

MIXED USE DEVELOPMENT

**SALE,
GROUND
LEASE
OR
BUILD TO
SUIT**



SWC FM 455 AT INDIAN TRAIL SANGER, TX 76266

30 +/- ACRES ANCHOR AND PAD SITE USES

COMMERCIAL, RETAIL, MEDICAL OFFICE, OFFICE, MULTIFAMILY.

ADJACENT SANGER HIGH SCHOOL, SURROUNDED BY NEW HOMES WITH BUILDERS SUCH AS ULTRA HOMES, MCCLINTOCK HOMES, BEAVER BUILDERS, IMPRESSION HOMES, LGI HOMES, DR HORTON. FAST GROWING COMMUNITY BEFORE THE SPLIT OF IH 35E/IH35W FREEWAY WITH ACCESS TO EITHER DALLAS OR FORT WORTH FOR EASIER COMMUTING. CLOSE PROXIMITY TO 2 LAKES, UNIVERSITY OF NORTH TEXAS, TEXAS WOMENS UNIVERSITY AND A GREAT LOCAL SCHOOL DISTRICT. (2,696 STUDENTS ENROLLED IN DISTRICT, 8 SCHOOLS IN DISTRICT, 14 STUDENTS PER CLASSROOM)

SALE, GROUND LEASE OR BUILD TO SUIT OPPORTUNITIES. NEGOTIABLE PRICES AND TERMS.

