

NWC - MONTE CARLO BLVD. & F.M. 75

PRINCETON, TX | COLLIN COUNTY | HARD CORNER COMMERCIAL LAND FOR SALE



COLLINS MEIER
 CMeier@db2re.com
 214.526.3626 x 114

RYAN TURNER
 RTurner@db2re.com
 214.526.3626 x 105

EDWARD BOGEL
 EBogel@db2re.com
 214.526.3626 x 102

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

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. 2023



PROPERTY INFORMATION



SIZE:
± 2.8 AC



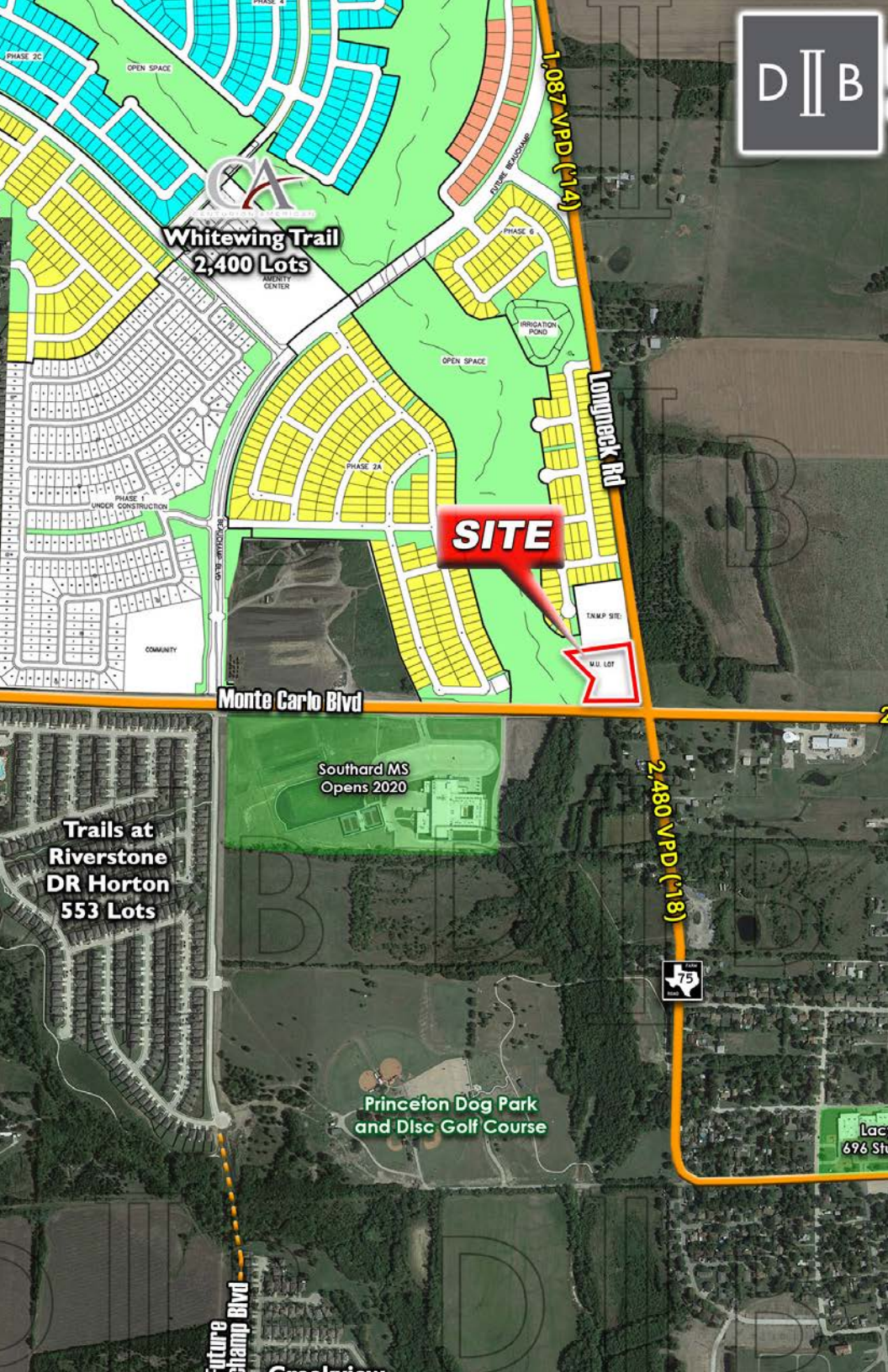
TRAFFIC COUNTS:
Monte Carlo Blvd.: 2,084 VPD
F.M. 75: 2,480 VPD



