

GARRETT MOORE COMPANY

A COLLABORATION OF REAL ESTATE SERVICES

MULTI-FAMILY
COMMERCIAL
SENIOR LIVING
MIXED-USE
DEVELOPMENT
CONSTRUCTION
TGMA design group

ABOUT US

OUR PRESENT

OUR PAST

GALLERY

NEWS

MANAGEMENT

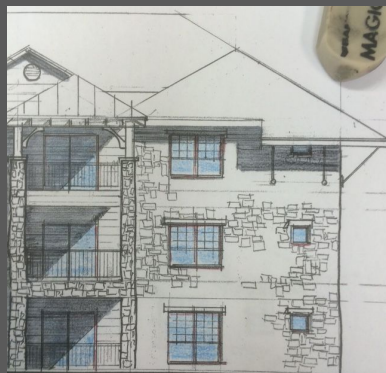
CONTACT US

MEDIA

GARRETT MOORE COMPANY is a full service development company that was established in 1977 and has been staffed throughout the years by a variety of experienced professionals who direct a unified approach to the orchestration of the various industry components of development, construction, investments, finance, design, leasing, and the management of real estate. With offices in Dallas and Oklahoma City, we are able to maintain a guided approach for each of our development's needs through the strength in the continuity of our services. The wide spectrum of services allows us to fully concentrate on each development phase as a whole and not in part, therefore, giving us the ample opportunity to control each phase of the development. At each milestone we monitor the construction budget for confirmation that adjustments are not required and for verifications that the investor/lender relationships are constantly satisfied.

Our developments are primarily cast across the southwest region of the United States. The various projects that are in our portfolio include, but certainly are not limited to, retail (*life-style, big-box freeway and neighborhood centers*), mixed-use urban renewal facilities, offices (*low to high rise and garden*), and multi-family (*high rise condominiums and senior living communities*).

In today's world Garrett Moore Company is unique. Our continuous search for perfection enables us to provide our clients, investors, and tenant base with developments that will not become obsolete before they have fulfilled the purpose for which they were created.....***they will continue to withstand the test of time.***

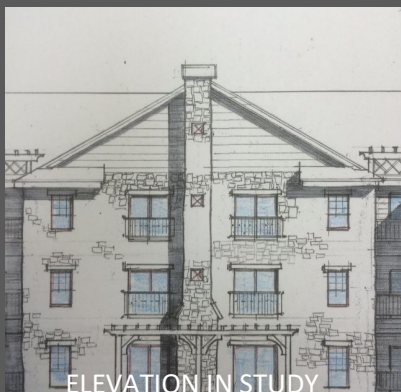


ELEVATION IN STUDY

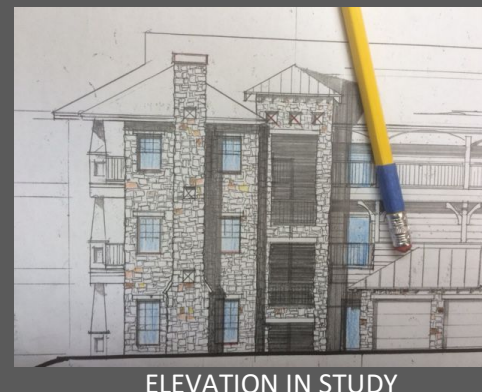


ELEVATION IN STUDY

The Beginning of
Something Special!



ELEVATION IN STUDY



ELEVATION IN STUDY

GMC GARRETT MOORE COMPANY

A COLLABORATION OF REAL ESTATE SERVICES

ABOUT US

OUR PRESENT

OUR PAST

GALLERY

NEWS

MANAGEMENT

CONTACT US

DeSOTO SPRINGS MIXED-USE COMMUNITY – DeSoto, Texas

224 apartment units with 40,000 square feet of retail

BUFFALO RUN APARTMENTS – Waxahachie, Texas

305 apartment units on Highway 267

PELICAN'S NEST APARTMENTS – West Tawakoni, Texas

3 phases of 120 apartment units each

FOUNDER'S PARK – Norman, Oklahoma

mixed use high end apartments, single family housing and 60,000 square feet of retail

THE MEADOW'S APARTMENTS – Royse City, Texas

276 units of garden style apartments

CITYPLACE – Dallas, Texas

a 45 story mixed use development with retail and office

KAUFMAN APARTMENTS – Kaufman, Texas

298 units of apartments

ENTERTAINMENT DISTRICT – Moore, Oklahoma

Retail, apartments and hotels along the river front

WAXAHACHIE OUTLET MALL – Waxahachie, Texas

119 acres of retail outlets

GMC GARRETT MOORE COMPANY

A COLLABORATION OF REAL ESTATE SERVICES

ABOUT US

OUR PRESENT

OUR PAST 1

GALLERY

NEWS

MANAGEMENT

CONTACT US

OUR PAST....the following list of “past projects” represents a few randomly selected from 40 years of work.

