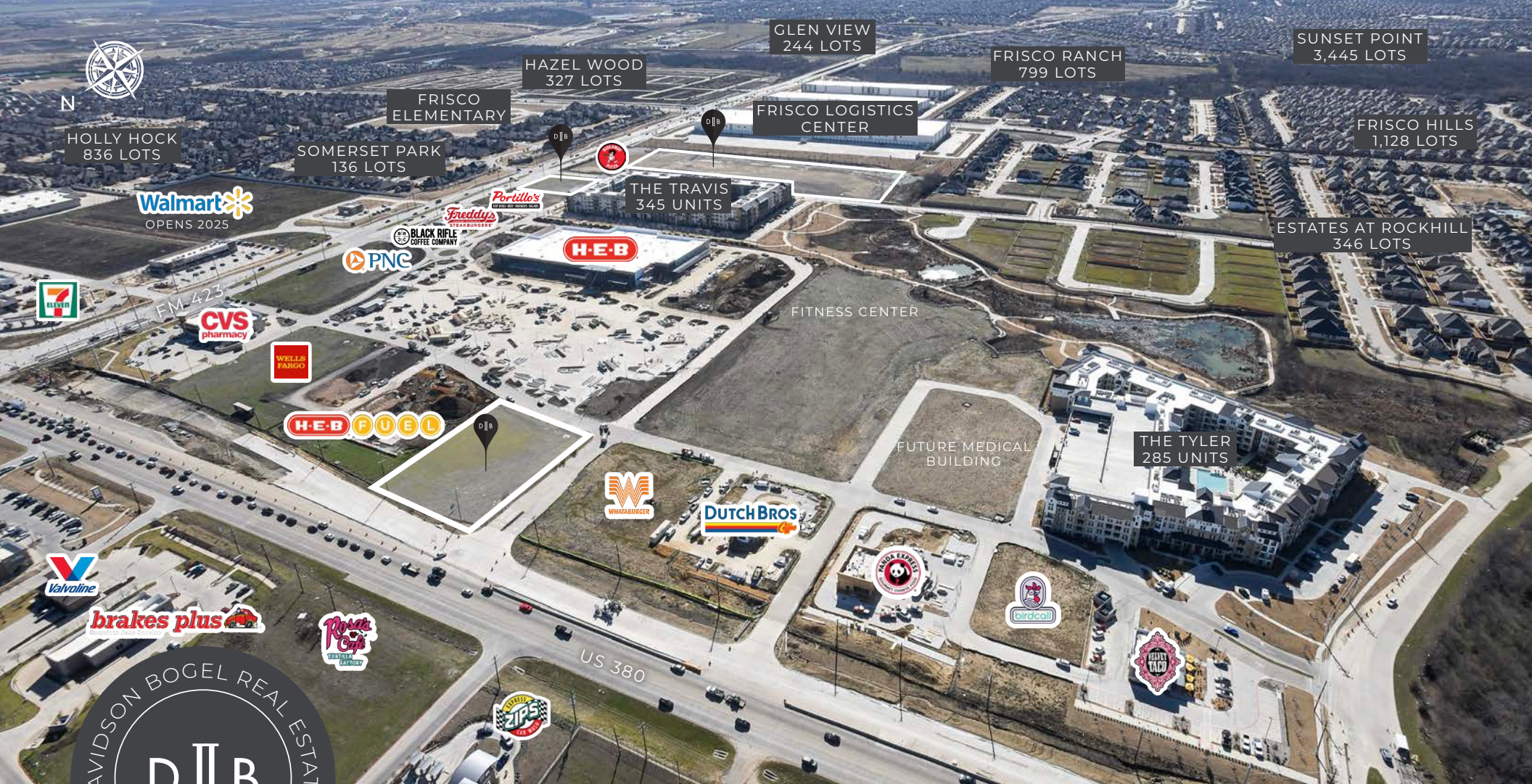




SWC - F.M. 423 & HWY. 380

FRISCO, TX | RETAIL PAD SITES AVAILABLE



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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. 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:
Pad Sites Available


TRAFFIC COUNTS:
FM 423: 49,673 VPD
Hwy. 380: 65,673 VPD


ZONING:
Planned Development including retail
office, restaurant & multifamily


TIMING:
Kroger, Academy, and Home Depot are
open. All Pad Sites are delivered.

