



NWQ - DALLAS NORTH TOLLWAY & U.S. 380

PROSPER, TX | DENTON COUNTY | LAND AVAILABLE



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PROPERTY INFORMATION



SIZE:
± 18 AC (Divisible)



TRAFFIC COUNTS:
DNT: 38,078 VPD
U.S. 380: 47,464 VPD



ZONING:
PD - 47 (Community Commercial)

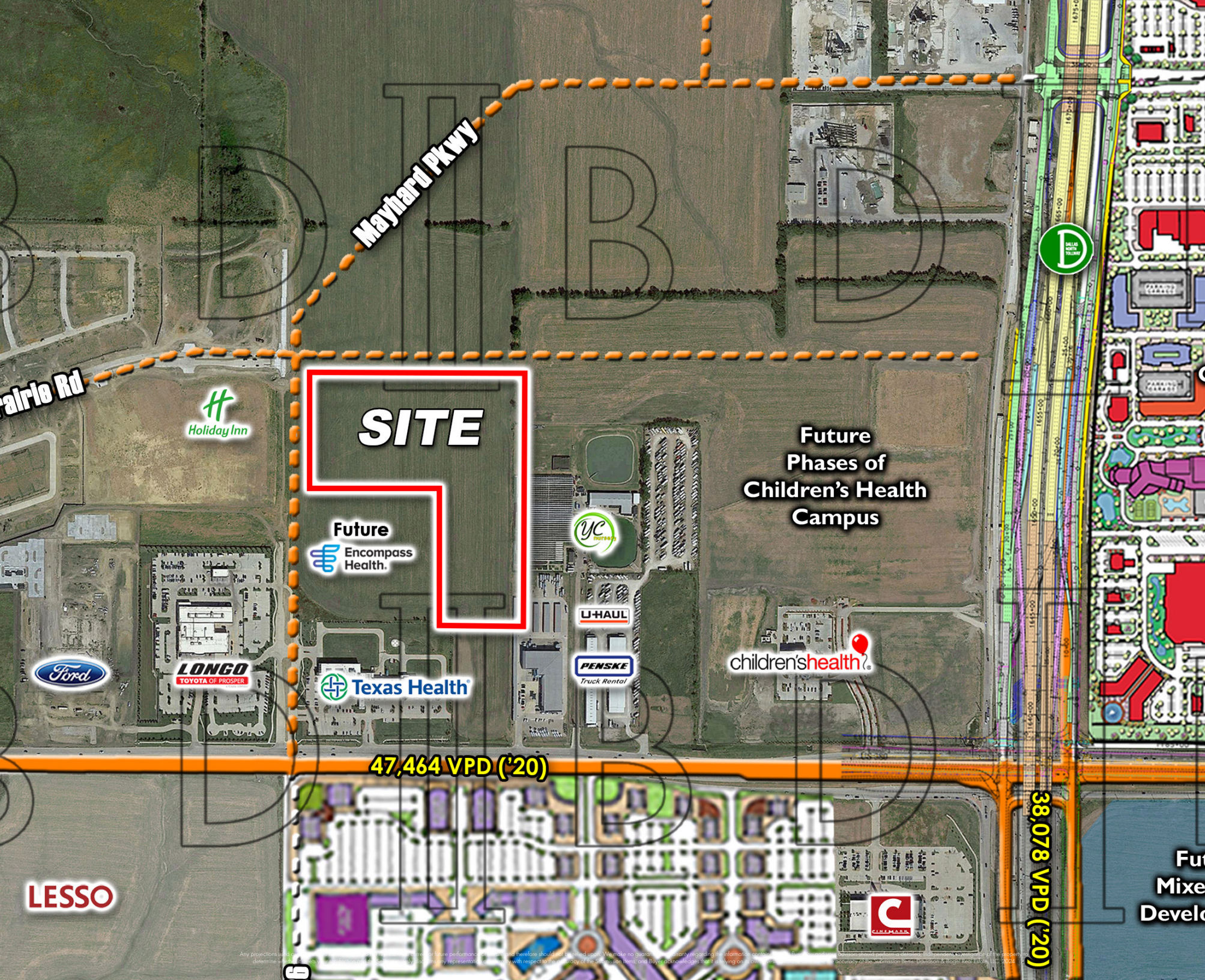


UTILITIES:
Available To Area

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	2,180	37,018	185,539
% Proj Growth 2023-2028	14.08%	4.81%	4.14%
2023 Average HH Income	\$209,779	\$200,787	\$181,111
2023 Median HH Income	\$172,865	\$163,907	\$144,598