ZONING:
PD #10



UTILITIES:
Seller To Deliver Utilities To Site



DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	5,739	22,718	30,286
% Proj Growth 2023 - 2028	8.7%	7.2%	6.4%
2023 Average HH Income	\$94,388	\$102,712	\$102,884
2023 Median HH Income	\$79,521	\$84,460	\$82,971

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: 2023



Whitewing Trails Lot Matrix											Date: 02/09/19
PD Land Use	Lot Size	Lot Area	Phase 1	Phase 1A	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	TOTALS	
Single-Family Detached Units			366	50	399	523	395	420	313	2,466	
SF-5	50' x 110/120'	5,300-6,000 sf	352	-	156	308	221	177	142	1,359	
SF-6	60' x 110/120'	6,600-7,200 sf	14	50	225	206	174	214	136	1,019	
SF-9	75' x 120'	9,000 sf	-	-	-	-	-	29	32	61	
SF-20	100' x 200'	20,000 sf	-	-	18	9	-	-	-	27	
Multi-Family Units			400							400	
TOTAL DWELLING UNITS ALLOWABLE PER PLANNED DEVELOPMENT REGULATIONS										3,444	
TOTAL DWELLING UNITS PROPOSED										2,866	
ACREAGE			118.7	11.8	139.3	147.4	108.6	192.8	135.0	853.6	

