



14.0 AC

5.4 AC

21.6 AC

FRONTIER PARKWAY

FRONTIER PARKWAY

34 AC
FUTURE
DEVELOPMENT

FUTURE
Dallas
North
Tollway
TOLL



FRONTIER CROSSING EAST & WEST

NEQ & NWQ FRONTIER PARKWAY & DALLAS NORTH TOLLWAY | CELINA, TX

PROPERTY AERIAL

LIGHT FARMS
TOTAL LOTS: 2,699
HOMES ON GROUND: 2,000

CREEKS OF LEGACY
TOTAL LOTS: 1,030
HOMES ON GROUND: 790

Frontier Pkwy

Proposed Retail-36k SF

SUBDISTRICT A
28.73 AC (GROSS)
ALLOWED USE: MF-0

SUBDISTRICT B
4.4 AC (GROSS)

Proposed Marriot Conference Ctr
300 MF-Units

400 MF-units Proposed

RPG
199 SINGLE FAMILY RENTALS

14.0 ac

Proposed

DNT TOLL

5.4 ac

21.6 ac

Proposed

CR 50

TOLL BROTHERS

BOYER ELEMENTARY
785 STUDENTS

Frontier Pkwy

34.5 ac future development

Shawnee Trail

Dallas Pkwy

LOT 03 ±1.89 AC

LOT 04B ±1.59 AC

LOT 04C ±0.64 AC

LOT 05 ±1.33 AC

LOT 07 ±1.4 AC

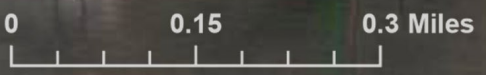
±19.81 AC

Future H-E-B

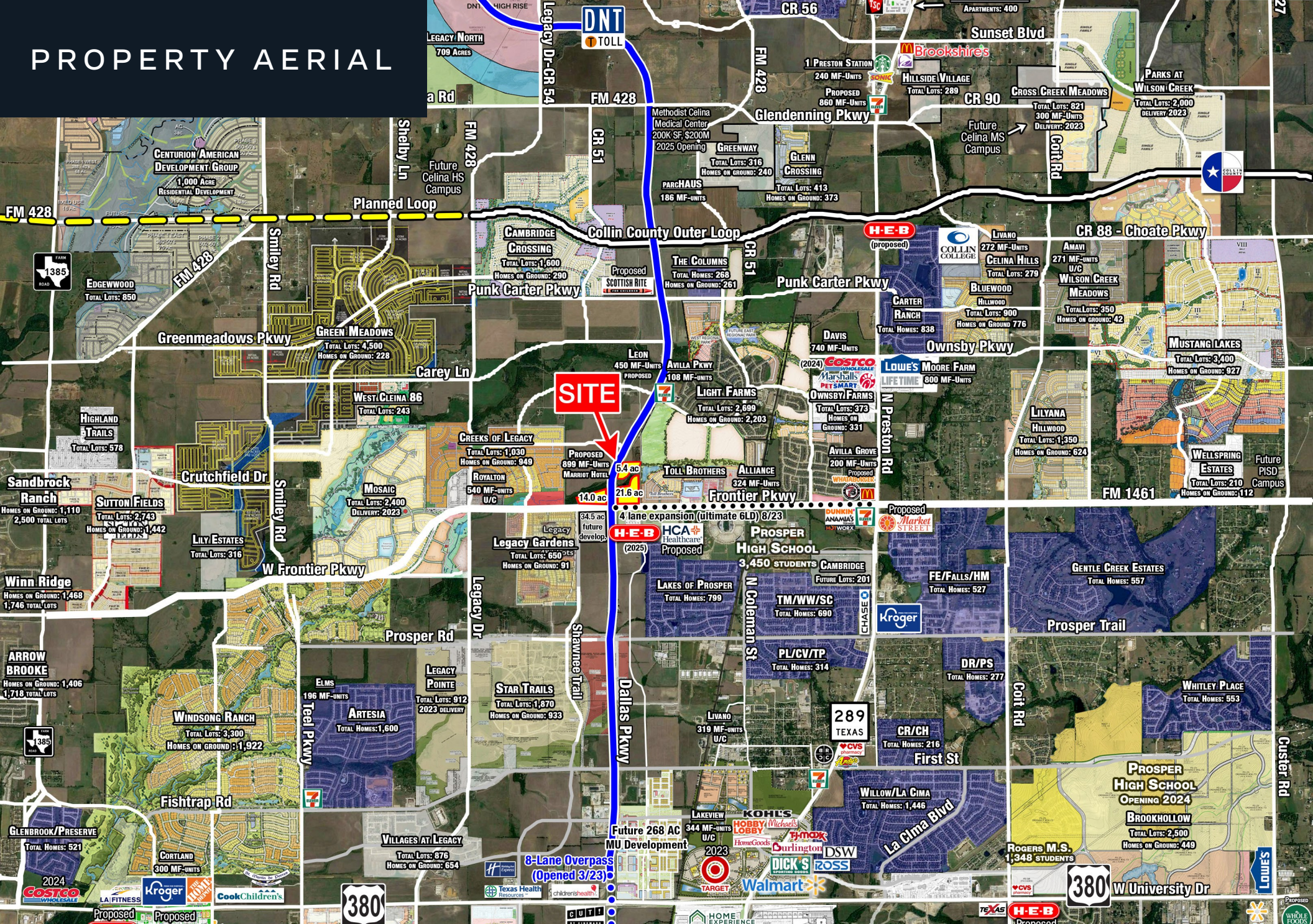
COMMERCIAL COLLECTOR RIGHT-OF-WAY DEDICATION (1.74 ACRES)