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	9,446	42,332	91,969
% Proj Growth 2023-2028	3.66%	2.69%	3.38%
2023 Average HH Income	\$176,350	\$172,171	\$166,114
2023 Median HH Income	\$140,841	\$133,876	\$131,285

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Davidson & Bogel Real Estate, LLC 2024



Savannah
TEXAS
2,258 Lots

Glenbrook Estates
398 Lots



WINDSONG
NATURE Rediscovered

3,394 Lots

Windsor
Elementary
803

**Davis
Development
300 MF Units**

SITE

Estates at Rockhill
346 Lots

Somerset Park
136 Lots

Hollyhock
836 Lots

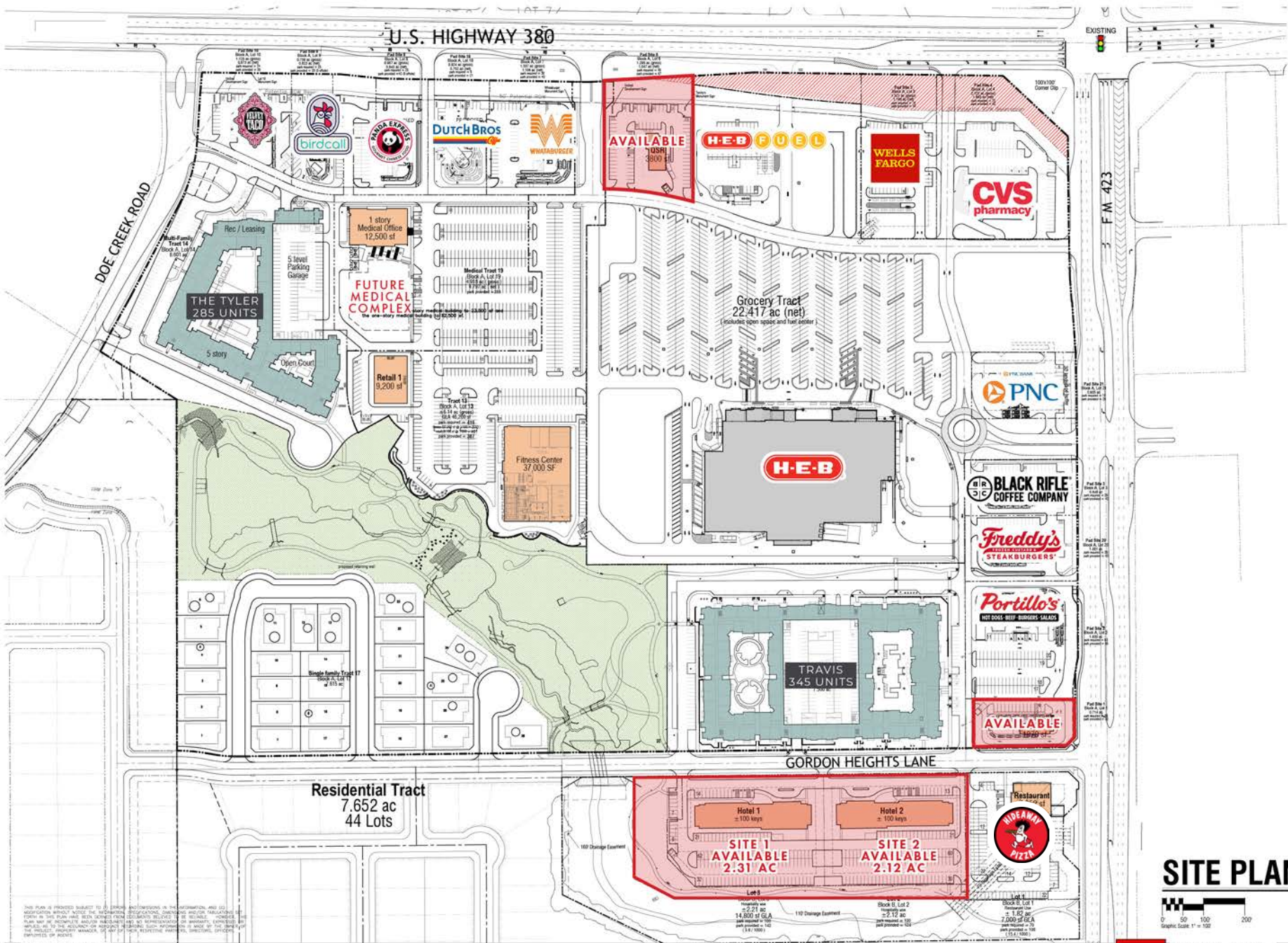
**Buddy & Joni Minett
Elementary**

Hazelwood 327 Lots

F.M. 423 & HWY. 380



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SITE PLAN

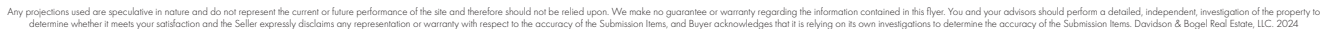


Frisco Crossing SH 380 at FM 423 Frisco, Texas

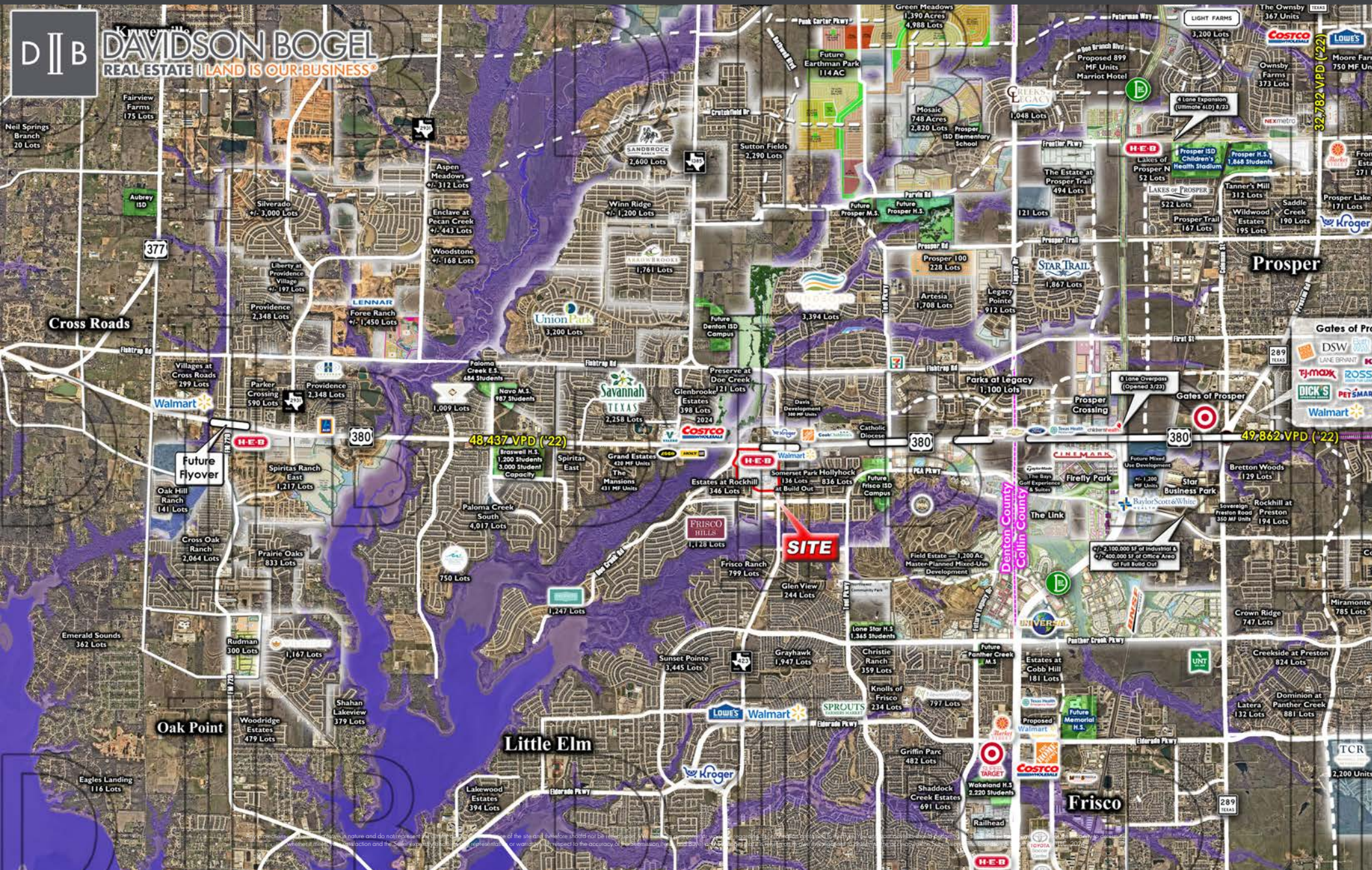
HODGES architecture planning
1940 Oregon, Dallas, Texas 75244-6114
phone 972.967.1000 fax 972.967.1029
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Project no. 15047.02
date 5-16-24
drawn KO
Scheme **SP-22**

