliott Road on the south and Washington Street on the north. Property is located within the City of Sherman ETJ.

Greenway-Western Center, L.P.

7.5 acres located on the southeast corner of Western Center and Blue Mound Road in Fort Worth, Texas.



Westgate Crossing Shopping Center Phases I, II, and III

Phase I, a 27-acre development, includes a 220,000 SF shopping center anchored by Albertson's and Home Depot. The development is located at the southeast corner of FM 544 and Westgate Way in Wylie, Texas.

Retail tenants include Wendy's, Bank of America, Blockbuster, Quiznos, Pro Cuts, and American Title Co.

Phase II is located at the southwest quadrant of FM 544 and SH 78 in Wylie, Texas. This 10.3-acre site will be developed with an approximately 35,000 SF retail center and redevelopment of the remaining land as office, storage, or industrial space. This retail phase is planned to break ground in 2006.

Situated on 15.7 square acres at the northwest corner of Westgate Way and SH 78, Phase III is the future development of a retail center.