

PROSPER TOWN CENTER -- 4.2 ACRE PAD SITE FOR SALE

Prime Medical Office Development Opportunity with Shovel Ready Plans

4.2 Acres
Pad Site



DEVELOPMENT READY PAD SITE

- 4.2 Acres Pad Site with plans in place and permit ready making this a rare opportunity for shovel ready medical plaza development.
- Plans in place include a 30k Sq Ft Medical Office Building and 15k Sq Ft Surgery Center.

SALE PRICE : \$4.50mm (\$24.60 PSF)

CONCEPTUAL SITE PLAN



PROSPER TEXAS

Population

2020 Population	28,390
2022 Population	31,700
<u>2024 Population</u>	<u>42,598</u>
Percent Growth 2020-2024	50.0%

Household Income

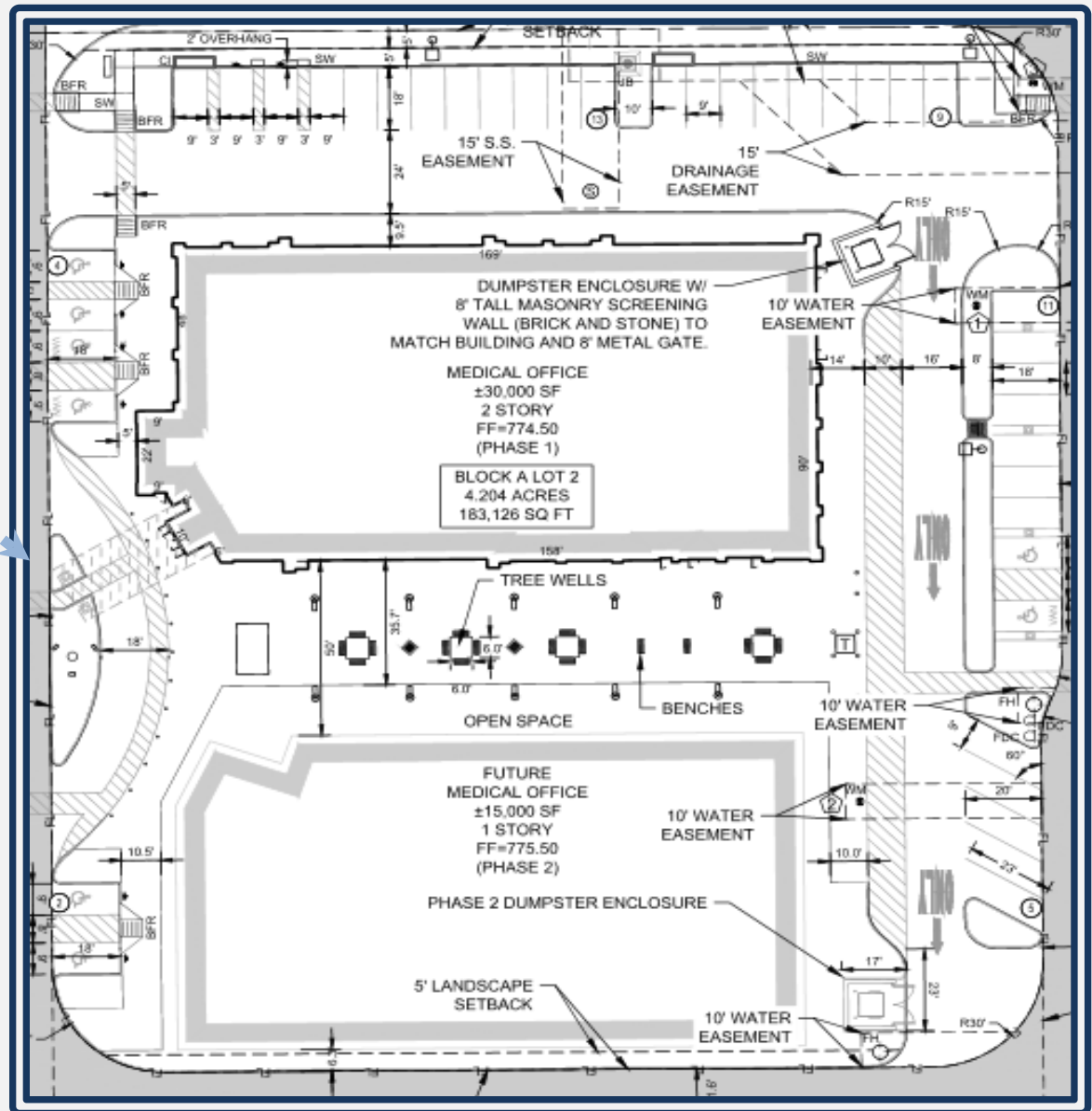
Median Household Income	\$198,632
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Housing