THE EXCHANGE – Austin, Texas

a 212,000 square foot mixed-use facility on Masterson Pass
with retail on the first floor and stacked office. sold
developed - designed – constructed

NORTHSTAR MARKETPLACE – Garland, Texas

a 92,000 square foot retail center featuring tenants such as
Piggly Wiggly Food Store, Chili’s, Church’s Chicken and others. sold
developed - designed – constructed

THE JAMMER AT THE BAY - Corpus Christi, Texas

289 units of timeshares sold
developed – constructed

RED BIRD LANE APARTMENTS – 7575 Chaucer Place, Dallas, Texas

247 units of apartments built 1982 sold 1983
developed - designed – constructed

BELIZE VILLAGE – Belize City, Belize

a mixed use resort on the Caribbean with 1 mile of beach. Included shops, hotels, apartments,
cottages, restaurants all along the shores of the Ambergris Cayes, half of a mile from the Barrier Reef sold
developed - designed

MADISON SQUARE RETAIL CENTER – Madisonville, Texas

a 139,000 a square foot retail center that features WalMart and Carter’s Food Store sold
developed - designed – constructed

SHADOW LAKE TOWNHOMES – Cedar Creek Lake, Texas

A beautiful site nestle along the shores of Cedar Creek Lake located Just east of Dallas, Texas
279 units built and sold out in 1981 3801 Highway 198 – Malakoff, TX
developed - designed – constructed

HORIZON FULL SERVICE CAR WASH – Rockwall, Texas

Near to the corner of Horizon Road and Ridge Road
developed - designed – constructed

DENTON APARTMENTS – Denton, Texas

294 apartment units
developed - designed – constructed

TGMA PROFESSIONAL CENTER – Dallas, Texas

Two office buildings stepping down the hillside in Lake Highlands
Southwest corner of Walnut Hill Lane and White Rock Trail
developed - designed

GMC

GARRETT MOORE COMPANY

A COLLABORATION OF REAL ESTATE SERVICES

ABOUT US

OUR PRESENT

OUR PAST 2

GALLERY

NEWS

MANAGEMENT

CONTACT US

PEACHTREE PARK SHOPPING CENTER – Balch Springs, Texas

a 24,000 square foot retail at the corner of Elam Road and Peachtree. sold
developed - designed

HILLTOP PLAZA MALL – Edmond, Oklahoma

9 acres of land at the southwest corner of 2nd Ave and I-35 converted to a blend
of 6 pad sites that included Chili's and others. sold
developed – designed - constructed

LANCASTER OFFICE PARK – Lancaster, Texas

one story garden style office park with 126,000 square feet sold
developed – designed – constructed

CROSSWINDS APARTMENTS - 6617 Weber Rd, Corpus Christi, Texas

176 units built 1999 sold 2000
developed - designed – constructed

AUDUBON VILLAGE SHOPPING CENTER – Garland, Texas

A 38,000 square foot retail center across from Audubon Park at the
Intersection of Oates and O'Banion sold
developed - designed

RIVERSIDE APARTMENTS – Silver City, Colorado

244 apartment units sold
developed - designed – constructed

BETHANY CORNERS – Allen, Texas

A 88,000 square foot retail center at the corner of Bethany and Highway 5 sold
developed - designed – constructed

THE COLONIAL OFFICE PARK – Plano, Texas

A 289,000 square foot office park at Spring Creek and Pleasant Valley sold
developed - designed – constructed

HIGH POINT VILLAGE – Dallas, Texas

A 68,000 square foot retail center located on Greenville Ave. near to Forest lane sold
developed - designed – constructed

SHOREVIEW PLAZA – Rowlett, Texas

A 34,000 square foot retail center sold
developed - designed – constructed

SCENIC SQUARE – Rowlett, Texas

A 41,000 square foot retail center sold
developed - designed – constructed

GMC

GARRETT MOORE COMPANY

A COLLABORATION OF REAL ESTATE SERVICES

ABOUT US

OUR PRESENT

OUR PAST 3

GALLERY

NEWS

MANAGEMENT

CONTACT US

ILLINOIS AVE. APARTMENTS - Wilhurt and Kolloch, Dallas, Texas

286 units bought 1989 HUD sold 1989
HUD Remodel added pitched roof, AC etc. sold
developed - designed – constructed

RANCH APARTMENTS - 11325 Highway 37, Corpus Christi, Texas

1984 sold 250 units apartments
developed - designed – constructed sold

BRENTWOOD STAIR PLAZA RETAIL CENTER – Fort Worth, Texas

Southwest corner of Brentwood Stair and Interstate 30
designed – constructed

THE PLAINS SHOPPING MALL – Santa Fe, New Mexico

575,000 square feet of indoor/outdoor shopping sold
developed - designed – constructed

DFW EAST and DFW WEST BUILDINGS – Irving and Bedford, Texas

Two 5 story 225,000 square foot office buildings sold
designed – constructed

RED STONE INN RESORT – Redstone (Aspen), Colorado

a renovated castle on the side of a mountain converted to a luxury resort sold
developed - designed – constructed

