



REPUBLIC PROPERTY GROUP
199 SFR UNITS

LIGHT FARMS
3,200 LOTS

DAVIS DEVELOPMENT
400 MF UNITS

GLEN CROSSING
360 LOTS

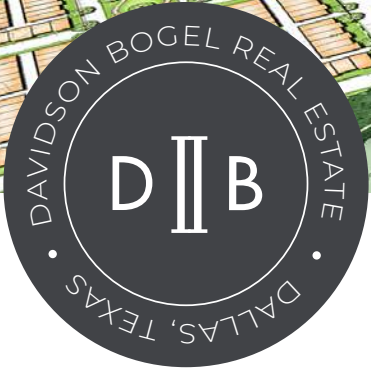
CARTER RANCH
838 LOTS

CAMBRIDGE CROSSING
1,600 LOTS

THE OWNSBY
367 LOTS

PROSE FRONTIER
324 UNITS

FUTURE COLLIN COUNTY
OUTER LOOP



NWQ - DNT & FRONTIER PKWY.

CELINA, TX | COLLIN COUNTY | PROSPER I.S.D. | COMMERCIAL LAND FOR SALE

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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 INFORMATION



SIZE:
± 9.0 AC



TRAFFIC COUNTS:
DNT: 3,508 VPD
Frontier Pkwy.: 13,523 VPD



ZONING:
Mixed Use



UTILITIES:
Utilities to Site

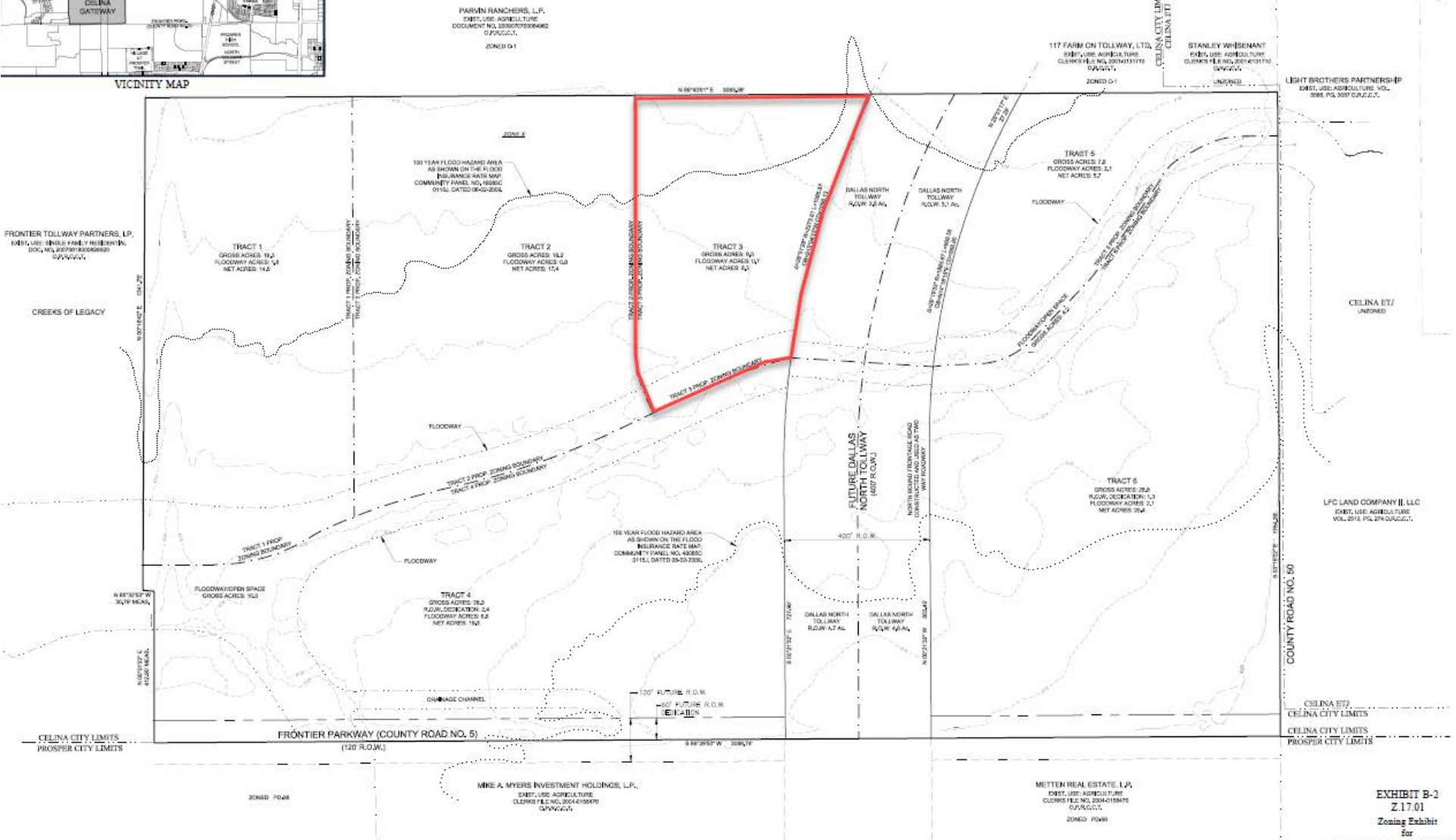
DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	4,962	38,228	93,242
% Proj Growth 2023-2028	11.3%	7.3%	7.4%
2023 Average HH Income	\$205,499	\$196,409	\$189,946
2023 Median HH Income	\$162,458	\$157,023	\$151,782

