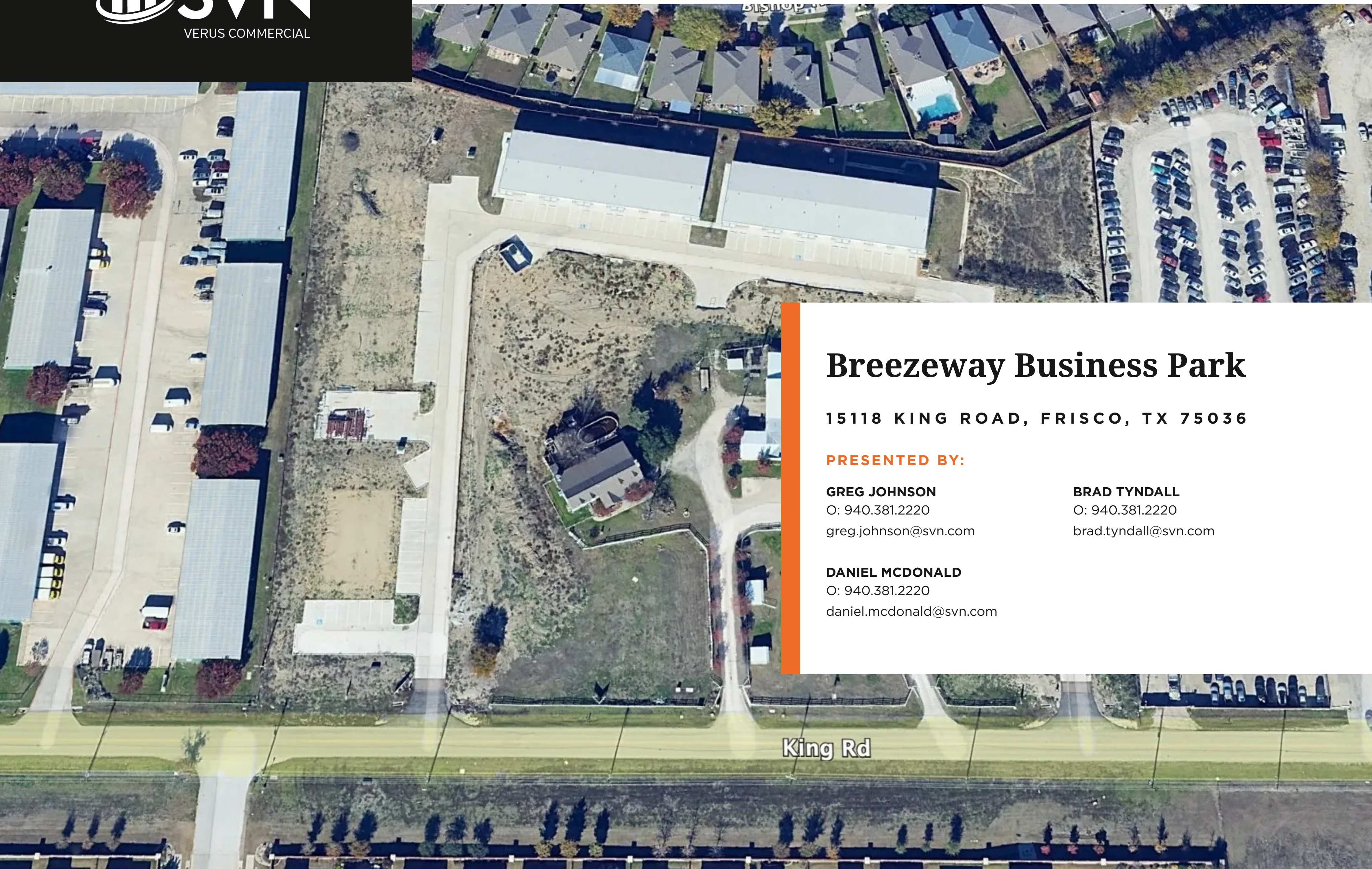
Offering Memorandum



Breezeway Business Park

15118 KING ROAD, FRISCO, TX 75036

PRESENTED BY:

GREG JOHNSON
O: 940.381.2220
greg.johnson@svn.com

BRAD TYNDALL
O: 940.381.2220
brad.tyndall@svn.com

DANIEL MCDONALD
O: 940.381.2220
daniel.mcdonald@svn.com

PROPERTY SUMMARY

BREEZEWAY BUSINESS PARK

15118 KING ROAD
FRISCO, TX 75036

OFFERING SUMMARY	
SALE PRICE:	Call For Pricing
AVAILABLE SF:	92,400 Approved SF
LOT SIZE:	+/- 6 Acres

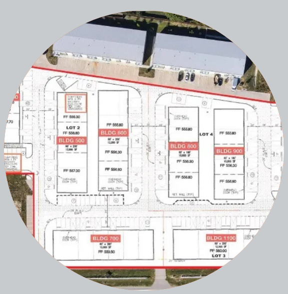
PROPERTY SUMMARY

Breezeway Business Park is a fully approved for 8 Flex Warehouse buildings totaling 92,400 SF in Frisco, TX. This condo building project gives Buyers the flexibility to construct these buildings for the purposes of owner occupancy, lease up, or disposition of individual buildings without the need to replat the property.

Some drive aisles are already in place along with utilities to multiple building sites. Permits are ready to be picked up from the city, offering Buyers the ability to begin the project quickly after acquisition. Area rent comps for this asset type are strong and future supply is constrained by local zoning ordinances.

