

NEQ - FRONTIER PKWY. & PRESTON RD.

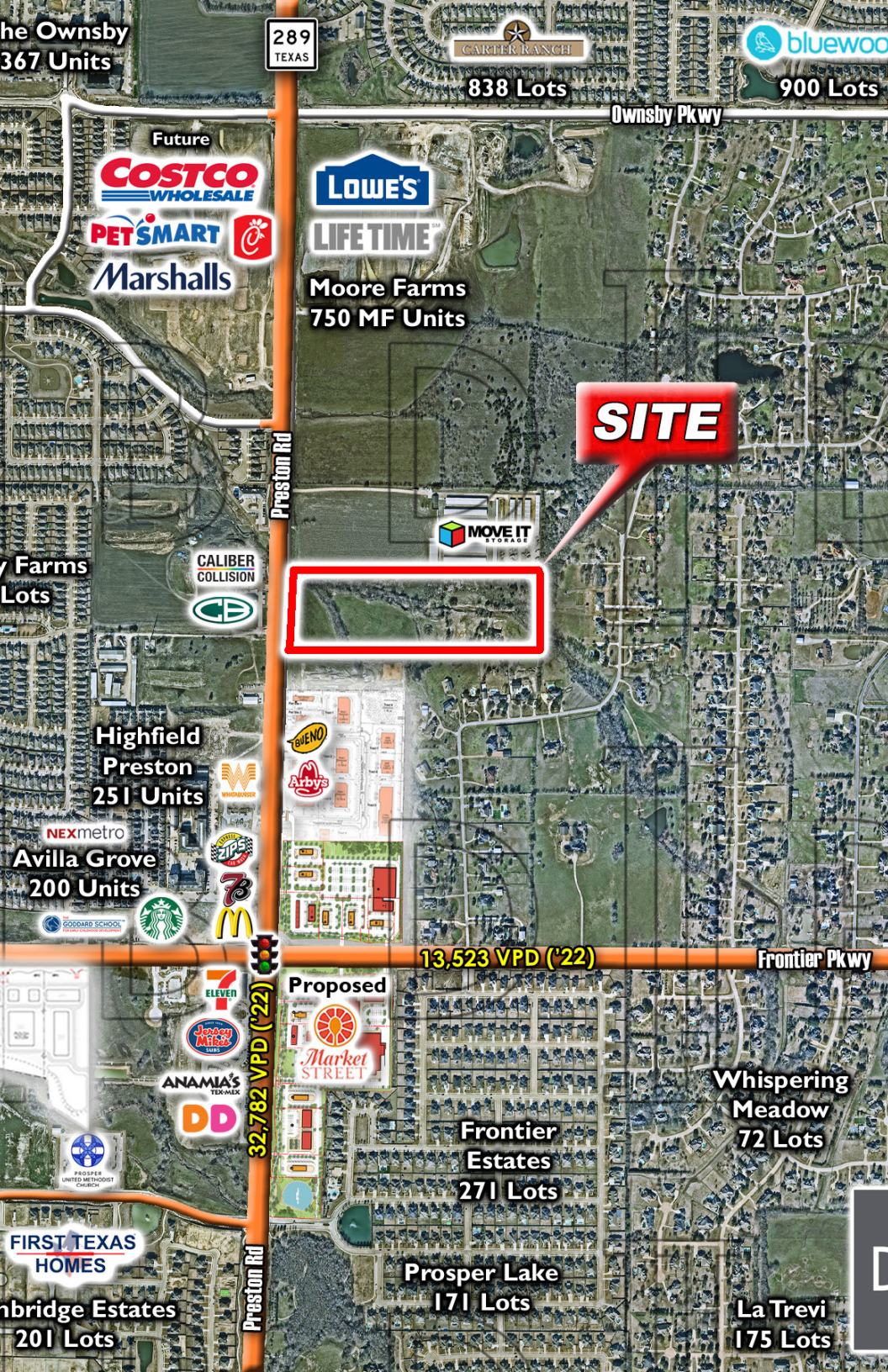
CELINA ETJ, TX | PROSPER I.S.D. | LAND FOR SALE

