±14 ACRE INDUSTRIAL DEVELOPMENT SITE OUTSIDE STORAGE PERMITTED

SEC PROSPER TRAIL & COOK LANE, PROSPER, TX 75078



EXCLUSIVELY OFFERED BY

TYUNDERWOOD 214.520.8818 x 4 tyunderwood@sljcompany.com SLJ Company, LLC 4311 West Lovers Lane, Suite 200 Dallas, Texas 75209

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SLJ

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.



PROPERTY PROFILE

ADDRESS 1020 Cook Ln, Prosper, TX 75078

LOCATION The Property is located at the southeast corner of W Prosper Trail and Cook Ln in Prosper, Texas.

LAND AREA ±14.0 Acres (609,840 SF) *No minerals are included in the proposed transaction

LOT DIMENSIONS

Frontage on W Prosper Trail:	±811 Feet
Frontage on Cook Ln:	±839 Feet

TRAFFIC COUNTS

W Prosper Trail:

±5,000 VPD (2014)

ZONING

Planned Development-26-Office/Industrial District (PD-26-O/I)

Links: Link to Prosper Zoning Map Link to PD-26-O/I

ZONING INFORMATION

PERMITTED USES

Accessory Building Administrative, Medical, or Professional Office Airport/Heliport – S Antenna and/or Antenna Support Structure, Commercial or Non-Commercial - C Assisted Care or Living Facility Athletic Stadium or Field, Public Auto Parts Sales, Inside Automobile Paid Parking Lot/Garage Automobile Parking Lot/Garage Automobile Repair, Major or Minor (outdoor storage of vehicles to be screened) Automobile Sales, Used Automobile Sales/Leasing, New Automobile Storage Bank, Savings and Loan, or Credit Union Beer & Wine Package Sales - C Bus Terminal – C **Business Service** Car Wash Caretaker's/Guard's Residence Civic/Convention Center College, University, Trade or Private Boarding School Commercial Amusement, Indoor Commercial Amusement, Outdoor – S Community Center Dry Cleaning, Major (including plant) or Minor Fairgrounds/Exhibition Area – S Farm, Ranch, Stable, Garden, Orchard or Nursery Feed Store

*Uses followed by an S are permitted by Specific Use Permit. *Uses followed by a C are permitted subject to conditional development standards.

Furniture Restoration, Indoor Only Golf Course and/or Country Club Governmental Office Gunsmith Gymnastics/Dance Studio (permitted in Prosper Business Park – Exhibit A-1) Health/Fitness Center Helistop – S House of Worship Household Appliance Service and Repair Indoor Gun Range Insurance Office Landfill – S Locksmith/Security System Company Mini-Warehouse/Public Storage - S Mortuary/Funeral Parlor Motorcycle Sales/Service Municipal Uses Operated by the Town of Prosper Museum/Art Gallery Office and Storage Area for Public/Private Utility Office/Showroom Open Storage (must be screened from view of public street) Park or Playground Print Shop, Major or Minor Private Recreation Center Private Utility. Other Than Listed Recycling Collection Point Rehabilitation Care Institution – S Research and Development Center - C



ZONING INFORMATION

PERMITTED USES

Restaurants or Cafeteria Retail/Service Incidental Use School District Bus Yard – C Small Engine Repair Shop Stable, Commercial Stealth Antenna, Commercial – C Taxidermist Telephone Exchange Temporary Building – C Theater, Drive In – S Theater, Regional Transit Center Utility Distribution/Transmission Facility – S Veterinarian Clinic and/or Kennel, Indoor or Outdoor Winery *Uses followed by an S are permitted by Specific Use Permit. *Uses followed by a C are permitted subject to conditional development standards.

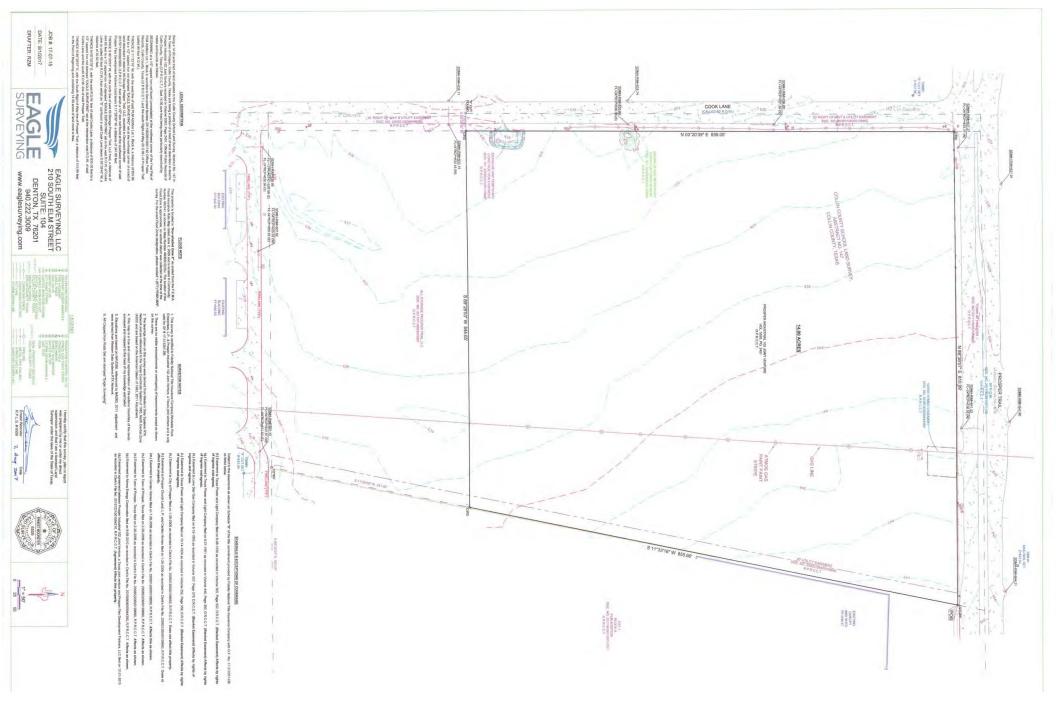
ADDITIONAL PERMITTED USES

*350' SETBACK FROM CENTERLINE OF PROSPER TRAIL

*Bottling Works *Building Material and Hardware Sales, Major or Minor *Cabinet/Upholstery Shop *Car Wash, Self-Serve *Contractor's Shop and/or Storage Yard *Concrete/Asphalt Batching Plant, Permanent - S *Distribution Center *Electric Power Generating Plant - S *Equipment and Machinery Sales and Rental, Major (indoor or screened from public street) *General Manufacturing/Industrial Use Complying with Performance Standards *Limited Assembly and Manufacturing Use Complying with Performance Standards *Machine Shop, Indoor Only *Miscellaneous Hazardous Industrial Uses - S *Office/Warehouse/Distribution Center *Recreational Vehicle Sales & Service, New/Used (outdoor storage must be screened from view) *Recreational Vehicle/Truck Parking Lot or Garage (outdoor storage must be screen from view) *Recycling Center *Storage or Wholesale Warehouse *Trailer Rental *Truck Sales, Heavy Trucks *Truck/Bus Repair *Truck Terminal



SURVEY





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;
- o 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.

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Buyer/Tenant/Seller/Landlord Initials

Date