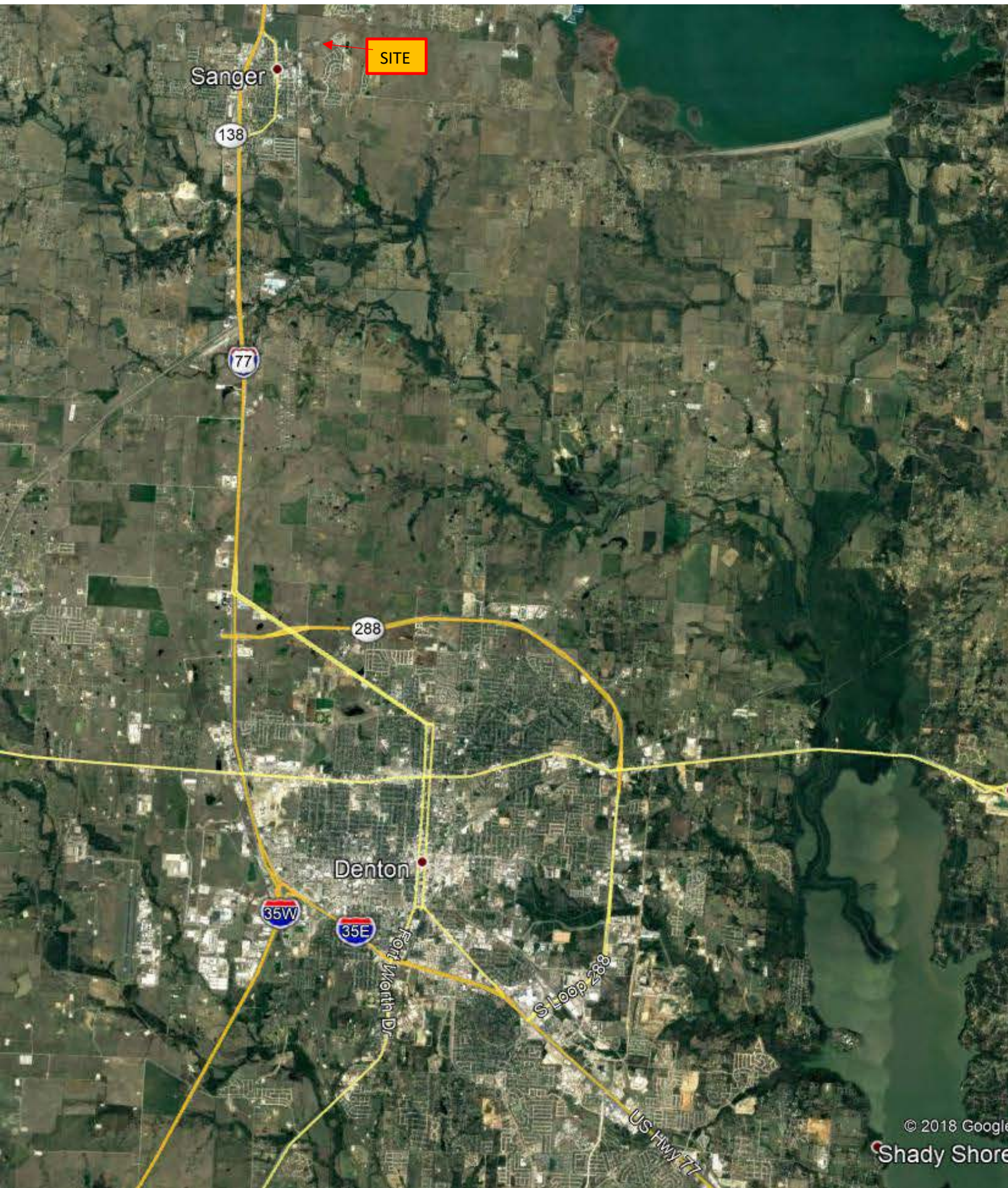
TOM METCALFE
214-458-8787

TMETCALFE@METREALESTATE.NET

**TOM METCALFE
COMMERCIAL REAL
ESTATE**

**3941 LEGACY DR SUITE 204
PLANO, TX 75023
TEL: 214-458-8787
FAX: 972-208-6393**

***[www.TMETCALFE@METREAL
ESTATE.NET](http://www.TMETCALFE@METREAL
ESTATE.NET)***



Sanger

SITE

138

77

288

Denton

35W

35E

Fort Worth Dr

S Loop 288

US Hwy 77

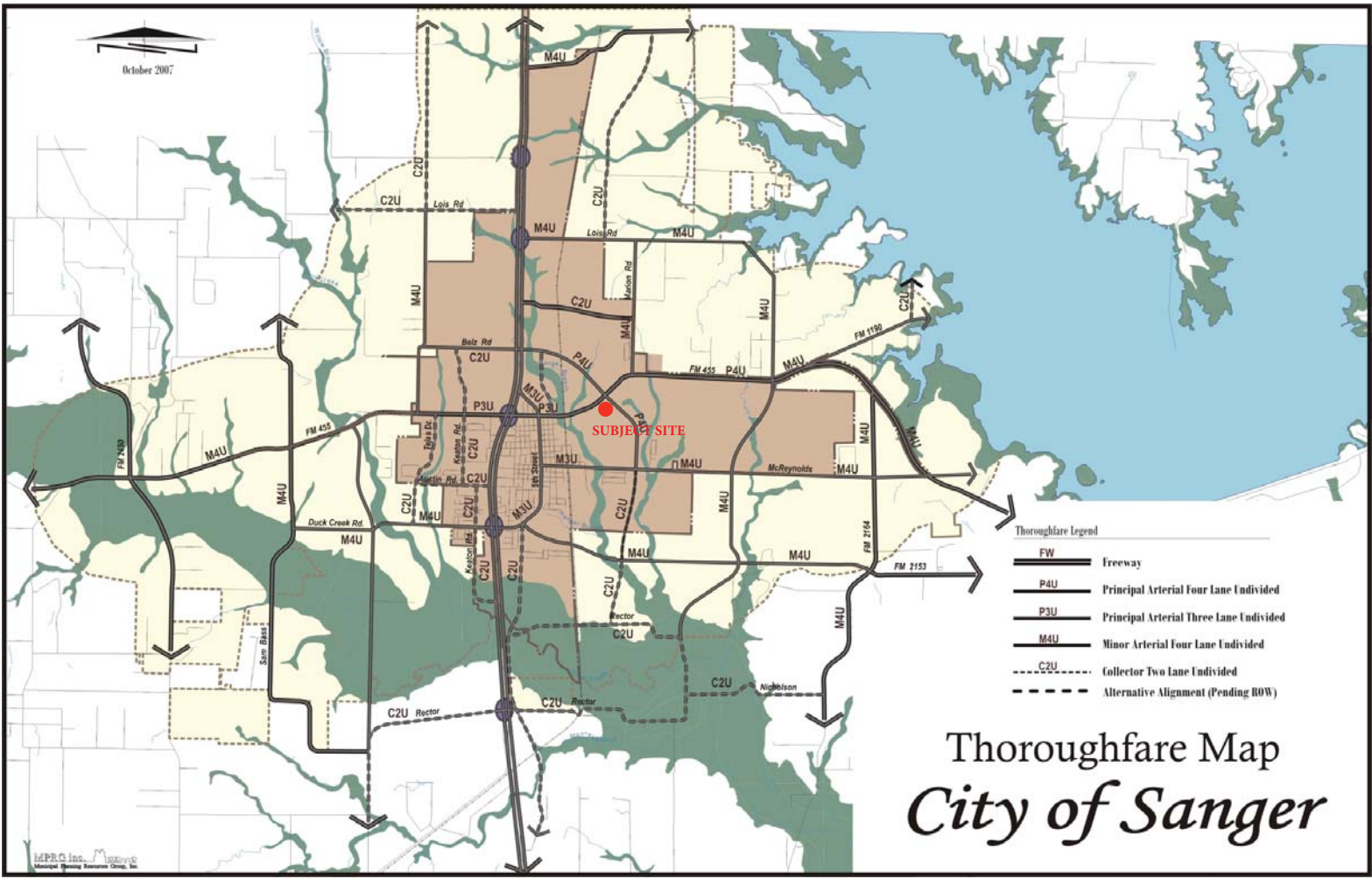
IH 35

FM 455

SUBJECT SITE



October 2007



Thoroughfare Legend

FW	Freeway
P4U	Principal Arterial Four Lane Undivided
P3U	Principal Arterial Three Lane Undivided
