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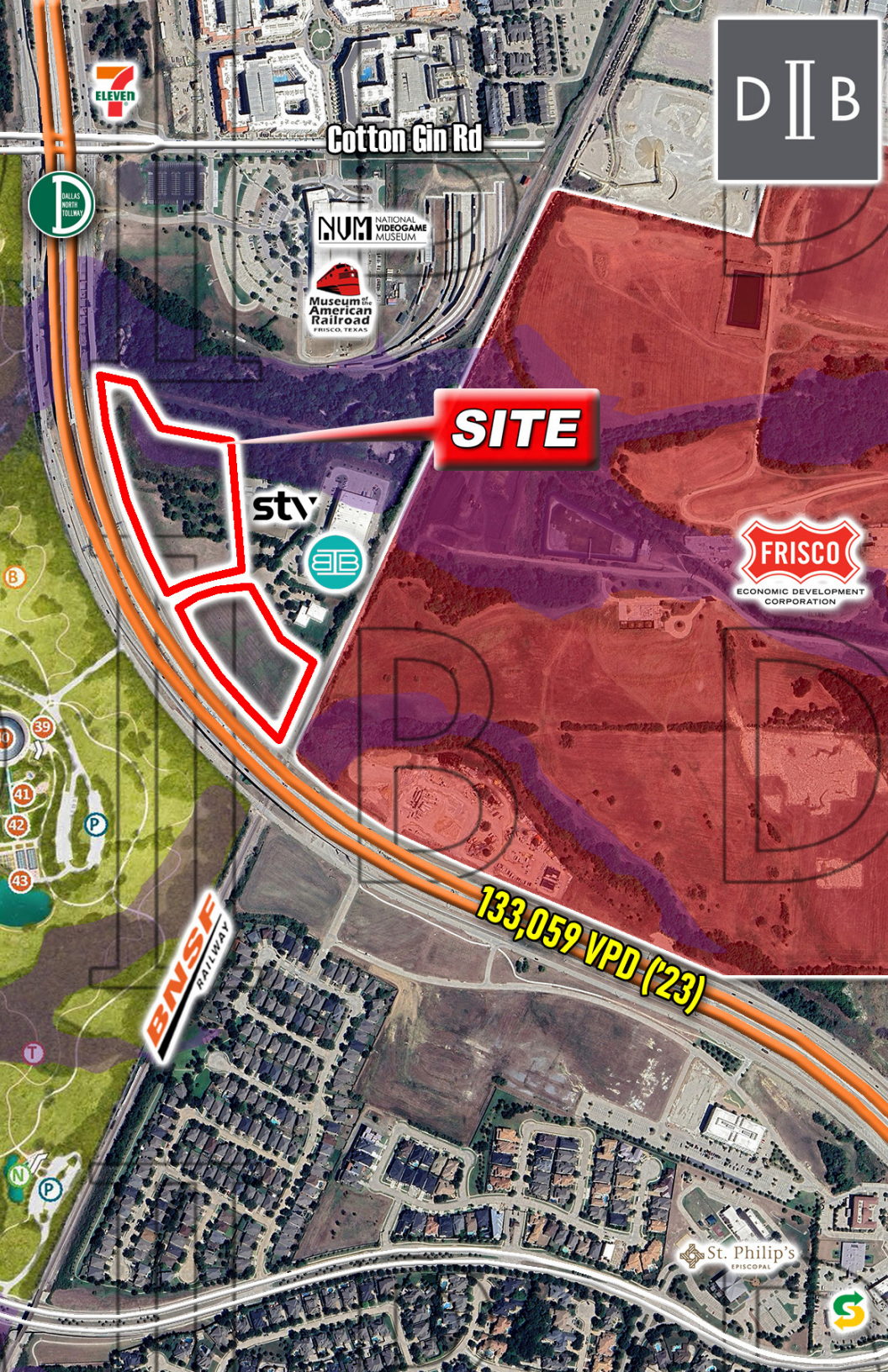
FRISCO, TX | COLLIN COUNTY | FRISCO I.S.D. | COMMERCIAL LAND AVAILABLE

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

RYAN TURNER
 RTurner@db2re.com
 214.526.3626 x 105

DAVID DAVIDSON, SR.