COLLINS MEIER
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EDWARD BOGEL
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DAVID DAVIDSON, JR.
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214.526.3626 x 101



PROPERTY INFORMATION



SIZE:
± 24 AC



TRAFFIC COUNTS:
Preston Rd. (TX 289): 20,799 VPD



ZONING:
Celina ETJ
Prosper ISD



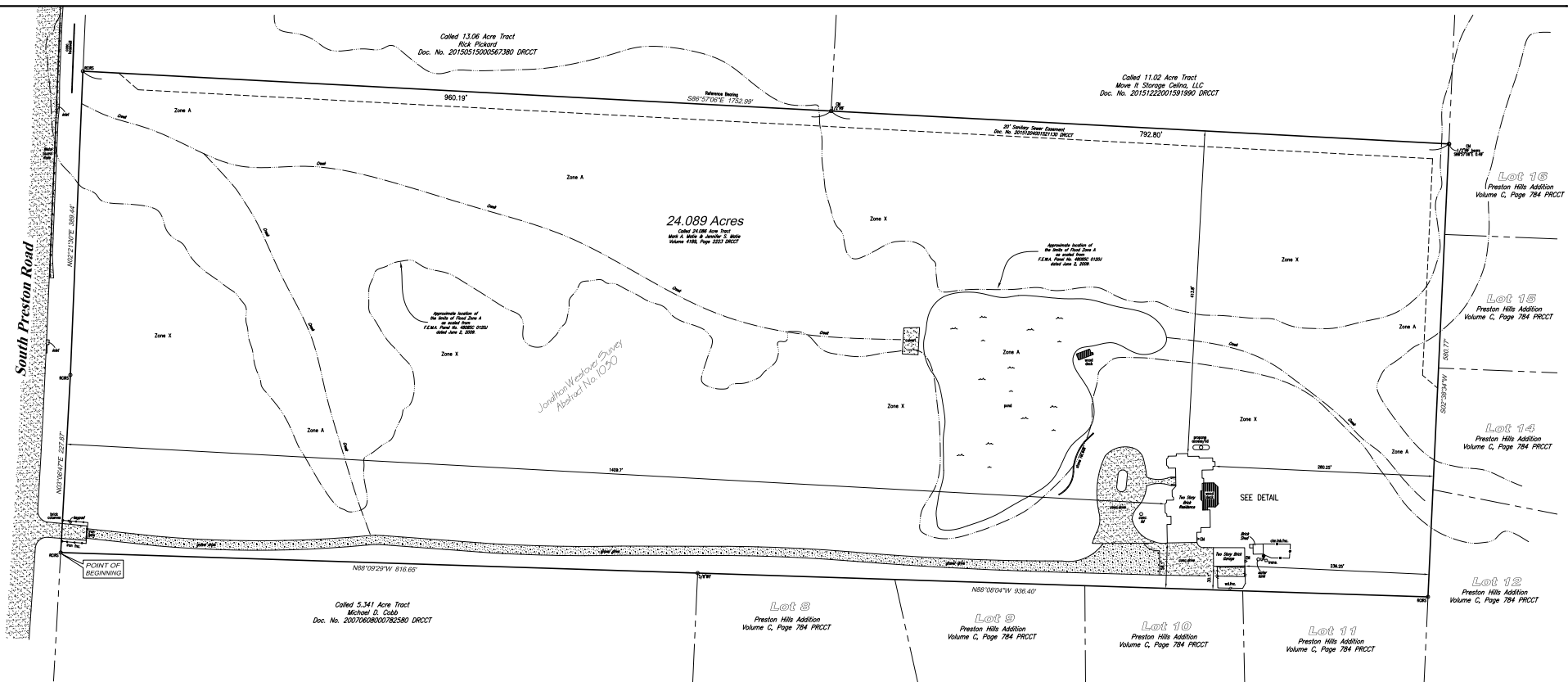
UTILITIES:
Water & Sewer Available
Along Preston Rd.