HCA Healthcare

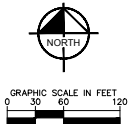
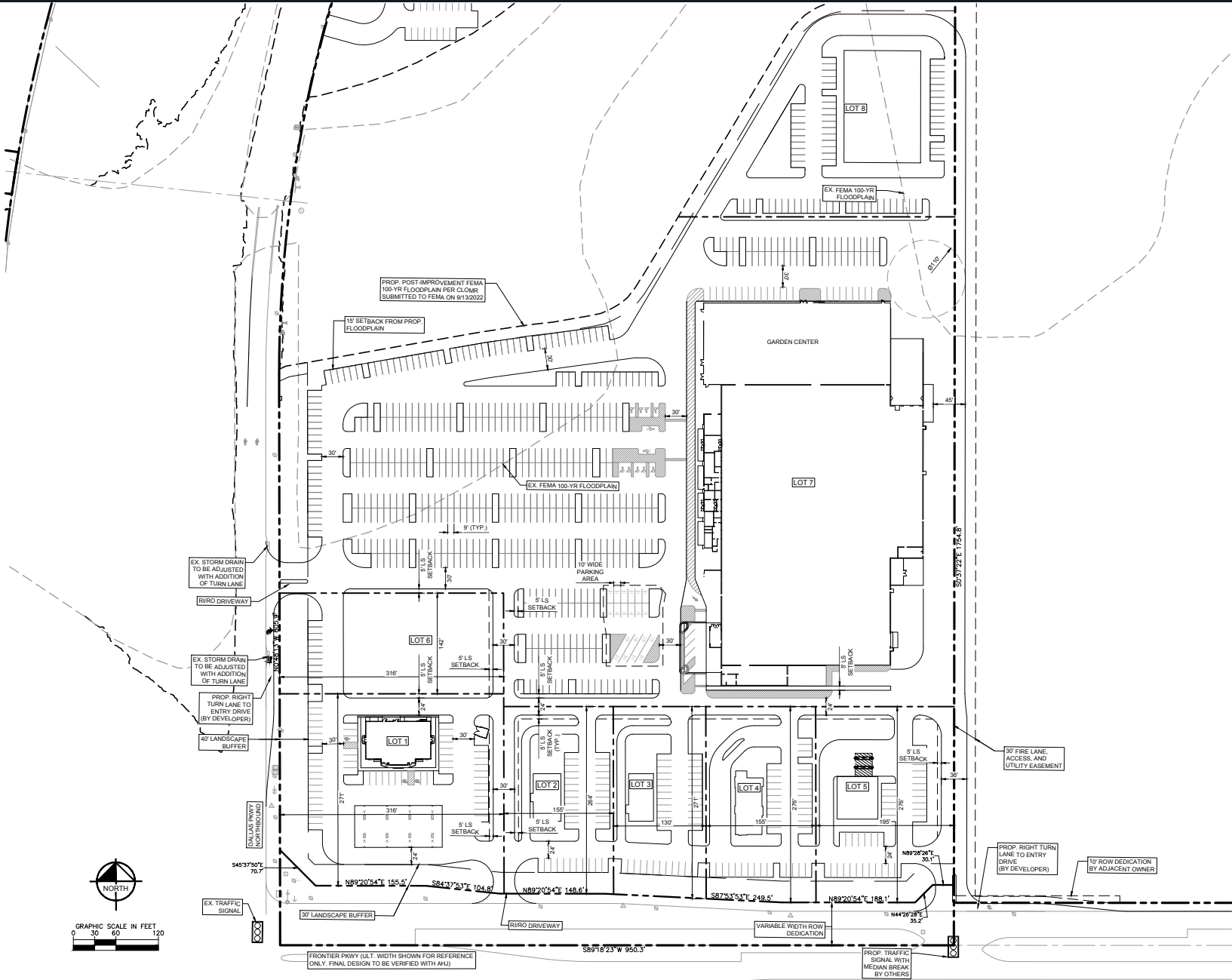
LEGACY GARDENS
TOTAL LOTS: 650



