



SWC - FUTURE MAHARD PKWY. & DALLAS NORTH TOLLWAY
PROSPER, TX | COLLIN COUNTY | PROSPER I.S.D | COMMERCIAL LAND FOR LEASE

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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, 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:
± 18.21 AC



TRAFFIC COUNTS:
U.S. 380: 49,837 VPD



ZONING:
Commercial Corridor



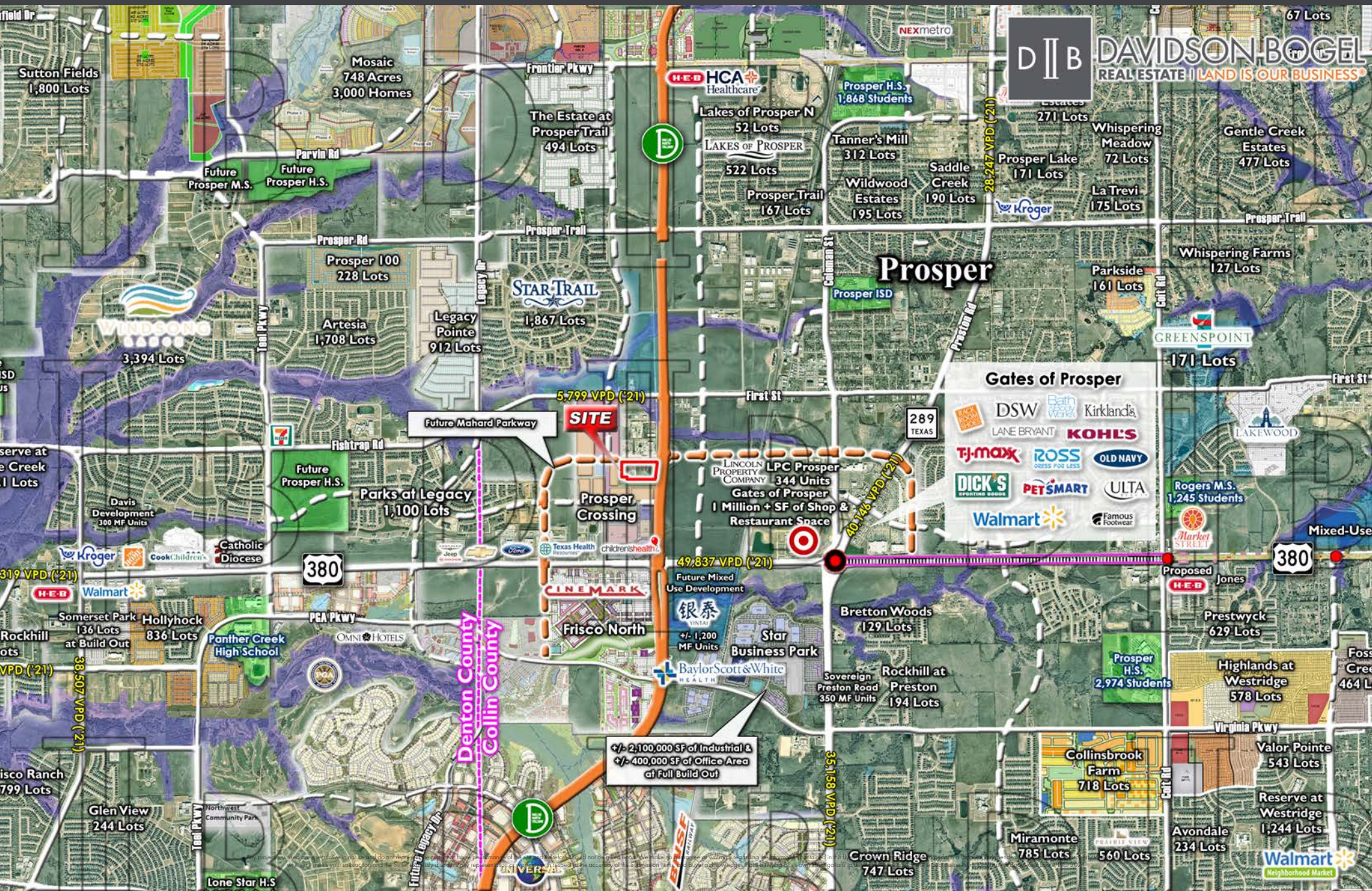
UTILITIES:
Available to Site

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|-----------|-----------|-----------|
| 2023 Population | 1,469 | 39,668 | 174,851 |
| % Proj Growth 2023-2028 | 19.0% | 4.8% | 4.3% |
| 2023 Average HH Income | \$208,022 | \$203,640 | \$184,259 |
| 2023 Median HH Income | \$169,635 | \$165,692 | \$148,328 |

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Davidson & Bogel Real Estate, LLC 2024

WIDE AERIAL



DFW SURPASSES 8M RESIDENTS, ADDS MORE PEOPLE THAN ANY OTHER US METRO, CENSUS BUREAU REPORTS

DALLAS
BUSINESS JOURNAL



ESTIMATED 150,000-PLUS PEOPLE ADDED TO METROPLEX POPULATION

The Dallas-Fort Worth Metroplex experienced the largest metropolitan population growth in the nation last year, adding approximately 418 residents a day, according to recent U.S. Census Bureau data.