M4U	Minor Arterial Four Lane Undivided
C2U	Collector Two Lane Undivided
- - - -	Alternative Alignment (Pending ROW)

Thoroughfare Map *City of Sanger*



BIRDS' EYE VIEW

SABLE CREEK COMMONS

JUSTLAND DEVELOPMENT
FM 455 & SABLE CREEK BL VD
SANGER TEXAS



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VIEW

RETAIL BUILDING - BLOCK 'A'

SABLE CREEK COMMONS

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SANGER TEXAS



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VIEW

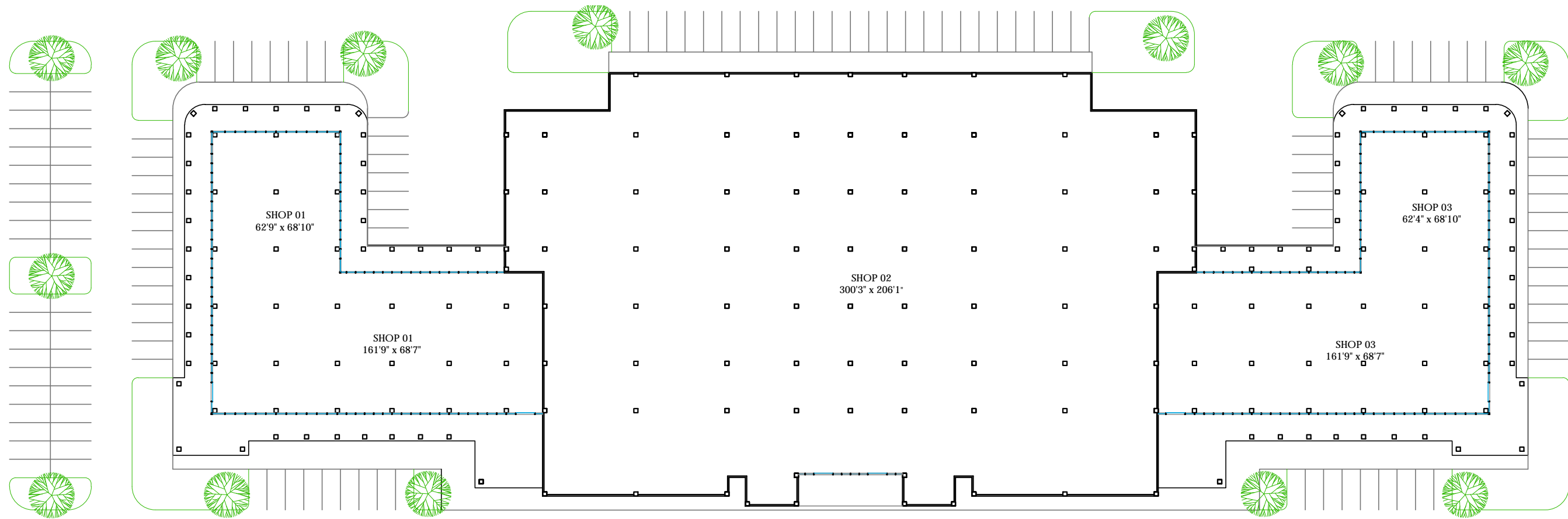
RETAIL BUILDING - BLOCK 'A'