THE LANDMARK RETAIL CENTER – Grand Prairie, Texas

a 230,000 square foot retail center featuring Kroger's, Hallmark and other major tenants sold
developed - designed – constructed

REFLECTION PARK – Rockwall, Texas

an 80 acre master planned housing and business community on Interstate 30 & Hwy 205 sold
developed - designed – constructed

SHILOH VILLAGE RETAIL CENTER – Dallas, Texas

a 24,000 square foot retail center located on Shiloh Road at Rio Verde Way sold
developed - designed – constructed

TRINITY VILLAGE SHOPPING CENTER – Carrollton, Texas

a 67,000 square foot retail center located on Trinity Mills at George Bush Tollway sold
developed - designed – constructed

ARAPAHO CROSSING – Richardson, Texas

a 145,000 square foot retail center located at Arapaho and Belt Line sold
developed - designed – constructed

WHITE ROCK MARKETPLACE – Dallas, Texas

a 134,000 square foot mixed-use facility with retail and multi-family sold
developed - designed – constructed

GMC

GARRETT MOORE COMPANY

A COLLABORATION OF REAL ESTATE SERVICES

ABOUT US

OUR PRESENT

OUR PAST 4

GALLERY

NEWS

MANAGEMENT

CONTACT US

GLENWAY PLAZA RETAIL - Mesquite, Texas

a 20,000 square foot retail center owned by others
developed - designed – constructed

THE MARKET – Santa Fe, New Mexico

a 108,000 square foot retail center including 4 pads sold
developed - designed – constructed

THE VALLEY SHOPPING CENTER – Tulsa, Oklahoma

a 210,000 square foot retail center sold
developed - designed – constructed

DUNCANVILLE – 20 RETAIL CENTER – Duncanville, Texas

a 86,000 square foot retail center located on Interstate 20 sold
developed - designed – constructed

REGENCY SQUARE – Watauga, Texas

a 187,000 square foot mixed use facility with housing and
retail that features Oshman's Sporting Goods and others sold
developed - designed – constructed

THE SUMMIT AT EAST BLVD. – Deer Park, Texas

16 acres of 135,000 square feet retail and housing sold
developed - designed – constructed

FRANKFORD PLAZA – Lubbock, Texas

20,000 square feet retail center and mini storage sold
developed - designed – constructed

STABLES CROSSING – Wynnewood, Oklahoma

mixed use of 60,000 square feet retail, hotel/casino and horse stables, 20 acres
developed - designed – constructed

