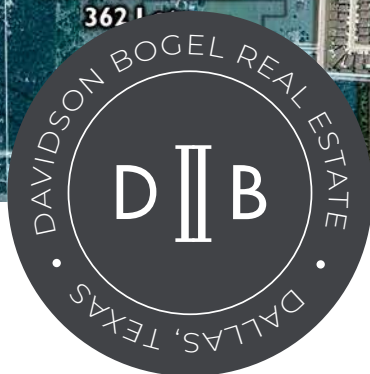


D I B

DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS®Oak Hill
Ranch
141 LotsSpiritas Ranch
East
1,217 LotsCross Oaks ES
666 StudentsPrairie Oaks
833 LotsCross Oak
Ranch
2,064 Lots**SITE**The Mansions
of Oak Point
420 BTR UnitsCrow Holdings
420 Manufactured
Housing UnitsLewisville
LakeEmerald Sounds
3621

SEQ - F.M. 720 & LLOYD'S RD.

DENTON COUNTY, TX | DENTON I.S.D | COMMERCIAL LAND FOR SALE

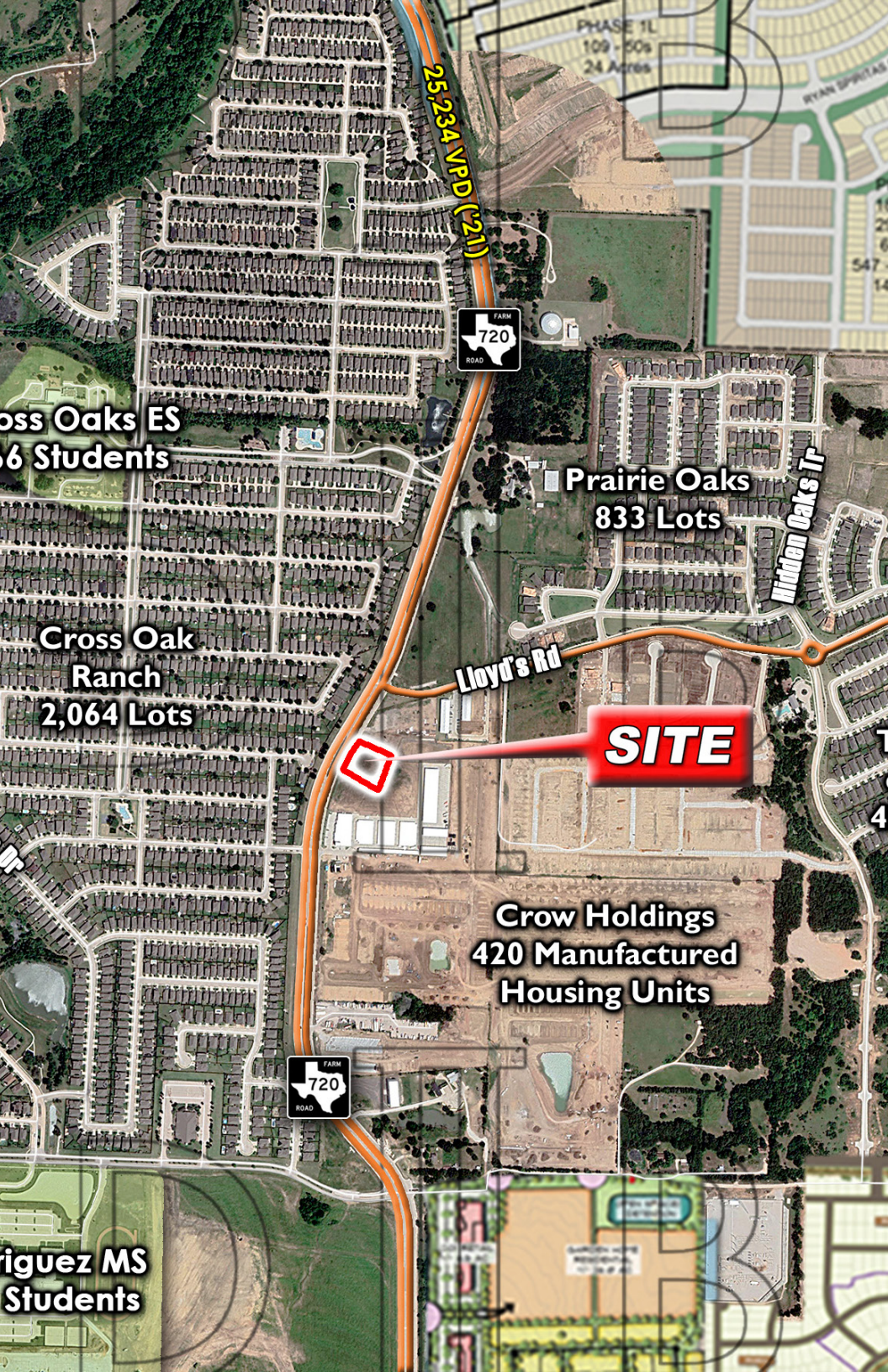
ELLIOTT NEWSOM
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CMeier@db2re.com
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RYAN TURNER
RTurner@db2re.com
214.526.3626 x 105