WHITTEWING TRAILS

CONCEPTUAL PHASING PLAN

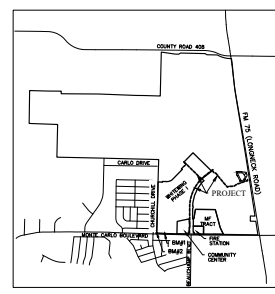
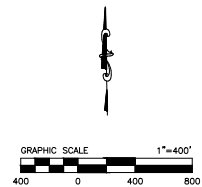
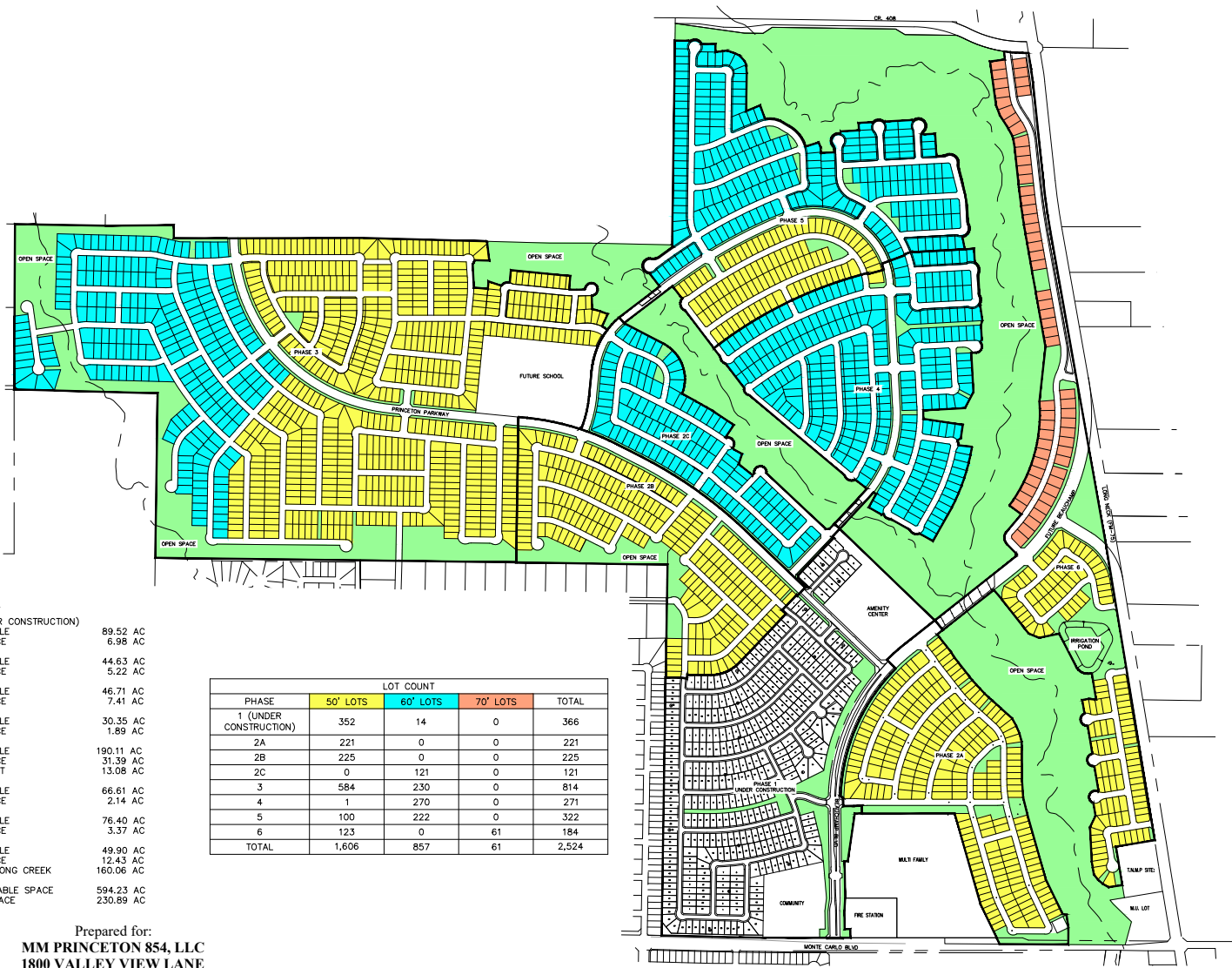
PRINCETON, TEXAS

2.5.2019



Phasing Plan

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. 2023



ACREAGE CHART

PHASE 1 (UNDER CONSTRUCTION)	89.52 AC
DEVELOPABLE	6.98 AC
OPEN SPACE	6.98 AC
PHASE 2A	44.63 AC
DEVELOPABLE	5.22 AC
OPEN SPACE	5.22 AC
PHASE 2B	46.71 AC
DEVELOPABLE	7.41 AC
OPEN SPACE	7.41 AC
PHASE 2C	30.35 AC
DEVELOPABLE	1.89 AC
OPEN SPACE	1.89 AC
PHASE 3	190.11 AC
DEVELOPABLE	31.39 AC
OPEN SPACE	13.08 AC
SCHOOL LOT	13.08 AC
PHASE 4	66.61 AC
DEVELOPABLE	2.14 AC
OPEN SPACE	2.14 AC
PHASE 5	76.40 AC
DEVELOPABLE	3.37 AC
OPEN SPACE	3.37 AC
PHASE 6	49.90 AC
DEVELOPABLE	12.43 AC
OPEN SPACE	12.43 AC
OPEN SPACE ALONG CREEK	160.06 AC
TOTAL DEVELOPABLE SPACE	594.23 AC
TOTAL OPEN SPACE	230.89 AC

LOT COUNT

PHASE	50' LOTS	60' LOTS	70' LOTS	TOTAL
1 (UNDER CONSTRUCTION)	352	14	0	366
2A	221	0	0	221
2B	225	0	0	225
2C	0	121	0	121
3	584	230	0	814
4	1	270	0	271
5	100	222	0	322
6	123	0	61	184
TOTAL	1,606	857	61	2,524