DRONE VIDEO: <https://vimeo.com/687227583>

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	7,901	45,186	84,709
% Proj Growth 2023-2028	4.7%	5.37%	5.74%
2023 Average HH Income	\$183,821	\$207,685	\$195,023
2023 Median HH Income	\$148,426	\$162,924	\$155,650

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.
Davidson & Bogel Real Estate, LLC 2024



Property Description

SITUATED in the State of Texas and the County of Collin, being part of the Jonathon Westover Survey, Abstract No. 1030, being all of a called 24.086 acre tract of land conveyed to Mark A. Malle and Jennifer S. Malle by deed recorded in Volume 4189, Page 2223 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod capped "Roome" set for corner in the east right-of-way line of South Preston Road and marking the northwest corner of a called 5.341 acre tract conveyed to Michael C. Cobb by deed recorded in Document No. 20070608000762580 of the Deed Records of Collin County, Texas and the southwest corner of said 24.086 acre tract;

THENCE with said east right-of-way line and the west line of said 24.086 acre tract as follows:

North 03°04'47" East, 227.87 feet to a 1/2 inch iron rod capped "Roome" set for corner; and

North 02°21'30" East, 389.44 feet to a 1/2 inch iron rod capped "Roome" set for corner marking the southwest corner of a called 13.06 acre tract conveyed to Rick Pickard by deed recorded in Document No. 20150515000567380 of the Deed Records of Collin County, Texas and the northwest corner of said 24.086 acre tract;

THENCE with the south line of said 13.06 acre tract, the south line of a called 11.02 acre tract conveyed to Move It Storage Collins, LLC by deed recorded in Document No. 20151222001591990 of the Deed Records of Collin County, Texas and the north line of said 24.086 acre tract, South 86°57'06" East, passing a 1/2 inch iron rod found for reference marking the southeast corner of said 13.06 acre tract and the southwest corner of said 11.02 acre tract at 960.19 feet and continuing for a total distance of 1752.99 feet to a point for corner marking in a west line of Preston Hills Addition, an addition to the City of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume C, Page 784 of the Plat Records of Collin County, Texas and marking the southeast corner of said 11.02 acre tract and the northeast corner of said 24.086 acre tract, from which 1/2 inch iron rod found for reference bears South 86°57'06" East, 0.49 feet;

THENCE with a west line of said Preston Hills Addition and the east line of said 24.086 acre tract, South 02°38'34" West, 580.77 feet to a 1/2 inch iron rod capped "Roome" set for corner marking an all corner of said Preston Hills Addition and the southwest corner of said 24.086 acre tract;

THENCE with a north line of said Preston Hills Addition and the south line of said 24.086 acre tract, North 88°08'04" West, 938.40 feet to a 5/8 inch iron rod found for corner marking a northwest corner of said Preston Hills Addition and the northeast corner of said 5.341 acre tract;

THENCE with the north line of said 5.341 acre tract and the south line of said 24.086 acre tract, North 88°09'29" West, 816.65 feet to the Point of Beginning and containing 24.089 acres of land, more or less.

Surveyor's Certificate

I hereby certify that on the 9th day of August, 2016, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the site, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by South Preston Road, same being asphalt, public right-of-way maintained by Collin County, which abuts the subject property, and is physically open and being used.