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PLAN

GENERAL NOTES

1. This Plan is for conceptual purposes only. All building plans require review and approval by Development services.
2. All mechanical units shall be screened from public view.
3. When permitted exposed utility boxes and conduits shall be painted to match building.
4. All signage areas and locations are subject to approval by development Services.
5. Roof access shall be provided internally, unless otherwise permitted by building Office.



FLOOR PLAN

RETAIL BUILDING - BLOCK 'A'

SABLE CREEK COMMONS

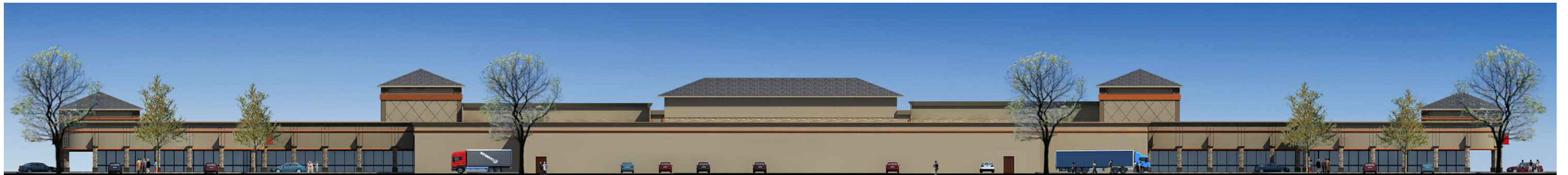
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ELEVATION - 01 (FRONT)



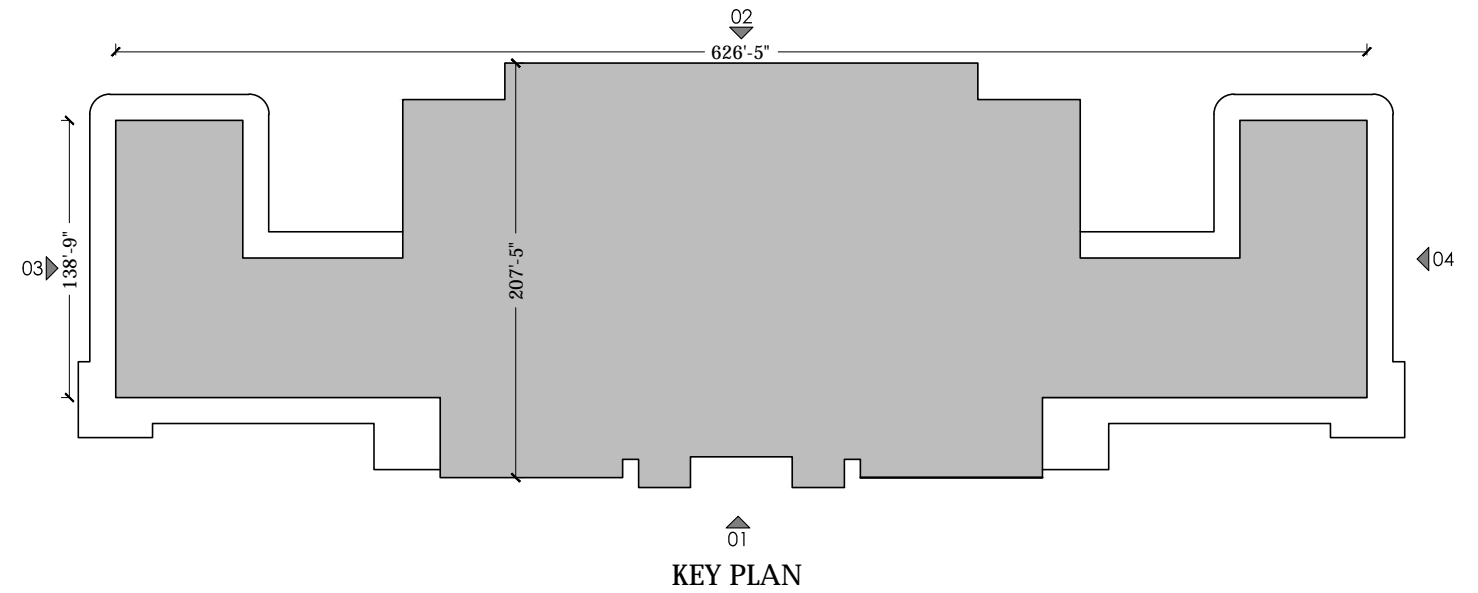
ELEVATION - 02 (REAR)



