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DAVIDSON BOGEL
LAND IS OUR BUSINESS®

JONATHAN COOPER
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UNDER CONSTRUCTION TARGET ANCHORED SHOPPING CENTER



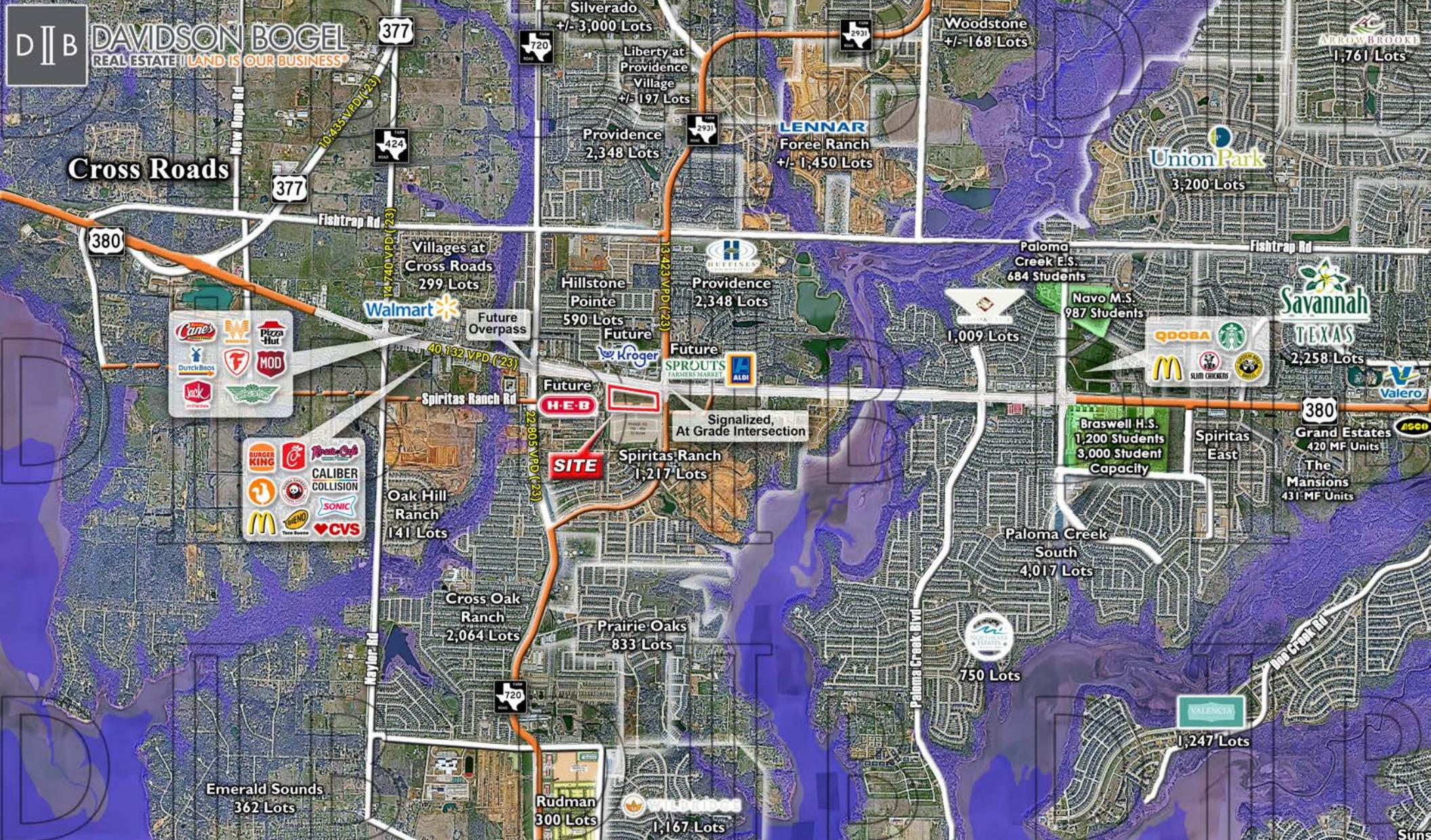
BATES TOWNE CROSSING

SWC - U.S. 380 & RYAN SPIRITAS PKWY. | LITTLE ELM, TX

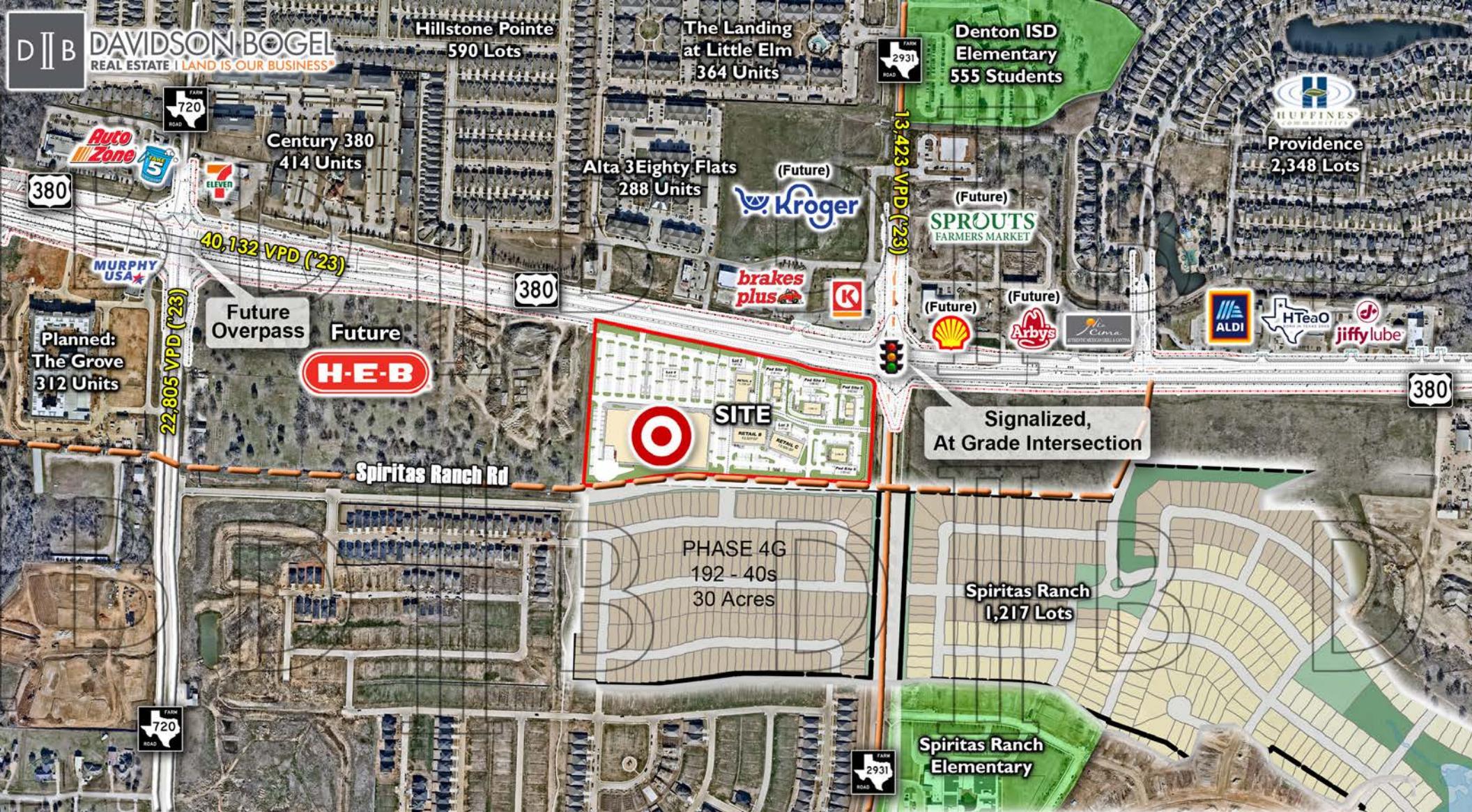
SHOP SPACE AVAILABLE FOR LEASE
PAD SITES AVAILABLE FOR LEASE/BTS

NEW CONSTRUCTION SHOPPING CENTER DEVELOPMENT - ± 204,795 SQFT

Weber & Company
REAL ESTATE DEVELOPMENT/INVESTMENTS

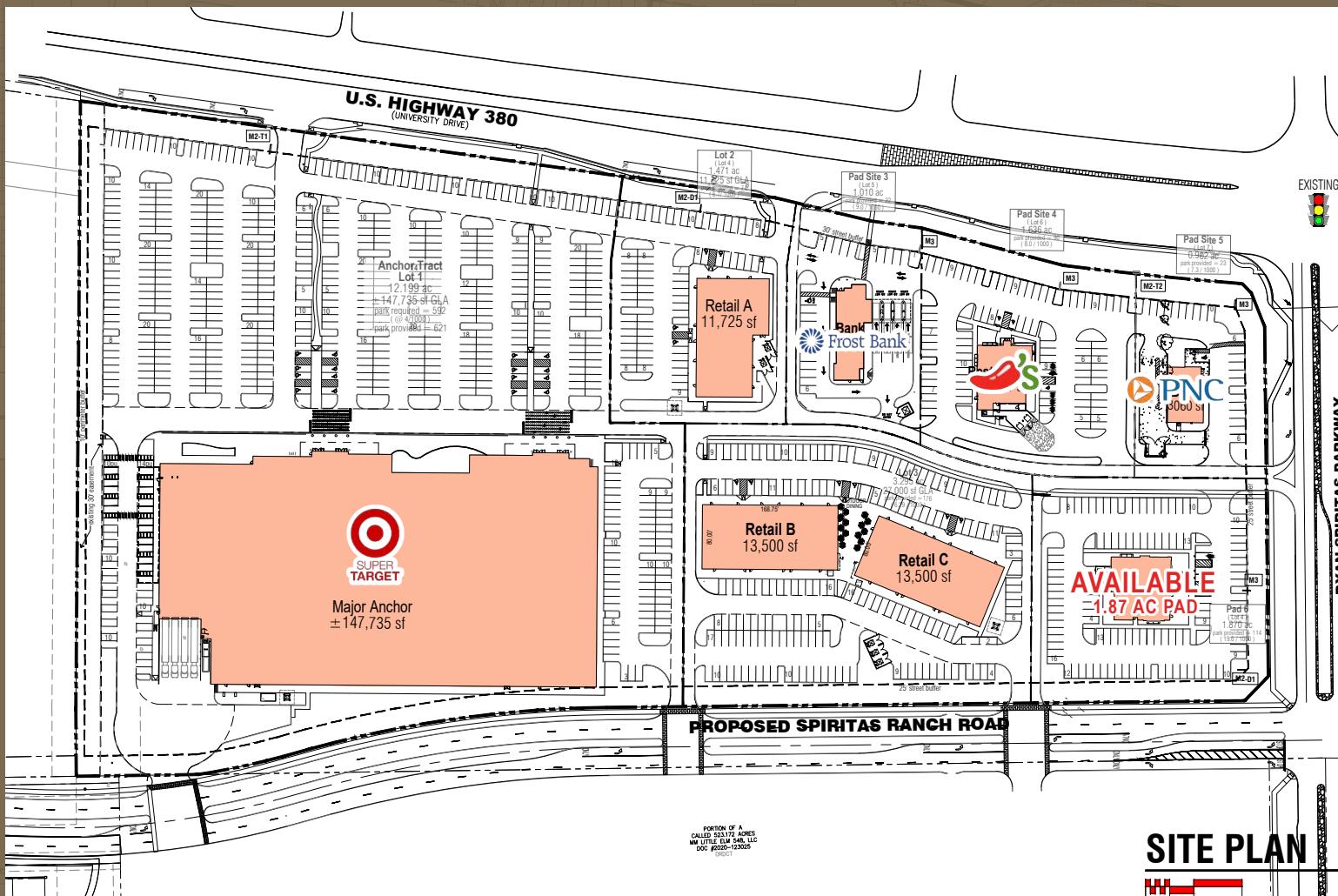


WIDE AERIAL