AUDUBON VILLAGE CAR WASH – Garland, Texas

next to Audubon Village Car Wash sold
developed - designed – constructed

18 ACRES NEAR TO TEXAS MOTOR SPEEDWAY – Fort Worth, Texas

Mixed use apartments and retail
developed - designed – constructed

GMC

GARRETT MOORE COMPANY

A COLLABORATION OF REAL ESTATE SERVICES

ABOUT US

OUR PRESENT

OUR PAST

GALLERY 1

NEWS

MANAGEMENT

CONTACT US



GMC

GARRETT MOORE COMPANY

A COLLABORATION OF REAL ESTATE SERVICES

ABOUT US

OUR PRESENT

OUR PAST

GALLERY 2

NEWS

MANAGEMENT

CONTACT US



TGMA PROFESSIONAL CENTER – Dallas, Texas



TGMA PROFESSIONAL CENTER – Dallas, Texas



BUSH TOWERS – Dallas, Texas



BUSH TOWERS – Dallas, Texas



ROCKWALL TOWER, office and retail – Rockwall, Texas

GMC

GARRETT MOORE COMPANY

A COLLABORATION OF REAL ESTATE SERVICES

ABOUT US

OUR PRESENT

OUR PAST

GALLERY 3

NEWS

MANAGEMENT

CONTACT US



GLENWAY PLAZA RETAIL – Mesquite, Texas



GLENWAY PLAZA RETAIL – Mesquite, Texas



WATERVIEW SENIOR LIVING – Dallas, Texas



WATERVIEW SENIOR LIVING – Dallas, Texas



ABRAMS PLAZA – Richardson, Texas

GMC

GARRETT MOORE COMPANY

A COLLABORATION OF REAL ESTATE SERVICES

ABOUT US

OUR PRESENT

OUR PAST

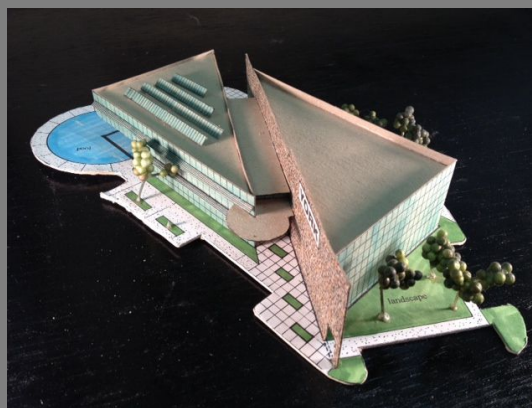
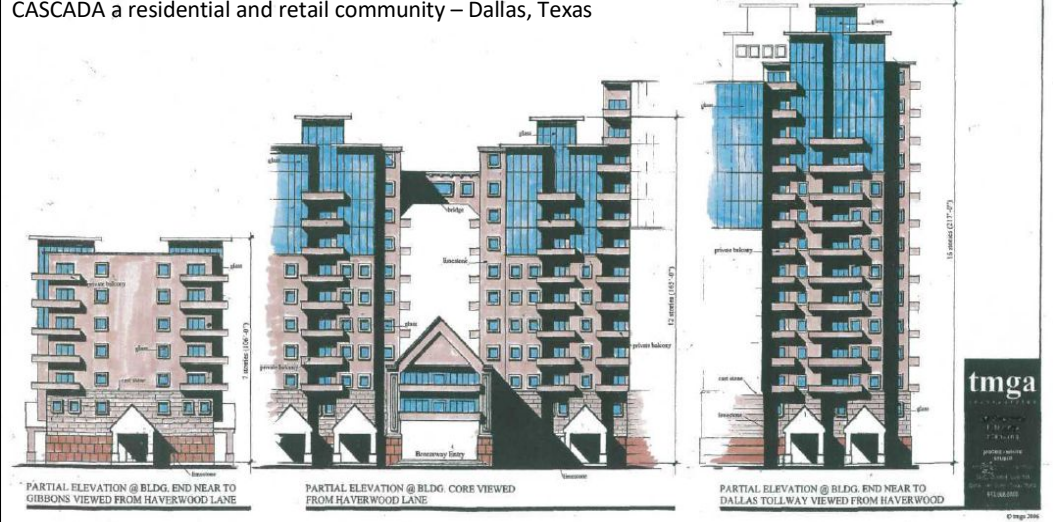
GALLERY 4

NEWS

MANAGEMENT

CONTACT US

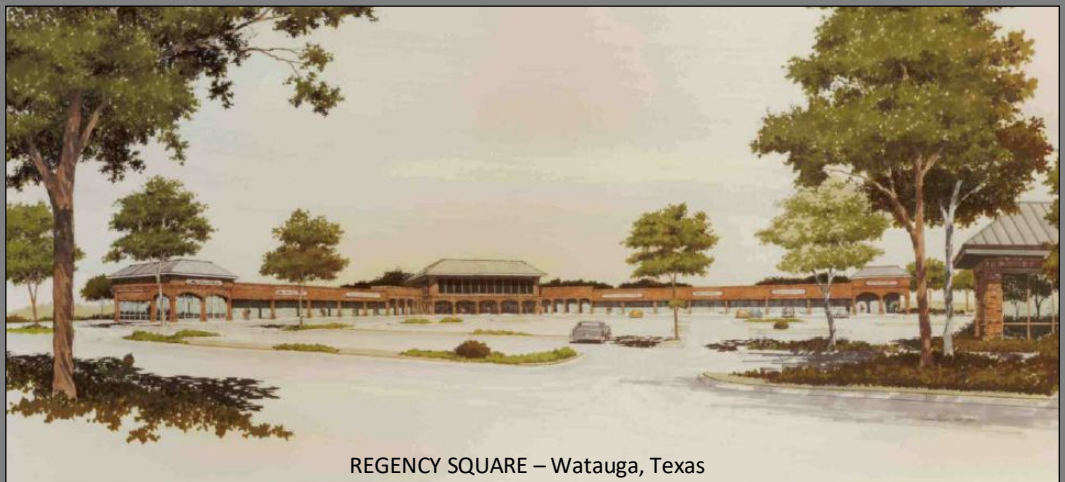
CASCADA a residential and retail community – Dallas, Texas



