

# CASE STUDIES

WENDLAND PLAZA, Killeen, TX

Before

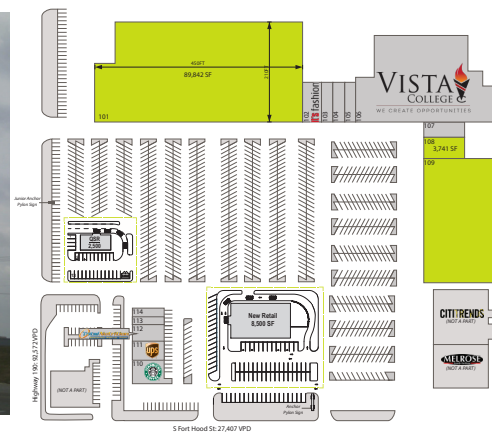


**CLIENT:** Madison Partners

**SERVICES PROVIDED:** Leasing, Asset Management, Construction Supervision

**ACCOMPLISHMENTS:**

- 192,322 SF
- Year Built: 1979
- Anchor: Vista College
- Former Anchor: Kmart- 89,842 SF, HEB- 44,580 SF
- Shopping Center Occupancy: 2017 41.02%



After

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**CLIENT:** Madison Partners

**SERVICES PROVIDED:** Leasing, Asset Management, Construction Supervision

**ACCOMPLISHMENTS:**

- 2017-2018: Increased occupancy from 41.02% to 93.3%
- Increased gross rents by \$1,226,981
- Executed Five (5) leases with the following retailers:
- Conn's Home Plus - 45,000 SF
- Altitude Trampoline Park - 44,580 SF
- Crunch Fitness - 27,587 SF
- Dollar Tree - 10,500 SF
- Lumber Liquidators - 5,884
- Cured CATO co-tenancy
- Converted Kmart automotive and garden center to increase overall GLA
- Created two (2) outparcels
- Resurfaced and restriped the parking lot, refaced all pylon signs, replaced and converted all parking lot lights to LEDs.