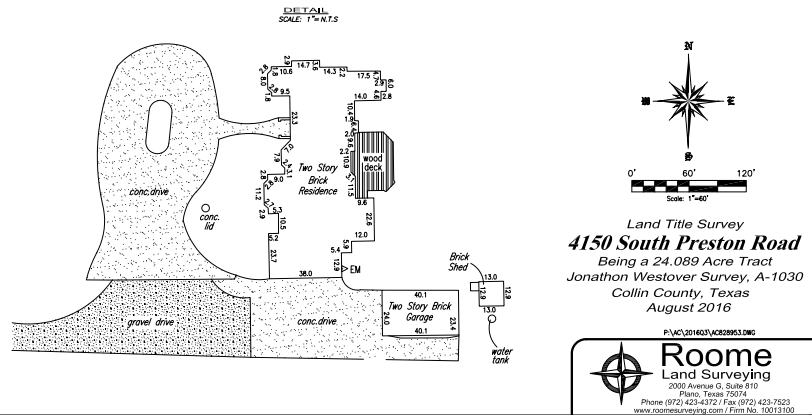
This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Michael Cuzzo

Michael Cuzzo
Registered Professional Land
Surveyor No. 5893



Notes: 1) OM is a correlative monument; 2) Surveyor's signature will appear in red ink; 3) Basis of bearing per the deed to Mark A. Malle & Jennifer S. Malle recorded in Volume 4189, Page 2223 of the Deed Records of Collin County, Texas; 4) A portion of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48080C0129-J of the F.E.M.A. Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X & Zone A); 5) This survey was performed without the benefit of a title commitment.