CLOSE AERIAL

SITE PLAN



±22.38
ACRES

±204,795 SF
TOTAL RETAIL SPACE

4
PAD SITES

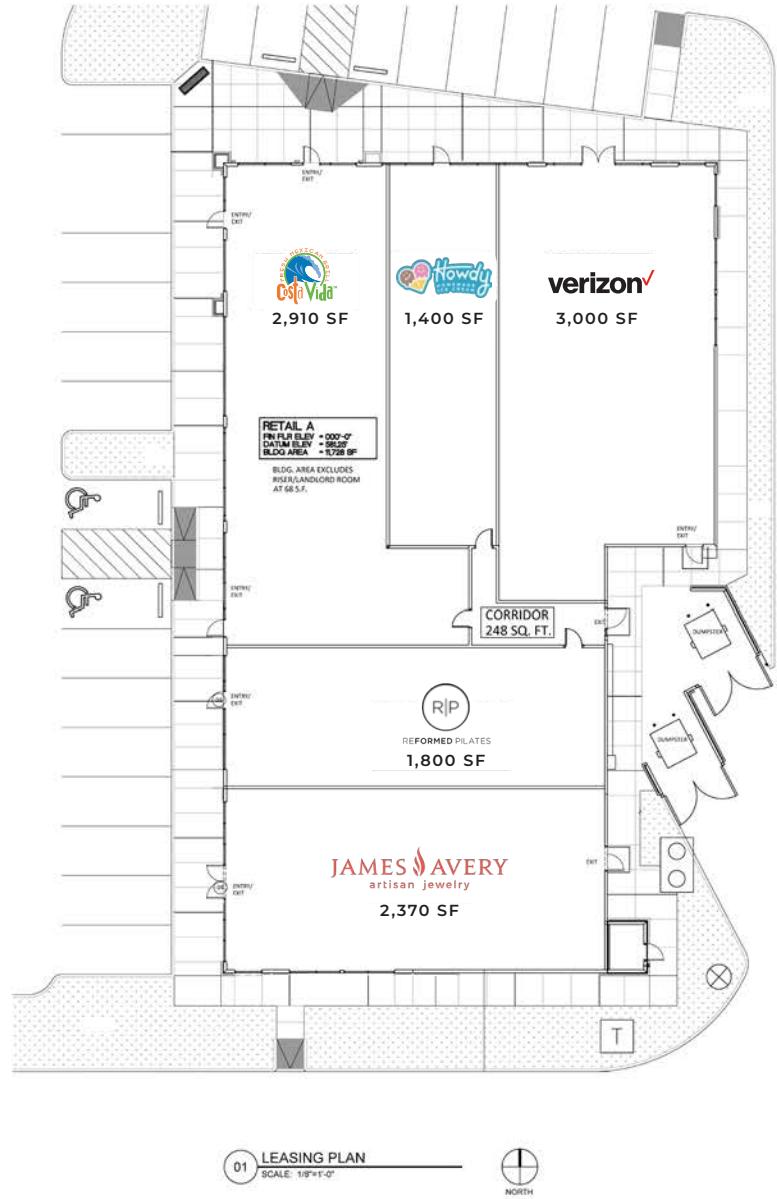
1,505 FT
U.S. 380 FRONTAGE

5/1000
PARKING RATIO

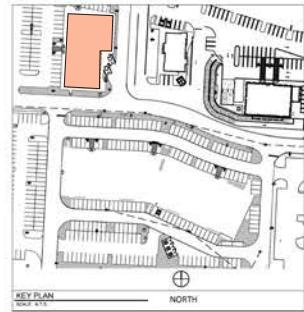
525 FT
RYAN SPIRITAS PKWY. FRONTAGE

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 advisors 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 & Biegel Real Estate, LLC. 2025

PORTION OF A
CALLED 523.172 ACRES
MM ULLIE ELM 548, LLC
DOC #2020-123025
SHEET 1



NOTE:
ALL DIMENSIONS ON THE SIDEWALK ARE APPROXIMATE
AND ARE TO BE VERIFIED WITH THE CIVIL DIMENSIONAL
CONTROL DRAWINGS.



BATES TOWNE CROSSING
