



FUTURE MASTER-PLANNED RETAIL SHOPPING CENTER AT-GRADE INTERSECTION

SWC - U.S. 380 & RYAN SPIRITAS PKWY. (F.M. 2931)

LITTLE ELM, TX | PAD SITES, ANCHOR SPACE & SHOP SPACE AVAILABLE

A DEVELOPMENT BY:



RYAN TURNER
RTurner@db2re.com
214.526.3626 x 105

COLLINS MEIER
CMeier@db2re.com
214.526.3626 x 114

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

EDWARD BOGEL
EBogel@db2re.com
214.526.3626 x 102



PROPERTY INFORMATION



SIZE:

Pad Sites, Anchor Space
& Shop Space Available



TRAFFIC COUNTS:

F.M. 2931: 12,754 VPD

U.S. 380: 43,715 VPD



ZONING:

Future Land Use: Commercial/Retail

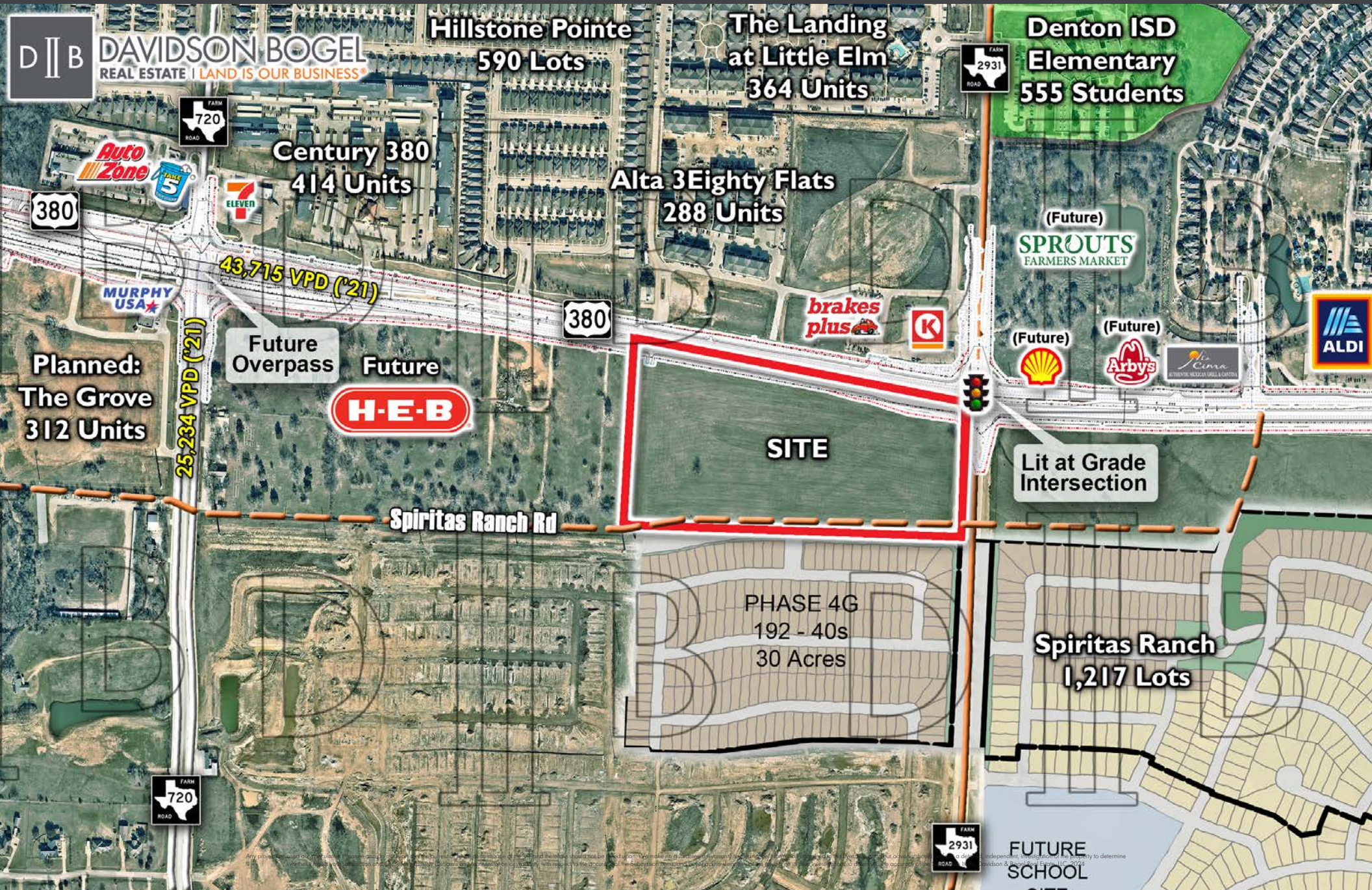
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	8,239	51,887	127,255
% Proj Growth 2023-2028	2.45%	3.02%	3.20%
2023 Average HH Income	\$120,961	\$132,462	\$138,577
2023 Median HH Income	\$95,625	\$109,977	\$110,294

