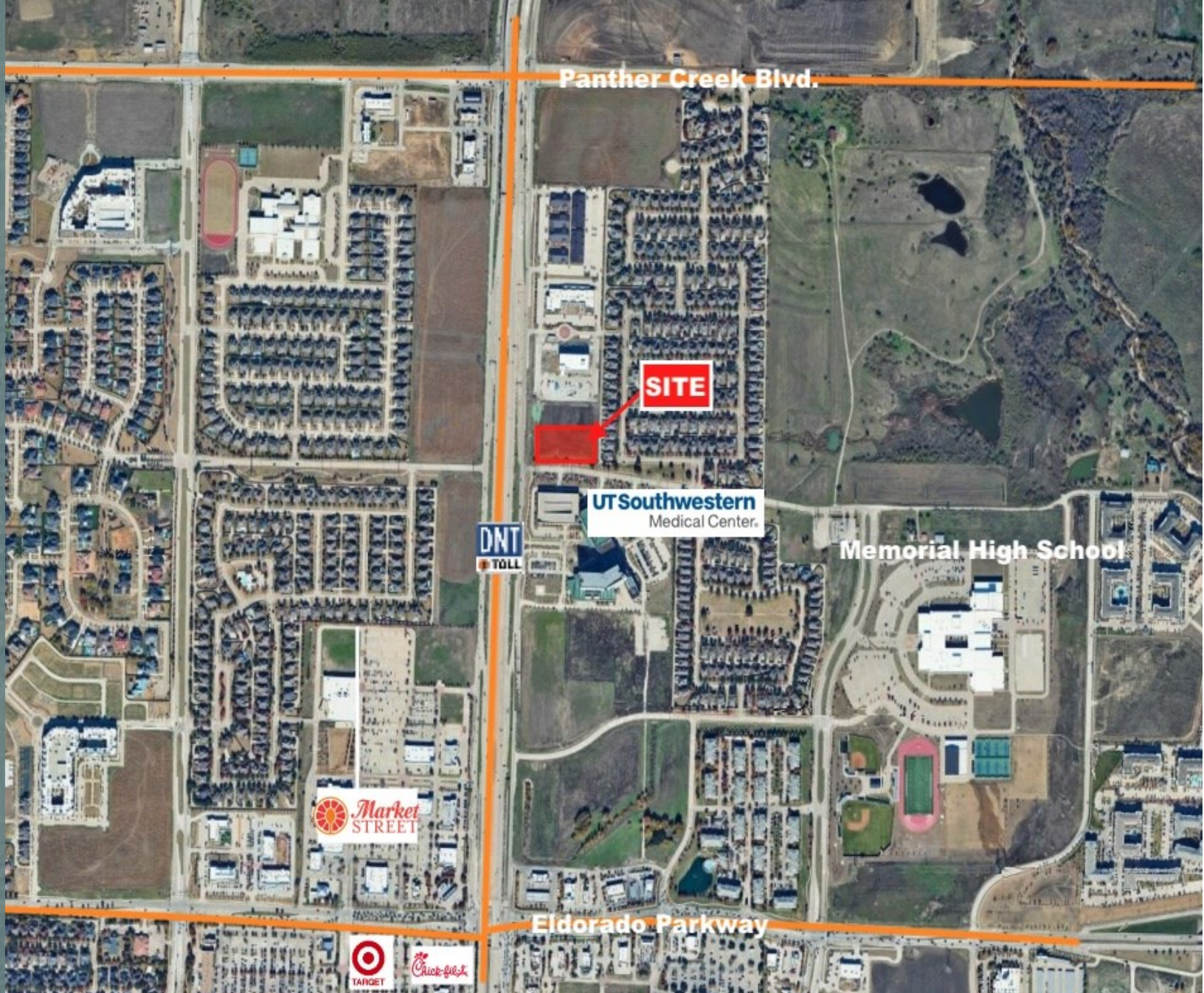




WYNMARK
COMMERCIAL



2.39 Acres Available @ Dallas North Tollway and Cobb Hill

Frisco, TX 75035

FRISCO, TEXAS

• Conveniently located at the hard corner of the Dallas North Tollway and Cobb Hill in Frisco, TX.

• This site is the first tract north of the THR Frisco Hospital and less than 2 miles from The Star and the PGA headquarters.

• Universal Studios is coming to Frisco and will be located only 0.5 a mile north of this site.

PROPERTY DETAILS:

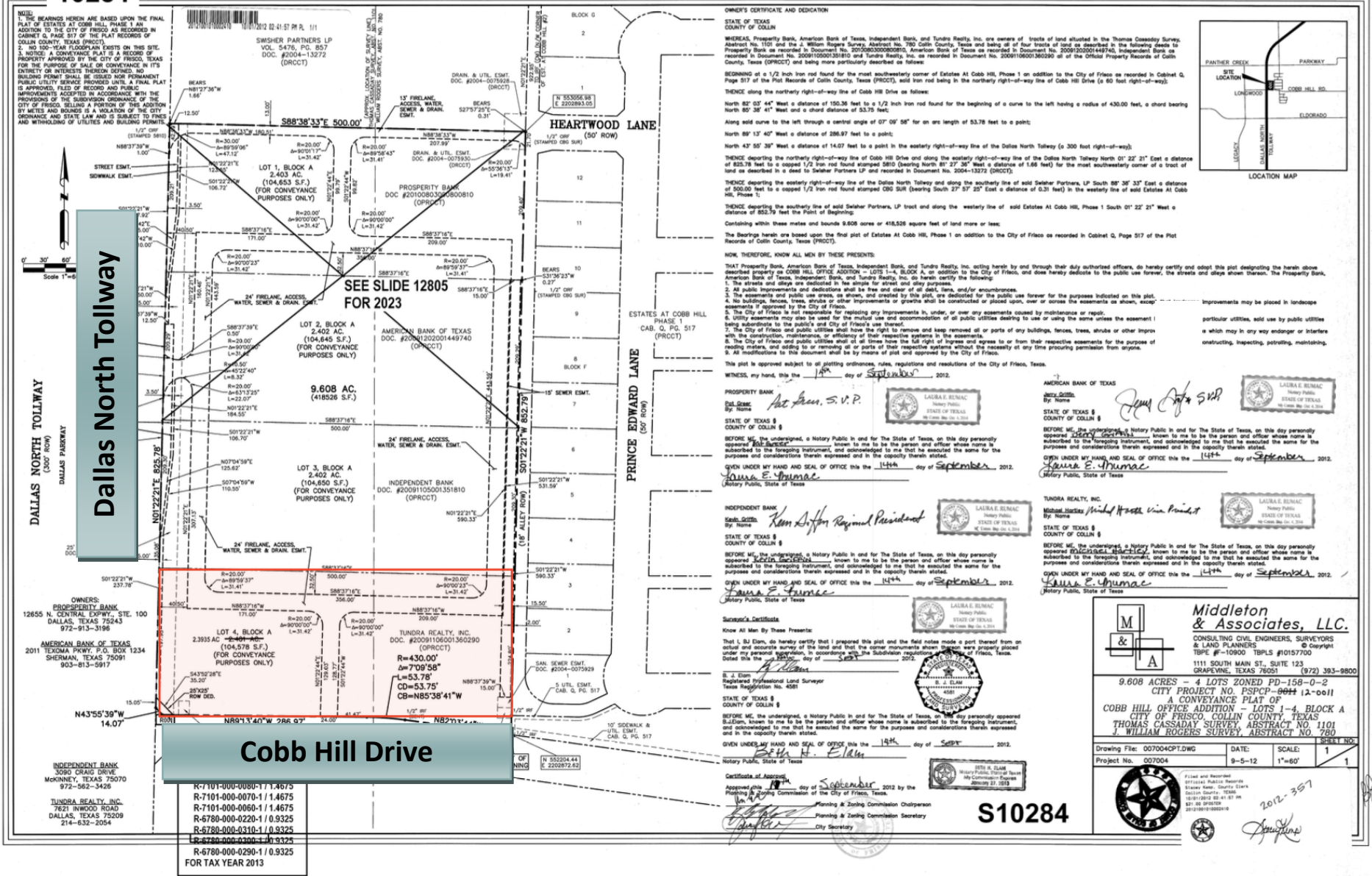
- **Acreage:** 2.3935 Acres (Lot 4 Block A)
- **Purchase Price:** \$3,634,794 (\$35.00 psf)
- **Type:** Fee Simple Site
- **Utilities:** All utilities to site (water, sewer, storm)
- **Traffic Counts:** 32,370 VPD (Highway 78)
- **Zoning:** PD-O2
- **Frontage:** 200+ feet of frontage on DNT
- **Traffic Count:** Over 50,000 cars per day traveling on the DNT at this location.
- **Allowed Uses:** All O-2 uses (office and medical) with the following additional permitted uses: Hotel/Motel, Dance Studio/Gymnastics, Gym, Restaurant with drive thru and Convenience Store.

LOCATION



PLAT

10284



Cobb Hill Drive

R-7101-000-0080-1/1.4675
 R-7101-000-0070-1/1.4675
 R-7101-000-0060-1/1.4675
 R-6780-000-0220-1/0.9325
 R-6780-000-0310-1/0.9325
 R-6780-000-0360-1/0.9325
 R-6780-000-0290-1/0.9325
 FOR TAX YEAR 2013

S10284

Middleton & Associates, LLC.
 CONSULTING CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 TYPE #F-10900 TBP/LS #10157700
 111 SOUTH MAIN ST. SUITE 123
 GRAPEVINE, TEXAS 76051 (972) 393-9800

9.608 ACRES - 4 LOTS ZONED PD-15B-0-2
CITY PROJECT NO. PSCP-0811 (2-0011)
A CONVEYANCE PLAT OF
COBB HILL OFFICE ADDITION - LOTS 1-4, BLOCK A
CITY OF FRISCO, COLLIN COUNTY, TEXAS
THOMAS CASSADAY SURVEY, ABSTRACT NO. 1101 J.
WILLIAM ROGERS SURVEY, ABSTRACT NO. 780

Drawing File: 007004CPT.DWG DATE: 9-5-12 SCALE: 1"=60'
 Project No: 007004 SHEET NO: 1/1

Filed and Recorded:
 07/25/12 Public Review
 08/06/12 Public Review
 08/17/12 01:41:03 PM
 08/20/12 01:41:03 PM
 08/21/12 01:41:03 PM
 20120821000010
 2012-357
 [Signature]

Please
Contact

Adjacent Property to the South



*Please
Contact*

AUSTIN EASTMAN

972.360.8787

Austin@wynmarkcommercial.com

KRISTIN HOLLEK

972.360.8787

Kristin@wynmarkcommercial.com

South East View



Dallas North Tollway



Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Wynmark Commercial Real Estate Group, PLLC	9000664	Markp@wynmarkcommercial.com	(972) 897-0562
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Pittman	0526290	Markp@wynmarkcommercial.com	(972) 897-0562
Designated Broker of Firm	License No.	Email	Phone
Mark Pittman	0526290	Markp@wynmarkcommercial.com	(972) 897-0562
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov
IABS 1-0

Please
Contact

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