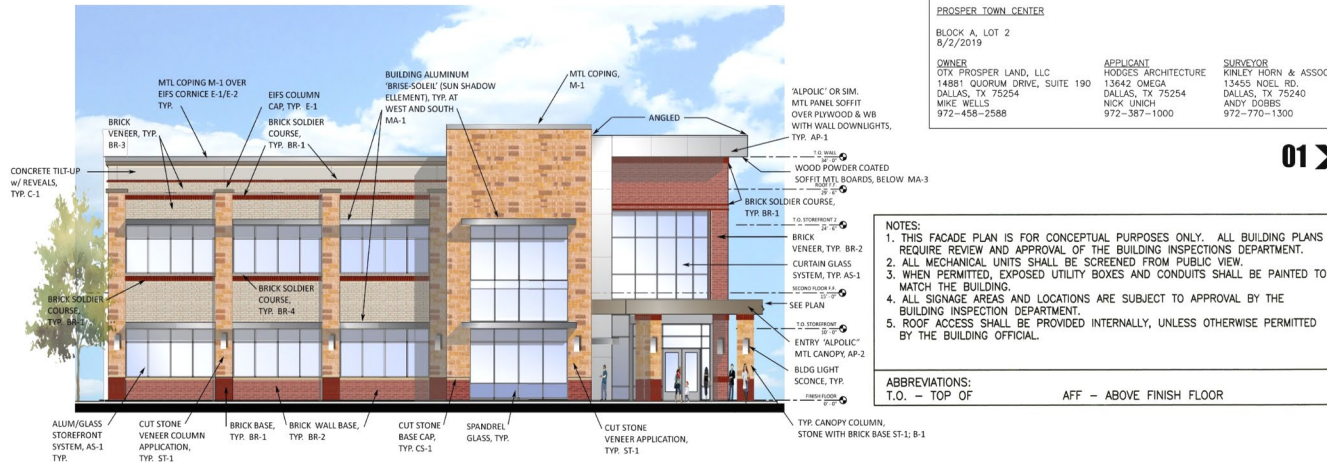
Median Home Value	\$886,000
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Population Summary