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

SWC - U.S. 380 & RYAN SPIRITAS PKWY.

CLOSE-UP AERIAL





SILVERADO
± 3,000 LOTS
"FASTEST GROWING
COMMUNITY IN TEXAS"

THE LANDING AT LITTLE ELM
364 UNITS

ALTA 3EIGHTY FLATS
288 UNITS

HILLSTONE POINTE
590 LOTS

DENTON ISD
ELEMENTARY SCHOOL



PROVIDENCE
2,348 LOTS

FUTURE
SPROUTS
FARMERS MARKET

FUTURE

FUTURE



RYAN SPIRITAS PKWY.
ADDITIONAL ROW

D II B

FUTURE SPIRITAS RANCH RD.

SPIRITAS RANCH
1,217 LOTS

FUTURE
H-E-B





SPIRITAS RANCH
1,217 LOTS

FUTURE SPIRITAS RANCH RD.

FUTURE
HEB

380

RYAN SPIRITAS PKWY.

ADDITIONAL ROW

D||B

380

FUTURE
Shell

FUTURE
Arby's

K

2931

FUTURE
SPROUTS
FARMERS MARKET

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

TARGET AND SPROUTS FARMERS MARKET PLAN NEW STORES IN D-FW

The Dallas Morning News



The Dallas-Fort Worth sprawl continues with Sprouts and Target going north into Denton County and southwest into Tarrant County.

Target and Sprouts Farmers Market are the latest retailers with plans to add to their local fleet of stores.

Target plans to build one of its largest local stores at 149,000 square feet on the northwest corner of McPherson Boulevard and Chisholm Trail Parkway in Fort Worth. The store will be slightly larger than the newest local Target that opened in Prosper last fall. Target also has a store under construction in Oak Cliff's Wynnewood Village.

Sprouts Farmers Market will build a new 23,252-square-foot store in Denton County's Providence Village with a scheduled October

opening, according to planning documents filed with the state. Providence Village has a population of about 7,500 and was originally developed as a master-planned community northwest of Little Elm in 2000. Homes feature Cape Cod and Craftsman-style architecture and are in the Aubrey and Denton Independent School Districts, according to its website. Aldi opened in the town in 2018.

Sprouts has been active in the region and just opened a store in Rockwall in March and will open in Fort Worth on June 28 at Bailey Boswell Road and Old Decatur Road. A second McKinney store and a first in Oak Cliff are in the works.

The planned stores follow a flurry of openings and announcements for new stores as grocers in the D-FW market defend turf and follow new rooftops in the region. Ongoing population growth and new competition from H-E-B are behind stepped-up decisions to build new stores from Tom Thumb, Albertsons, Kroger, Trader Joe's, Walmart and Costco.

The Dallas-Fort Worth sprawl continues with Target and Sprouts going north into Denton County and southwest into Tarrant County. Commercial real estate developers are attracting stores to new projects as residential builders add new home and apartment developments.

TARGET AND SPROUTS FARMERS MARKET PLAN NEW STORES IN D-FW

The Dallas Morning News

A new Tom Thumb in Frisco opened earlier this month in the new Lexington Village shopping center on the southwest corner of Coit Road and Eldorado Parkway at Brinkmann Ranch. West Miller, principal of Centergy Retail, the Dallas-based company that built the 100,000-square-foot shopping center, said it was designed as part of the master-planned community with input from the City of Frisco, Landon Homes, and Trammell Crow Residential.

In partnership with Legacy Capital Co., Dallas-based United Commercial Development is developing the Target-anchored retail center in southwest Fort Worth. United Commercial is working with several retailers to be located along McPherson Blvd. Venture Commercial will handle marketing and leasing.

Target didn't give an opening date for the new store, but United Commercial president Robert Dorazil estimates October 2025. Site work will start in the next 60 days, he said.

