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SWQ - PRESTON RD. & FRONTIER PKWY.

PROSPER, TX | COLLIN COUNTY | PROSPER I.S.D | PADE SITES AVAILABLE

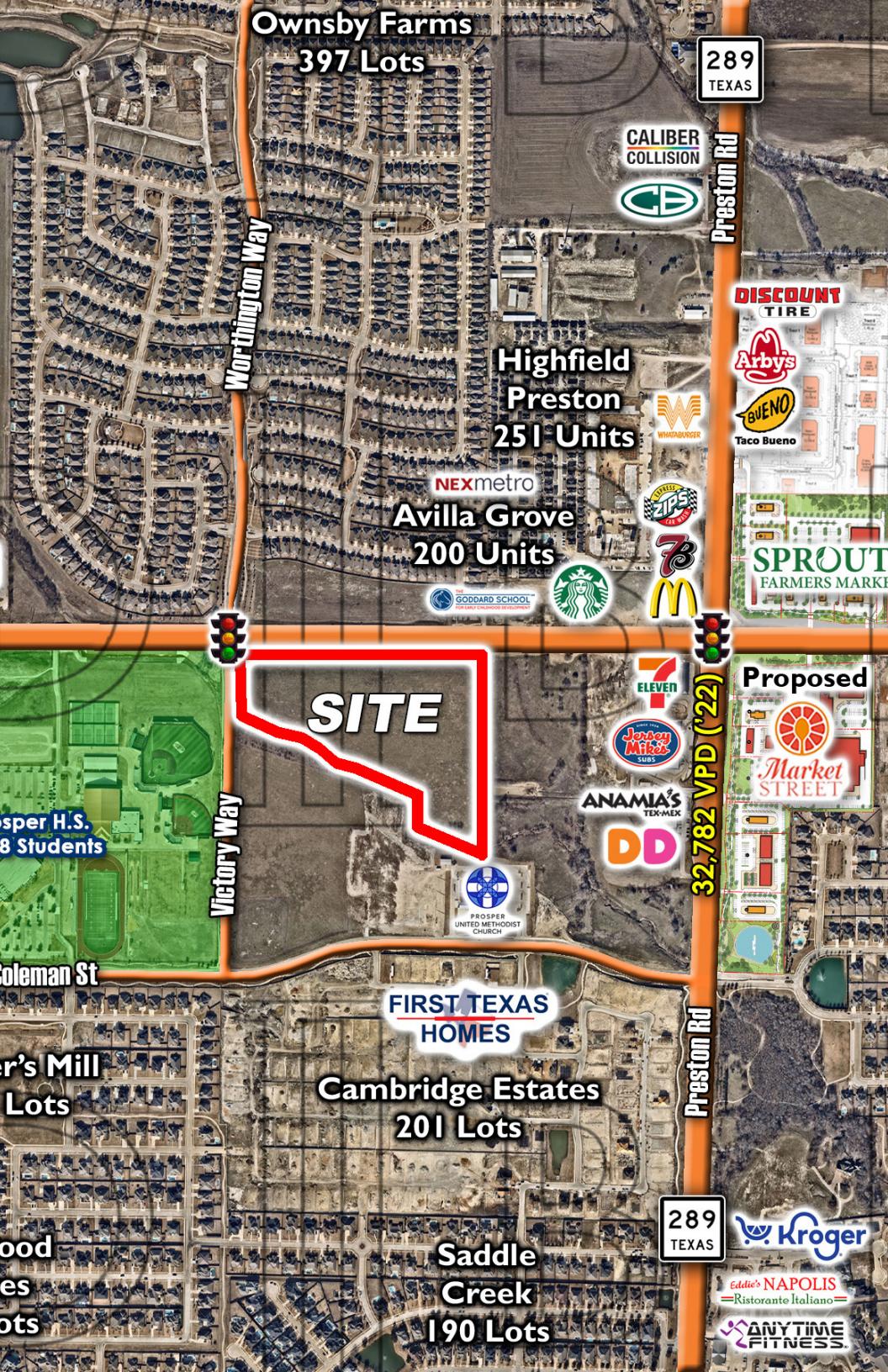
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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisor 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. 2025



PROPERTY INFORMATION



SIZE:

± 22.917 Gross AC Retail
Pad Sites for Sale



TRAFFIC COUNTS:

Preston Rd.: 32,782 VPD
Frontier Pkwy.: 14,816 VPD



ZONING:

O-Office

Ownership Pursuing Retail/Commercial
Zoning



UTILITIES:

Available to Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	9,649	62,945	119,748
% Proj Growth 2025-2030	2.79%	6.17%	6.57%
2025 Average HH Income	\$232,327	\$238,205	\$223,193
2025 Median HH Income	\$193,548	\$200,348	\$182,904



OWNSBY FARMS
397 LOTS

HIGHFIELD PRESTON
251 UNITS

FRONTIER ESTATES
271 LOTS

PROSPER LAKE
171 LOTS

NEXMetro
Communities
AVILLA GROVE
200 UNITS



CALIBER COLLISION
Christian Brothers
AUTOMOTIVE

DISCOUNT TIRE
Taco Bueno
Wendy's
Arby's
CARWASH

SPROUTS
FARMERS MARKET

PROPOSED
MARKET STREET



SEVEN 11 BREW

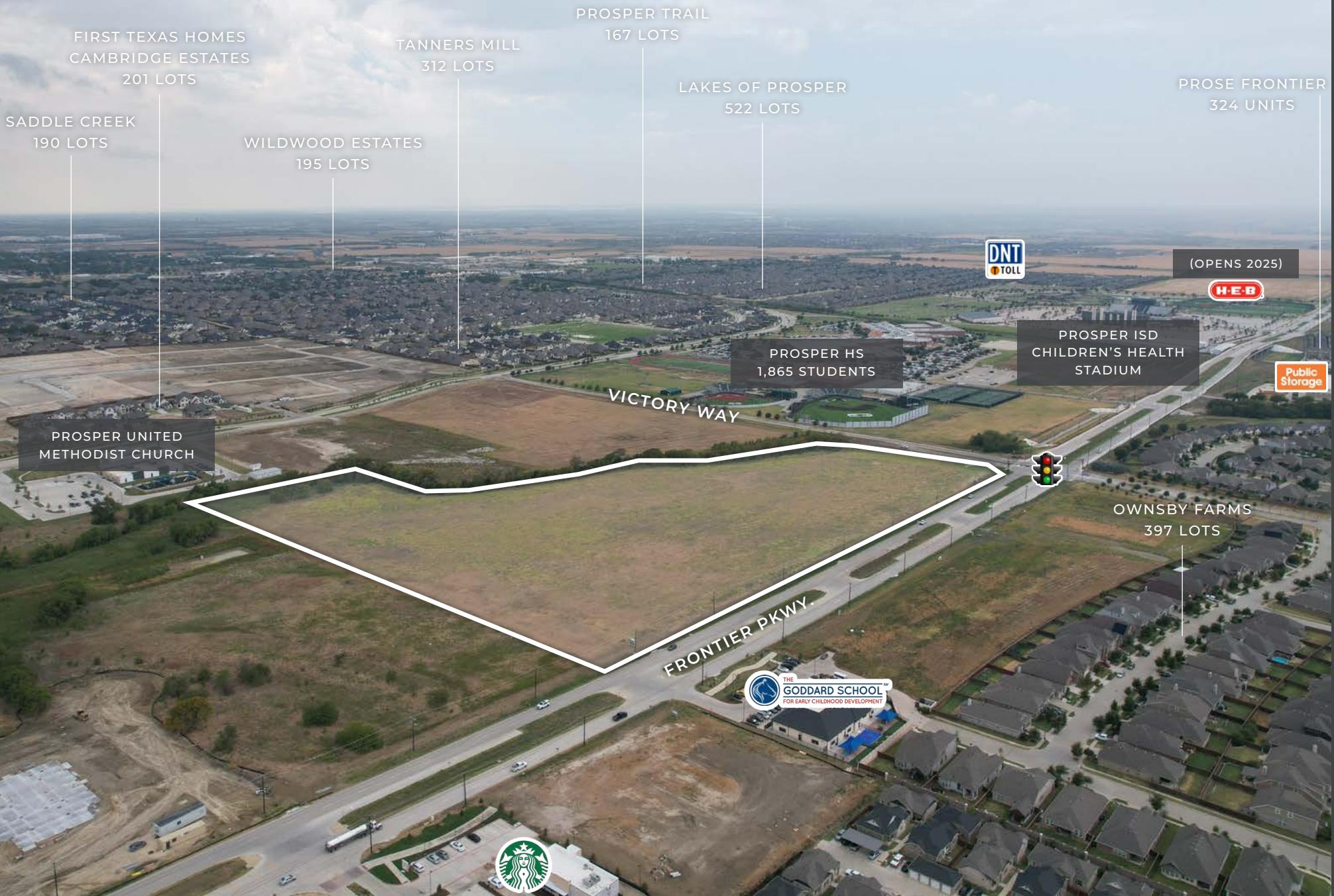


PRESTON RD.