Under 18	15,080
18-64	25,090
65 & Older	2,428







1. MOB - WEST ELEVATION

WEST/ENTRY FACADE

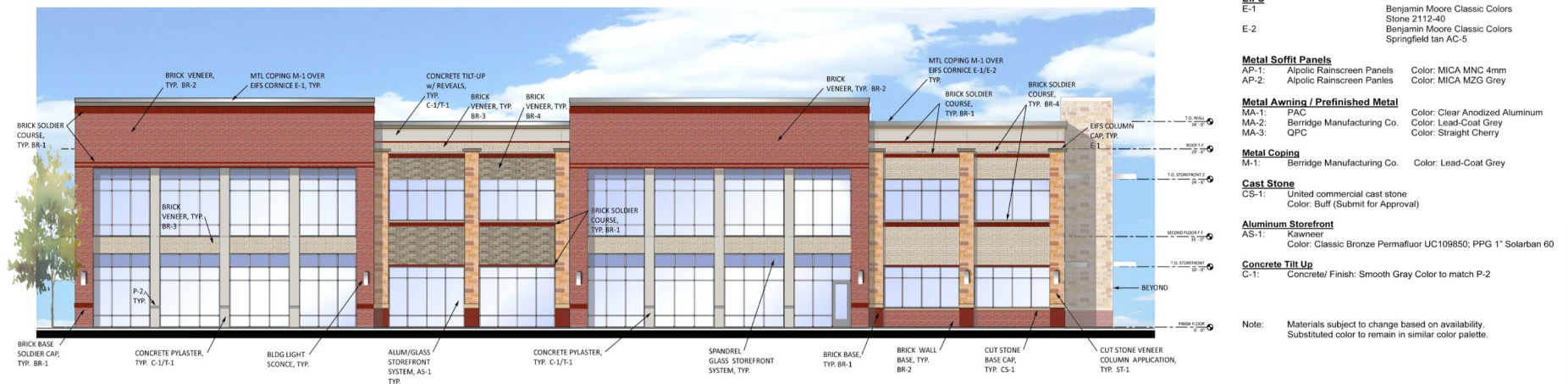
GLAZING+DOORS+DOOR TRIM - 1,026 S.F. = 30.5%
BRICK - 878 S.F. - 38%
STONE - 683 S.F. - 30%
CONC - 90 S.F. - 4%
CAP STONE - 43 S.F. - 2%
METAL PANELS - 164 S.F. - 7%
METAL COPING - 47 S.F. - 2%
EIFS CORNICE - 37 S.F. - 2%
CANOPY - 53 S.F. - 2.2%
ALUM - 74 S.F. - 3%

FACADE (MINUS GLAZING, DOORS & DOOR TRIM) - (3,359 S.F. - 1,026 S.F.) = 2,333 S.F. = 100%
WEST/ENTRY FACADE - 3,359 S.F. = 100% TOTAL

NORTH FACADE

GLAZING+DOORS+DOOR TRIM - 2,686 S.F. = 41.5%
BRICK - 2,496 S.F. - 65.8%
STONE - 668 S.F. - 17.6%
CONC - 350 S.F. - 9%
CAP STONE - 24 S.F. - 0.6%
METAL COPING - 113 S.F. - 3%
EIFS CORNICE - 119 S.F. - 3%
CANOPY - 12 S.F. - 0.3%

FACADE (MINUS GLAZING, DOORS & DOOR TRIM) - (6,478 S.F. - 2,686 S.F.) = 3,792 S.F. = 100%
NORTH FACADE - 6,478 S.F. = 100% TOTAL



2. MOB - NORTH ELEVATION

PROSPER TOWN CENTER

BLOCK A, LOT 2
8/2/2019

OWNER
DTX PROSPER LAND, LLC
14881 OLIVUM DRIVE, SUITE 190
DALLAS, TX 75254
MIKE WELLS
972-458-2588

APPLICANT
HODGES ARCHITECTURE
13642 OMEGA
DALLAS, TX 75254
NICK UNICH
972-387-1000

SURVEYOR
KINLEY HORN & ASSOC.
13455 NOEL RD.
DALLAS, TX 75240
ANDY DOBBS
972-770-1300

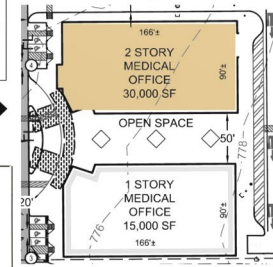
- NOTES:**
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL OF THE BUILDING INSPECTIONS DEPARTMENT.
 2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW.
 3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
 5. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE BUILDING OFFICIAL.