ELEVATION - 03 (LEFT)



ELEVATION - 04 (RIGHT)



ELEVATIONS

RETAIL BUILDING - BLOCK 'A'

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ELEVATION - 01 (FRONT)



PART ELEVATION



STONE CLADDING 01



SHINGLE TILES



STONE CLADDING 02



STUCCO

SLOPING ROOF (shingle tiles)

STUCCO

EIFS COPING

STUCCO WITH GROOVE PATTERN

PAINT

STONE CLADDING 01

STONE CLADDING 02

STOREFRONT (Bronze with Clear Glazing)

MATERIAL PALETTE

RETAIL BUILDING - BLOCK 'A'

SABLE CREEK COMMONS

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ELEVATION - 01 (FRONT)



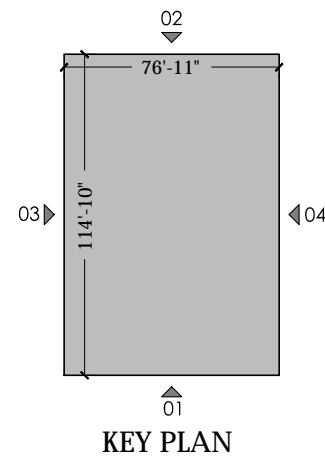
ELEVATION - 03 (LEFT)



ELEVATION - 02 (REAR)



ELEVATION - 04 (RIGHT)



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ELEVATIONS

OFFICE BUILDING - BLOCK 'I' & BLOCK 'J'

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ELEVATION - 01 (FRONT)



STONE CLADDING 01



SHINGLE TILES



STONE CLADDING 02



STUCCO

EIFS COPING

STONE CLADDING 02

DOUBLE GLAZED UNIT

EIFS COPING

STUCCO

PAINT

STONE CLADDING 01

MATERIAL PALETTE

OFFICE BUILDING - BLOCK 'I' & BLOCK 'J'