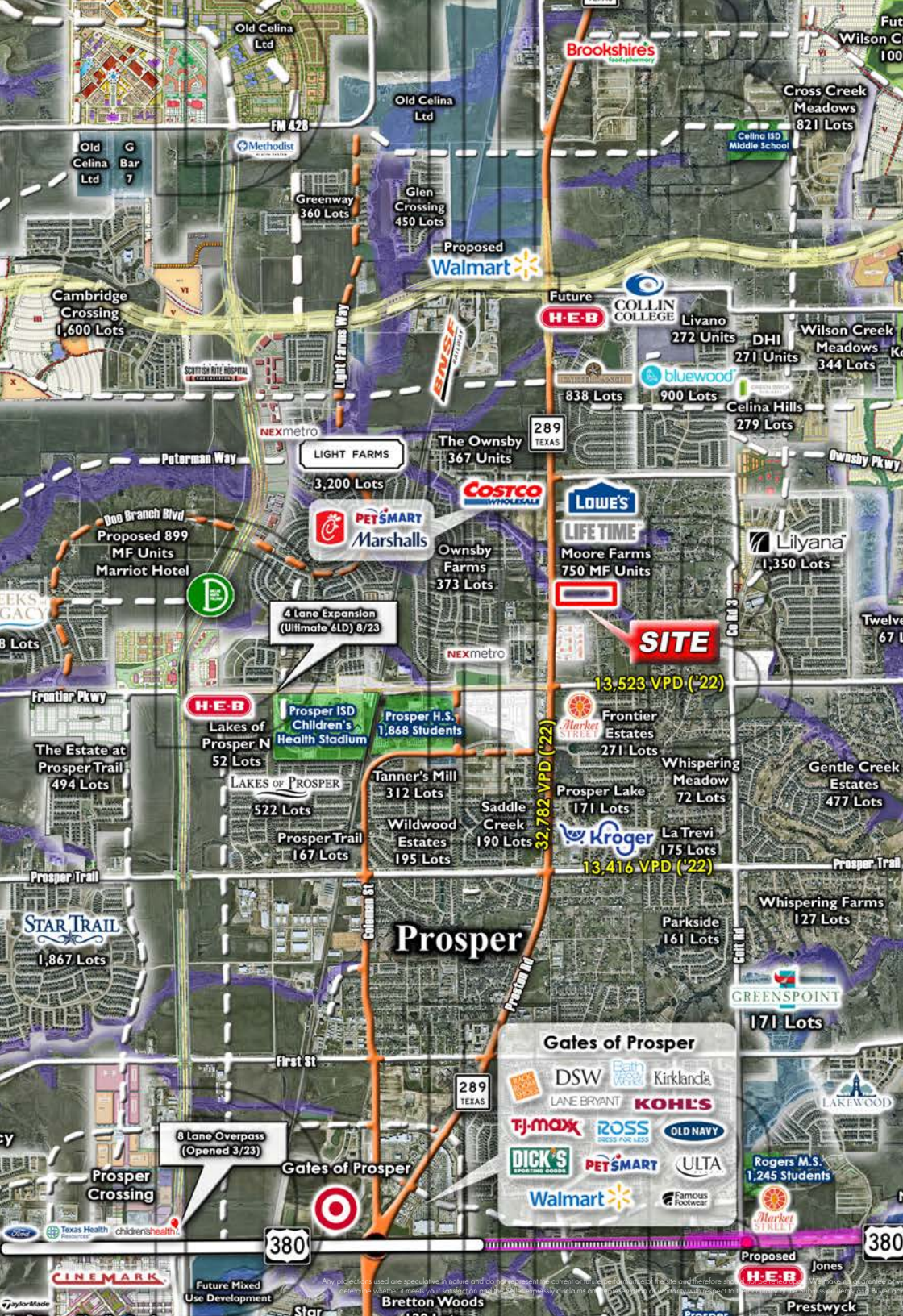


Land Title Survey
4150 South Preston Road
Being a 24.089 Acre Tract
Jonathon Westover Survey, A-1030
Collin County, Texas
August 2016



Roome
Land Surveying

2009 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomeandsurvey.com / Firm No. 10013100



PROSPER:

- According to the US Census Bureau, Prosper is the 2nd fastest growing community in North Texas
- 661 Annual Home Starts
- 568 Annual Home Closings
- \$311,959,611 estimated volume (starts)
- Carter Ranch, 835 Lots. Wells South, +/- 1,236 Lots.
- Blue Star Land is developing a 1,867 home community at Star Trail

FRONTIER PARKWAY (FM 1461):

- By 2020, Laud Howell Parkway will connect to FM 1461 allowing continuous east-west travel from FM 1385 to US 75
- Light Farms, located .5 miles West, plans to develop +/- 2,000 Lots

HIGHWAY 380:

- Has become the most highly traversed East-West thoroughfare in northern Collin and Denton counties
- Gates of Prosper – 800 acre Master-Planned Mix Use Development
- Prosper Crossing – Matthews Southwest has plans to develop a 157- acre mixed-use development that will include retail, office, medical office, multi-family residential, and hotel
- 423/380 – UCD developing a 43-acre retail project anchored by Home Depot, Wal-Mart, and a 127,000 square-foot Kroger

DFW SURPASSES 8M RESIDENTS, ADDS MORE PEOPLE THAN ANY OTHER US METRO, CENSUS BUREAU REPORTS

DALLAS
BUSINESS JOURNAL



ESTIMATED 150,000-PLUS PEOPLE ADDED TO METROPLEX POPULATION

The Dallas-Fort Worth Metroplex experienced the largest metropolitan population growth in the nation last year, adding approximately 418 residents a day, according to recent U.S. Census Bureau data.

With an increase of 152,598 people, DFW surpassed 8 million total residents as of July 1, 2023. The Houston-Pasadena-Woodlands metro area experienced the second largest increase in the country and added 139,789 residents, bringing its total population to 7.5 million. The Austin metro area was seventh and added 50,105 people.

Roughly 60% of U.S. counties experienced population growth in the mid-2022 to mid-2023 time frame, and counties in the South had the fastest

growth, the Census Bureau reported. Roughly 67% of counties in the southern region saw population growth, up from 59% in 2022.

Six out of the 10 fastest growing counties in the nation were in Texas. Kaufman and Rockwall counties grew the fastest and saw 7.6% and 6.5% growth, respectively.

Eight out of the 10 counties with the largest population gains were also in the state.