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:

Total: ± 14.46 AC

Northern Site: ± 8.54 AC

Southern Site: ± 5.92 AC



TRAFFIC COUNTS:

DNT: 133,059 VPD



ZONING:

Industrial



UTILITIES:

Available to Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	10,335	108,208	287,134
% Proj Growth 2024-2029	2.66%	1.05%	1.01%
2024 Average HH Income	\$140,283	\$172,362	\$170,458
2024 Median HH Income	\$100,439	\$127,594	\$129,879

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FRISCO APPROVES DESIGN CONTRACT MASTER PLAN FOR GRAND PARK LEGACY DRIVE



The first phase will feature a wide range of amenities including a sculpture garden, amphitheater, and a 5-acre pond. The Frisco City Council on Oct. 1 approved a \$4.8 million design contract for a huge park planned at the southeast corner of Cotton Gin Road and Legacy Drive. The contract, which passed unanimously, represents the next step in the development of Grand Park, a planned 1,000-acre greenbelt that will span from the Dallas North Tollway west to Lake Lewisville and FM 423.

“Back 20 years ago we had a mayor, council, and city leadership team make a bold step to acquire the property. ... Had that council not bought it then, this project never would have been happening,” Frisco Mayor Jeff Cheney said.

Council members also unanimously approved the park’s master plan, which will organize the new park in five sections:

Civic Park, Adventure Play, Sports Park, Botanic Gardens, and a general

section which features multi-use nature trails. Phase one is on the north side of the property near Cotton Gin Road. Once complete, Civic Park will feature a wide range of amenities such as a 5-acre pond, amphitheater and sculpture garden.

“Every mayor and council for the next 20 to 25 years will probably add on a phase to this project as it will be a generational project,” Cheney said. “It will probably be complete over a 50-year period.” Following approval, city officials are working with Design Workshop, a Colorado-based landscape architecture firm, to finalize design and construction plans, which could take a year to complete. Since it will take another couple of months to find a suitable contractor for the project, council members anticipate a groundbreaking by the end of 2025.

Grand Park has been part of Frisco’s vision for the last two decades and supports the city’s goals to build community and ignite underused spaces. Over the years, the plan has evolved from a 300-acre multi-use district to 1,000 acres of park features. City council members approved the vision and framework for the park in January and first reviewed the master plan in June.

“[Grand Park] is no longer an urban legend,” Council Member Laura Rummel said. “It’s real.”

FRISCO, UNIVERSAL SHARE NEW DETAILS ABOUT FAMILY, KIDS THEME PARK AND RESORT COMING IN 2026



Universal Destinations & Experiences revealed Friday new details about the theme park being built in Frisco, including the park's official name -- Universal Kids Resort.

In January, the company announced it was bringing a family-focused theme park and a 300-room themed resort hotel to North Texas. On Friday, executives with Universal Destinations & Experiences, a division of Comcast NBCUniversal, the parent company of NBC 5, confirmed Friday they'd received zoning approval to move the project forward and announced the park's official name. "We're designing the resort so kids and families can feel the thrill of being physically immersed in their most beloved stories and characters.

The theme park will be the company's first park designed specifically for families with young children, catering to riders up to 46 inches tall. "The whole resort will have a very lush landscape feel and we have buffer trees," pointed out Page Thompson, president of new ventures for Universal Destinations & Experiences.

"The characters that children in this community will grow up loving and get see and touch and be around every single day, it's going to grow into being the very essence of growing up and living in Frisco," said Frisco Mayor Jeff Cheney.

The footprint is about one-quarter the size of the parks in Orlando, scaled smaller to be more "intimate and engaging" for younger guests. The company said in January the

theme park will have a completely different look, feel, and scale compared to Universal's existing parks but will still carry the same quality as the larger resort destinations.