RETAIL A - SHELL BUILDING
US HWY 380 AT RYAN SPRITAS PKWY
LITTLE ELM, TEXAS 75068

RETAIL A - SHELL BUILDING
101 S HWY 380 AT RYAN SPRITAS PKWY
WHITE ELM, TEXAS 76068

TYPICAL FLOOR PLAN NOTES:

1. DOWEL, CONCRETE WALK INTO FOUNDATION WALL AT EXTERIOR DOORS AND STOREFRONT DOORS, AND AT STOREFRONT SYSTEM.
2. REFERENCE STRUCTURAL DRAWINGS FOR COLUMN FOUNDATIONS, TILT-UP CONCRETE, AND CONCRETE WALLS.
3. REFERENCE M.E. DRAWINGS FOR UTILITIES RUN UNDER SLAB. PROVIDE 2' SQ LEAD OUT AT STUB UPS AND CLEAN OUTS UNLESS OTHERWISE INDICATED OTHERWISRE.
4. CONTRACTOR IS RESPONSIBLE FOR UTILITIES BEYOND 5' O.C. OF BLDG. PERIMETER.
5. REFERENCE M.E. DRAWINGS FOR ADDITIONAL INFORMATION, CONTROL, AND EXTENT OF EXTERIOR WORK.
6. REFER TO SITESCAPE PLAN FOR SITE RELATED DETAILS.
7. FIRE SPRINKLER ROOM WALL TO BE 1-HOUR RATED CONSTRUCTION(1415). 5" METAL STUDS @ 16" O.C. WITH 19-BATT INSULATION AND 5/8" FIRE RATED GYPSUM BOARD. REFER TO APPENDIX FOR DRAWINGS OF FIRE RATED GYPSUM BOARD. DOOR TO FIRE ROOM, REFER APPENDIX FOR DRAFT. REFER TO DRAWINGS FOR INDICATION OF FIRE ROOM AND ADDITIONAL INTERIOR PARTITIONS BEING PRESENT IN SCOPE OF WORK.
8. CONTRACTOR TO PROVIDE LOCATION AND TYPE OF FIREMAN'S KEY BOX WITH LOCAL FIRE AUTHORITY.



