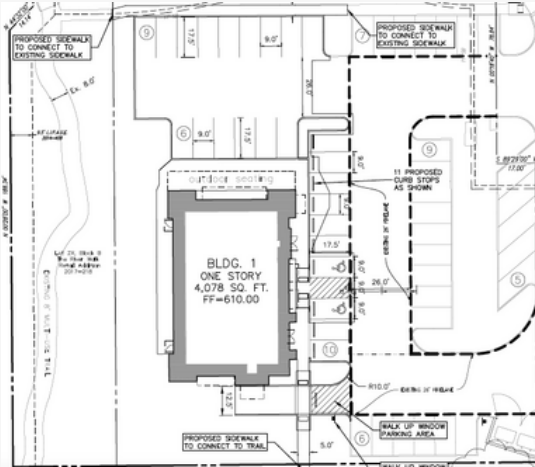


RIVERWALK FLOWER MOUND TEXAS | COMMERCIAL PAD SITES FOR SALE



AVAILABILITY HIGHLIGHTS

- .855 AC Commercial Pad Site
- Build Up to 4,078 Sqft. Building On Site
- Fee Simple, Build to Suit & Ground Lease Opportunities
- Pad is located at one of the gateways to the Riverwalk Flower Mound Development
- Excellent frontage on Long Prairie Road



THE LOCATION

- At the Gateway of Riverwalk Flower Mound
- Located at the Intersection of FM 2499 (Long Prairie Road) and FM 1171 (Cross Timbers)- the most prominent east/west thoroughfares in Denton County
- 10 Minutes from DFW Airport

FOR MORE INFORMATION
CONTACT BROKER:

Craig Andres
Funk Commercial Division
214-914-9246
Craig@funkrealtor.com



Craig Andres
201 W Broadway ST
Prosper TX 75078
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214-914-9246
www.funkrealtor.com



RIVERWALK FLOWER MOUND TEXAS | RIVERWALK: WALKABLE HIGH END DEVELOPMENT IN THE HEART OF DENTON COUNTY



ABOUT RIVERWALK

- 158 AC of Single Family Homes, Town Homes
- Multiple Uses within the development
- High end restaurants on a beautiful landscaped riverwalk promenade



AROUND THE SITE

- Hotels and Medical Center within a short walk of the pad site
- High Density SF
- Great frontage on FM 2499

THE PAD SITE

- Excellent access to trails throughout the rest of the site
- Solid vehicular access to the site and parking



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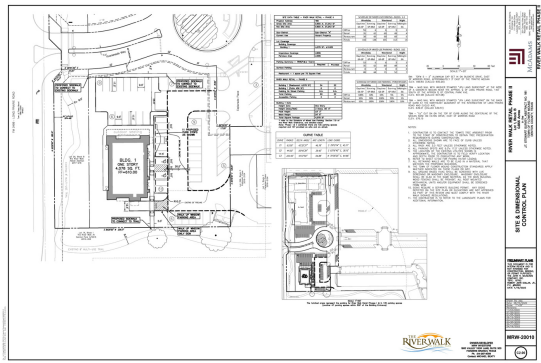


RIVERWALK FLOWER MOUND TEXAS | PAD SITE PLAN



PAD SITE DETAILS

- Fully Platted
- Fully Parked for permitted building size
- No detention required




PICTURES OF SITE AND AREA



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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.

11-2-2013



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:
 - o 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
 - o 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.

Funk Realty Group LLC	9010992	admin@funkrealtor.com	214-325-4684
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephanie Funk	9010992	admin@funkrealtor.com	214-325-4684
Designated Broker of Firm	License No.	Email	Phone
Stephanie Funk	0668392	stephanie@funkrealtor.com	214-325-4684
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Craig Andres	0702585	craig@funkrealtor.com	214-914-9246
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT**

WWW.TREC.TEXAS.GOV

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL
COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



TEXAS REAL ESTATE COMMISSION

P.O. BOX 12188

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