YORK INDUSTRIES corporate offices – Norman, OK



YORK INDUSTRIES corporate offices – Norman, OK



REGENCY SQUARE – Watauga, Texas

GARRETT MOORE COMPANY

A COLLABORATION OF REAL ESTATE SERVICES

ABOUT US

OUR PRESENT

OUR PAST

GALLERY 5

NEWS

MANAGEMENT

CONTACT US



DENTON APARTMENTS – Denton, Texas



DENTON APARTMENTS – Denton, Texas

GMC

GARRETT MOORE COMPANY

A COLLABORATION OF REAL ESTATE SERVICES

ABOUT US

OUR PRESENT

OUR PAST

GALLERY 6

NEWS

MANAGEMENT

CONTACT US



PROPOSED PARTIAL (north end) ELEVATION VIEWED FROM INTERSTATE 35



PROPOSED PARTIAL (south end) ELEVATION VIEWED FROM INTERSTATE 35

RIVERWALK PLAZA – Moore, Oklahoma



THE RAILWAY “DISTRICT” revitalization of mixed use – Oklahoma City, Oklahoma



Studies of Elevations – The Shops at Tatanka Hills
Stroud, Oklahoma



Studies of Elevations – The Shops at Tatanka Hills
Stroud, Oklahoma

GMC

GARRETT MOORE COMPANY

A COLLABORATION OF REAL ESTATE SERVICES

ABOUT US

OUR PRESENT

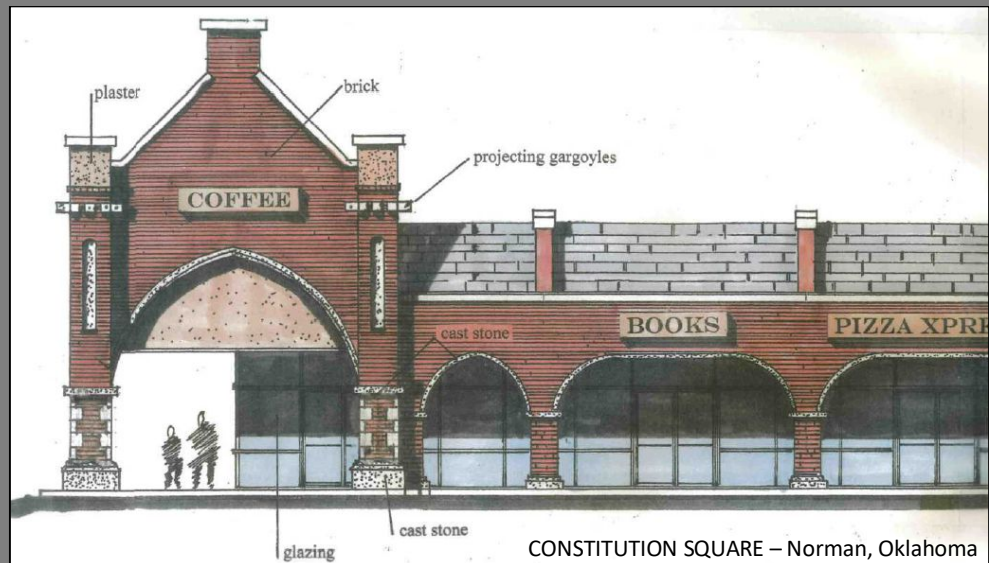
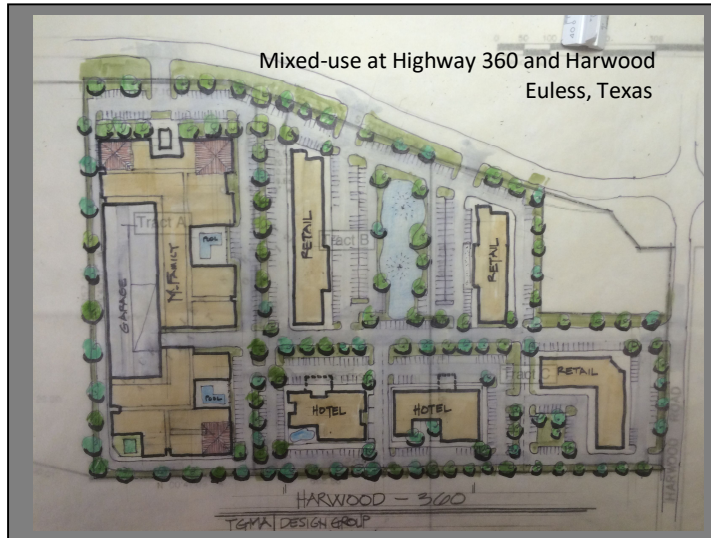
OUR PAST