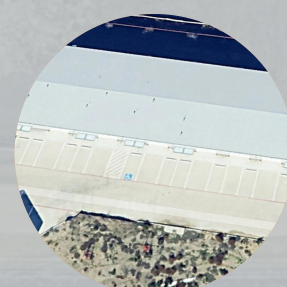
PROPERTY HIGHLIGHTS

- Fully approved site for Small Bay Flex product
- Approved for 8 Buildings totaling 92,400 SF
- King Road currently being improved to Four Lane Divided Road
- Strong Rent comps for Small Bay Flex in the Immediate Area
- Limited Opportunities for Future Small Bay Flex Development in the Immediate Area



FULLY APPROVED PROJECT

FUTURE 4 LANE ROAD

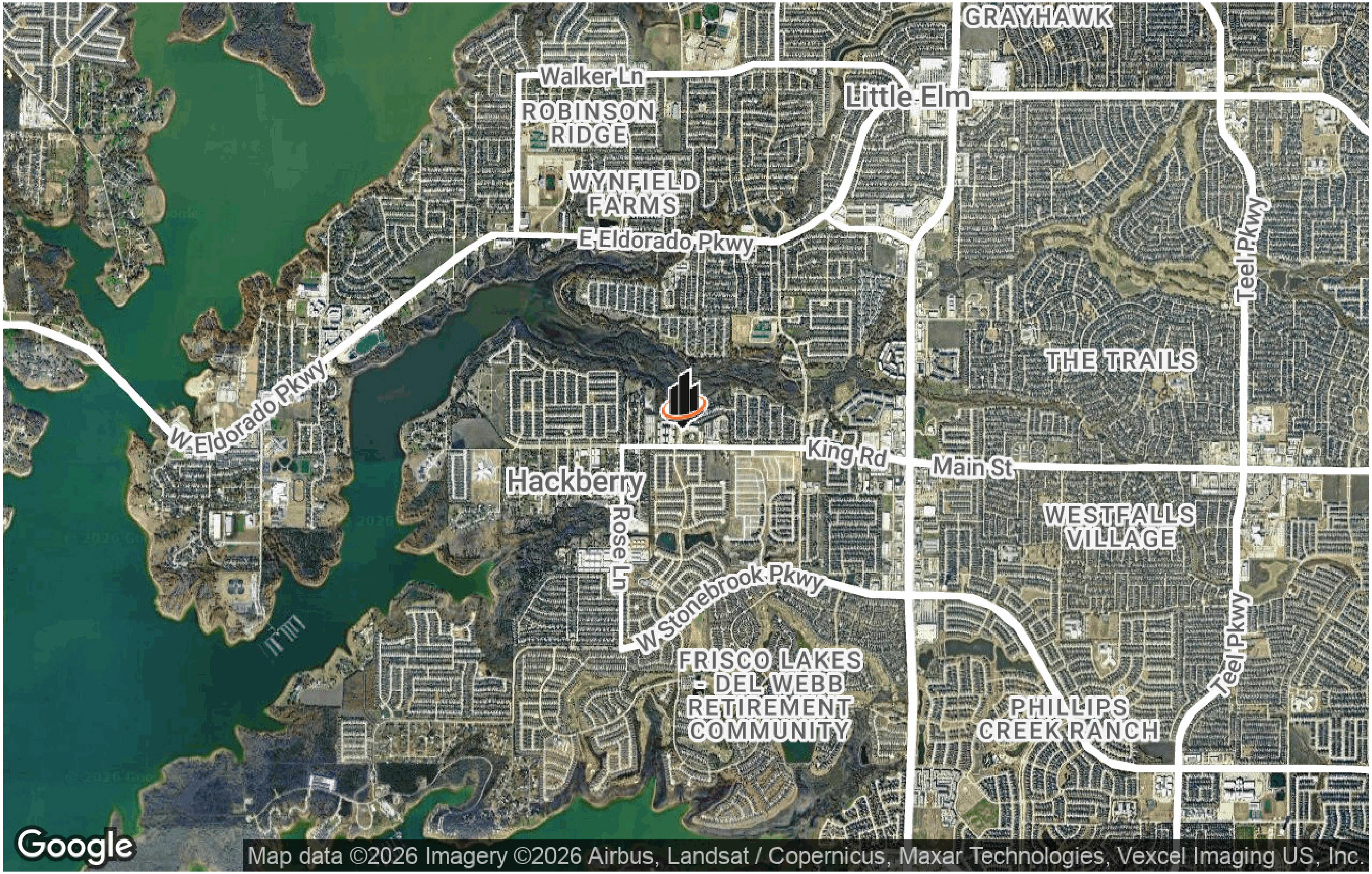


STRONG RENT COMPS

SITE PLAN

SVN VERUS COMMERCIAL

AERIAL MAP



GRAYHAWK
Walker Ln
Little Elm
ROBINSON RIDGE
WYNFIELD FARMS
E Eldorado Pkwy
Teel Pkwy
THE TRAILS
W Eldorado Pkwy
King Rd
Main St
Hackberry
WESTFALLS VILLAGE
Rose Ln
W Stonebrook Pkwy
FRISCO LAKES - DEL WEBB RETIREMENT COMMUNITY
Teel Pkwy
PHILLIPS CREEK RANCH
Google
Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

MEET THE TEAM

GREG JOHNSON

Managing Director

Direct: 940.381.2220 **Cell:** 940.594.7717
greg.johnson@svn.com

BRAD TYNDALL

Senior Advisor

Direct: 940.381.2220 **Cell:** 682.553.3766
brad.tyndall@svn.com

DANIEL MCDONALD

Associate Advisor

Direct: 940.381.2220 **Cell:** 940.735.9229
daniel.mcdonald@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SVN
COMMERCIAL REAL ESTATE ADVISORS

Collective Strength, Accelerated Growth

3190 TEASLEY LANE
DENTON, TX 76205

SVN
VERUS COMMERCIAL

V-RE.COM