Collin County experienced the second largest population increase in the country and added 36,364 people to reach 1.19 million total residents. Houston's Harris County was No. 1 with the addition of 53,788 residents — making it the third most populous county in the U.S. at 4.83 million residents.

Half of the counties with the highest levels of domestic migration were also in Texas. Collin County saw the fourth-largest domestic inflow with 20,749 residents relocating into the area. Denton County was fifth and saw 19,262 people move into the area.

Dallas County, however, placed eighth for outflow and saw 34,330 people leave the county, up from the 18,985 who left in 2022.

H-E-B TO START CONSTRUCTION ON PROSPER STORE

DALLAS
BUSINESS JOURNAL



H-E-B LP is set to move forward with its planned store in Prosper, its latest bite at the edge of the Metroplex.

The San Antonio-based grocery chain plans to break ground April 2 in Prosper, at the corner of Frontier Parkway and the Dallas North Tollway, WFAA reported.

Meanwhile, H-E-B expects to open its first store in Fort Worth/Tarrant County, at 3451 Heritage Trace Pkwy. near Alliance Town Center, on April 10.

Since debuting in Frisco in September 2022, H-E-B has been proliferating across the suburbs of the Dallas-Fort Worth metro. It currently has three stores in the four core counties of DFW. It has

additional locations under construction in Mansfield and Melissa, about 15 miles from Prosper, as well as a future store planned in Forney.

H-E-B is also building two locations of value chain Joe V's Smart Shop, which has lower prices and smaller stores, in Dallas — it just broke ground on the second earlier this month.

The Prosper H-E-B has been in the works for a while — the company bought the roughly 20 acres for the store in 2022.

But H-E-B deciding to move forward is always big news. It's a retail bellwether, so many other businesses typically follow in its wake, and it's known for its thorough site selection process.

Its influence as an employer is also growing rapidly. Earlier this year, it had about 3,000 workers in the DFW.



PGA OF AMERICA HQ TO ANCHOR 600-ACRE MIXED-USE DEVELOPMENT IN FRISCO

DALLAS BUSINESS JOURNAL

It's official: The PGA of America will relocate from its longtime home in Palm Beach Gardens, Fla., to Frisco, after a vote from Frisco City Council today approved a massive real estate and golf development.

The golf professionals organization has agreed to move its headquarters as part of a public-private partnership with the City of Frisco, according to a release from the PGA of America. As part of the move, the organization will anchor a 600-acre mixed-used development among 2,500 acres being master-planned by Hunt Realty Investments.

The agreement means that championship-level golf will be heading to the region.

Frisco will host two PGA Championships, two KPMG Women's PGA Championships and possibly a Ryder Cup. North Texans can go ahead and mark their calendars for the KitchenAid Senior PGA Championship in 2023.