The city estimates Universal Kids Resort will generate \$200 million in annual spending in Frisco. Molly Murphy, president of Universal Creative, described the park's design as one with young children in mind.

"We'll have playful shows, meet-and-greets, fun food and beverage. We're designing it with the unbridled creativity of children in mind," said Murphy. "From a kid's perspective. What does it look, feel, smell, taste like? Tapping into their imagination and their sense of discovery and play."

Cheney added Friday that the road leading into the park will be named Universal Parkway. City leaders and Universal executives spoke of their dedication to including the community in the process. "Honestly, this was probably the longest zoning case ever done for a project of this magnitude," said Cheney to the audience.

Residents attended community and city council meetings, voicing their concerns over the proposed theme park, including its size, increased traffic and the potential impact on crime. "Concerns came up about traffic but as we started showing [residents] how the roads were going to be increased to have the flow, the community was very supportive of the project," said Cheney.

Some residents of the Cobb Hill neighborhood, which is next to the proposed site, were among the vocal opponents, fearing home values would be impacted and that homes in their subdivision would become short-term rentals for visitors.

The company broke ground on the park in November and expects vertical construction to begin early in 2024. Construction crews were seen Friday building a section of cinderblock wall lining the entrance to Cobb Hill, enclosing a section of the subdivision previously open. The project is expected to take about two years to complete and will bring about 2,500 construction jobs to the area.

LUXURY GOLF RESORT BREAKS GROUND NEAR PGA FRISCO, GUESTS 'CAN HIT FROM THEIR HOTEL ROOMS'



Aiming to appeal to all ages and levels of golfers, the Bays at Frisco is designed to be a unique social and entertainment hub that blends the traditional sport with modern technology. The four-story, 100K-SF “golf lab and suites” features a TaylorMade fitting center, a restaurant with a 100-foot video wall, a 25,000-SF putting area with bar, and more.

Located between PGA Parkway and U.S. Highway 380 and set to open in late 2025, The Bays at Frisco is a four-story, 100,000-square-foot “golf lab and suites” equipped with real golf equipment and technology, restaurant and bar, and an onsite boutique hotel. Dallas Innovates first wrote about The Bays last August when the project was announced. “The rise of golf post-pandemic has soared as more flock to the outdoors for exercise, so we wanted to create an entertainment venue that includes various professional golf brands that will draw golfers of all levels over and over again,” The Bays Founder James Meese said in a statement. “The makeup of golfers has changed and grown into new cultures, and we are inspired to serve all audiences of North Texas who take an interest in golf.”

The Bays said it will be a unique social and entertainment hub that blends the traditional sport with modern technology. At the TaylorMade exclusive club-fitting experience, only the third TaylorMade fitting center in the nation, guests can watch as their new custom clubs are crafted onsite. The resort said its guests will have full access to TaylorMade clubs and use true TaylorMade balls. Leadership from The Bays, TaylorMade, and the city of Frisco recently celebrated the official start of construction on The Bays in Frisco. Parker and Pierceson Coody, PGA Tour players from North Texas, were at the groundbreaking to hit the official first drives at The Bays.

The Bays said it is designed to generate an immersive golf experience where all ages and levels, from avid golfers to novices, are presented with the opportunity to play across deluxe golf hitting bays and a spacious 25,000-square-foot putting green with an extensive bar. The resort said that guests can make the restaurant itself a destination with a 100-foot-wide video wall along with upscale menu options prepared by the restaurant’s professional chef. A 12,000-square-foot private membership club will be on the third and fourth floors, the resort said. The facility also will have dedicated space for corporate suites, events and partnerships.