SABLE CREEK COMMONS

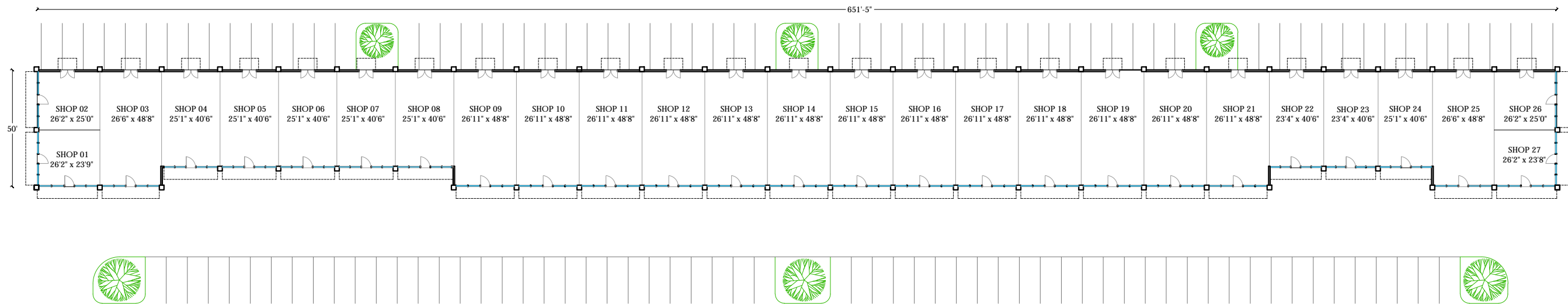
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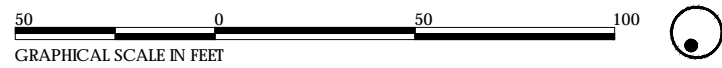
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VIEW



PLAN



FLOOR PLAN & VIEW

MIXED USE - BLOCK 'K'

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ELEVATION - 01 (FRONT)



ELEVATION - 02 (REAR)



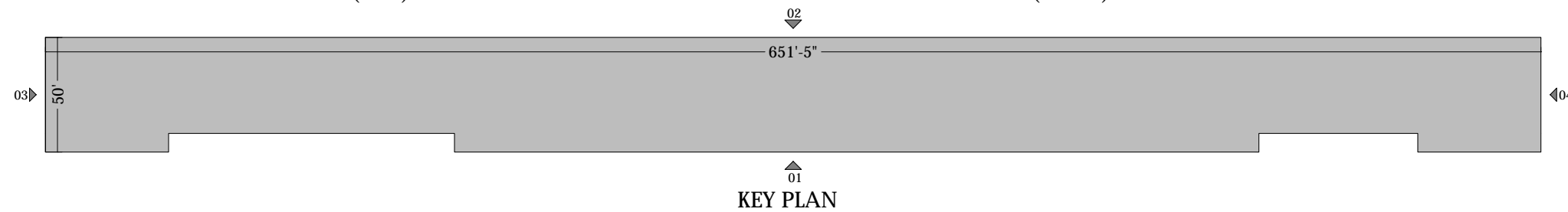
ELEVATION - 03 (LEFT)



ELEVATION - 04 (RIGHT)

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KEY PLAN

ELEVATIONS

MIXED USE - BLOCK 'K'

SABLE CREEK COMMONS

JUSTLAND DEVELOPMENT
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 SANGER TEXAS



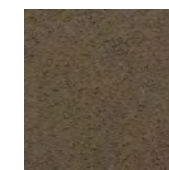
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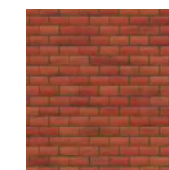
ELEVATION - 01 (FRONT)



PART ELEVATION



STUCCO



BRICKS



SHINGLE TILES

SLOPING ROOF (Shingle tiles)

EIFS COPING

STUCCO

AWNING

STOREFRONT (Bronze with clear Glazing)

BRICK

MATERIAL PALETTE

MIXED USE - BLOCK 'K'

SABLE CREEK COMMONS

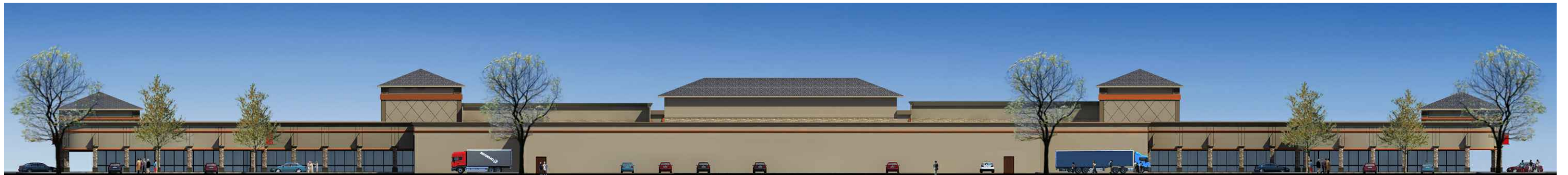
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ELEVATION - 01 (FRONT)