With an increase of 152,598 people, DFW surpassed 8 million total residents as of July 1, 2023. The Houston-Pasadena-Woodlands metro area experienced the second largest increase in the country and added 139,789 residents, bringing its total population to 7.5 million. The Austin metro area was seventh and added 50,105 people.

Roughly 60% of U.S. counties experienced population growth in the mid-2022 to mid-2023 time frame, and counties in the South had the fastest

growth, the Census Bureau reported. Roughly 67% of counties in the southern region saw population growth, up from 59% in 2022.

Six out of the 10 fastest growing counties in the nation were in Texas. Kaufman and Rockwall counties grew the fastest and saw 7.6% and 6.5% growth, respectively.

Eight out of the 10 counties with the largest population gains were also in the state.

Collin County experienced the second largest population increase in the country and added 36,364 people to reach 1.19 million total residents. Houston's Harris County was No. 1 with the addition of 53,788 residents — making it the third most populous county in the U.S. at 4.83 million residents.

Half of the counties with the highest levels of domestic migration were also in Texas. Collin County saw the fourth-largest domestic inflow with 20,749 residents relocating into the area. Denton County was fifth and saw 19,262 people move into the area.

Dallas County, however, placed eighth for outflow and saw 34,330 people leave the county, up from the 18,985 who left in 2022.

PROSPER SOLIDIFIES HEALTH HUB STATUS WITH CHILDREN'S HEALTH CENTER GRAND OPENING

THE NEW SPECIALTY CENTER IS ONE OF SEVERAL MEDICAL FACILITIES OPENING NORTH OF DALLAS AS THE REGION'S POPULATION CONTINUES TO CLIMB

The Dallas Morning News



The booming North Texas town of Prosper is well on its way to becoming a pediatric health care hub, with the grand opening of the Children's Health Specialty Center Prosper adding to the area's medical options for children and adolescents.

Located on a 72-acre parcel of land at the Dallas North Tollway and U.S. Highway 380, Children's Health's new three-story medical facility joins a group of other hospitals and outpatient facilities staking claim in Prosper. Fort Worth-based Cook Children's hosted a ribbon cutting ceremony for its own medical center in November.

The grandeur of Thursday's event — which will feature a ribbon cutting; performances from local high school drumlines, cheerleaders and dance teams; and remarks from the Prosper mayor — fits the fanfare that has surrounded the competition between health care industry giants to establish themselves in the rapidly growing area north of Dallas.

"The biggest thing is that this is just the beginning. The Children's Health facility is set on almost 75 acres, so the development is going to bring more than this one building. It's going to be all the ancillary things to come, additional specialties," said Prosper Mayor David Bristol. "So I would say stand by, things are going to get even better."

For years, hospital systems have raced to keep up with the pace of population growth in the area far north of Dallas. Prosper is perhaps the best example of the region's success: The town jumped from around 9,400 people in 2010 to more than 34,000 in 2021, according to U.S. Census Bureau data.

But the not-for-profit Children's Health system set its eyes on the suburbs inching toward the Texas-Oklahoma border long before Prosper's population, well, prospered.

Children's Medical Center Plano, opened in 2008, is undergoing a major expansion that will add a 300,000-square-foot, seven-floor tower and expand bed capacity from 72 to 212. Plano, while not growing at the same trajectory as Prosper, still saw population increases in the last decade, growing from nearly 260,000 people in 2010 to over 288,000 in 2021.

The medical centers in Dallas and Plano are the only two hospitals operated by the health system, while the Prosper location will offer urgent care and specialty services, said Children's Health northern market president Vanessa Walls.

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"Those campuses will still be available to take care of those patients as they need higher level care, but we wanted to be able to get more physician office-based services closer to them because that's where most of that relationship begins," Walls said.

Specialty Center Prosper's first floor houses an urgent care that operates outside of traditional office hours and the Andrews Institute for Orthopaedics and Sports Medicine. The third floor includes a number of specialty services, ranging from cardiology to oncology to audiology, while the second floor is set aside as space for expansion in the future.

Plans for the rest of the massive Prosper medical campus look similar to that of the Specialty Center's second floor.

"We know that we want to be able to grow there to continue to serve that community, but we haven't put plans together yet for what will be the next step," Walls said. "We want to hear from the community what they need, what they want and where they want that care provided."

Children's Health isn't only expanding north. The system, along with its joint operating partner UT Southwestern Medical Center, plans to start construction this spring on a clinic in the Red Bird Mall redevelopment in Southwest Dallas. The hospital duo also plans to construct a new pediatric hospital campus where the Bass Center buildings are currently located on UT Southwestern Medical Center's campus.

Still, as has long been the case, the majority of hospitals in Dallas County are located north of I-30, meaning that health care facilities aren't where people with the greatest health care needs live, according to data from the county's latest Community Health Needs Assessment.