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





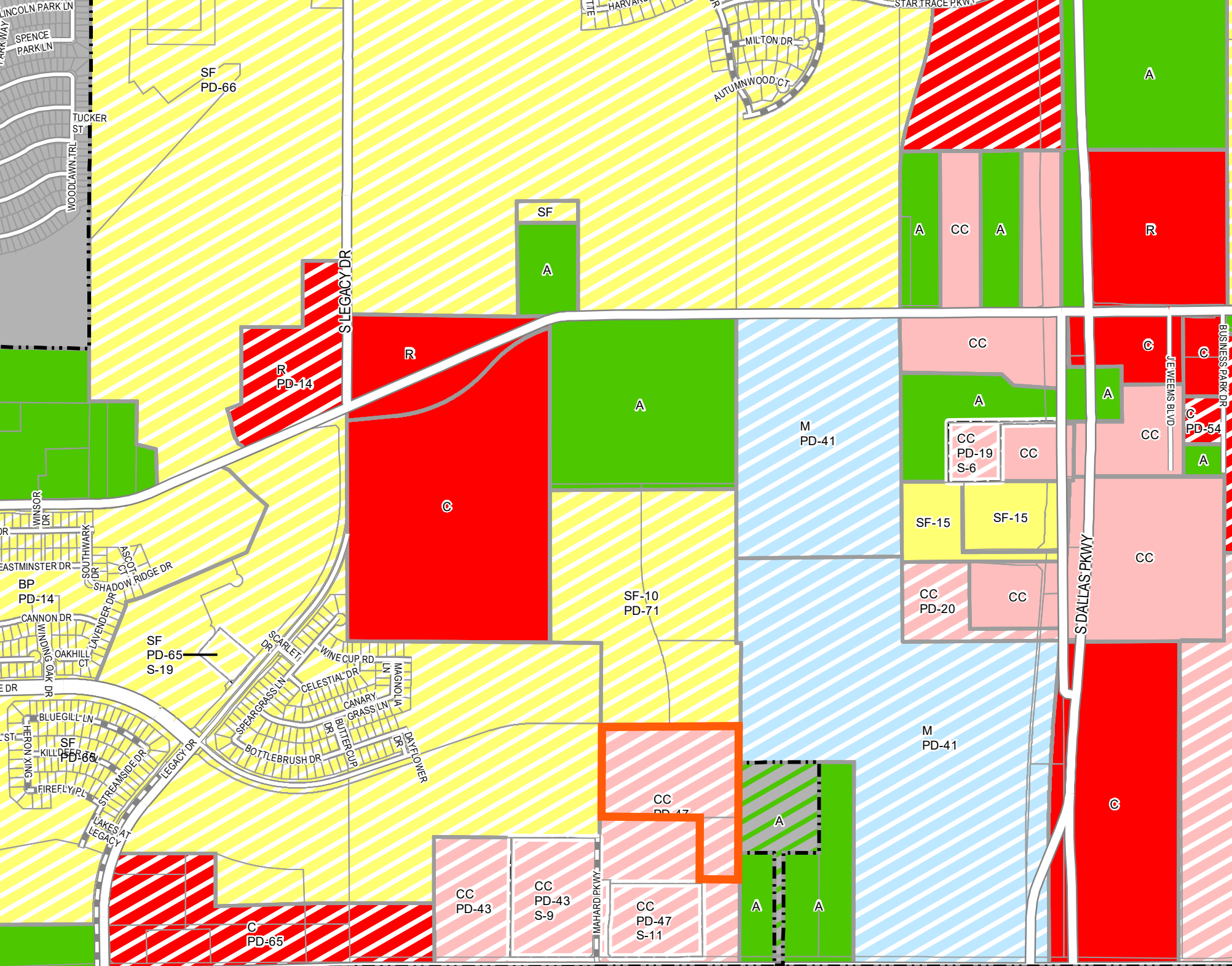
**Available
+/- 18 AC**

**4 AC -Future
Hilton Garden Inn &
Homewood Suites**

**8 AC -
Encompass Health
Rehab Center
UNDER
DEVELOPMENT**



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Legacy
Pointe
912 Lots

STAR TRAIL
1,867 Lots

Artesia
1,708 Lots

William Rushing MS
967 Students

Fahtrap Rd

First St

3,300 VPD (~20)

SITE

Maynard Pkwy

Parks at Legacy
1,100 Lots

Prairie Rd

Future
Phases of
Children's Health
Campus

Under
Contract

Gates of
Prosper

380

University Dr

Future
Encompass
Health

children's health

47,464 VPD (~20)

380

LESSO

Co Rd 26

Frisco North

38,078 VPD (~20)

Future
Mixed Use
Development

Rockhill Pkwy

OMNI HOTELS
& RESORTS

THE LINK

amazon

Star
Business Park

Baylor Scott & White
HEALTH

Rockhill Pkwy

+/- 2,100,000 SF of Industrial &
+/- 400,000 SF of Office Area
at Full Build Out

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.