ABBREVIATIONS:
T.O. = TOP OF

AF - ABOVE FINISH FLOOR

01

02



KEY PLAN

MOB-Prosper, TX
Exterior Materials
Project No. 18083-01
07/31/2019

Brick Masonry

BR-1	Acme Brick	Color: Royal Burgundy, Velour
BR-2	Acme Brick	Color: Garnet, Velour
BR-3	Acme Brick	Color: Dove Gray, Velour
BR-4	Acme Brick	Color: Ross Bridge, Velour

Stone

ST-1: Surface Milsap Stone - Random Rectangular cut
Contact: Patricia Elliot 817-994-4416

Paints / Texture

P-1, T-1	Benjamin Moore Classic Colors Cement Gray 2112-60
P-2	Benjamin Moore Classic Colors Charcoal Slate

EIFS

E-1	Benjamin Moore Classic Colors Stone 2112-40
E-2	Benjamin Moore Classic Colors Springfield tan AC-5

Metal Soffit Panels

AP-1:	Alpolic Rainscreen Panels	Color: MICA MNC 4mm
AP-2:	Alpolic Rainscreen Panels	Color: MICA MZG Grey

Metal Awning / Prefinished Metal

MA-1:	PAC	Color: Clear Anodized Aluminum
MA-2:	Berridge Manufacturing Co.	Color: Lead-Coat Grey
MA-3:	QPC	Color: Straight Cherry

Metal Coping

M-1:	Berridge Manufacturing Co.	Color: Lead-Coat Grey
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Cast Stone

CS-1:	United commercial cast stone
	Color: Buff (Submit for Approval)

Aluminum Storefront

AS-1:	Kawneer
	Color: Classic Bronze Permafluor UC109850; PPG 1" Solarban 90

Concrete Tilt Up

C-1:	Concrete/ Finish: Smooth Gray Color to match P-2
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Note: Materials subject to change based on availability. Substituted color to remain in similar color palette.

ABBR.	DEFINITION
AC	AIR CONDITIONER
BILLB	BILLBOARD
Bol.	BOLLARD
CC#	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED "W.A.I. 5714"
CM	CONTROLLING MONUMENT
CO	CLEANOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOMK	FIBER OPTIC MARKER
GI	GRATE INLET
GL	GROUND LIGHT
GM	GAS METER
GMK	GAS MARKER
GR	GAS RISER
GV	GAS VALVE
GW	GUY WIRE
HI	BUILDING HEIGHT

ABBR.	DEFINITION
HC	HANDICAPPED
ICV	IRRIGATION CONTROL VALVE
IN	INLET
IRF	IRON ROD FOUND
LP	LIGHT POLE
MAG	MAG NAIL SET WITH SHINER STAMPED "W.A.I. R.P.L.S. 5714"
MB	MAIL BOX
MH	MANHOLE
MP	METAL POST
PF	PIN FLAG
PKF	PK NAIL FOUND
PKS	PK NAIL SET
PM	PAINT MARK
PP	POWER POLE
SB	SIGNAL BOX
SN	SIGN
SP	SIGNAL POLE
SS	SANITARY SEWER
SW	STORM WATER
TMK	TELEPHONE MARKER
TP	TELEPHONE PEDESTAL

ABBR.	DEFINITION
TPAD	TRANSFORMER PAD
TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
WM	WATER METER
WP	WOOD POST
WV	WATER VALVE
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET

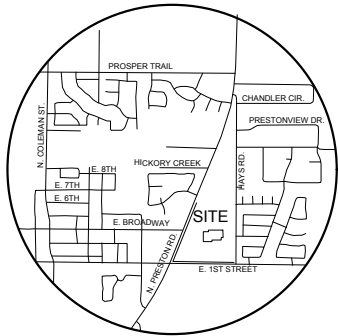
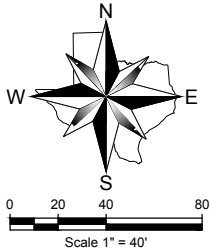
BENCH MARKS:

BM#1 - "X" cut at the back of curb P.I. of a parking area along the north property line, ±32.0 feet east of the northwest property corner.

ELEVATION - 765.50 feet

BM#2 - "X" cut in the southwest side of a drop inlet, ±171.0 feet west of the northeast property corner and ±12.4 feet south of the north property line.