Prepared for:
MM PRINCETON 854, LLC
 1800 VALLEY VIEW LANE
 FARMERS BRANCH, TEXAS
 75234

**PRELIMINARY CONCEPT PLAN
 WHITewing TRAILS**



USA PROFESSIONAL SERVICES GROUP, INC.
 TEXAS BOARD OF PROFESSIONAL ENGINEERS
 REGISTERED ENGINEERING FIRM F-1845
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 LANDSCAPE ARCHITECTS

1525 VICEROY DRIVE
 DALLAS, TEXAS 75235
 (214) 882-3198
 March 16, 2020 USAI NO. 2019007.60

This document is copyrighted by USA Professional Services Group, Inc. 2020, all rights reserved. Original and creative design concepts were utilized on this exclusive work product. This document contains confidential, proprietary information, of which the ownership belongs to USA Professional Services Group, Inc. No reproduction of this document, its concepts or ideas, shall be performed in any manner without the exclusive prior written consent of USA Professional Services Group, Inc. This plan is intended for illustrative purposes only. The streets, lots, open space, and other areas shown are subject to change without notice at the discretion of the developer. No reliance shall be placed on this drawing by prospective home owners, lot owners or other developers. This land plan is conceptual in nature and does not represent any regulatory approval.

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. 2023

DFW DEVELOPER PURCHASES 854 ACRES IN PRINCETON WITH PLANS FOR MASTER-PLANNED COMMUNITY

DALLAS
BUSINESS JOURNAL

A Centurion American Development Group affiliate has purchased 854 acres in Princeton known as Whitewing Trails Master-Planned Community.

Land Advisor Organization's Landry Burdine represented the seller.

The Centurion American affiliate will receive the fully entitled master-planned community as part of the deal. The development agreement allows for 2,415 single-family lots.

Whitewing Trails includes open space, miles of hiking and bike trails and other mixed-use land among its principle amenities.

The property, which is along Collin County's 380 corridor near Monte Carlo Boulevard and FM 75, changed hands Feb. 26.

"Whitewing Trails will fill a much-needed void in the marketplace for a meticulously planned community with diverse product offerings at an affordable price for homebuyers in the Collin County area," said Burdine in a prepared statement.

"Centurion American stepped up and made a big investment in the Princeton community and will be a great long-term partner for the City and the school district," he added.

Mesa, Arizona-based developer Macavity Co. acquired Whitewing Trails in 2016, valued at about \$300 million at the time. Plans also previously included a new elementary school and Princeton City Hall, all located just a few miles east of McKinney.

NEW COLLIN COUNTY COMMUNITY WILL HAVE 2,500 HOMES

The Dallas Morning News

A new community on the way in eastern Collin County will bring 2,500 homes.

Centurion American Development Group — already one of North Texas' biggest community builders — just purchased the more than 850-acre Whitewing Trails project east of McKinney.

Plans for the huge development in the town of Princeton were announced almost three years ago. But construction on the new residential neighborhood stalled.

Centurion American Development bought Whitewing Trails from Arizona-based Macavity Co. The sprawling property is on Monte Carlo Boulevard and FM Road 75, north of U.S. Highway 380.

The plans called for homes that would sell for prices from the \$200,000s to the \$300,000s.

Centurion American CEO Mehrdad Moayedi said he plans to finish site work on Whitewing Trails in about 30 days.

"Phase one is going to be between 350 and 360 lots," Moayedi said. "We had to go back and renegotiate some stuff with the city."

Along with 2,500 single-family homes, there are about 400 multifamily units in the project. "There is a city civic center and also a fire station," Moayedi said. "There will be a huge amenity center and quite a bit of parks."