GALLERY 7

NEWS

MANAGEMENT

CONTACT US



GMC

GARRETT MOORE COMPANY

A COLLABORATION OF REAL ESTATE SERVICES

ABOUT US

OUR PRESENT

OUR PAST

GALLERY 9

NEWS

MANAGEMENT

CONTACT US



WHITE ROCK MARKETPLACE – Retail, Housing and Office - Dallas, Texas



MADISON SQUARE RETAIL – Madisonville, Texas

GMC

GARRETT MOORE COMPANY

A COLLABORATION OF REAL ESTATE SERVICES

ABOUT US

OUR PRESENT

OUR PAST

GALLERY 9

NEWS

MANAGEMENT

CONTACT US



WHITE ROCK MARKETPLACE – Retail, Housing and Office - Dallas, Texas



MADISON SQUARE RETAIL – Madisonville, Texas

A COLLABORATION OF REAL ESTATE SERVICES

CONTACT US



THE WALK in TULSA HILLS – Retail, Housing and Office – Tulsa, Oklahoma



GMC

GARRETT MOORE COMPANY

A COLLABORATION OF REAL ESTATE SERVICES

ABOUT US

OUR PRESENT

OUR PAST

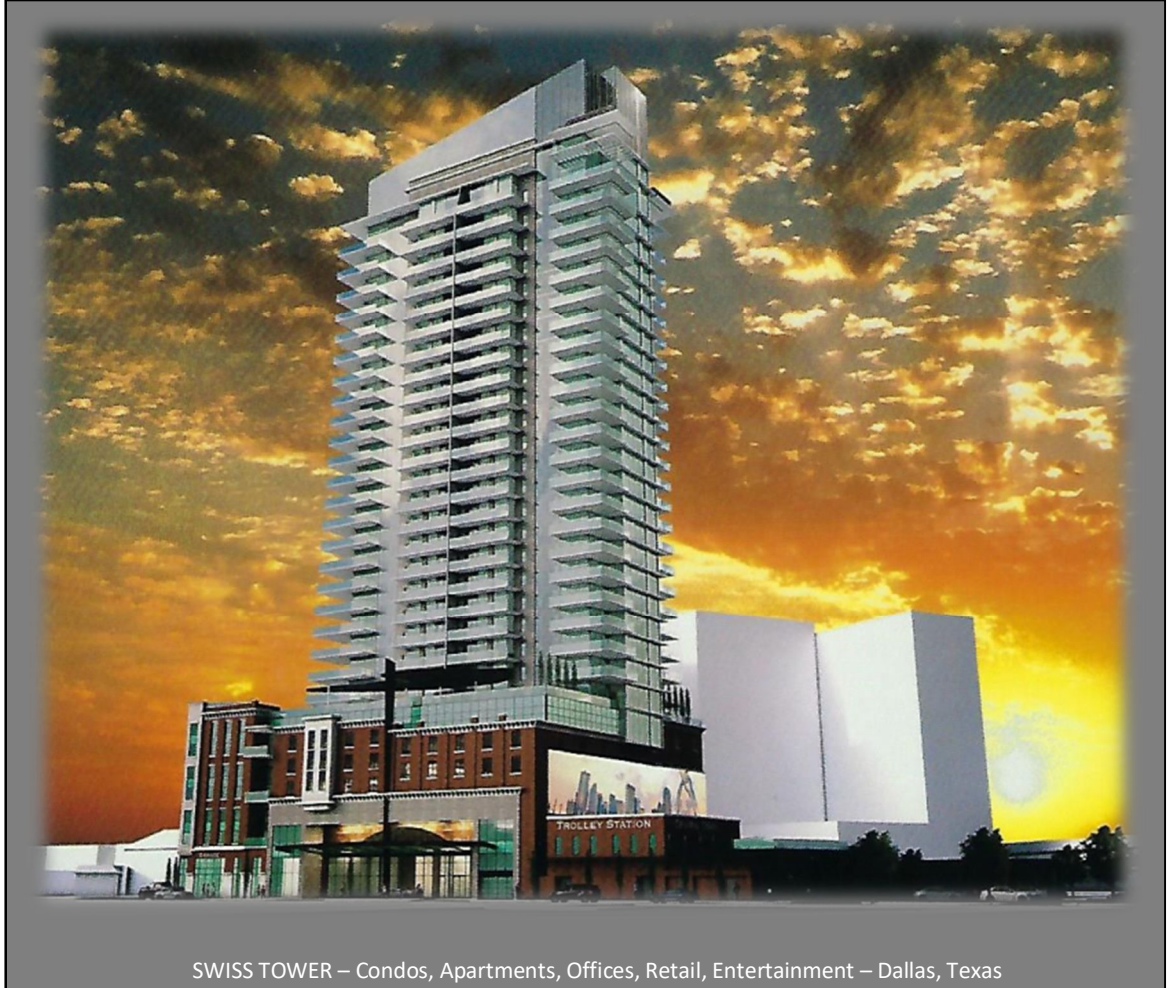
GALLERY 11

NEWS

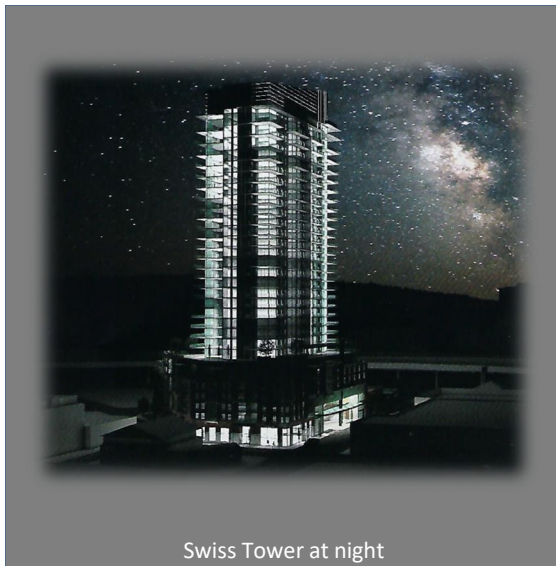
MANAGEMENT

CONTACT US

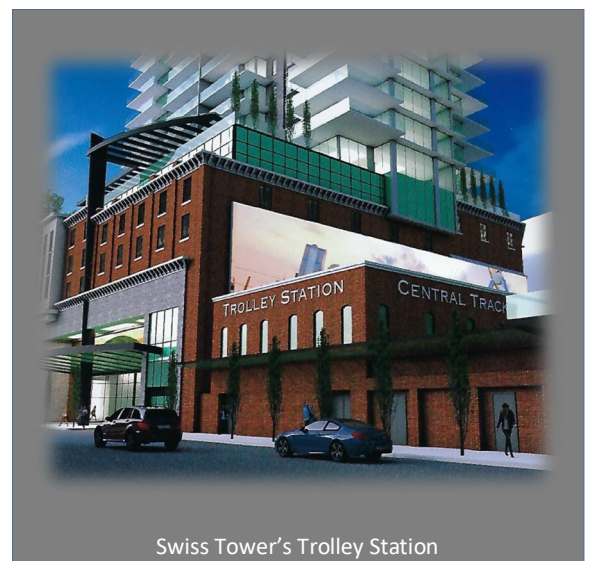
RESOURCES



SWISS TOWER – Condos, Apartments, Offices, Retail, Entertainment – Dallas, Texas



Swiss Tower at night



Swiss Tower's Trolley Station

ABOUT US

OUR PRESENT

OUR PAST

GALLERY

NEWS

MANAGEMENT

CONTACT US

MEDIA 1

Garland Daily News

Garland, Texas

©Dallas/Fort Worth Suburban Newspapers, Inc.

Retirement center gets OK

By STEFANIE ASIN
Daily News Staff

To capitalize on an aging population, developer Terry Moore proposes to build a 146-room retirement community on the northwest corner of Arapaho and Jupiter roads on the Garland boundary.

Last week the Richardson Plan Commission approved a recommendation to provide a special use permit for the area now zoned retail.

According to Monica Willard, zoning administrator, the area proposed for the construction would not be useful for retail anyway. The five acres is located behind a bank with no frontage, she said.

A demographic study reveals at least 28,000 people, 65 or older, live within a 5-mile radius of the site,

The facility is designed to provide country club living for senior citizens who are still active and self-sufficient.

Moore said.

"There is a total demand for it," he said.

If the Richardson City Council approves the commissioner's recommendation, Moore's company, Mer-Gar American Development, will begin constructing "The Colonial Manor Retirement Community."

Amid a flurry of questions from

curious commissioners on Tuesday, Moore said the facility is designed to provide "country club living" for senior citizens who are active and self-sufficient.

According to Moore, the facility will provide separate apartments for the residents, all meals, courtyards, swimming pool, running track, beauty parlor, and even transportation to doctors' offices, shopping malls and other recreational activities.