DAVID DAVIDSON, JR.
DDavidson@db2re.com
214.526.3626 x 101

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:
± 1.15 AC
(± 50,010 SF)



TRAFFIC COUNTS:
F.M. 720: 25,234 VPD



ZONING:
Unincorporated Denton County

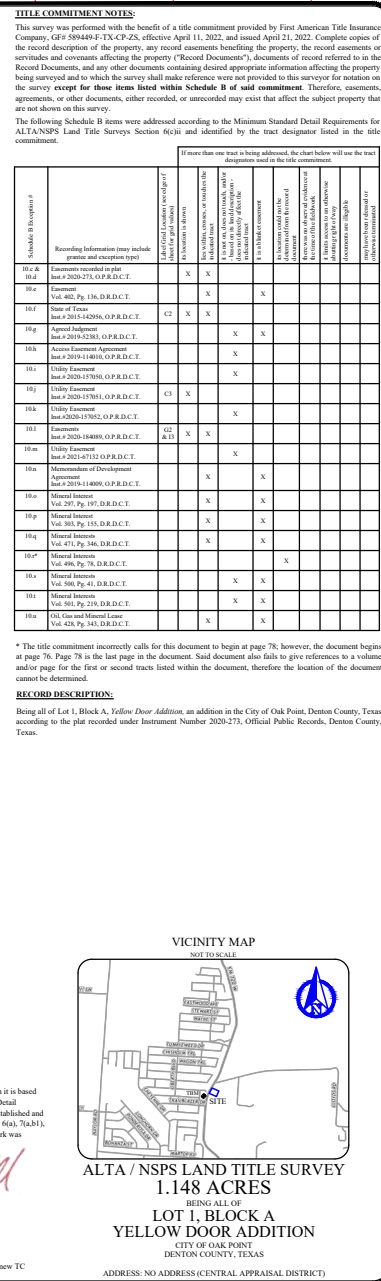


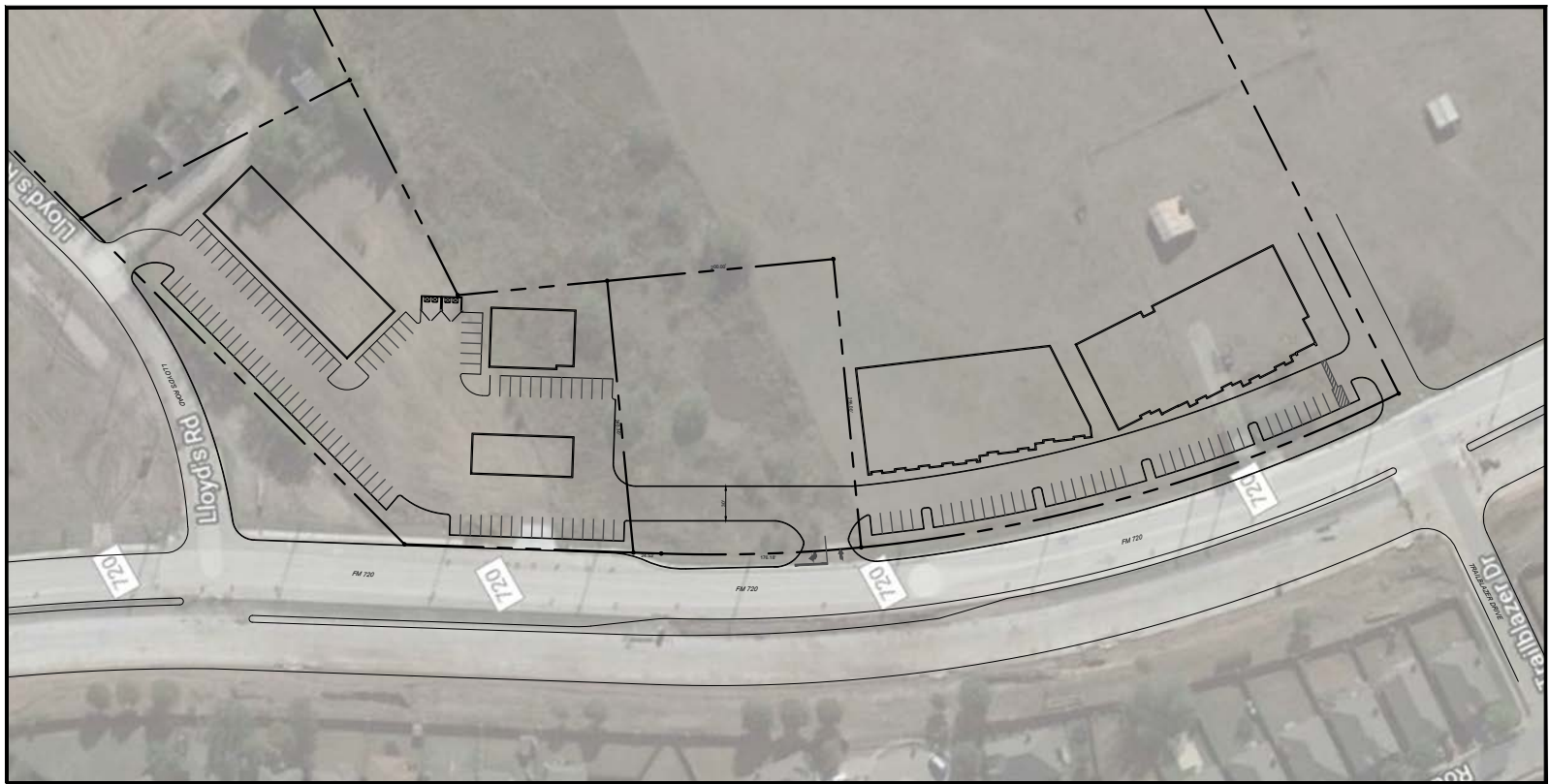
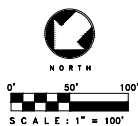
UTILITIES:
Available to Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	6,466	44,845	117,511
% Proj Growth 2023-2028	3.22%	2.24%	2.83%
2023 Average HH Income	\$144,130	\$131,137	\$138,917
2023 Median HH Income	\$114,752	\$108,059	\$109,938

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Davidson & Bogel Real Estate, LLC 2024





- NOTES:
1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY.
 2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE.
 3. ALL EXISTING CONDITIONS MUST BE VERIFIED.
 4. ALL MEASUREMENTS ARE ESTIMATED.

DESIGNER
STUDIO GREEN SPOT, INC.
TOM TRONZANO
1784 W. McDERMOTT DR., SUITE 110
ALLEN, TEXAS 75015
(409) 990-0475
TOM@STUDIOGREENSPOT.COM

DEVELOPER
VAQUERO VENTURES, LLC
W.A. LANDRETH
3211 W. 4TH STREET
FORT WORTH, TX 76107
(817) 228-5288

FM 720 & LLOYD'S ROAD
CITY OF POINT OAK
DENTON COUNTY, TEXAS

ISSUE:
FOR PLANNING 02.05.2021

DATE:
02.05.2021

SHEET NAME:
PRELIMINARY SITE PLAN

SHEET NUMBER:

PSP.1



Denton County Communities Lead in Dallas-Fort Worth Home Sales

Siverado in Aubrey and Windsong Ranch in Prosper sold the most houses in 2023.

A Denton County community led North Texas in new home sales in 2023 for the second year in a row.

Builder D.R. Horton's Silverado community in Aubrey had 721 sales last year, according to an annual census of the country's top new home developments by RCLCO, a Maryland-based real estate consulting firm.

Located 15 miles east of Denton, Silverado has homes for sale starting at more than \$300,000.

The decade-old Windsong Ranch community in Prosper sold 551 new homes in 2023, according to RCLCO. Opened in 2014, the more than 2,000-acre Windsong Ranch is a development of Tellus Group.