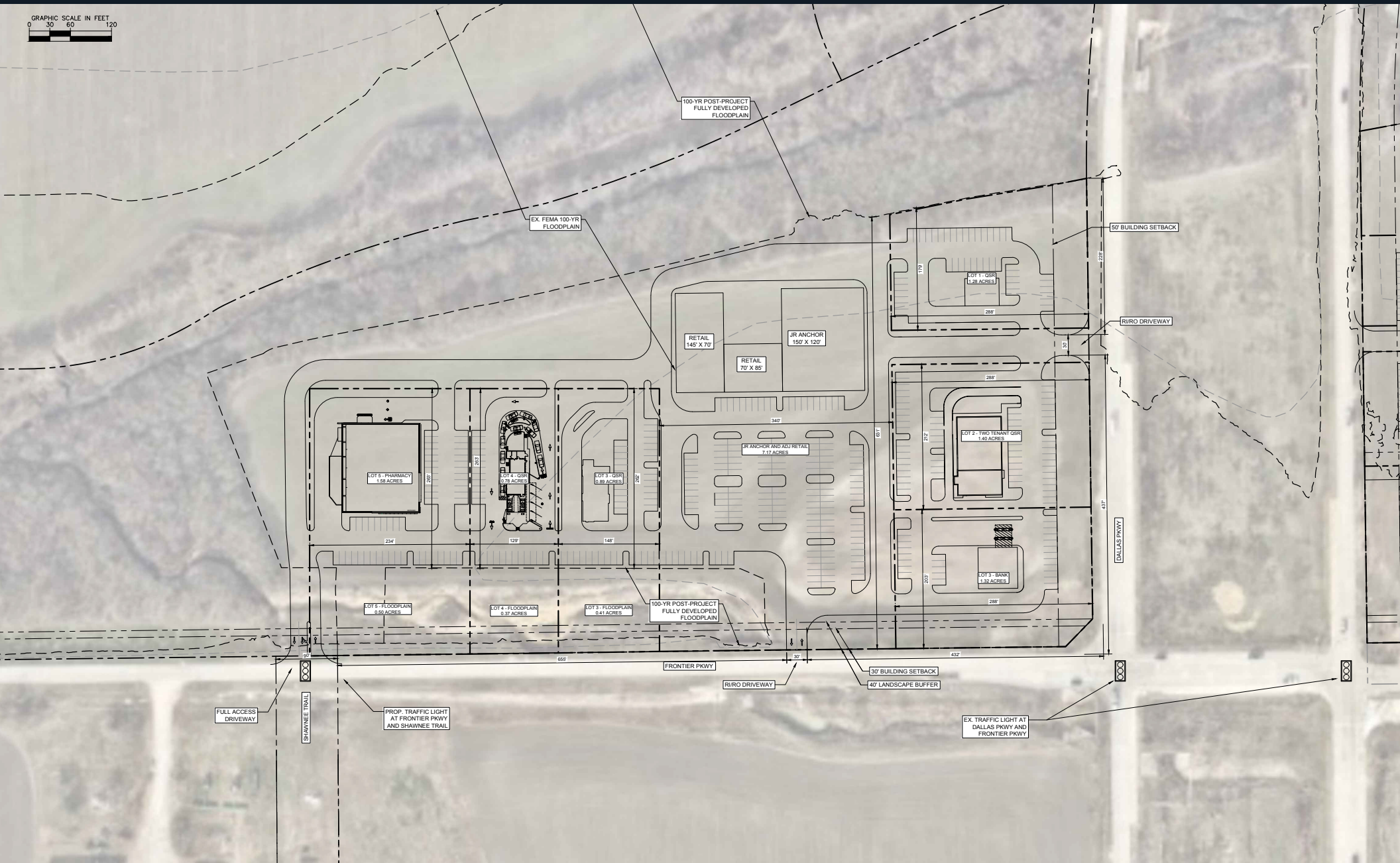
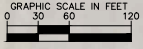
PROPERTY AERIAL