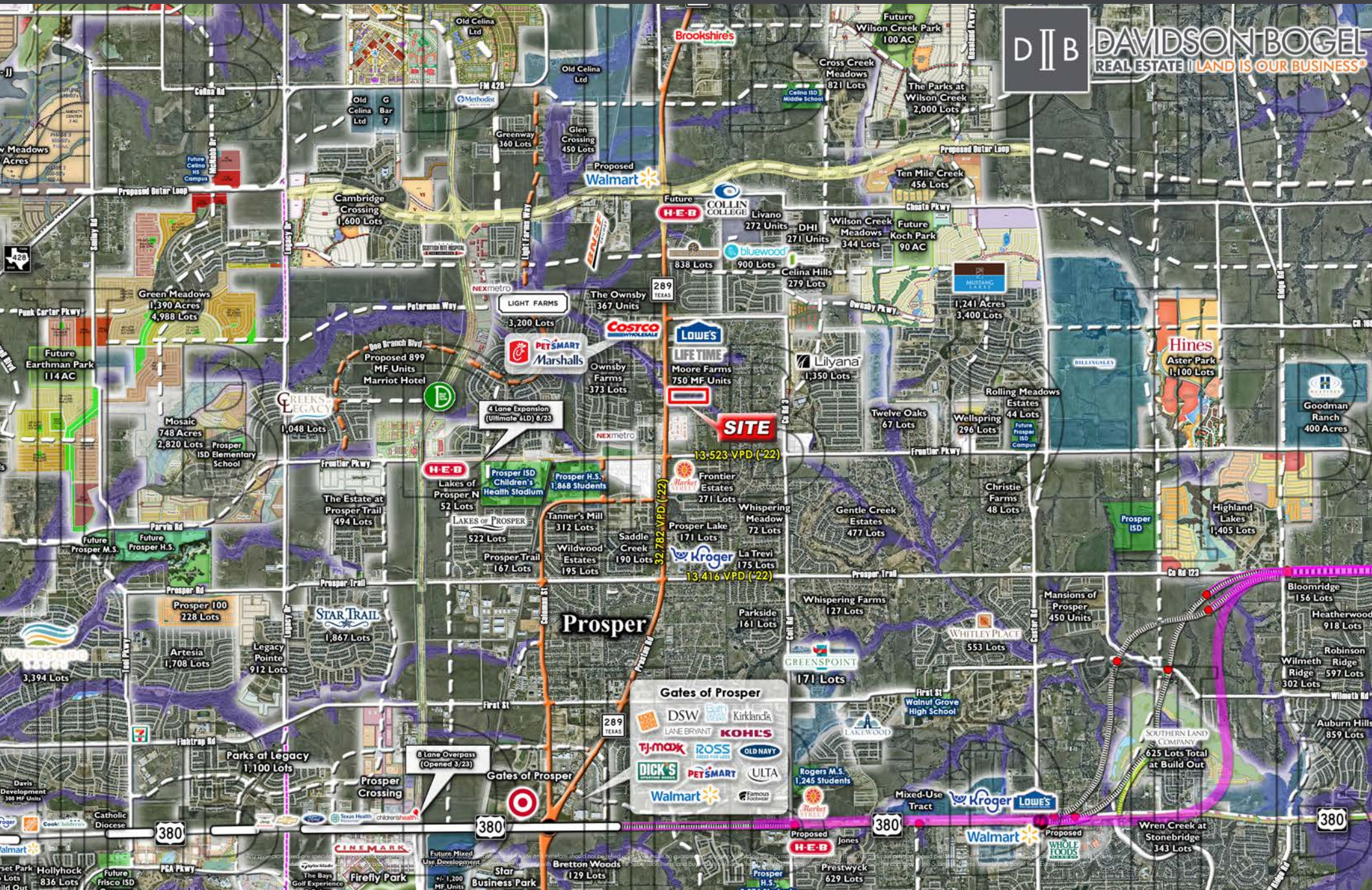
The public-private investment is estimated at \$520 million with the PGA of America agreeing to invest \$30 million in the development of a 100,000 square-foot global headquarters and education facility. The PGA of America also said that it would employ at least 100 as part of its agreement with Frisco.

A joint venture between Omni Hotels & Resorts, Stillwater Capital and Woods Capital, called Omni Stillwater Woods (OSW), will invest \$455 million to purchase land; construct a 500-room Omni resort and conference center; a "technologically advanced" retail space; parking facilities; and two golf courses, a short course, practice areas and a clubhouse.

The development will be situated about a third of a mile south of U.S. 380 at Rockhill Drive and Legacy Parkway.

The City of Frisco, in addition to Frisco Independent School District, Frisco Economic Development Corp., and Frisco Community Development Corp., will contribute no more than \$35 million.

WIDE AERIAL



FRONTIER PKWY. & PRESTON RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
DAVID DAVIDSON, JR.	593731	DDAVIDSON@DB2RE.COM	214-526-3626
LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
CHRISTOPHER RYAN TURNER	672133	RTURNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date