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VICINITY MAP



GENERAL NOTES:

- 1) THE THROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.
- 2) CONTOURS ARE SHOWN AT TWO (2) FOOT INCREMENTS.
- 3) ALL THROUGHFARES AND ROADWAYS SHALL COMPLY WITH THE CITY'S DESIGN STANDARDS AND FINAL DESIGN WILL BE ADDRESSSED AT THE TIME OF FINAL PLAN APPROVAL.
- 4) 100-YEAR FLOODPLAIN DOES EXIST ON THE PROPERTY AND WILL BE MODIFIED TO RECLAIM PROPERTY FOR THE PROJECT. SEE THE 100-YEAR FLOODPLAIN MAP.

EXHIBIT B-2
Z.17.01
Zoning Exhibit
for
CELINA GATEWAY
=108.3 Acres of Land

Created: **TOM MOSEY PROPERTIES**
241 Appleton Street
Stamford, CT 06907

Planned/Applicant: **DUNAWAY**

Graphic Scale: 1" = 100'

North Arrow

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SADDLE CREEK
190 LOTS

WILDWOOD ESTATES
195 LOTS

THE ESTATES OF PROSPER TRAIL
522 LOTS

TANNER'S MILL
312 LOTS

LIGHT FARMS
3,200 LOTS

CREEKS OF LEGACY
1,048 LOTS

LAKES OF PROSPER
522 LOTS

DAVIS DEVELOPMENT
400 MF UNITS

REPUBLIC PROPERTY GROUP
199 SFR UNITS

PROSPER HIGH SCHOOL
1,868 STUDENTS



13,523 VPD

3,508 VPD



H-E-B STARTS CONSTRUCTION IN PROSPER ON ONE OF ITS LARGEST SUPERMARKETS IN THE REGION YET

The Dallas Morning News



H-E-B started construction Tuesday on the southeast corner of Frontier Parkway and the Dallas North Tollway within sight of Prosper High School. The store represents a further push by the San Antonio-based grocer into the fast-growing neighborhoods of Collin and Denton counties. The retailer started its major expansion into Dallas-Fort Worth with store openings since 2022 in Frisco, Plano, McKinney and Allen. H-E-B's Melissa store opens next year.

The Prosper store kicks off Prosper's development along the Dallas North Tollway, said Craig Andres, Prosper Mayor Pro-Tem. "This H-E-B store is a big deal for us. It's a gateway with all the residential construction just north of Frontier Parkway in Celina, which is surpassing us in new housing." The council last year approved the Pradera mixed-use residential, office, retail and hotel development on the opposite side of the tollway, but that will take longer than the H-E-B to complete, Andres said.

The Prosper H-E-B will be 132,000 square feet, some 14,000 square feet bigger than the local H-E-B stores opened so far. The Melissa store will be 131,000 square feet. It will have a staff of 750 people to run the in-store bakery, prepared food sections and other services including a True Texas BBQ restaurant.

Juan-Carlos Rück, executive vice president of H-E-B's North West Food Drug Retail division, said the Prosper store is the first he's worked on from the land purchase after moving to Dallas to lead H-E-B's expansion. Other properties had been purchased and held for several years. The proximity to the school was a big plus. "When we're in the shadow of a school we can be integrated into a community from day one," Rück said.

"We're pulling all the stops. In addition to fresh food services our deli will have an expanded charcuterie selections," Rück said. "I'm amazed how much entertaining this area does based on the charcuterie, craft beer and wine we're selling in our stores." The land between the store and the high school along Frontier Parkway has pad sites for restaurants and more retail, Andres said.

A second H-E-B in Frisco opens later this year, but many Prosper residents will likely also call it "my H-E-B." It's just across U.S. Highway 380, or West University Drive, from Prosper's Windsong Ranch new residential development with homes priced \$656,000 to \$832,000. The future H-E-B at U.S. Highway 380 and FM 423 is just west of the Omni PGA Frisco Resort. It's also about 7 miles northwest of its store on Main Street and 7 miles southwest of the new Prosper site.

Prosper's population is growing more than 20% a year to 37,746 in 2022, according most recent U.S. Census Bureau data. Bordered by Frisco to the south and Celina to the north, city officials have estimated their fast-growing town will have a projected buildout population of 72,000.

The average taxable home value in 2023 was \$540,000 and the average market value was \$766,163, according to the city. Growth is also reflected in sales tax revenue increases of 35% in 2021 and 15% in 2022.