NEC SITE PLAN

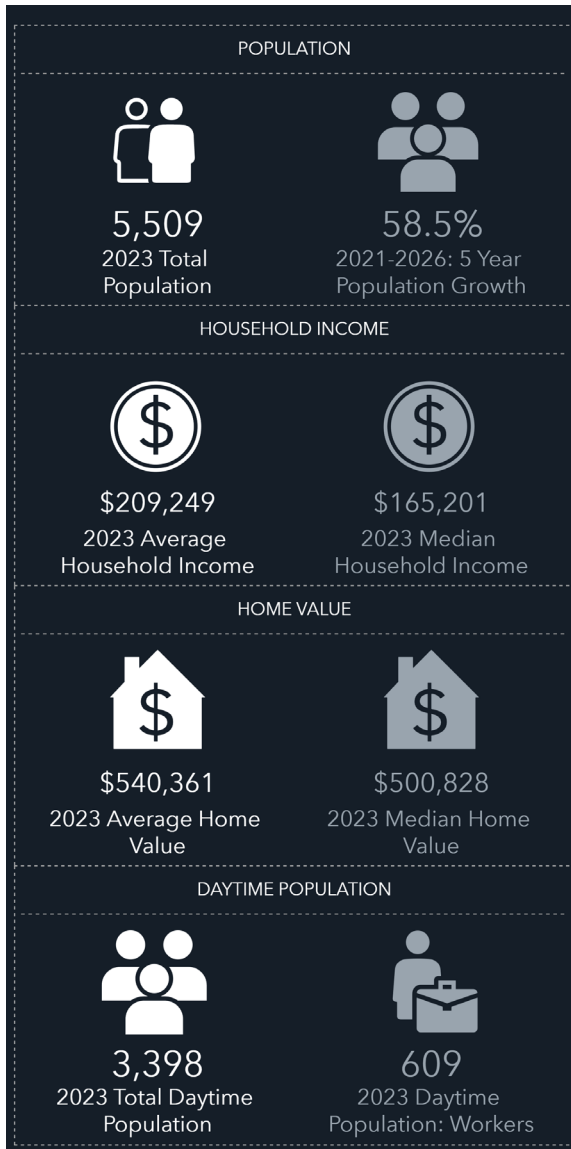


NWC PROPOSED SITE PLAN

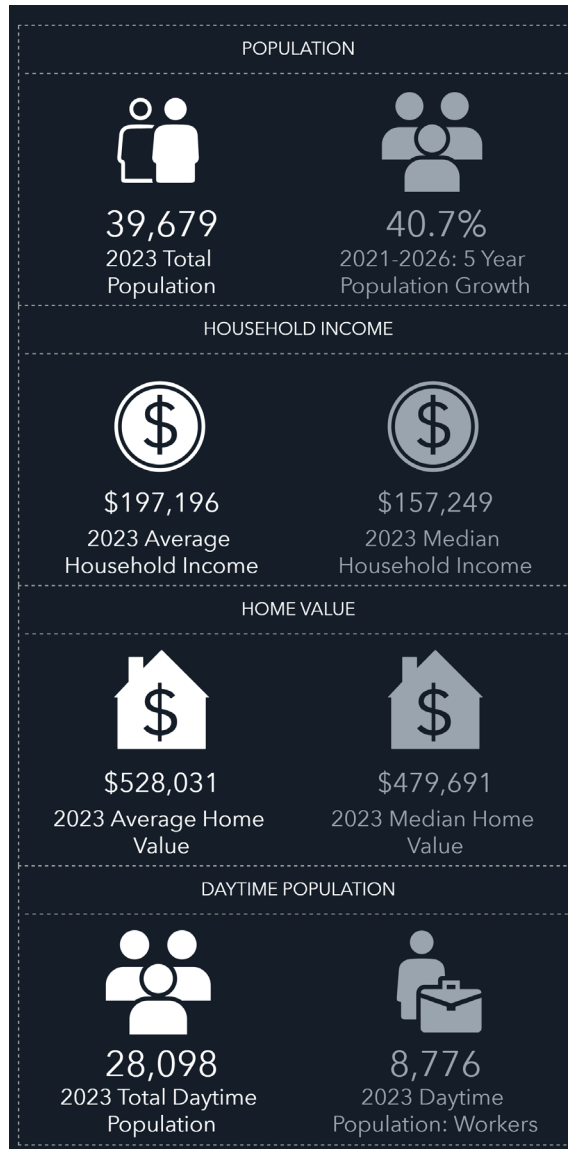


DEMOGRAPHICS

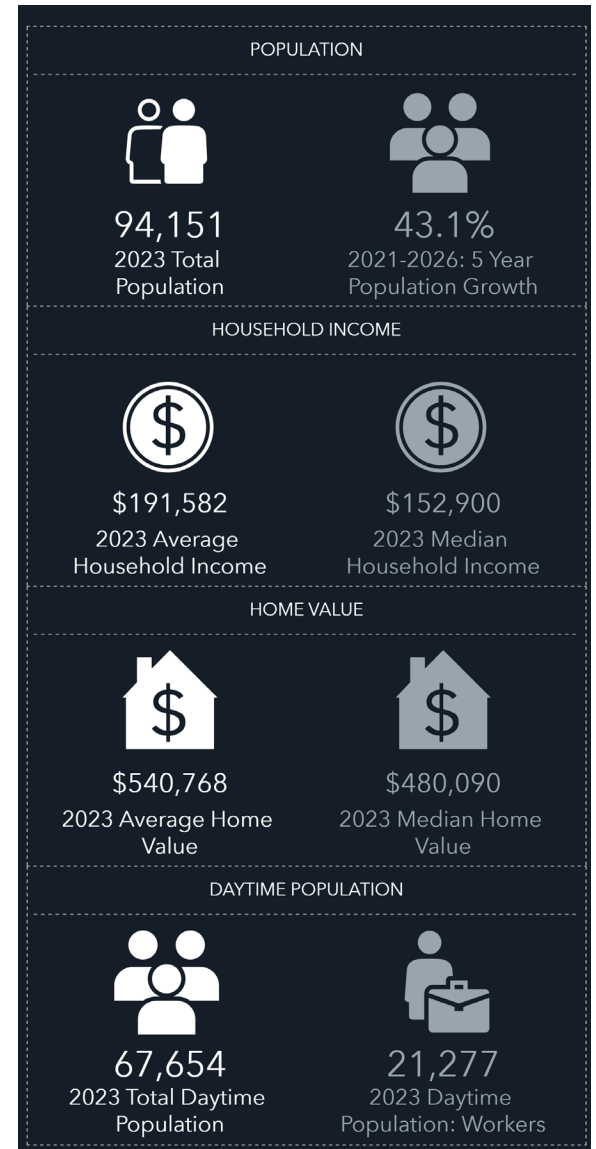
1 MILE



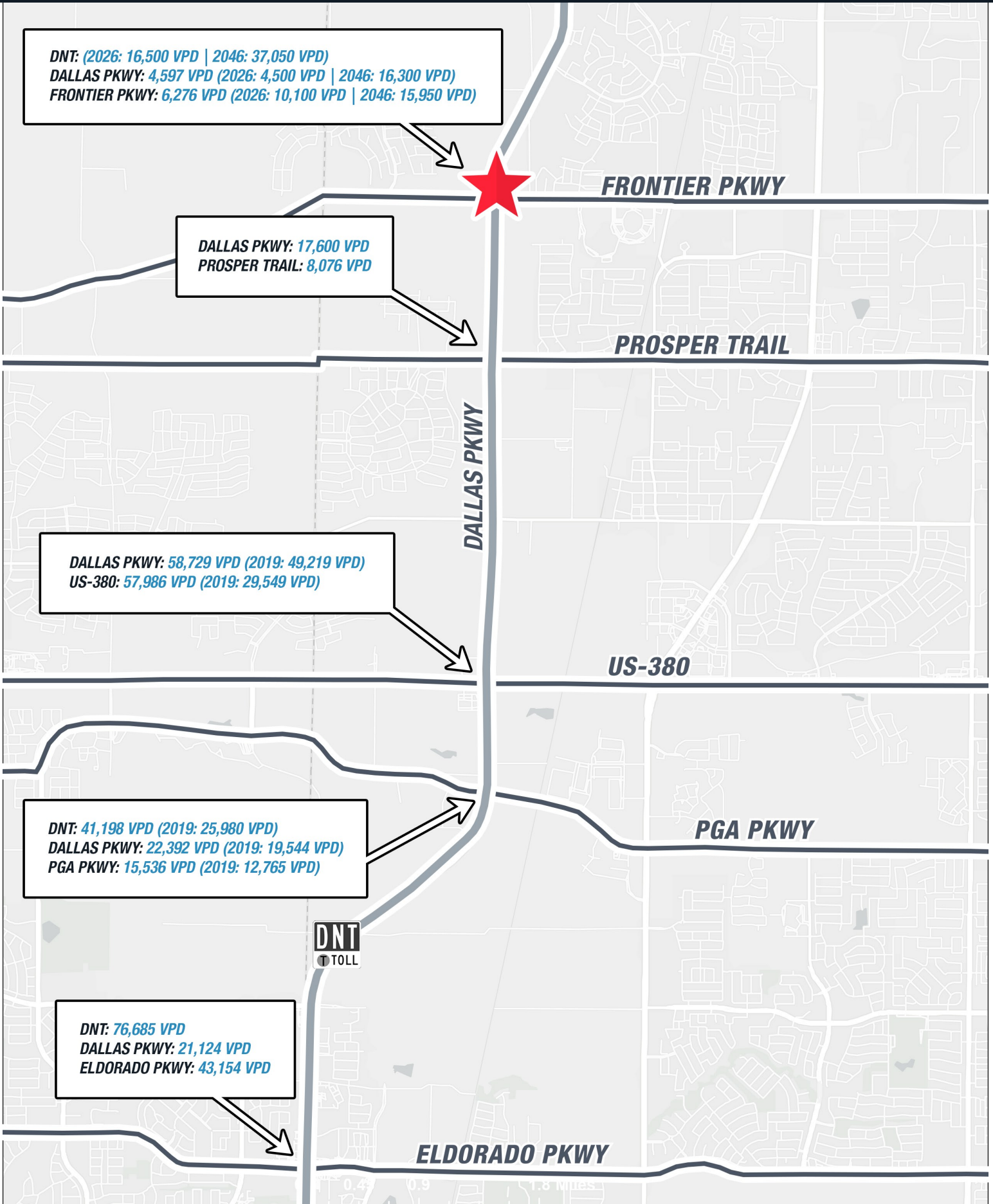
3 MILE



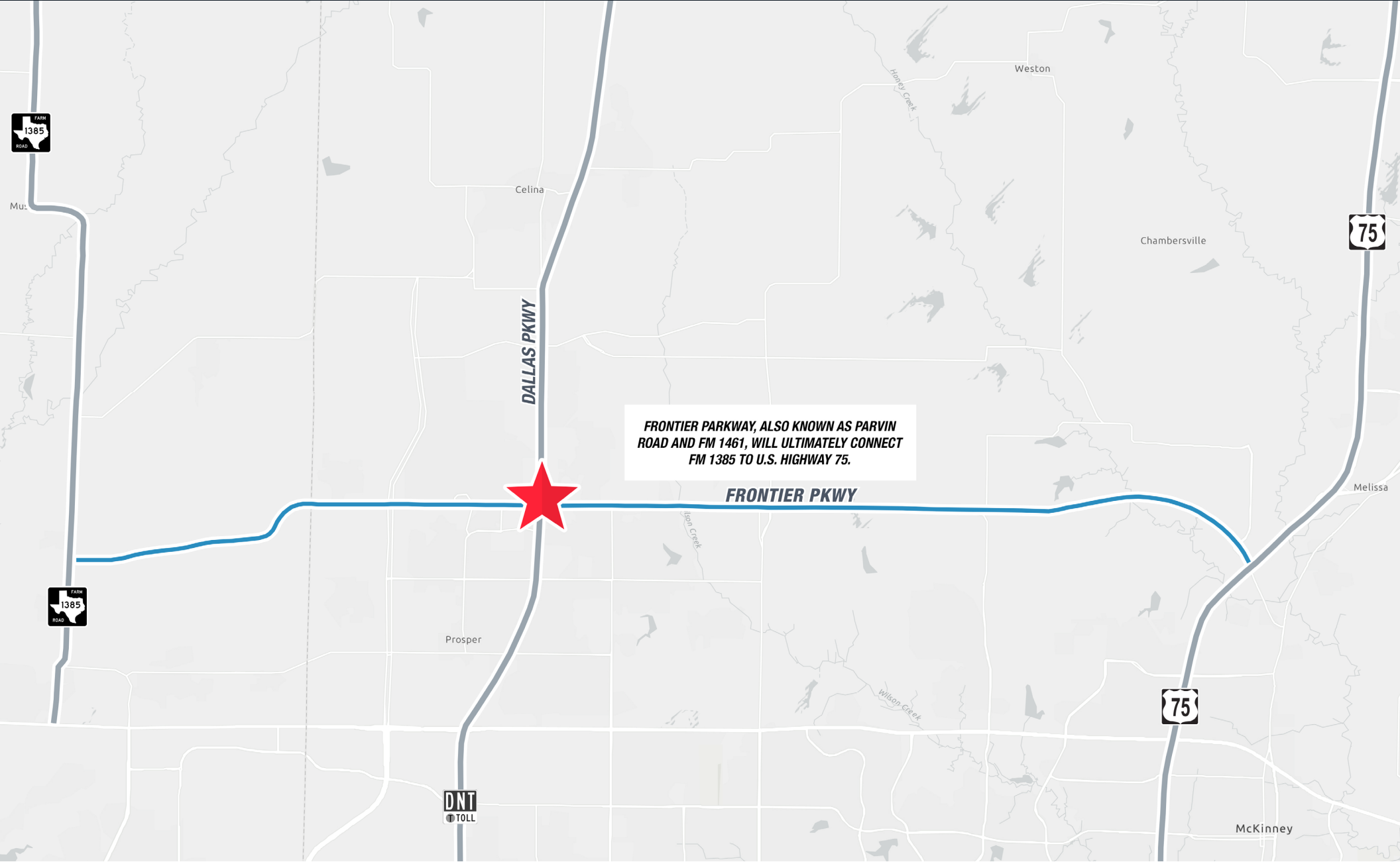
5 MILE



TRAFFIC COUNT EXHIBIT



FRONTIER PARKWAY EXHIBIT



INTERSECTION UPDATES

SEC (PROSPER)

- HEB: Developer estimates 2025 opening
 - Waste water line serving the development will be installed by Spring 2025 (design: 9% complete)
- Medical City (HCA): 2025 opening at the earliest (based on sewer information)
 - HCA hasn't made any announcements yet on opening date or size of hospital

SWC (PROSPER)

- Plan is for retail pads, multi tenant retail space and 1-2 anchors
- Delivery of utilities:
 - Sewer: by Spring 2025 (design: 9% complete)
 - Water: TBD (design: 100% complete, utility relocation: 56% complete, permits: 62% complete)

TOLLWAY EXPANSION

- 380 Overpass: Complete
- Main Lanes - 380 to FM 428
 - Design: 100% complete, ROW: 100% complete, Geotech: 50% complete.
 - Construction of 6 lanes (ultimate 8 lanes) expected to start October 2024 (could be as early as April 2024). August 2026 expected completion (to FM 428).