"I think you will see that the hospitals are trying to balance that fact that a lot of their growth is north, but a lot of the population movement is north," said Dallas-Fort Worth Hospital Council president and CEO Steve Love. "I do commend the health systems for the work they're doing, especially in the southern part of Dallas and even Tarrant County."

Population growth has been largely concentrated north and east of Dallas rather than south. Celina, located just north of Prosper, saw its population skyrocket from 6,000 in 2010 to nearly 24,000 in 2021, while towns south of Dallas like Duncanville, Cedar Hill and DeSoto saw much more modest growth in the last decade.

FRISCO IS GETTING A KIDS-THEMED UNIVERSAL STUDIOS PARK

NEW ENTERTAINMENT COMPLEX WILL BRING MILLIONS OF VISITORS
AND BUSINESS TO COLLIN COUNTY.

The Dallas Morning News



FRISCO — Frisco's latest development project will bring a huge cast of superheroes, television stars and motion picture greats to Collin County.

Universal Parks & Resorts — the theme park arm of entertainment giant NBCUniversal — has bought a site on the Dallas North Tollway for a new, kids-focused park and hotel. The almost 100-acre planned entertainment hub will be located in the \$10 billion Fields development.

Frisco officials and executives with Universal announced plans Wednesday for the groundbreaking new development after months of planning and negotiations. The Orlando-based company acquired the land for the theme park in December using a shell company based in Delaware, county records show.

The project will be designed to appeal to families, with immersive experiences making it a one- to two-day destination, said Mark Woodbury, chairman and CEO of Universal Parks and Resorts. The park will include four or five Universal-themed interactive experiences as well as a 300-room hotel.

"You have a fantastic town," Woodbury said, describing Frisco. "It's vibrant and full of

energy and full of young families, which make it the perfect place for what we are doing.

"We have a portfolio of terrific attractions that appeals to young families around the world," he said. "We had an idea to bring all those together and create a destination that is specially designed to appeal to families with young children. It will be a rich, rich experience for families to enjoy together — to create memories that will last a lifetime."

Woodbury said the park attractions will be "built around a lush landscaped environment."

Universal executives didn't provide a timetable for the project. Property sale records indicate that the company plans to open the park in the next four years.

Mayor Jeff Cheney called it a "one-of-a-kind" project and said Universal considered sites around the globe.

"Families for generations to come will get to experience immersive environments with the stories they love," he said. "They were looking not just anywhere in the country but someplace in the world to launch this.

"They decided North Texas would be a good fit," Cheney said. "All of you can see why they chose Frisco — Frisco is known for being family-friendly."

Unlike Universal Studios' sprawling parks in Orlando, Los Angeles and abroad, the Frisco development will be a much smaller attraction.

"The park is roughly a quarter of size of our big parks in Orlando," Universal Parks' president of new ventures Page Thompson said. "It's full of family-friendly attractions, interactive and playful shows.

"You'll have meet and greets with all of our beloved Universal characters."

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The project at the northeast corner of the tollway and Panther Creek Parkway will also include retail stores and restaurants, according to the agreement with Fields developers.

Frisco officials teased the project on Tuesday as a “major economic and tourism development” when they sent out invitations to Wednesday’s press conference.

Plans for the Frisco Universal theme park come after decades of speculation that entertainment companies including Disney were scouting North Texas for a theme park.

The Frisco Universal park will join the PGA of America’s new golfing resort as major

attractions in the Fields community, which has been in the works for four years.

The Frisco Fields development, which stretches between Preston Road and U.S. Highway 380, is planned to include as many as 14,000 homes and apartments plus commercial space. Developers Karahan Cos. and Hunt Realty are building the Fields community in partnership with investors Chief Partners and Crosstie Capital.

A part of the Comcast entertainment conglomerate, NBCUniversal is best known for its television programming and box office hit movies. The company’s theme park business generates billions of dollars a year in revenue from its signature properties in Florida, California, Asia and Spain.

The huge Universal Orlando Resort draws more than 10 million visitors a year. The Orlando park has more than five times the amount of acreage than what’s planned in Frisco.

Universal Orlando showcases attractions based on popular motion pictures including Harry Potter, E.T., Minions and The Mummy. There are resort hotels, restaurants, stores — and, of course, thrill rides.

Universal’s theme park business employs tens of thousands of people worldwide.

The Universal Studios theme park in Frisco will occupy land that was previously planned for mixed-use construction.

“This is another huge thing for both our project and Frisco,” Fields developer Fehmi Karahan said.

Frisco’s city council has scheduled a Wednesday night meeting to talk to homeowners about the planned development. It will be held at the Trent Middle School just south of the Fields development.

“Of course our planning and zoning still has some work to do on this project,” Cheney said.

FUTURE MAHARD PKWY. & DALLAS NORTH TOLLWAY

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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| DESIGNATED BROKER OF FIRM | LICENSE NO. | EMAIL | PHONE |
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| ELLIOTT NEWSOM | 790752 | ENewsom@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.

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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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