PROSPER UNITED
METHODIST CHURCH

FRONTIER PKWY.

VICTORY WAY



SPROUTS COULD ANCHOR NEW RETAIL CENTER IN BOOMING AREA

DALLAS
BUSINESS JOURNAL



It looks like a new retail center in a booming part of the Metroplex will be anchored by a big-name grocer, the latest sign of corporate appetite for real estate in these fast-growing suburbs.

A 23,000-square-foot location of Sprouts Farmers Market Inc. is slated to be built at the northeast corner of Preston Road and Frontier Parkway in Prosper, according to a July 15 filing with the Texas Department of Licensing and Regulation. The store is estimated to cost \$4.7 million, with construction scheduled to begin in March 2026 and wrap up in February 2027, according to the filing. Information in TDLR filings is preliminary and subject to change but the documents provide an early look at construction plans.

The Arizona-based grocer, which focuses on providing fresh and natural foods and ingredients, will serve as the anchor tenant for a nearly 6-acre retail center. The development is expected to be roughly 56,000 square feet of retail space, including the Sprouts. The developer behind the project, Tennessee-based GBT Realty Corp., cited on its website population growth,

new residential development, infrastructure improvements and high vehicle traffic as reasons for picking the location. The center will have four additional retail sites, according to a site plan: two with a smaller footprint, ranging from about 6,700 to 6,800 square feet, and two of 9,600 square feet.

The project is being built in the booming suburbs north of Dallas, where populations are soaring and businesses are racing to snap up sites. The shopping center is surrounded by some of the fastest-growing cities in the nation — it's near the border with Celina, which ranked No. 4 for estimated population growth from mid-2023 to mid-2024 and was No. 1 in the U.S. the year prior. Grocery-anchored retail remains a bright spot in DFW retail development. It contributes to the estimated 2.9 million square feet of retail space the region will add this year, according to Weitzman, which would be the most since 2017. The planned retail center also lies at a busy intersection. Almost 38,800 vehicles drive by the site daily on Preston Road, while nearly 9,900 vehicles pass on Frontier Parkway, according to GBT's site plan. Other specifics about the retail center, including whether tenants have leased the smaller pad sites, were not immediately available. GBT did not return a request for comment.

Sprouts would be a high-profile addition. The company is expanding elsewhere in Texas and recently announced it would hire 93 full- and part-time employees for a new store in nearby Providence Village — its latest Texas location is slated to open in September. Including the store in Providence Village, Sprouts will have 33 locations in DFW. Statewide, Sprouts has 58 locations, which trails only California for the most locations at 152, according to the company's website. Across its entire footprint, Sprouts employs about 35,000 people and operates more than 450 stores in 24 states nationwide, according to the website.

CELINA'S FIRST WALMART TO BE PART OF BIGGER VISION FOR FAST-GROWING CITY

The Dallas Morning News



Walmart will be the centerpiece of a new development in one of Dallas-Fort Worth's fastest-growing communities.

G-Man Development has teamed up with Walmart Real Estate, the City of Celina and its economic development corporation on a mixed-use development slated to be anchored by the retailer's first store in the city.

Located on the northwest quadrant of Preston Road and Collin County Outer Loop, the forthcoming Shawnee Trail Development will feature urban residential, along with an approximately 200,000-square-foot Walmart, among other retailers and dining options.

"It is exciting to know that Celina will be the first community to welcome this newest Walmart concept that has been in the planning stages for several years now," said Rex Real Estate's Matthew Kiran.

Special attention has been paid to incorporating green space, open space, trails and water features throughout the 190-acre mixed-use project located in Collin County.

In its village-like layout, Shawnee Trail is slated to incorporate materials and architecture that will reflect its historic past as a means to drive longhorn cattle to Missouri. Preston Road now follows the path of the Shawnee Trail.

G-Man Development is working with Nelson Partners Architects and Planners, along with KFM Engineering and Design, on the project.

The Stainback Organization's Kent and Luke Stainback represented Walmart.

Thomas Glendenning of Shop Companies will oversee leasing at the development.