FRONTIER PKWY EXPANSION

- DNT to Preston: 92% complete. July/August 2023 expected completion.
- DNT to FM 1385: Design completion expected Summer 2023. Estimated 2027 completion.
 - DNT to Legacy: Expansion to 4 lanes, meaning the existing two lanes will remain open and not be re-constructed.
 - Legacy to FM 1385: Construction of new 4-lane road
 - Legacy to Stars Street (Mosaic phase 1): 2 lanes under construction by Tellus Group
 - Stars Street to 1,000 ft-east-of-Teel (Smiley): Tellus Group dedicated ROW and will construct 2 lanes with Mosaic phases 3,4 & 5
- Parvin Road (Legacy to FM 1385):
 - 2-lane asphalt road will be constructed by EOY 2023.
 - This is a temporary road that will provide access to Dallas Pkwy for residents in Sutton Fields, Winn Ridge, Sandbrock Ranch and Mobberly Farms (along FM 1385)

MARKET SUBDIVISION DATA

Town of Prosper			
Subdivision Name	Occupied Homes	Inv/Design/Construction	Total Lots at Buildout
Glenbrook Estates*	399	-	399
Preserve at Doe Creek*	121	-	121
Windsong Ranch*	1,922	219	3,300
Artesia*	1,600	-	1,600
Legacy Pointe*	-	-	912
Villages at Legacy*	654	-	876
Star Trails*	933	393	1,870
Legacy Gardens*	91	106	650
Lakes of Prosper*	633	-	633
Village at Prosper Trail*	166	-	166
Tanners Mill*	302	-	315
Wildwood Estates*	200	-	200
Saddle Creek*	188	-	188
Preston Lakes*	100	-	100
Crestview*	77	-	77
Trails of Prosper*	137	-	137
Cambridge*	-	110	201
Frontier Estates*	196	-	267
Falls of Prosper*	148	-	148
Highland Meadows*	112	-	112
Gentle Creek Estates*	557	-	557
Deer Run*	89	-	89
Quail Lake*	29	-	29
Parkside*	160	-	160
Cedar Ridge Estates*	109	-	109
Chappel Hill*	107	-	107
Willow Ridge*	508	-	508
Lakes of La Cima*	938	-	938
Whitley Place*	553	-	553
Brook Hollow*	449	288	2,500

City of Aubrey ETJ			
Subdivision Name	Occupied Homes	Inv/Design/Construction	Total Lots at Buildout
Sandbrock Ranch*	1,110	436	2,500
Winn Ridge*	1,468	278	1,746
Arrow Brooke*	1,406	98	1,718

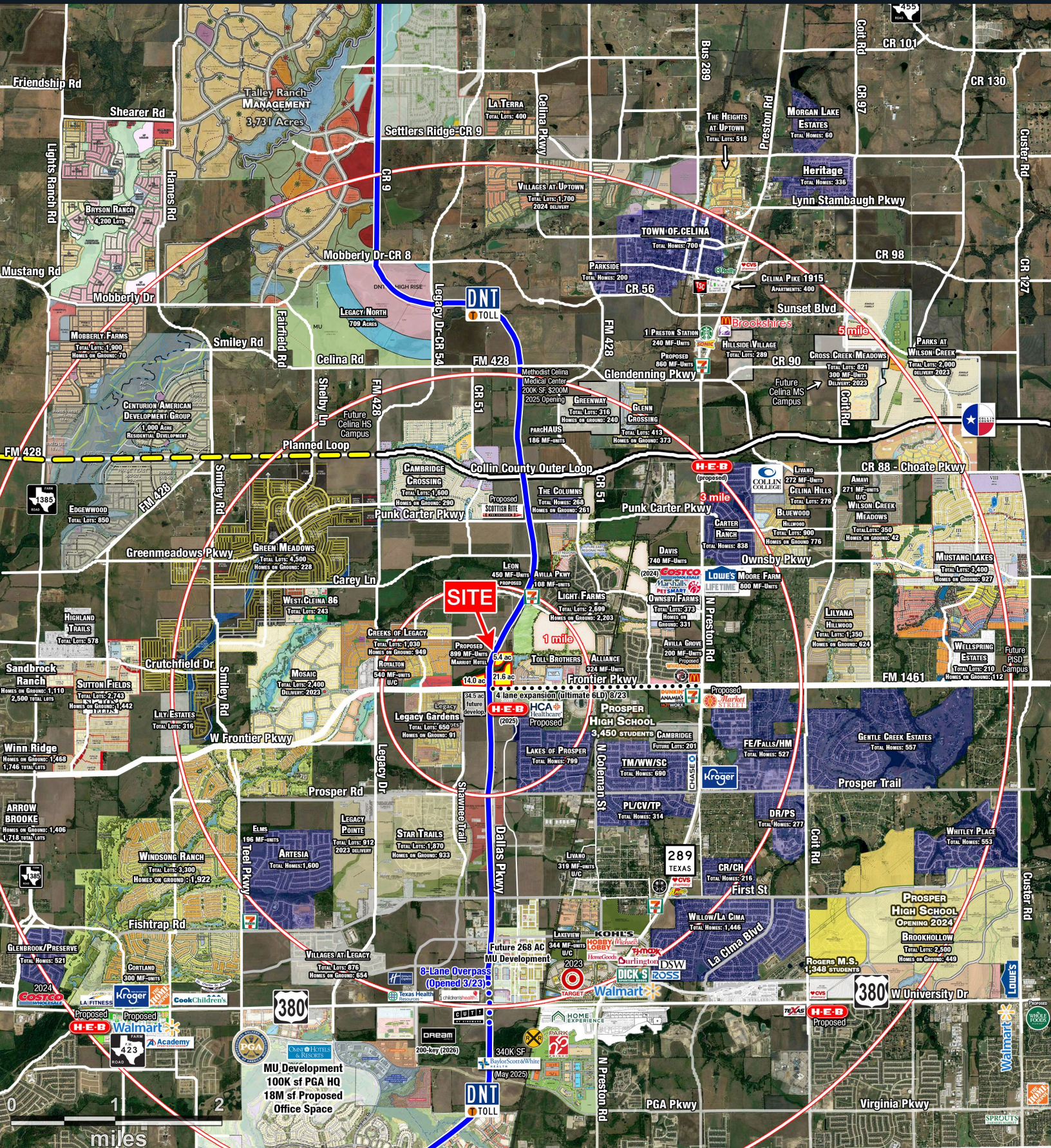
City of Pilot Point ETJ			
Subdivision Name	Occupied Homes	Inv/Design/Construction	Total Lots at Buildout
Mobberly Farms*	70	416	1,900
Bryson Ranch	-	-	4,200