PROPOSED TENANT NAMES SHOWN



WIDE AERIAL



FIRST LOOK: FRISCO'S 2,500-ACRE FIELDS DEVELOPMENT WILL HAVE A NEW CITY CENTER AND THOUSANDS OF HOMES

DALLAS MORNING NEWS

Frisco officials have gotten a first look at plans for the city's biggest pending development, the more than 2,500-acre Fields development on the Dallas North Tollway. The sprawling property formerly known as Headquarters Ranch was sold last year to a partnership that includes Hunt Realty, Karahan Cos., Republic Property Group, Chief Partners LP and CrossTie Capital Ltd. After months of planning, the developers showed Frisco's city council and its planning and zoning commission conceptual plans for the project, which is expected to cost as much as \$12.7 billion. The property stretches from Preston Road across the tollway and all the way north to U.S. Highway 380. The massive development will have more than 10,000 homes and up to 18 million square feet of commercial space. A 480-acre section of the project has already been sold for the PGA of America's new headquarters, two golf courses and an Omni resort hotel.

"We have more than 2,000 acres left to develop," said Fehmi Karahan, developer of Plano's \$3 billion Legacy West property and a partner in the new Frisco project. "This land is so big — two times the size of Love Field airport and three times of Central Park in New York. "You have to look at this development over 15 to 20 years."

Frisco mayor Jeff Cheney sounded upbeat about what he's seen of the developers' plans. "There is still a great deal of work to be done, which will include hearing public comments, but at this point in the process, we're very excited and equally encouraged about the Fields team's willingness to work with us to achieve the appropriate mix of uses and product types while being flexible, yet dedicated to delivering creative designs that maintain the quality Frisco is used to," Cheney said in an email. "The collective, overall vision takes advantage of the topography, open space and magnificent views to leverage the asset of the PGA of America. "We were very pleased to see such a thoughtful, aspirational 'first look' at what Frisco's northern corridor will become." Now it's the largest undeveloped section of Frisco, one of the country's fastest-growing communities. The new owners hired New York and San Francisco-based land planning firm Hart Howerton to do a plan for the Fields project. Last week the developers previewed the work for Frisco government leaders. "It was a session where we could iron out a lot of details related to the overall master planning and listen to the city leaders' vision and desire," Karahan said. "With such a large project that has such an impact on the city's future, we don't want anyone to be caught off guard." Preliminary plans for the Fields development show three new residential communities that would be built on the east and west sides of the property on Legacy Drive and Preston Road. At the heart of the development along the tollway, the developers plan to build a large commercial district. Another commercial complex would be built on U.S. 380. Karahan said the high-rise "city center" along the tollway would have a mixed-use commercial, retail and residential complex similar to Legacy West. There will also be property for corporate office campuses. More than 30,000 people could ultimately work on the Fields site. "Our goal is for that to be a new destination in the Metroplex for a company looking for a headquarters," he said. "If another Toyota comes to town and needs 100 acres, we can accommodate them. "It will be a Legacy West style development in the urban core," Karahan said. "We are showing our ability to accommodate all kinds of things." Karahan said that the developers are working with Frisco's planning department staff and hope to make a formal zoning request later this summer. Site work could start on some of the Fields property as early as next year. "We want to be able to get off the ground with residential products and a building site if we can attract a big company," Karahan said. The project is being planned for everything from large estate homes near the golf courses to urban-style apartments in the city center. "We need to have a diversity of housing," Karahan said. "This land has incredible topography. "There are lots of high points and creeks running through it." Development plans for the Fields development show several greenbelts and multiple small lakes on the property. The entire project is connected with walking trails. And of course the PGA of America golf courses on the northwest corner of the land will have water and mostly open areas. "The PGA has their first tournament scheduled in 2023, and they want to open their headquarters in 2022," Karahan said. "And the Omni hotel needs to be open at that time. "There is so much demand for housing around the golf course that it will be an immediate development for us."