"I know this will be successful," he said, adding that the retirement community is geared toward older people who are tired of house upkeep, bills, cooking and being alone.

The monthly rent at the Manor will range from \$850-\$1,200. The cost will include meals, security,

See STUDY, Page 2

Page 2

GARLAND DAILY NEWS

Tuesday, July 26, 1988

Study reveals housing needs

Continued from Page 1

health insurance, entertainment, utilities and other provisions, he said.

Most of the questions posed at the Plan Commission's meeting focused on Moore's designation of a retirement home management company. Because Moore has no previous experience with retirement homes, a contract with a management company is required by his lenders and the commissioners,

Moore said. He has yet to choose one.

Commissioner Carole Wilson said if the facility were geared to residents who make life commitments to the residence, she would have hesitated to approve the plan without a previously designated management company. But because Moore's proposal includes monthly living arrangements, Wilson is not worried.

Moore said the retirement home will provide 30 jobs for the Richardson area.

GMC GARRETT MOORE COMPANY

A COLLABORATION OF REAL ESTATE SERVICES

ABOUT US

OUR PRESENT

OUR PAST

GALLERY

NEWS

MANAGEMENT

CONTACT US

MEDIA 2

Thursday, October 16, 2008
Vol. 110 No. 42
14 Pages

Stroud
The Only News and Ad

Efforts Continue on Proposed Retail Center, Casino Complex

by Mike Brown
In a joint meeting held last Thursday night, members of Stroud City Council and Stroud Hospital and Development Authority (SHDA) approved a 210-day extension of an exclusivity agreement with The Garrett Moore Company. The Dallas-based development firm has proposed to build a 350,000 sq. ft. retail center on the former Tanger Outlet Center property. Terry Moore, president of the firm, showed conceptual drawings of "The Shops at Tatanka Hills," presented a status report, and requested the extension of the agreement at the business meeting held at City Hall.

Sac & Fox 'Trust'
The original 90-day agreement between the firm and city leaders was signed on May 29 and had expired prior to the joint meeting. The original agreement also included a 90-day extension option.

Moore said he is disappointed that the proposed development isn't "buttoned up," but remains optimistic about the project. The developer said he has been visiting with prospective tenants and "cheerleading for Stroud." When asked by SHDA Chair Clara Hodgins, Moore said leases with 18 tenants have been secured that would occupy approximately 65,000 sq. ft. of retail floor space. However, he noted that he needs 160,000 sq. ft. of space to be pre-leased in order to proceed with the development.