Shawnee Trail marks the first project being developed under the Glendenning 1887 brand in the Collin County city. The firm expects to announce another major master-planned development in Celina soon.

A draw for the firm name, Rex Glendenning of Rex Real Estate's great-grandfather moved to Celina in 1887 to farm.

The new Walmart is part of the retailer's push to open 150 new stores across the U.S. in the next five years, with four new stores slated for Texas. Walmart projects the Celina outpost will break ground in August.

Celina has seen an uptick in retailers heading to the area. San Antonio's H-E-B recently revealed it has added a second site in the city for potential future use within Centurion American Development Group's sprawling Legacy Hills master-planned development. Brookshire's, based in Tyler, also recently unveiled a freshly renovated store in Celina.

H-E-B TO START CONSTRUCTION ON PROSPER STORE

DALLAS
BUSINESS JOURNAL



H-E-B LP is set to move forward with its planned store in Prosper, its latest bite at the edge of the Metroplex.

The San Antonio-based grocery chain plans to break ground April 2 in Prosper, at the corner of Frontier Parkway and the Dallas North Tollway, WFAA reported.

Meanwhile, H-E-B expects to open its first store in Fort Worth/Tarrant County, at 3451 Heritage Trace Pkwy. near Alliance Town Center, on April 10.

Since debuting in Frisco in September 2022, H-E-B has been proliferating across the suburbs of the Dallas-Fort Worth metro. It currently has three stores in the four core counties of DFW. It has

additional locations under construction in Mansfield and Melissa, about 15 miles from Prosper, as well as a future store planned in Forney.

H-E-B is also building two locations of value chain Joe V's Smart Shop, which has lower prices and smaller stores, in Dallas — it just broke ground on the second earlier this month.

The Prosper H-E-B has been in the works for a while — the company bought the roughly 20 acres for the store in 2022.

But H-E-B deciding to move forward is always big news. It's a retail bellwether, so many other businesses typically follow in its wake, and it's known for its thorough site selection process.

Its influence as an employer is also growing rapidly. Earlier this year, it had about 3,000 workers in the DFW.



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.

CELINA TO ADD ANOTHER MAJOR RETAILER

DALLAS
BUSINESS JOURNAL



HOME DEPOT SECURES INCENTIVES FOR NEW STORE; COSTCO, LOWE'S ALSO COMING

Home Depot Inc. is planting its flag in America's fastest-growing city, adding to the economic momentum in a once-rural part of North Texas.

The big-box retailer will build a 105,000-square-foot location at the northwest corner of Ownsby Parkway and Preston Road, next to a planned Costco and across from a future Lowe's.

The Celina City Council approved a Chapter 380 agreement with Home Depot on Dec. 19, providing a \$1.39 million sales tax grant for 10 years. The grant will be shared between the city and the Celina Economic Development Corp., with the city expecting a return on investment in five years, according to Community Impact. Under the agreement, Home Depot (NYSE: HD) will be required to open by July 2026 and employ at least 48 local residents by March 2027, according to a presentation from a Jan. 14 council meeting.

The city expects the new store to generate enough revenue to support infrastructure and public service needs, according to a Jan. 15 announcement. The \$20 million investment comes as Celina's population ballooned by an estimated 26.6% from July 2022 to July 2023, according to U.S. Census Bureau data — more percentage growth than any other city of at least 20,000 in the country.

"This development represents more than the arrival of a major retailer — it brings new opportunities for economic growth, strengthens our local tax base, and enhances convenience for our residents," Clint Bissett, president of Celina EDC, in a statement.

Celina symbolizes the rapid transformation of the Dallas-Fort Worth Metroplex. New highways are connecting the city to other parts of Collin County, while high-quality schools, more affordable homes, and new amenities draw in more and more residents.