www.hodgesusa.com 972.387.1000
13642 Omega, Dallas, TX 75244

10

Project Number:
20015-01

Issue Log

LEASING PLAN	03/26/2023
LEASING PLAN	03/26/2023
LEASING PLAN	04/03/2023
LEASING PLAN	04/10/2023
LEASING PLAN	04/15/2023
LEASING PLAN	05/20/2023
LEASING PLAN	06/10/2023
LEASING PLAN	06/20/2023

LEASING PLAN	05/26/2003
LEASING PLAN	07/26/2004

This document, whether to hand copy or machine readable format, is
legally binding and is considered to be a record for which
any and all responsibility is assumed and accepted by the client
for the only and entire contents of same present in or on any original project
or copy of same. This document is to be used only for the purpose of
obtaining permission from Phillips 66 Companies, Inc. to do a project at
and/or another as defined in the project plan.

LP1.10

BUILDING A

BATES TOWNE CROSSING
RETAIL B - SHELL BUILDING
 US HWY 380 AT RYAN SPRINGS PKWY
 LITTLE ELM, TEXAS 76068



www.hodgesca.com 972.387.1000
 13642 Omega, Dallas, TX 75244

NOT FOR
 REGULATORY
 APPROVAL
 PERMITTING, OR
 CONSTRUCTION

Project Number:
 23070-01

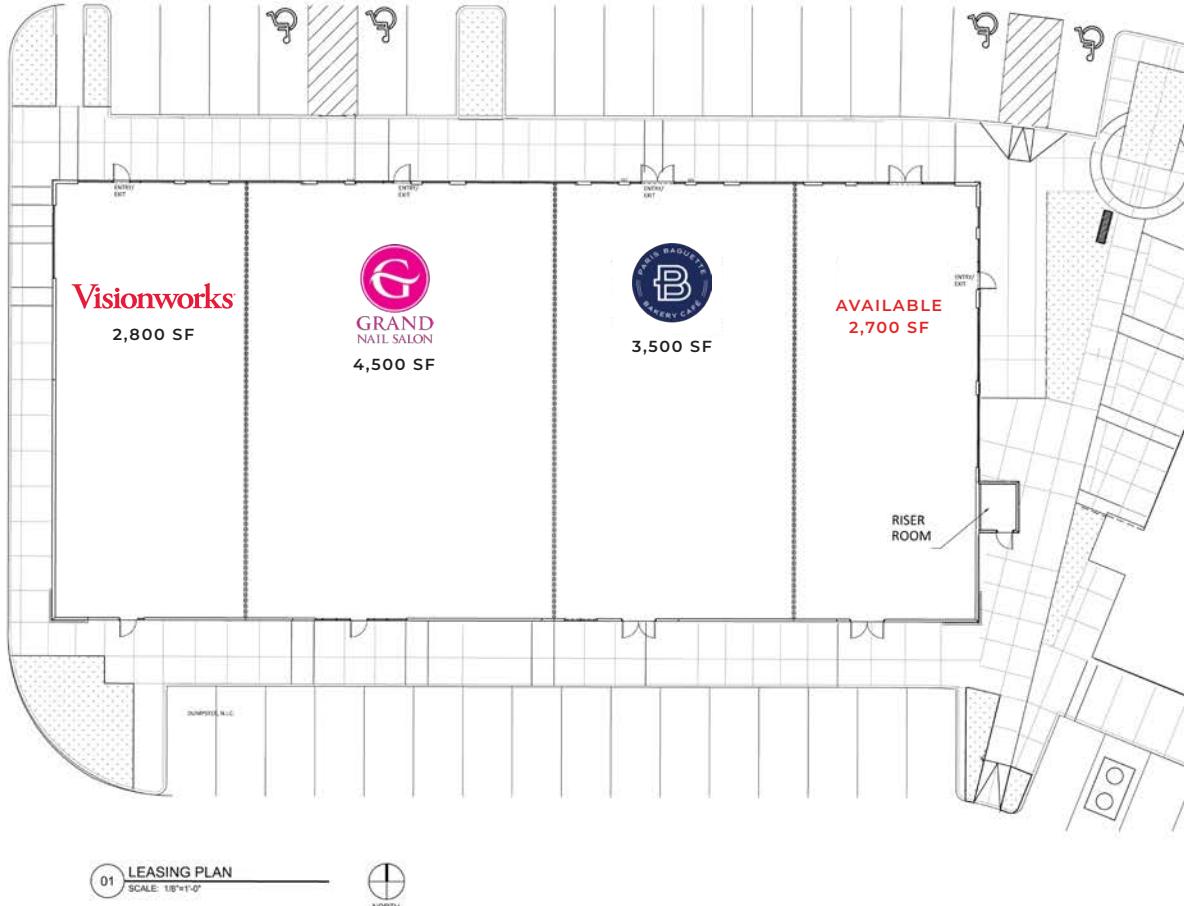
Drawn By: Checked By:
 JH/PM JH/PM

Issue Log

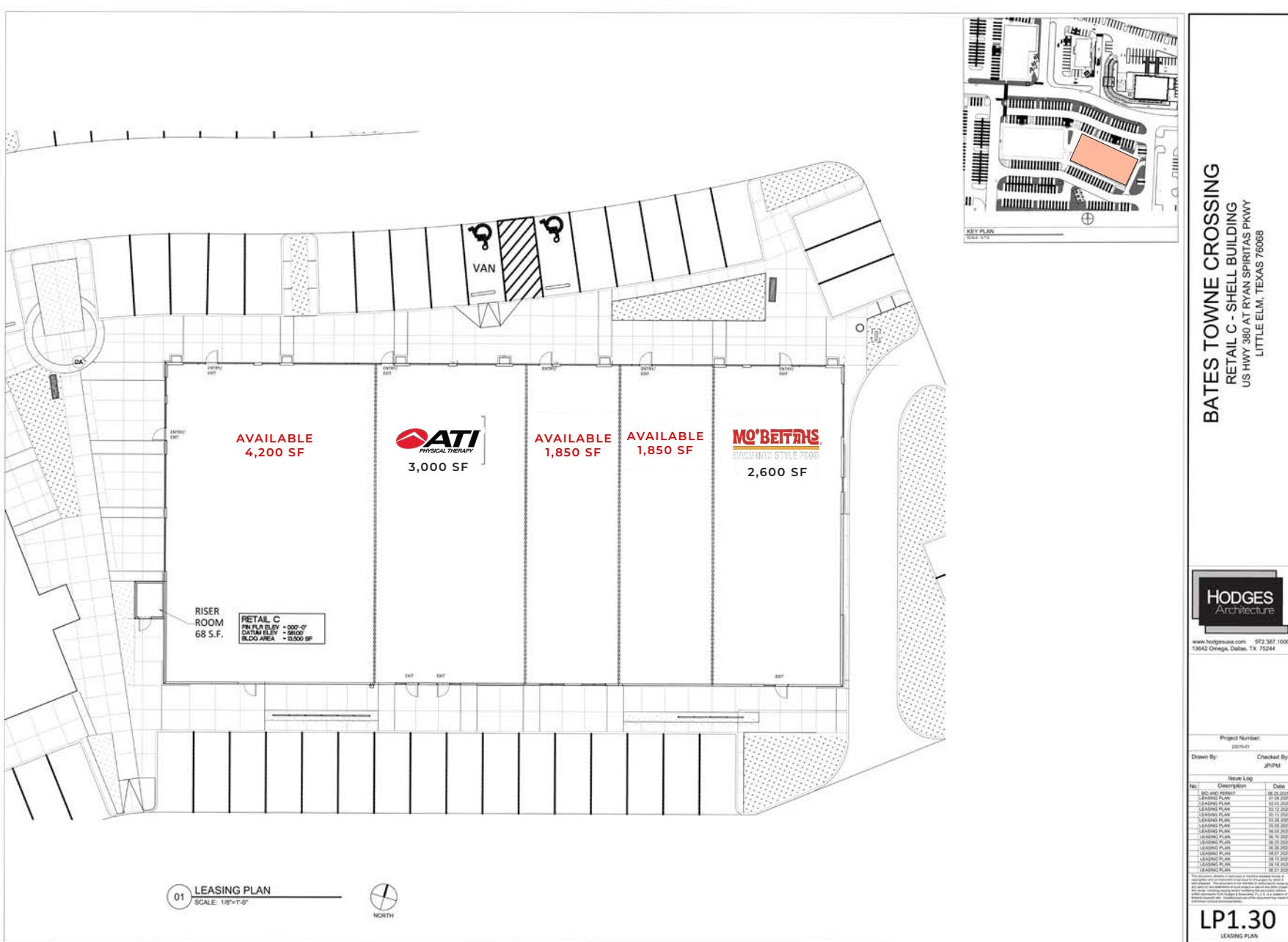
No.	Description	Date
01	LEASING PLAN	07/20/2020
	WIRING PACKAGE	07/20/2020
	WIRING PACKAGE F	07/20/2020
	LEASING PLAN F	07/20/2020
	LEASING PLAN	07/20/2020