ELEVATION - 772.90 feet



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. 147, in the City of Prosper, Collin County, Texas, being all of Block A, Lot 2, Prosper Town Center Phase VI, according to the Conveyance Plat thereof recorded in Volume 2018, Page 926, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" found for the Northwest corner of Lot 1, Block A, Prosper Town Center Phase VI, an addition to the Town of Prosper, Collin County, Texas, according to the Conveyance Plat thereof recorded in Volume 2018, Page 306, Official Public Records, Collin County, Texas, said iron rod also being the Northeast corner of said Lot 2;

THENCE South 00 deg 30 min 41 sec East, along the West line of said Lot 1, Block A and the Easterly line of said Lot 2, a distance of 203.51 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" found for the Southwest corner of said Lot 1, Block A;

THENCE South 89 deg 35 min 40 sec West, continuing along the Easterly line of said Lot 2, a distance of 30.97 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 00 deg 24 min 20 sec East, continuing along the Easterly line of said Lot 2, a distance of 106.40 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 89 deg 35 min 36 sec West, along the Southerly line of said Lot 2, a distance of 581.49 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 00 deg 15 min 41 sec West, along the Westerly line of said Lot 2, passing the Southeast corner of Lot 7, Block A, Prosper Town Center, an addition to the Town of Prosper, according to the plat thereof recorded in Volume 2014, Page 646, Official Public Records, Collin County, Texas, at a distance of 66.98 feet, continuing along the East line of said Lot 7, and additional distance of 224.06 feet, a total distance of 291.03 feet to a mag-nail with a metal washer stamped "W.A.I. 5714" set for the Northeast corner of said Lot 7 on the South line of Lot 3, Block A, Prosper Town Center Phase I, an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Cabinet Q, Page 504, Official Public Records, Collin County, Texas;

THENCE North 89 deg 35 min 40 sec East, along the South line of said Lot 3 and the South line of Lot 5, Block A, Prosper Town Center Phase III, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume 2007, Page 235, Official Public Records, Collin County, Texas, and the Northerly line of said Lot 2, a distance of 170.25 feet to a point for the Southeast corner of said Lot 5 from which a 1/2-inch iron rod found bears North 51 deg 50 min 23 sec East, 0.45 feet,

THENCE North 00 deg 25 min 08 sec West, continuing along the Northerly line of said Lot 2 and along the East line of said Lot 5, a distance of 18.89 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 89 deg 35 min 40 sec East, departing the East line of said Lot 5, and along the Northerly line of said Lot 2, a distance of 441.11 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 4.204 acres or 183,141 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 19th day of September, 2018, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the Conveyance Plat of Lot 1, Block A, Prosper Town Center Phase VI, recorded in Volume 2018, Page 306, Official Public Records, Collin County, Texas.