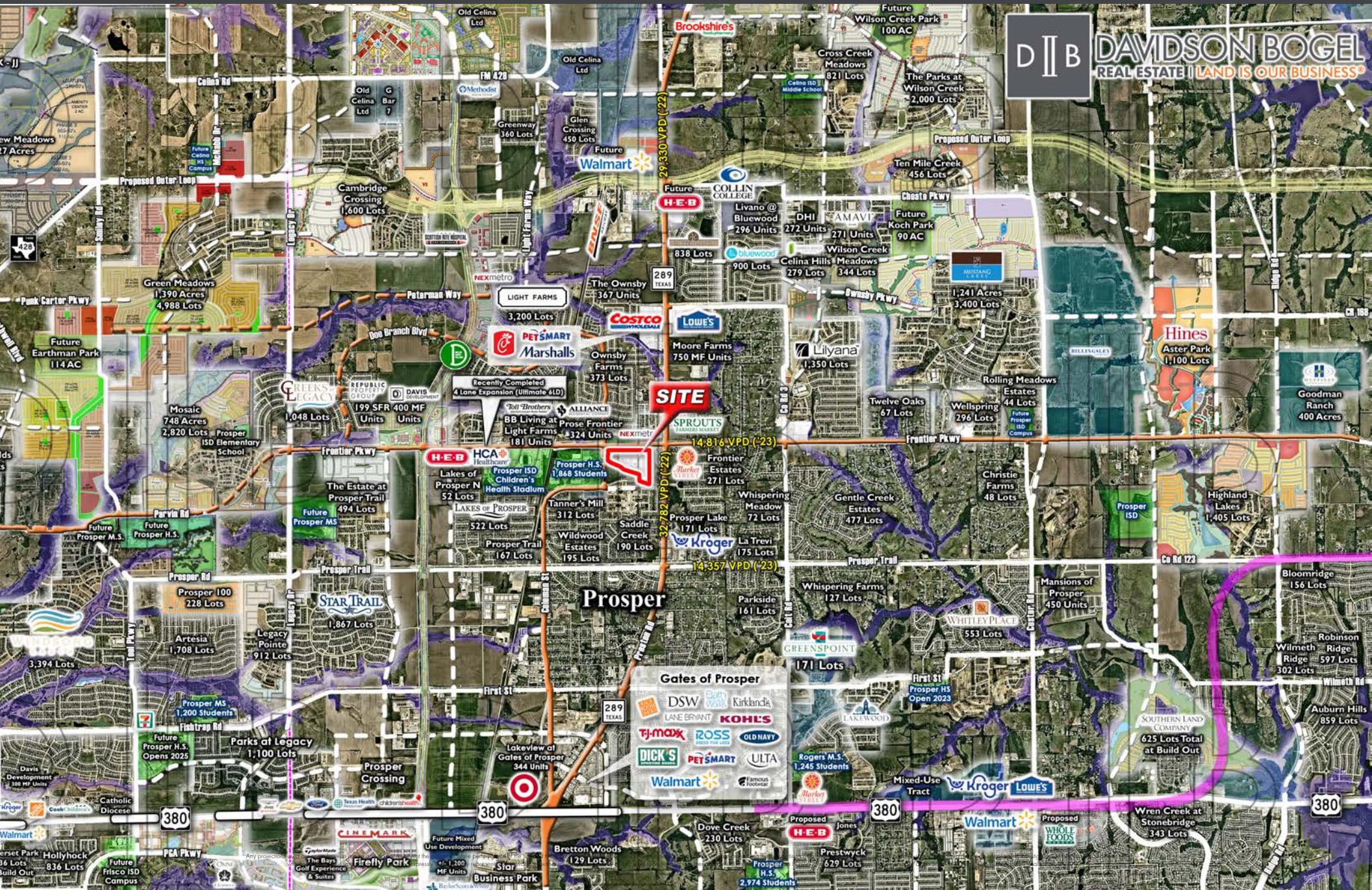
Retail always follows rooftops, and there are massive housing developments underway such as Legacy Hills, a 7,000-home project by Centurion American Development Group, and Ramble by Hillwood, which will have around 4,000 homes. Celina Mayor Ryan Tubbs told Dallas Business Journal on Jan. 7 that the city issued 2,930 single-family residential permits in 2024, a single-year record and a 17% increase from 2023.

There are currently about 15 Home Depot locations across Collin County. The region as a whole has added more than 200,000 residents since 2020, bringing the total population to 1.2 million, according to a 2024 credit analysis by Moody's, a New York-based financial services company.

"Home Depot's investment reflects the confidence businesses have in Celina as a vibrant, thriving city, and we look forward to the positive impact this partnership will have on our community for years to come," Tubbs said in a statement.

PRESTON RD. & FRONTIER PKWY.

WIDE AERIAL



PRESTON RD. & FRONTIER PKWY.

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
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
CHRISTOPHER RYAN TURNER	672133	RTURNER@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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 - 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.

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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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Davidson, Jr.	593731	ddavidson@db2re.com	214-526-3626
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Buyer/Tenant/Seller/Landlord Initials

Date



2-10-2025



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