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

THE 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."

CHILDREN'S HEALTH BUYS 72 ACRES NEXT TO NEW PGA HEADQUARTERS

DALLAS BUSINESS JOURNAL

Pediatric health care giant Children's Health has purchased a large parcel of Prosper land for a new mixed-use medical campus.

The 72-acre site, which is located at the the northwest intersection of the Dallas North Tollway and Highway 380 across from the PGA's future Frisco home, was bought from Matthews Southwest, according to officials with Children's Health.

"We recently announced a 10-year partnership with Prosper ISD to be their official pediatric health care partner, and this is kind of the next step in that relationship," said Jeremiah Radandt, executive vice president of the northern market for Children's Health.

"We're really focused on making life better for children, and part of that is providing high-quality health care closer to home," he added. "That's a growing area and we have future plans to develop it into a mixed-use development with a thriving community medical campus."

The square footage and offerings of the campus are still in the initial planning stage, but Radandt said the anchor of the site will be pediatric health care services accompanied by various corporate, retail and hospitality businesses.

As for job creation, he said he doesn't know how many jobs the new campus will bring to the area, but that the quantity "will be meaningful."

Over a decade ago, Children's Health opened Children's Health Plano as an extension of its now 100-year-old Dallas location, Children's Medical Center. The newest addition is intended to be a continuation of the care offered in Dallas and Prosper but for the growing population in far North Texas.

"We're in close partnership with the City of Prosper and they identified this area as a key intersection for their economic growth," Radandt said. "And in health care, easy access is important, and this is a great site for that."

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.

UNT ANNOUNCES PLANS FOR NEW \$100 MILLION BRANCH CAMPUS IN FRISCO

NORTH TEXAS DAILY

UNT will build a 100-acre branch campus in Frisco to accommodate at least 5,000 students, a project expected to cost at least \$100 million, officials announced Monday.

The new branch campus is set to include academic and administrative buildings, a wellness facility, student housing and a library, according to a release from the city of Frisco.

The project was officially approved after UNT's Board of Regents, the Frisco City Council, the Frisco Economic Development Corporation and the Frisco Community Development Corporation agreed on a new public-public partnership. This is a partnership between a public authority or government body with another public body to provide services or facilities to the public.

Frisco Mayor Jeff Cheney thanked the UNT Board of Regents after their unanimous approval during a specially called teleconference Tuesday afternoon.

"We couldn't be any more excited about what this partnership means for our community, for our businesses, for our residents and for our children here in Frisco to have these kinds of opportunities right here in our own backyards," Cheney said. "Thank you for allowing your president to build this relationship and we're looking forward to building this relationship even further."

Construction on the branch campus is set to begin by March 2022. It will be located at the southwest corner of Preston Road and Panther Creek Parkway on 100 acres of land provided by the City of Frisco at no cost, according to their website.

UNT will purchase a 50,000-square-foot office building — formerly North Texas Enterprise Center or NTEC, Inc. — for about \$8.5 million. Under the purchase agreement, UNT will take ownership of the property on Oct. 1, 2018.

UNT President Neal Smatresk conveyed his excitement for the new partnership in a statement.

"With our home in Denton, we've always been the world-class university next door, but now we are the global university available right outside your front porch," Smatresk said. "We are excited about developing what comes next and look forward to working seamlessly with our partners in Collin College to ensure that UNT graduates from our campus in Frisco are uniquely qualified to meet the evolving needs of a creative economy driven by education."

The new branch campus will be about 10 miles away from the satellite campus in Frisco, which opened in Hall Park in 2016. That campus serves 1,200 students and an additional 400 students attend the Collin County Higher Education Center in McKinney.

