

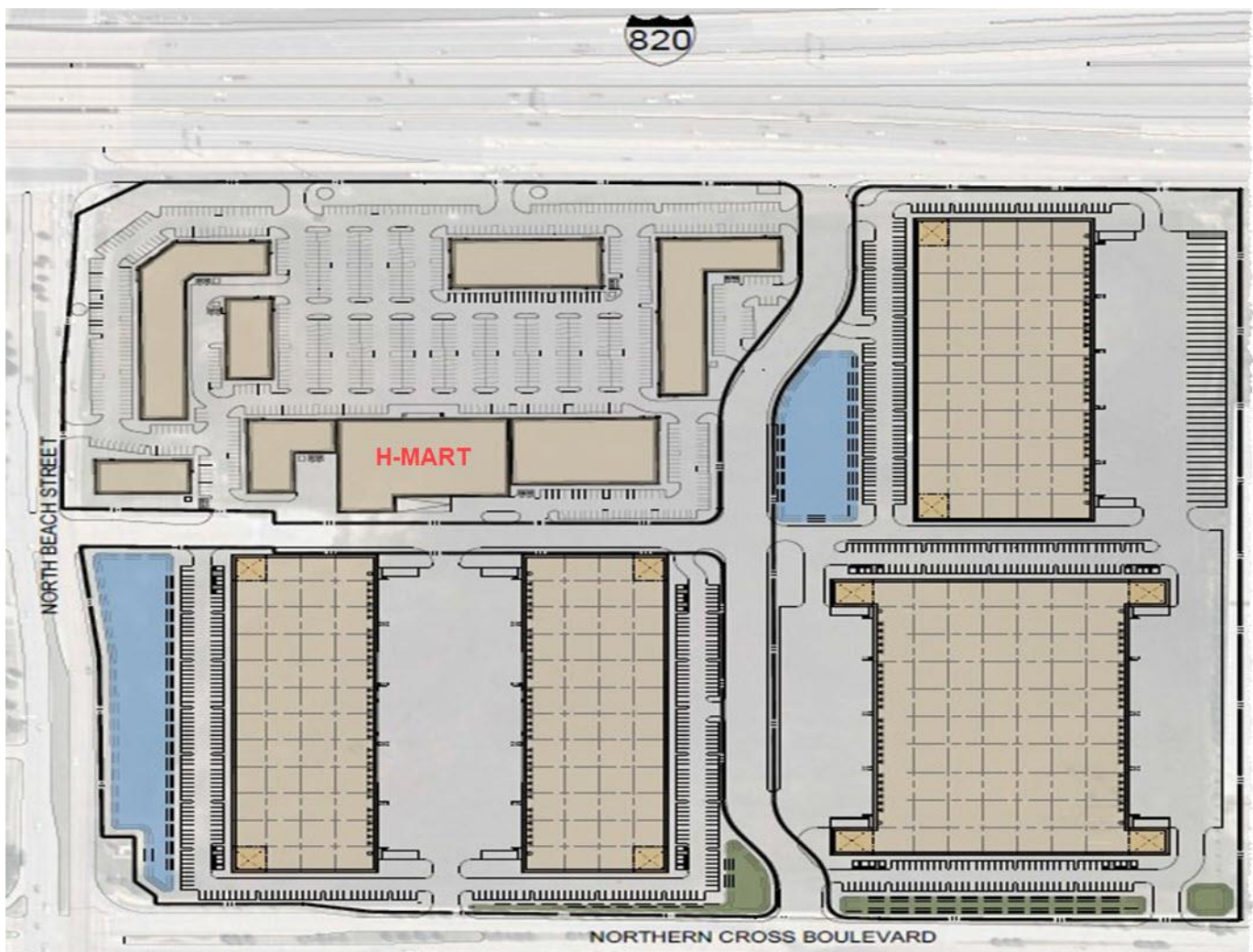
Announcement

Haltom City 50-acre mixed use development

Anchored by H Mart Supermarket

The City of Haltom City, in partnership with Mercantile Partners LP, KBC Advisors, Velocis, and Haltom City Forest Properties, LLC have been working over the past year to bring a 50-acre mixed use development to include an estimated 16-acre shopping/retail center.