LP1.20

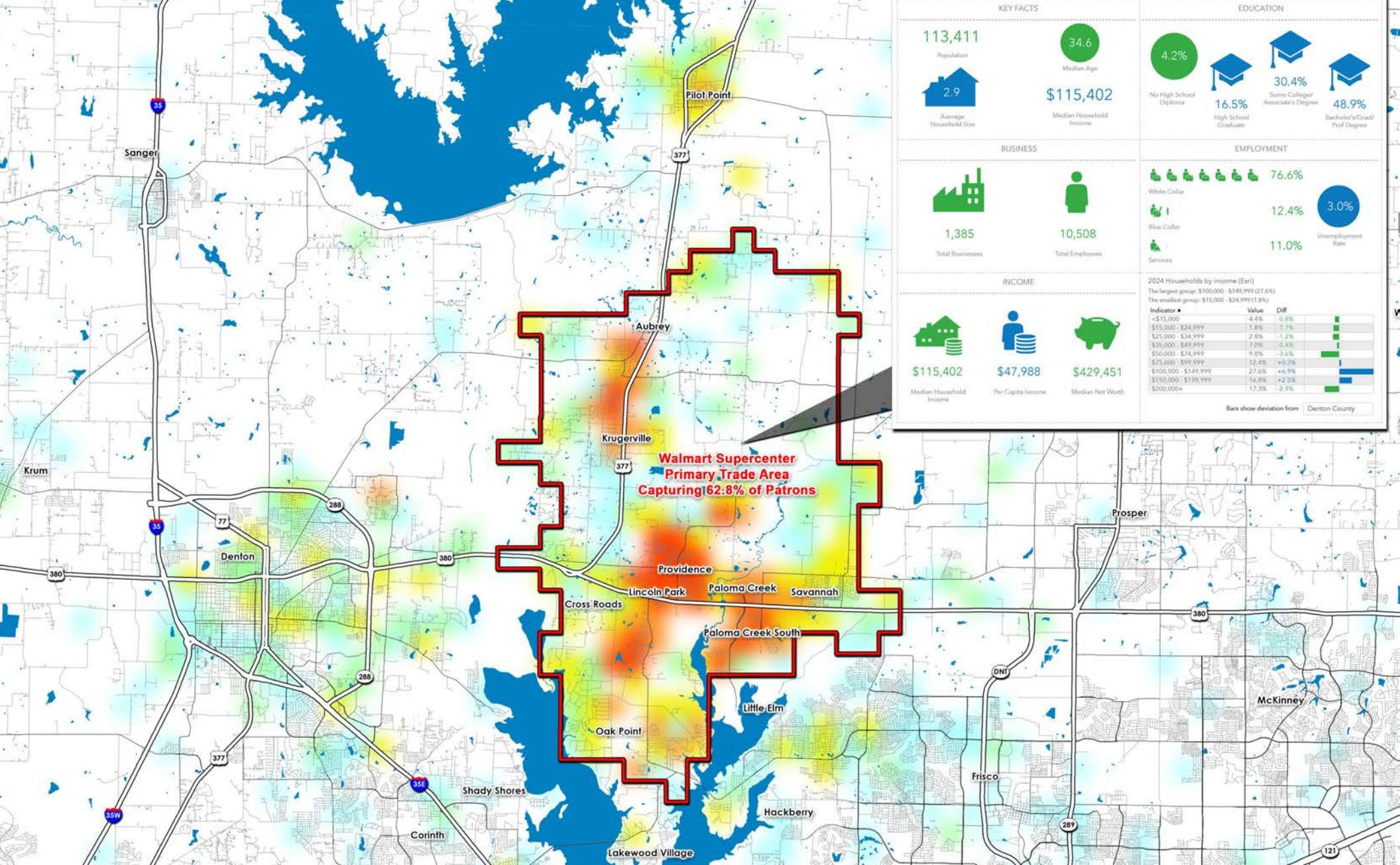
LEASING PLAN



BUILDING B



BUILDING C



CELL PHONE STUDY

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CONSTRUCTION PHOTOS



RENDERINGS

SHOP SPACE

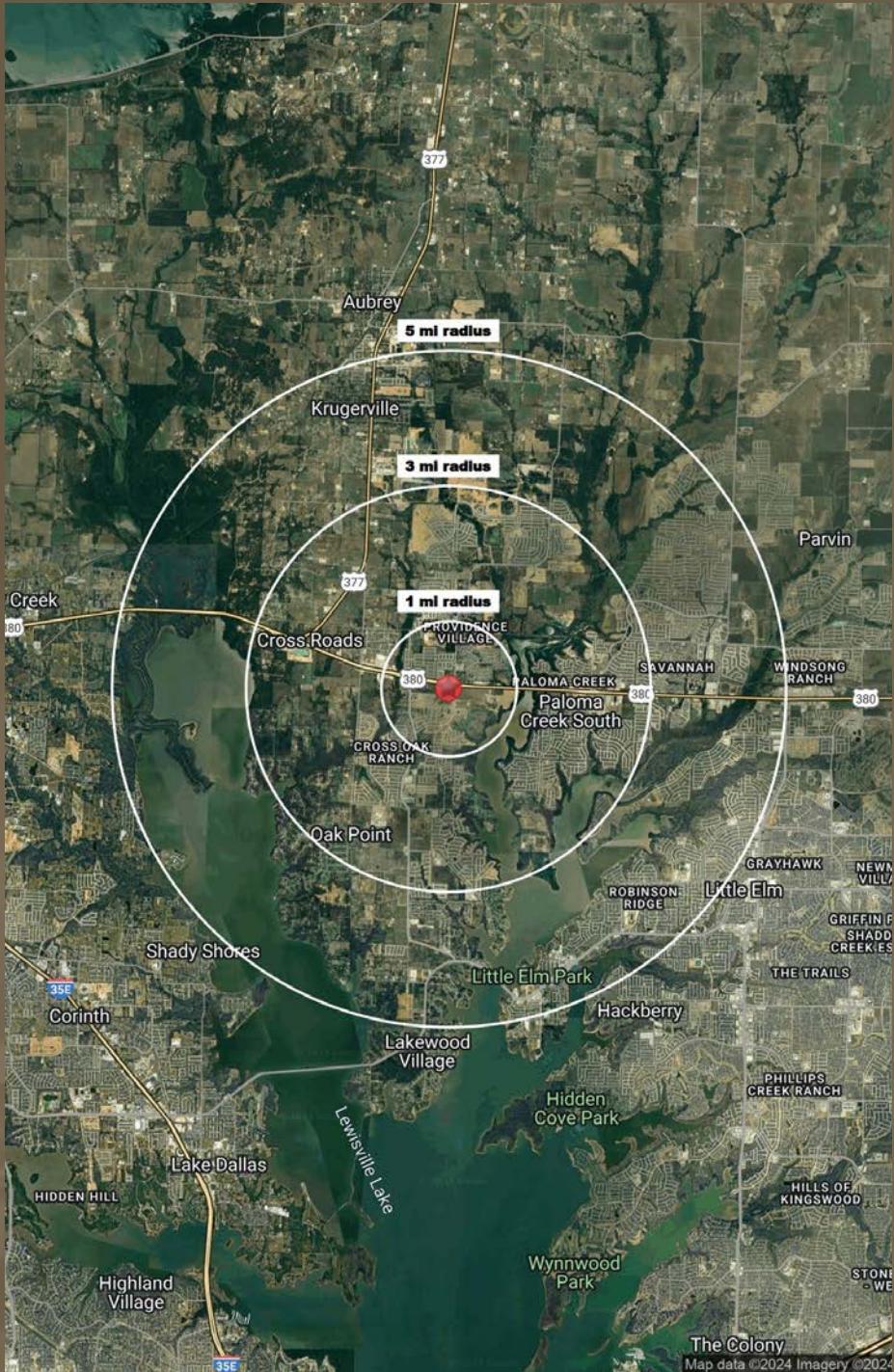


TARGET



AREA RETAILERS





DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

**2025
POPULATION***

*Postal Recalculation

**% PROJ GROWTH
2025-2030**

**2025 AVERAGE
HH INCOME**

**2025 MEDIAN
HH INCOME**

9,867 68,717 152,624

2.30% 5.00% 5.10%

\$122,653 \$148,532 \$153,260

\$94,490 \$118,143 \$123,666

LISTING TEAM



MICHAEL DAVIS
MICHAEL.DAVIS@WEBERANDCOMPANY.COM
214.500.3672

DAVIDSON BOGEL
LAND IS OUR BUSINESS®

RYAN TURNER
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JONATHAN COOPER
JCOOPER@DB2RE.COM
214.526.3626

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
JONATHON COOPER	475232	JCOOPER@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
JOHN ROBERT WEBER	463583	LEASING@WEBERANDCOMPANY.COM	972-739-8481
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JOHN ROBERT WEBER	463583	LEASING@WEBERANDCOMPANY.COM	972-739-8481
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
MICHAEL PATRICK DAVIS	700070	MICHAEL.DAVIS@WEBERANDCOMPANY.COM	214-500-3672
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.



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:

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- 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.

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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
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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2-10-2025

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Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



11-2-2015

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Robert Weber	463583	leasing@weberandcompany.com	972-739-8481
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Michael Patrick Davis	700070	michael.davis@weberandcompany.com	214-500-3672
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date