SURVEYOR'S CERTIFICATION

To: Republic Title and First American Title Insurance Company

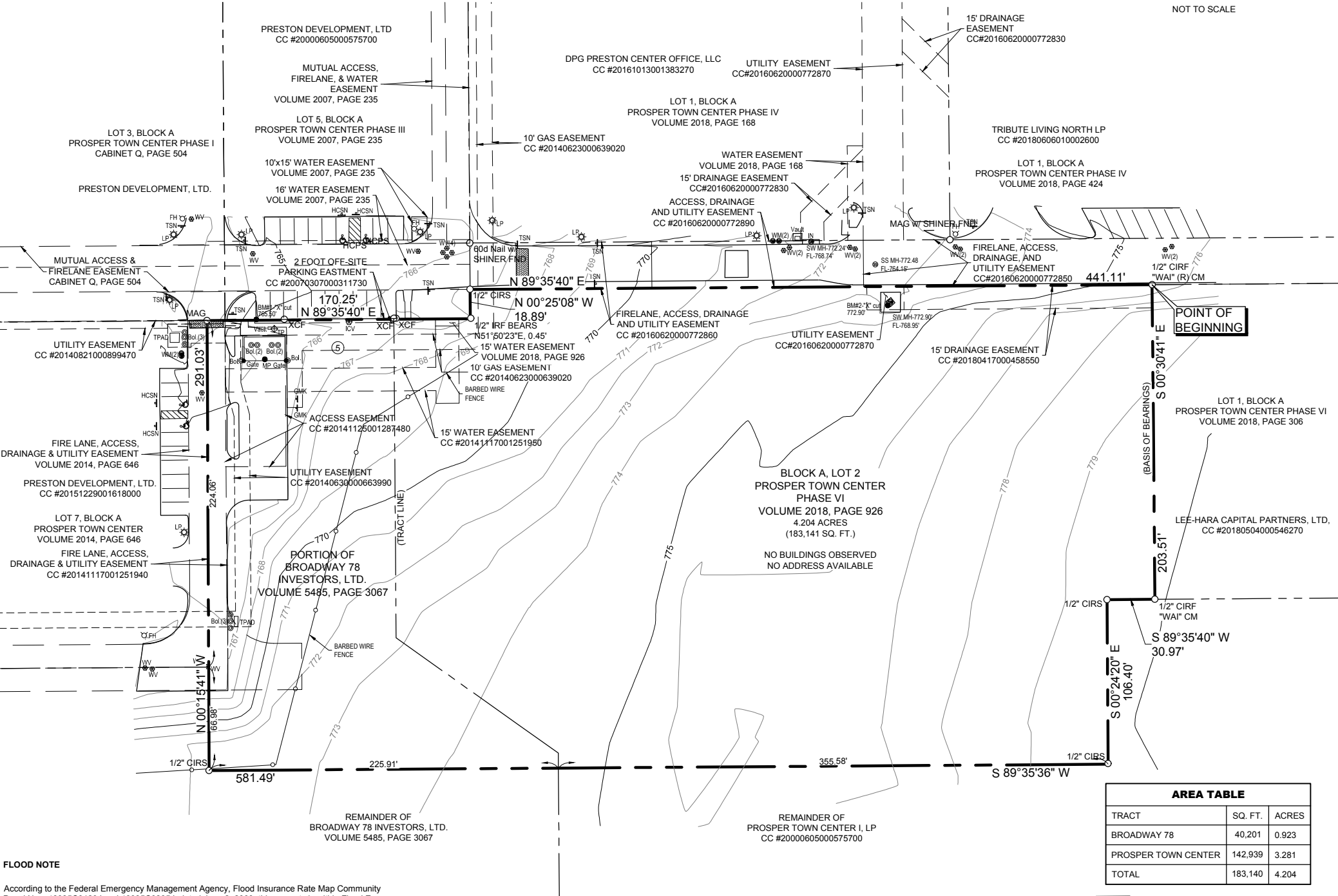
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9 and 13 of Table A thereof. The fieldwork was completed on September 19, 2018.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker (Original signature in red ink)
Registered Professional Land Surveyor
Texas Registration No. 5714
l.lueker@winkelmann.com

Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090 www.winkelmann.com

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.



FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel Nos. 48085C0120J and 48085C0235J, dated June 2, 2009, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

AREA TABLE		
TRACT	SQ. FT.	ACRES
BROADWAY 78	40,201	0.923
PROSPER TOWN CENTER	142,939	3.281
TOTAL	183,140	4.204

10/1/2018

addressed title

REVISION

APPROVAL

1

No.

DATE

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS & SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230

Professional Engineer Registration No. 98072 Texas Engineer Registration No. 98072

Surveyor Registration No. 5714

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COLLIN COUNTY SCHOOL LAND #12 SURVEY,
ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
BRIARWOOD CAPITAL CORPORATION
2911 TURTLE CREEK BOULEVARD, SUITE 1240
DALLAS, TEXAS 75219

ALTA/NSPS LAND TITLE SURVEY
4.204 ACRES

Date : 09.20.18
Scale : 1" = 40'
File : 58507-ALTA-2
Project No. : 58507



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.

2-10-2025



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.**

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.

Wells Asset Management Inc	0425493	mike@wellsasset.com	972-458-2588
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael A Wells	0359131	mike@wellsasset.com	214-533-3983
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Austin T Wells	823411	austin@wellsasset.com	214-802-6563
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date