Legacy Capital has been a major investor in the Chisholm Trail Ranch area over the last 15 years. It's a 600-acre master-planned community with several residential developments.

H-E-B purchased land there last year. Retailers already there include Marshalls, Old Navy and Ross. There's also a Studio Movie Grill, Chase bank and restaurants Chili's, Raising Canes and

Cava are open or under construction.

"In the next 18 months the intersection of McPherson Boulevard and Chisholm Trail Parkway will become the hub for commercial activity for southwest Fort Worth and neighboring cities," Dora





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.

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



Texas' sprawling residential communities rank nationally

Three North Texas developments were among the 50 top-selling master planned-communities in the nation last year.

▲ Rank	Community	City	Developer	2021 sales	2022 sales
6	Silverado	Aubrey	D.R. Horton	411	820
7	Mission Ridge	El Paso	Hunt Communities	811	805
8	Sunterra	Katy	Land Tejas/Starwood Land	N/A	795
13	Marvida	Cypress	Land Tejas/Starwood Land	N/A	635
20	Bridgeland	Cypress	Howard Hughes Corp.	713	567
23	Tavola	New Caney	Friendswood Development Co.	435	508
24	Valley Ranch	San Antonio	D.R. Horton	498	505
28	Wildcat Ranch	Crandall	Sessions Development and PMB Capital	316	462
31	Union Park	Little Elm	Hillwood	460	453
32	Santa Rita Ranch	Liberty Hill	Platform Ventures	515	450
33	Tamarron	Katy	D.R. Horton	707	431
36	Becker Crossing	Hockley	Friendswood Development Co.	154	410
38	Meridiana	Iowa Colony	Rise Communities	467	400
40	Cross Creek Ranch	Fulshear	Johnson Development Corp.	456	396
42	Woodforest	Montgomery	Johnson Development Corp.	467	382
46	Elyson	Katy	Brookfield Properties	456	362
47	Caldwell Ranch	Rosharon	D.R. Horton	N/A	359
49	Sienna	Missouri City	Johnson Development Corp./Toll Brothers	646	351
49	Sierra Vista/Sterling Lakes	Arcola	Land Tejas/Starwood Land	579	351

Table: Mitchell Parton/DMN • Source: RCLCO • Get the data • Created with Datawrapper

Aubrey's Silverado was the U.S.'s sixth top-selling community in 2022

The Dallas Morning News

North Texas communities represent some of the top-selling developments in the nation, according to a new report.

RCLCO, a Maryland-based real estate consulting firm, released the 2022 results from its semi-annual survey showing the 50 top-selling master-planned communities in the nation.

Three North Texas communities in fast-growing exurb communities made the list: D.R. Horton's Silverado in Aubrey, with 820 sales in 2022; Sessions Development and PMB Capital's Wildcat Ranch in Crandall, with 462 sales; and Hillwood Communities' Union Park in Little Elm, with 453 sales.

Silverado was the top-selling community in Texas last year, and it ranked third on RCLCO's list in the first half of 2022. Sales of homes in Silverado doubled from 2021 to 2022, RCLCO found. As of August, Silverado had about 1,500 homes, according to the city of Aubrey.

Residents have been drawn to Silverado for its relatively

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

AUBREY'S SILVERADO WAS THE U.S.'S SIXTH TOP-SELLING COMMUNITY IN 2022

The Dallas Morning News

low price points, the location and the community, The News reported in August.

"There's a strong sense of community in Aubrey, the city limits, and there's a strong sense of community that's somewhat different in Silverado," Charles Kreidler, Aubrey's interim city administrator and a former Silverado resident, said last summer.

Nineteen Texas communities were on the list, and 13 of them were in the Houston area, which was the top-performing metro area in the survey. Communities in El Paso and Austin also ranked. Sales in Texas communities represented nearly 30% of all the sales in the survey.

The top-selling community in the nation last year was The Villages in central Florida with 3,923 sales, followed by Sarasota, Fla.'s Lakewood Ranch with 1,846 sales.