He said the 18 secured leases are with national retailers that had stores in Tanger Outlet Center before it was destroyed by a tornado on May 3, 1999. "What is sad is that some prospects will come in and then go away," noted Moore. He expects prospective retail tenants to be tentative until the national credit market improves and the upcoming Christmas holiday shopping season has passed.

"We are expecting a turnaround in January," the developer commented.

Moore presented drawings that include the retail footage and an amphitheatre to seat 15,000 people. He said the amphitheatre concept was added after visiting the Sac and Fox Nation's new casino and amphitheatre in Shawnee with Economic Development Director Steve Gilbert.

Also in June, Moore's company posted on its Web site that it had "come to an agreement with the tribe to design the de-

Developer Presents Drawings
PAGE 1 of 4

Stroud American 50¢

Advertising Source With a Genuine Interest in the Stroud Community.

Retail Center, Casino Complex

Application Ready

Moore said he is disappointed that the proposed development isn't "buttoned up," but remains optimistic about the project. The developer said he has been visiting with prospective tenants and "cheerleading for Stroud." When asked by SHDA Chair Clara Hodgins, Moore said leases with 18 tenants have been secured that would occupy approximately 65,000 sq. ft. of retail floor space. However, he noted that he needs 160,000 sq. ft. of space to be pre-leased in order to proceed with the development.

He said the 18 secured leases are with national retailers that had stores in Tanger Outlet Center before it was destroyed by a tornado on May 3, 1999. "What is sad is that some prospects will come in and then go away," noted Moore. He expects prospective retail tenants to be tentative until the national credit market improves and the upcoming Christmas holiday shopping season has passed.

"We are expecting a turnaround in January," the developer commented.

Moore presented drawings that include the retail footage and an amphitheatre to seat 15,000 people. He said the amphitheatre concept was added after visiting the Sac and Fox Nation's new casino and amphitheatre in Shawnee with Economic Development Director Steve Gilbert.

Also in June, Moore's company posted on its Web site that it had "come to an agreement with the tribe to design the de-

velopment in harmony, as if it is under one ownership." At that time, Gilbert said to his knowledge the agreement with the Sac and Fox Nation was "verbal."

When contacted by the Stroud American following the Thursday night meeting, Sac and Fox Nation Enterprise Board Chair Georgia Noble said, "Yes, we have a continued interest in working with the City of Stroud and the developer on the entire concept. I'm excited about it, and we have to stay on track."

She noted that she and Enterprise Board member Bill Sasser and Sac and Fox Casino CEO and General Manager Glen Coleman continue to work on the proposed project.

Noble recently received a three-ring binder from attorneys that holds the Nation's federal application for "fee to trust" status with the Bureau of Indian Affairs (BIA) in Washington, D.C.

The application is complete and now needs only a resolution adopted by the Sac and Fox Nation Business Committee in order to be forwarded to the BIA.

Trust status is necessary for the 18.3 acre tract at the center of the former Tanger property that is now owned by the Sac and Fox Nation.

Noble said this is the first time that the tribe has applied for "fee to trust" status with the BIA. Previous applications on other properties have been "from trust to trust."

She also noted that, last May, there were changes in the criteria for the application of trust status with the BIA, and attorneys working on this application have had to become familiar with the new criteria.

(Continued on Page 3.)

Volunteers Invite Others to Help With 'Fall Clean-Up'

by Phyllis Craig
During the week of Oct. 25-31, the City of Stroud and Stroud Chamber of Commerce will be promoting the annual "Fall Clean-Up Week." Let's include Main Street!

This is a great time to wash windows, sweep sidewalks and do other needed repairs such as painting.

The Main Street Planning Committee has a request for volunteers to help with their windows. These windows will be dressed as an historical tribute to Stroud and Route 66. If you have photographs of Route 66 in Stroud, please contact Phyllis Craig at 918-344-3750.

The planning committee is also working on the Dept. of Commerce Main Street Program application. Our acceptance into the Oklahoma Main Street Program is pending.

amphitheatre concept was added after visiting the Sac and Fox Nation's new casino and amphitheatre in Shawnee with Economic Development Director Steve Gilbert.

When asked by this writer if there are any significant developments to report regarding the Sac and Fox Nation's possible involvement with the Stroud project, Moore said, "We are in communications with them." However, he declined further comment.

In June, the Garrett Moore Company Web site began posting that the Sac and Fox Nation plans to build a major casino and a multi-floor hotel in conjunction with the retail development.

Also in June, Moore's company posted on its Web site that it had "come to an agreement with the tribe to design the de-

Developer Presents Drawings

Terry Moore of the Garrett Moore development company in Dallas, Texas, presented preliminary concept drawings of the 350,000 sq. ft. retail center, "The Shops at Tatanka Hills," proposed for the former Tanger Outlet

Center property. Moore presented an update to city leaders at the Stroud City Council October business meeting held last Thursday night at City Hall. (American Photo)