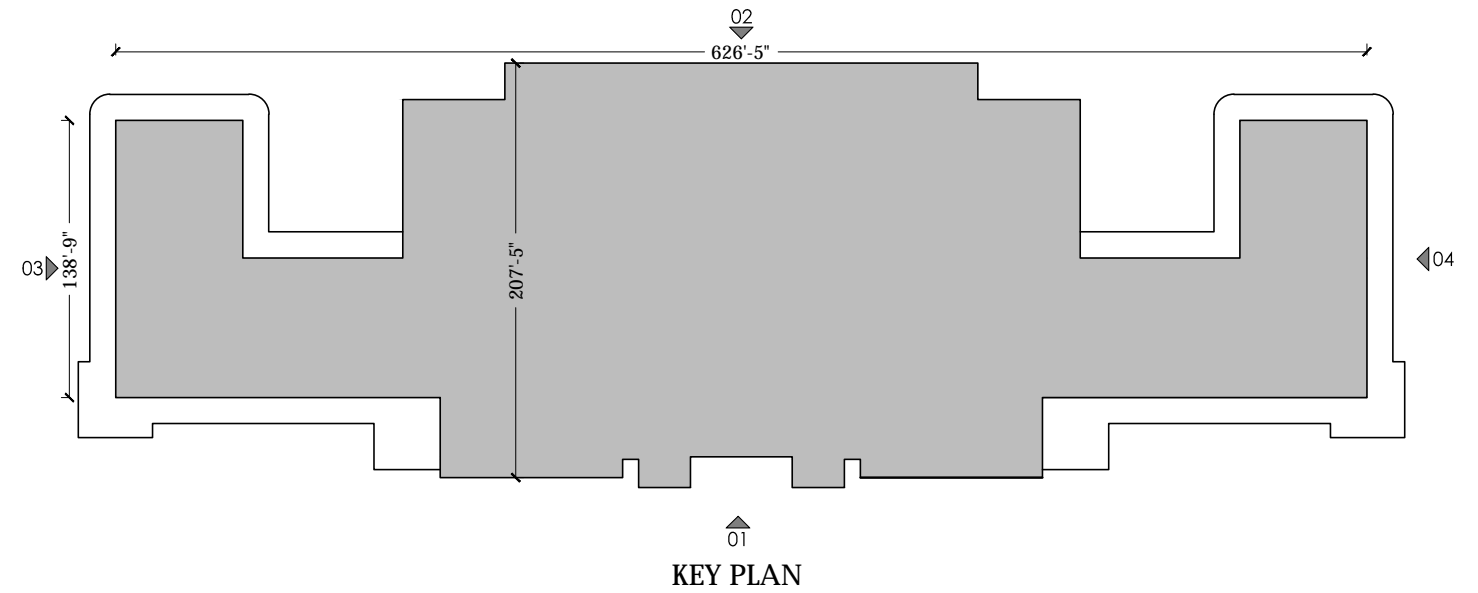
ELEVATION - 02 (REAR)



ELEVATION - 03 (LEFT)



ELEVATION - 04 (RIGHT)



ELEVATIONS

RETAIL BUILDING - BLOCK 'A'

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ELEVATION - 01 (FRONT)



PART ELEVATION



STONE CLADDING 01



SHINGLE TILES



STONE CLADDING 02



STUCCO

— SLOPING ROOF (shingle tiles)

— STUCCO

— EIFS COPING

— STUCCO WITH GROOVE PATTERN

— PAINT

— STONE CLADDING 01

— STONE CLADDING 02

— STOREFRONT (Bronze with Clear Glazing)

MATERIAL PALETTE

RETAIL BUILDING - BLOCK 'A'

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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.

11-2-2015



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.

Tom Metcalfe	0302612	tmetcalfe@metrealestate.net	214-458-8787
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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