“Golf, whether you do well that day or not, is truly about the experience and the memories made with your friends, and that is the exact idea of The Bays at Frisco,” J.R. Smith, two-time NBA champion and investment partner with The Bays, said in a statement. “James has created a great concept with luxury golf experiences and hospitality at The Bays in Frisco, and once it opens, it will definitely become my home away from home.” The Bays will feature a boutique, 19-key hotel on the third and fourth floors with suites, each with its own private hitting bay, and one- and two-bedroom rooms. Executive suites will be available for corporate events or office retreats.

The hotel will feature a rooftop pool with cabanas for guests. “Breaking ground on The Bays with a TaylorMade experience will set this golf experience above any other consumer golf experience currently available,” Meese said. “Having TaylorMade’s golf equipment leadership and fitting expertise directly available to players allows The Bays to give guests a true Tour experience. TaylorMade and The Bays will be a great marriage in Frisco, the new modern home of golf.” The Bays said it chose Frisco as the site for its first location because it has become an entertainment and golf center. PGA Frisco has opened and expanded over the past two years, including the PGA of America headquarters, two new 18-hole championship courses, a 510-room Omni Resort, a 30-acre practice facility, a performance center, and a modern clubhouse.

FRISCO APPROVES DESIGN CONTRACT MASTER PLAN FOR GRAND PARK LEGACY DRIVE



(October 15, 2024) Tonight, the Frisco City Council approved a Master Development Agreement that will provide up to \$113.4 million in funding for development of The Mix. This approval marks an important milestone for the development, paving the way for construction to move forward. The Mix will bring numerous benefits to Frisco, including a new vibrant, walkable neighborhood, as well as significant job creation and economic growth.

The Mix, a 112-acre mixed-use development in Frisco, located at the southeast corner of Lebanon Road and Dallas Parkway, is set to redefine what was formerly Wade Park. The \$3 billion development includes plans for two-million square feet of new class-A office space; 375,000 square feet of retail space; two hotels; townhomes and urban living units.

The development will feature a large park and include more than 16 acres of open space throughout the development. The agreement provides \$113.4 million in performance-based grants from the City of Frisco, the Frisco Economic Development Corporation (FEDC) and the Frisco Community Development Corporation (FCDC) to support Phase 1 infrastructure, which includes essential property remediation and construction of an underground parking garage.

"I've often said the final story – of what was once called Wade Park – will be a positive one," said Frisco Mayor Jeff Cheney. "Now rebranded as The Mix, tonight marks the next chapter in this development story. The Planning & Zoning Commission spent a lot of time working with the developer to come up with an even better and improved site plan providing more open space and amenities. Thoughtful negotiation related to performance criteria requires the developer to deliver the underground parking garage before any incentives are paid. I'm excited about this next chapter in the story about The Mix and look forward to breaking ground."