The retail center will be anchored by H Mart which is a large regional grocery store. In addition, there will be approximately 50 - 60 commercial outlets that will be comprised of restaurants, merchandise retail stores, distribution, and logistics centers. This mixed-use development was designed to create a balance between highly desired retail service needs and foundational job creating industries.



The 50-acre development will be constructed on the Southeast corner at the intersection of Loop 820 and Beach Street. The frontage road of Loop 820 will front the Supermarket and large retail shopping center. Distribution and logistics facilities will be located to the East and South of the shopping center.



H Mart first opened in 1982 and now operates 125 locations in the United States. H Mart is the largest Asian owned grocery chain in America.

This H Mart and surrounding retail is different than a typical neighborhood retail center because it will create a regional draw to bring new shoppers and visitors to Haltom City. This large development will continue the record economic growth that Haltom City has been experiencing over the last several years.

The 50-acre development will provide an estimated \$100,000,000 in new capital improvements and approximately \$80,000,000 to \$90,000,000 in gross annual sales once it is completed. This broadening of the tax base will serve as an economic engine for the entire city of Haltom City and provide amenities and tax revenue that will greatly benefit the Haltom City residents.



This development will add approximately 653,000 square feet of job creating distribution and logistics centers. Haltom City will continue to attract company headquarters for an array of industries that will create new jobs through symbiotic businesses partners focused on supply chain management, inventory analytics, and logistics.

Haltom City Mayor Dr. An Truong expresses gratitude, *“Our Haltom residents, City Council, and staff are thrilled, thankful, and honored to welcome this large development to our deserving community. We are particularly excited and humbled that H-Mart has chosen to locate their seventh Texas store in our city. H Mart is one of the fastest growing grocery chains in America and Canada. H Mart will improve and expand our shopping experience. This entire development will create a significant number of jobs and tax revenue for our community. As the Mayor, I personally thank our Council Members, and especially our City Manager and staff for their hard work in working with all the development partners. We are grateful for those development partners (Mercantile Partners LP, KBC Advisors, Velocis, and Haltom City Forest Properties, LLC) that are making it possible for this giant project to become a reality. I will see you all at the grand opening!”*



This grocery anchor truly has products for everyone. H Mart sells the typical neighborhood grocery store products as well as a large selection of multi-cultural grocery products. The meat and seafood section and the produce section are impressive with such a large selection of the freshest products. The store will feature a sit-down food court, a bakery, home goods, beer and wine, kitchenware, beauty products, and many other items. H Mart also provides premium healthier options for those health-conscious consumers.



H Mart is also known for its innovative new food halls which are an extension of over 30 years of providing eateries in its stores. H Mart is recognized by the National Retailer's Federation as one of the fastest growing retailers. Supermarket News has listed them as one of the top 50 independent chains in the U.S. and Canada, providing essential needs and upscale products.

Cities that are economically competitive and prosperous need regional retail attractions. When an H Mart shopping center comes to your town it serves as an economic catalyst for the surrounding area. Other desired businesses develop all around the connecting corridors of H Mart Shopping Center's. They commonly bring nationally recognized brands because the H Mart Shopping Centers attract so many shoppers from significant distances away.



Visiting H Mart is not just patronizing a traditional grocery store. ***H Mart is a premier shopping destination and experience!*** This type of shopping center provides things like clothing, shoes, eateries, tea shops, coffee shops, salons, etc.

H Mart has stores in 14 different states. The Texas stores include Carrollton, Plano, Dallas, Austin, Katy, and Houston. These are all good examples that demonstrate a proven, long-term, and consistent value to the communities they serve. If you want a truly positive unique shopping experience visit H Mart.

This exciting development is currently in the approval phase to meet all legal requirements as it relates to zoning, ordinances, etc. The actual construction of the development site could start as early as the beginning of 2024.

Please share in the excitement for this premier shopping center and employment-based development that will enhance and answer the needs of our community and surrounding area!