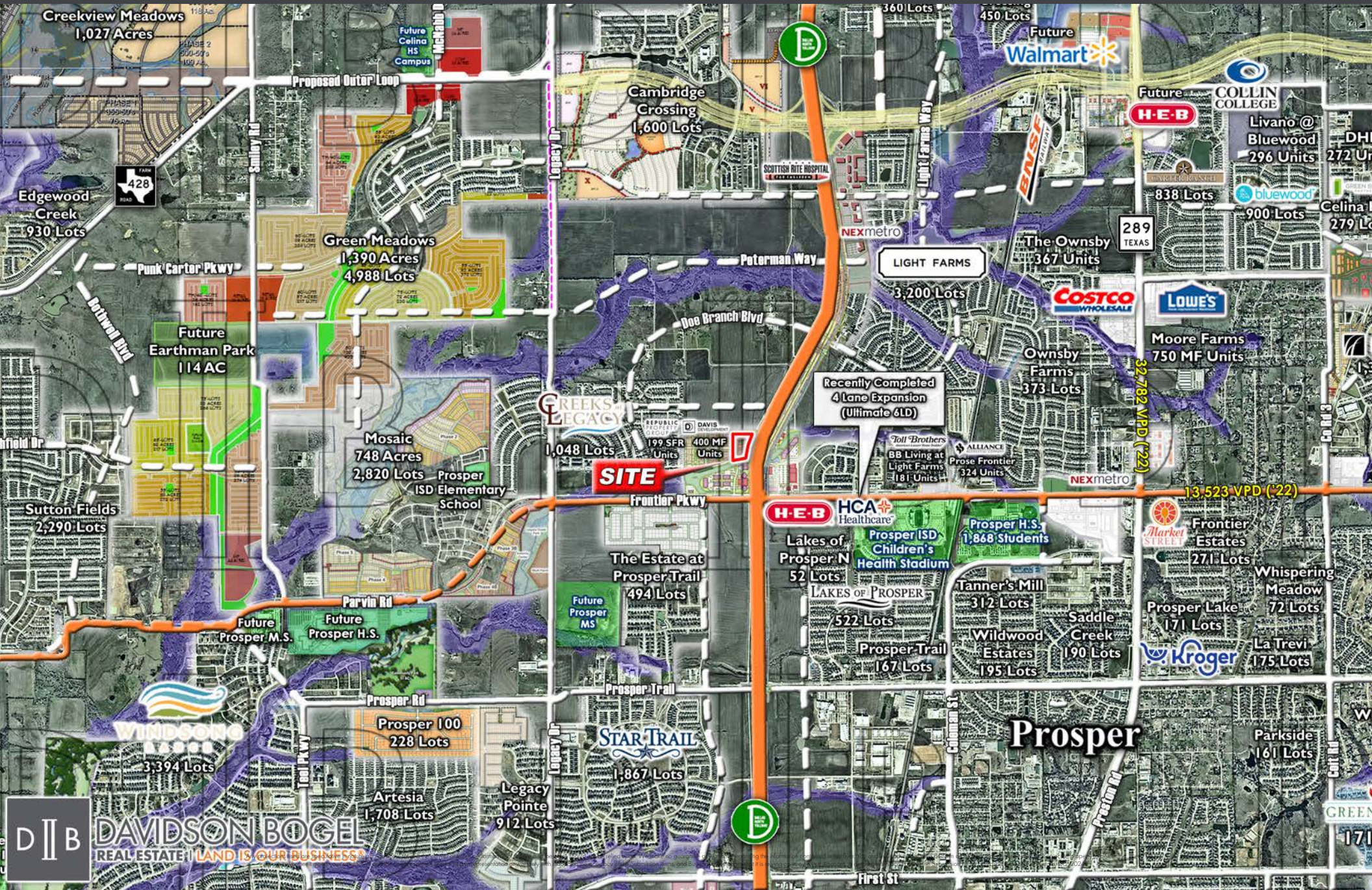
Residential building permits in recent years have averaged about 950 annually, Andres said. Prosper was named for the prosperous crops of 1902. When it came time to apply for a post office residents were told the name Richland, the name of a road in town, was already taken.

Next week, H-E-B will open a new 117,000-square-foot store in northern Tarrant County's fast-growing Alliance neighborhood. The store on the northwest corner of Heritage Trace Parkway and North Riverside Drive opens at 6 a.m. on April 10. H-E-B in Mansfield in southern Tarrant County on the corner of U.S. 287 and Broad Street is the next one to open this year. This summer, H-E-B will open its first Joe V's Smart Shop on Wheatland Road in southern Dallas. While H-E-B is one important grocery store, retail development in Prosper started in earnest a few years ago. Kroger opened its first store at 1250 N. Preston Road in 2016 and a second a year later at 4650 W. University Drive. Brookshire's last year remodeled its Celina store.

The Gates of Prosper, owned by Jones' real estate company Blue Star Land, has been opening in phases since 2018 and houses Prosper's Walmart and Target stores along with other big box chains, TJ Maxx, PetSmart, Homegoods, Michaels, Hobby Lobby and Kohl's.

DNT & FRONTIER PKWY.

WIDE AERIAL



DNT & FRONTIER PKWY.

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
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DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
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SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
RYAN TURNER	672133	RTUNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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
N/A	N/A	N/A	N/A
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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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

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Date