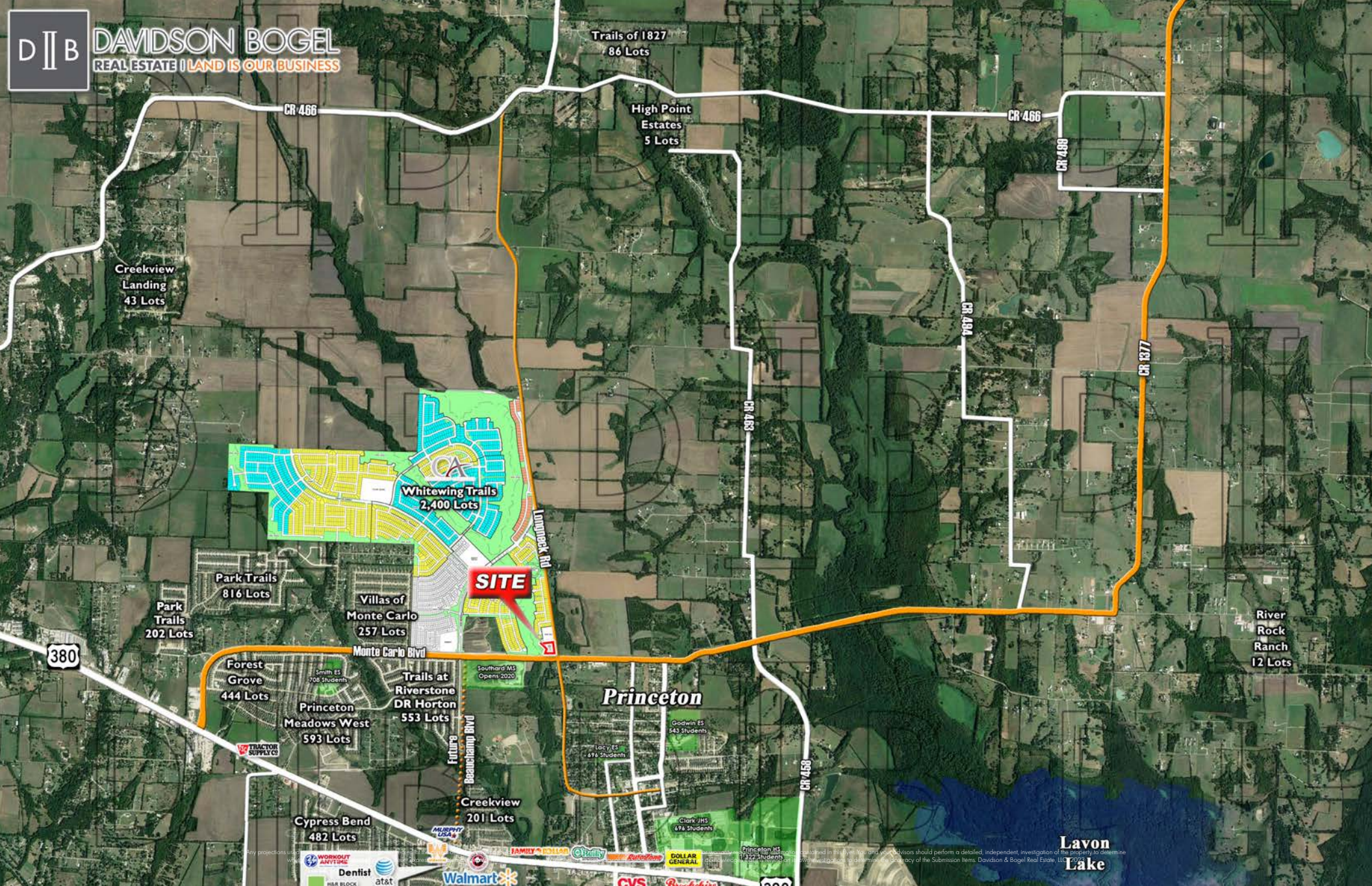
Trez Capital Funding provided financing for the acquisition and development.

Whitewing Trails is one of the largest planned developments in that area of Collin County near Lavon Lake.

MONTE CARLO BLVD. & F.M. 75

WIDE AERIAL

DB DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS



Any projections used on this map are for informational purposes only. The information contained in this map and any advisors should perform a detailed, independent investigation of the property to determine the accuracy of the information. Davidson & Bogel Real Estate, LLC 2020

MONTE CARLO BLVD. & F.M. 75

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
LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
CHRISTOPHER RYAN TURNER	672133	RTURNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
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.

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
Collins Meier	714822	cmeier@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
David Davidson, JR.	593731	ddavidson@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date