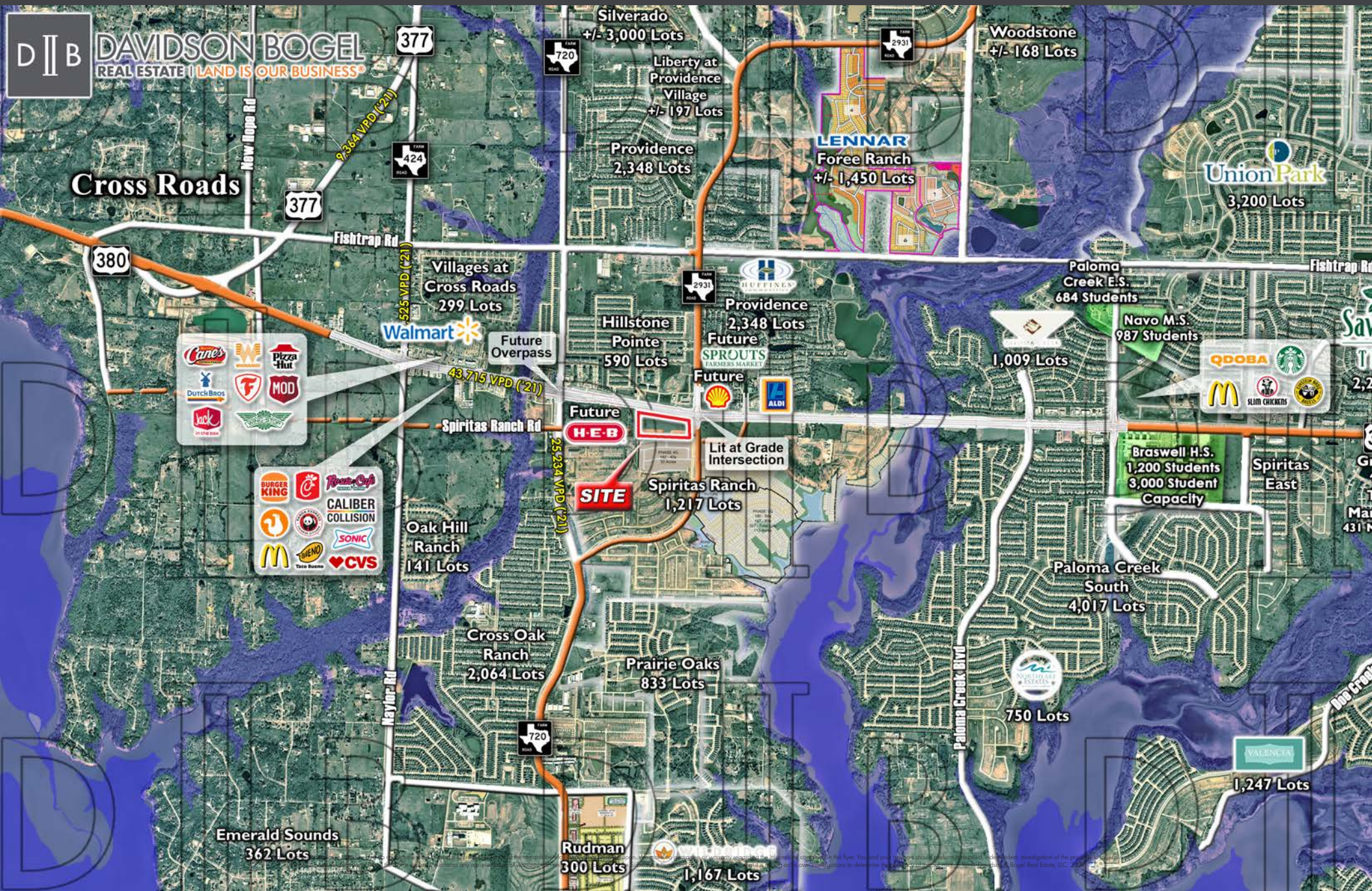
New home sales for the 50 top-selling communities declined by 20% in 2022 compared with 2021 because of lower sales volume due to rising interest rates and affordability issues, according to RCLCO.

"However, 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," said RCLCO principal Karl Pischke in a statement. "As such, optimism from [master-planned community] developers remains, even if additional softness in the market might be expected in the near-term."

The large presence of Texas communities among the nation's top performers shows the optimism of homebuilders and developers in the state. In a report released in December, the National Association of Realtors ranked the D-FW and San Antonio areas among its top 10 real estate markets to watch in 2023, all of which were in the South.

SWC - U.S. 380 & RYAN SPIRITAS PKWY.

WIDE AERIAL



SWC - U.S. 380 & RYAN SPIRITAS 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
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
CHRISTOPHER RYAN TURNER	672133	RTURNER@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:
 - 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.

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



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.

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
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
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

Buyer/Tenant/Seller/Landlord Initials

Date