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 squarefoot 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.

CHINESE DEVELOPMENT GROUP TO BRING MALL PROJECT TO U.S. 380 CORRIDOR

COMMUNITY IMPACT NEWSPAPER

Frisco City Council approved to rezone 77 acres on Tuesday along US 380 for a multilevel shopping center project with additional retail, office, hotel and urban-living residential units.

The rezoning request was approved with the condition that the developer would begin construction on 100,000 square feet of office space plus the first phase of the mall and retail aspects before receiving a building permit for any residential building.

Lesso America, a subsidiary of building material manufacturer China Lesso Group Holdings Ltd., has owned the land for two years and plans to move its American headquarters to the development.

The development is planned to have three different districts: a frontage district with a mixture of retail, hotel and office; a lifestyle district that would contain most of the retail with one urban-living tower; and a southern district that would contain mostly urban-living units as well as some office, hotel and retail space.

Barry Hand, a principal at architecture and design firm Gensler, said the development would introduce some Chinese manufactured home goods to the American market and include other non-Chinese brands in the mall, which he loosely likened to IKEA.

Ron Patterson, president of Frisco Economic Development Corp., said the project is valued at about \$2 billion, which would bring in a lot of tax revenue.

FRISCO CITY COUNCIL APPROVED TO REZONE 77 ACRES ON TUESDAY ALONG U.S. 380

DALLAS MORNING NEWS

A Denton County residential community that's seen strong home sales is kicking off a third phase.

Plano-based builder Highland Homes early last year announced plans for the 800-acre Sandbrock Ranch community is being built in Aubrey, north of Lewisville Lake.

Since then, the builders have sold more than 300 houses in the project.

That's why work is starting on another 69-home section of the project, which will have houses by Perry Homes and Highland.

"Demand for homes in Sandbrock Ranch has been tremendous," Jean Ann Brock, Sandbrock Ranch co-developer and co-founder of Highland Homes, said in a statement. The first two phases of the community had sites for 394 houses.

Sandbrock Ranch is located along FM 1385 less than four miles north of U.S. Highway 380.

Houses in the project start in the mid \$200,000s.

Sandbrock Ranch includes wooded trails, fishing lakes and 150 acres of green space.

There's also a community center with a fitness center, demonstration kitchen, swimming pool and lakeside-patio with a firepit.

Sandbrock Ranch is being built on part of a 2,400-acre ranch that Highland Homes' owners Rod Sanders and Jean Ann Brock purchased in 2003.

Brock and Sanders founded Highland Homes in 1985, now one of North Texas' largest builders constructing more than 1,800 houses a year in the area.

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. 423 & HWY. 380

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.

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LICENSED SUPERVISOR OF SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
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SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



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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.

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

Buyer/Tenant/Seller/Landlord Initials

Date