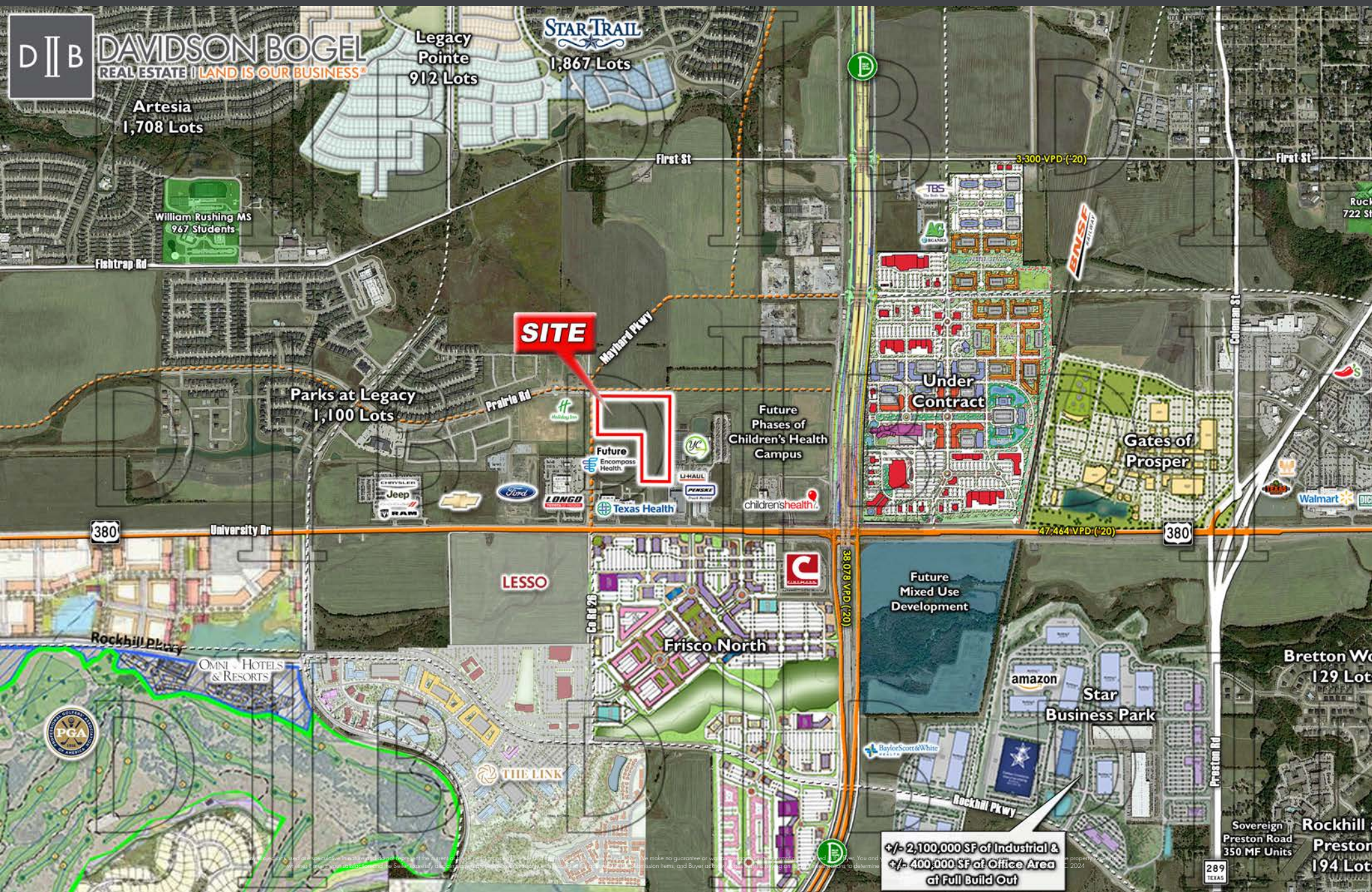
Frisco is located in Collin County and is the second-fastest growing city in the nation. UNT has additional satellite locations in downtown Dallas, McKinney and Gainesville.

Frisco representatives will develop a master plan for the initial phase of construction.

Ron Patterson, president of the Frisco Economic Development Corporation, said in a statement that this new partnership will help to attract "everything from Fortune 500 to startup businesses."

"Many of our corporate prospects ask about research for business development and continuing education opportunities for their employees," Patterson said. "This partnership creates more collaborative opportunities leading to new innovations and businesses, as well as business expansions and relocations which help bring high paying jobs to our community."

WIDE AERIAL



DALLAS NORTH TOLLWAY & U.S. 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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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.

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

Buyer/Tenant/Seller/Landlord Initials

Date