City of Celina			
Subdivision Name	Occupied Homes	Inv/Design/Construction	Total Lots at Buildout
Sutton Fields*	1,442	963	2,743
Highland Trails*	-	-	578
Edgewood Creek*	-	228	850
Green Meadows*	228	483	4,500
Mosaic*	-	435	2,400
Creeks of Legacy*	949	95	1,030
Cambridge Crossing*	290	372	1,600
Legacy Hills	-	870	7,000
Razor Ranch	-	-	3,800
North Preston Lake Estates	97	-	97
North Sky	-	323	783
Hubbard	-	-	766
La Terra	-	385	400
Villages at Uptown*	-	318	1,700
The Heights at Uptown*	-	237	518
Town of Celina*	700	-	700
Parkside*	200	-	200
Greenway*	240	85	372
Glenn Crossing*	373	2	413
The Columns*	261	-	261
Light Farms*	2,203	352	2,699
Toll Brothers at Light Farms*	-	-	316
Homestead at Ownsby Farms*	331	7	373
Serenade	-	-	1,100
Wildwood	95	-	95
Launa Ranch	-	-	1,700
Chalk Hill	143	292	440
Buffalo Ridge	181	40	240
DC Ranch	130	-	130
Morgan Lake Estates	60	-	60
Heritage	336	-	336
Hillside Village*	-	256	289
Cross Creek Meadows*	-	553	821
Parks at Wilson Creek*	-	286	2,000
Carter Ranch*	838	-	838
Celina Hills*	-	162	279
Bluewood*	776	-	900
Lilyana*	624	512	1,350
Wilson Creek Meadows*	42	332	350
Ten Mile Creek*	-	191	456
Mustang Lakes*	927	497	3,400
Wellspring Estates*	112	154	296

Totals	5-Mi Radius*	Market
Occupied Homes	26,068	27,110
Inventory/Design/Construction	8,864	10,774
Total Lots at Buildout	57,918	79,065

RESIDENTIAL AERIAL

(1, 3, 5 MILE RADIUS)



weitzman®

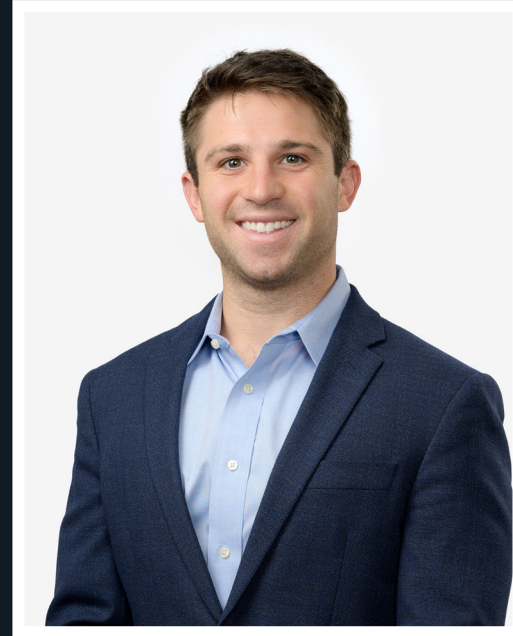


EMILIE GIOIA PAULSON

VICE PRESIDENT

emilie@weitzmangroup.com

214.720.3626



SCOTT SMITH

VICE PRESIDENT

ssmith@weitzmangroup.com

214.720.3663

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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.



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 on 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.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Emilie Gioia Paulson

Sales Agent/Associate's Name

682080

License No.

emilie@weitzmangroup.com

Email

214-720-3626

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Scott Smith

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701664

License No.

ssmith@weitzmangroup.com

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