A new McKinney community — Painted Tree — ranked third for D-FW home sales last year with 448 properties purchased. The 1,100-acre Painted Tree community is a project of McKinney-based developer Oxland Group.

Painted Tree is planned to include about 2,800 single-family homes and townhomes and began sales in 2022.

New home purchases in the country's top-selling master-planned communities rose by 14% last year, according to RCLCO analysts.

North Texas new home sales set a record in 2023 with more than 52,600 new houses purchased — up almost 4% from 2022, according to Residential Strategies.

About 40% of sales in the most popular communities were in Florida developments and 37% were in Texas communities.

Texas' best-selling developments were all in the Houston area, with the Sunterra community topping the list with 1,293 new home purchases last year.

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SILVERADO MASTER-PLANNED COMMUNITY IN AUBREY TOPS LIST FOR TEXAS HOME SALES

DALLAS BUSINESS JOURNAL



Homebuilder D.R. Horton's Silverado master-planned community in Aubrey was the top-selling residential development in North Texas and the state in 2022, with 820 home sales.

Silverado ranked first in Texas and sixth in the nation for new home sales, according to RCLCO Real Estate Consulting. The sales count at Silverado basically doubled the 411 homes sold in the development in 2021.

In state-to-state comparisons, Florida and Texas duked it out for the top ranking, with the Sunshine State Florida representing about 46% of sales among ranked communities to the Lone Star State's 30%. Texas and Florida have dominated the rankings in recent years.

The Dallas-Fort Worth area had three communities on the top-50 list.

Wildcat Ranch in Crandall, built by Sessions Development and PMB Capital, posted 462 home sales in 2022, ranking 28th nationwide.

Union Park, a Hillwood Communities development in Little Elm, sold 453 homes last year, ranking 31st in the country, RCLCO's tally sheet shows. Home sales in 2022 rose by 46% in Wildcat Ranch but fell by 2% in Union Park compared to 2021 totals for the respective communities.

Top 10 finishers elsewhere in Texas included Mission Ridge in El Paso, built by Plano-based Hunt Communities, which ranked seventh in the nation with 805 home sales. And Sunterra, in the Houston suburb of Katy, had an eighth-place finish nationwide, with 795 units sold in the community built by Land Tejas/Starwood Land.

The Villages active-adult community in The Villages, Florida, was once again the top-selling community in the nation with a stunning 3,923 sales in all of 2022, a 2% decline from their record pace set in 2021.

DALLAS BUSINESS JOURNAL

New home sales among the 50 top-selling communities fell by 20% in 2022 compared to the pace set by 2021's top communities.

Rising interest rates and affordability issues, especially in the second half of the year, have had a significant impact on visitor traffic and new sales, according to the consulting firm's report.

Sales in the second half of 2022 were 13% lower than the first half of the year, spotlighting the struggles faced by buyers as mortgage rates peaked above 7% in October.

Developers of master-planned communities remain optimistic even as additional softness in the market is expected in the near-term, RCLCO Principal Karl Pischke said.

"Master-planned communities have historically increased their overall market share in times of economic turmoil as consumers perceive that the quality of master-planned communities can provide a level of insulation from broader market trends," Pischke said.

New homes in DFW are taking longer to sell, according to the latest report from Dallas-based HomesUSA.com. The local three-month moving average for days on market in November took its biggest jump this year, increasing to 68.6 days versus 57.7 days in October, according to the report. Time-on-market data for December is not yet available.

While not all new homes are being built in master-planned communities, many of them are.

On the supply side, a sharp decline in single-family building permits issued in the latter half of 2022 indicates housing starts in many municipalities in North Texas will be down sharply in 2023.

Through the first 11 months of 2022, permits to build new homes were down 31% in Frisco, 37% in Celina, and 25% in McKinney compared to the same period in 2021. Home building permits were down 28% in Princeton, 20% in Prosper, and 21% in Anna.

F.M. 720 & LLOYD'S 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
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
CHRISTOPHER RYAN TURNER	672133	RTURNER@DB2RE.COM	214-526-3626
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ELLIOTT NEWSOM	790752	ENEWSOM@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



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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.

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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.		Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Elliott Newsom	790752	enewsom@db2re.com	214-526-3626
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
N/A	N/A	N/A	N/A
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