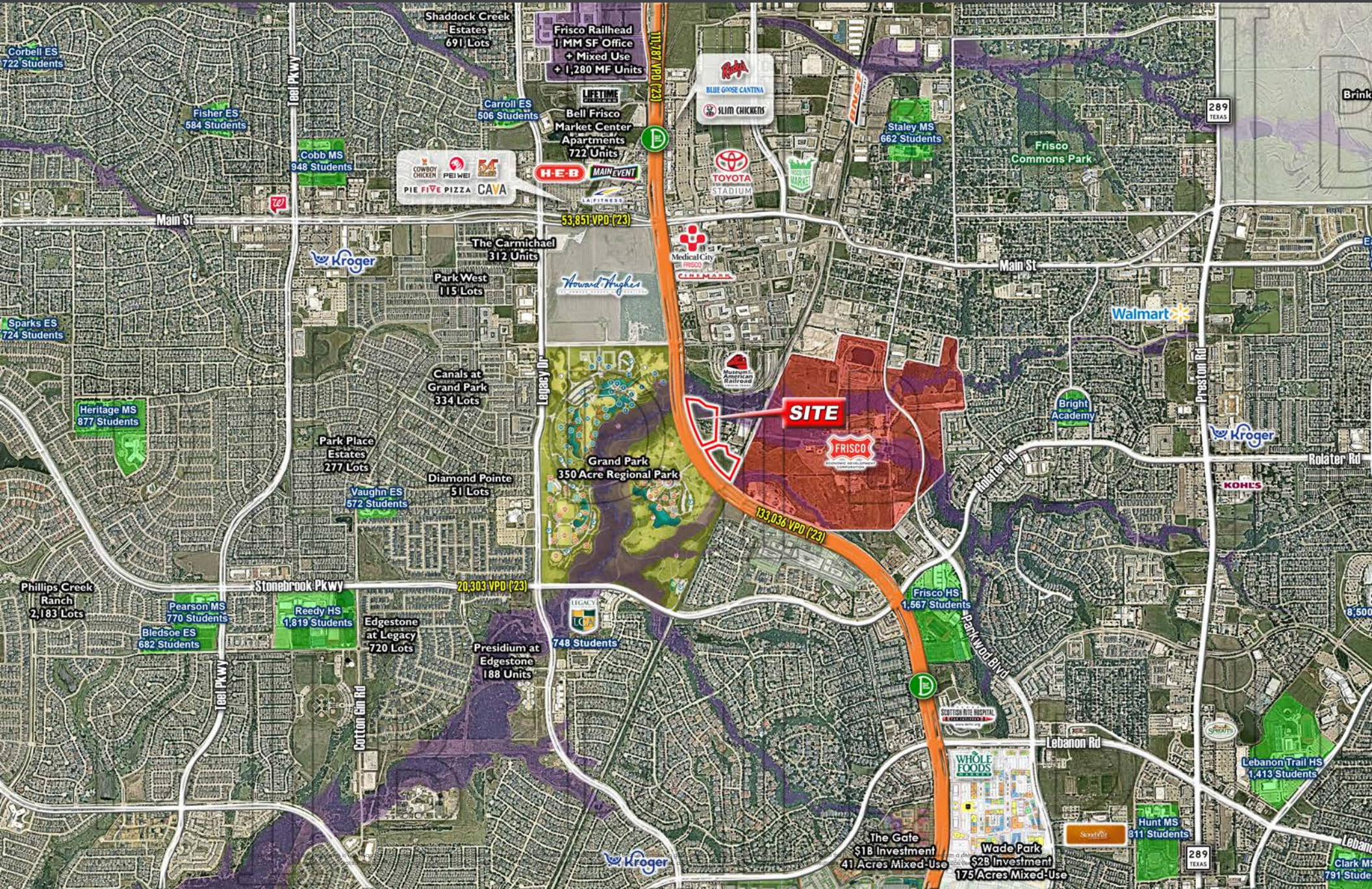
"Frisco EDC is proud to play a key role in accelerating development of The Mix," said Shanna Keaveny, Vice Chair, Frisco Economic Development Corporation. "With Frisco steadily absorbing office space, the new Class A offices and underground parking garage will significantly boost our ability to attract more corporate headquarters, technology firms and specialty medical companies."

"We're excited about the progress at The Mix and the opportunity it presents for our community," said Chad Brubaker, Vice Chair, Frisco Community Development Corporation. "These incentives will only be available if the development meets specific performance metrics and delivers the project within a defined timeline. This collaboration represents a strong step forward in enhancing Frisco's growth and quality of life."

"We are pleased to receive the city council's approval and are excited to begin construction on this transformative project," said Tim Campbell, Head of Development, The Mix. "The Mix will bring significant benefits to the city and local community, providing new opportunities for growth and enhancing the quality of life for residents. We have worked closely with city leaders to ensure that our plans align with their goals and vision for the future, and we are committed to making this project a success for everyone involved."

DALLAS NORTH TOLLWAY & COTTON GIN RD.

WIDE AERIAL



DALLAS NORTH TOLLWAY & COTTON GIN 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
RYAN TURNER	672133	RTURNER@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.

11-2-2015

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.

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
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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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.	Email	Phone
N/A	N/A	N/A	N/A
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

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