

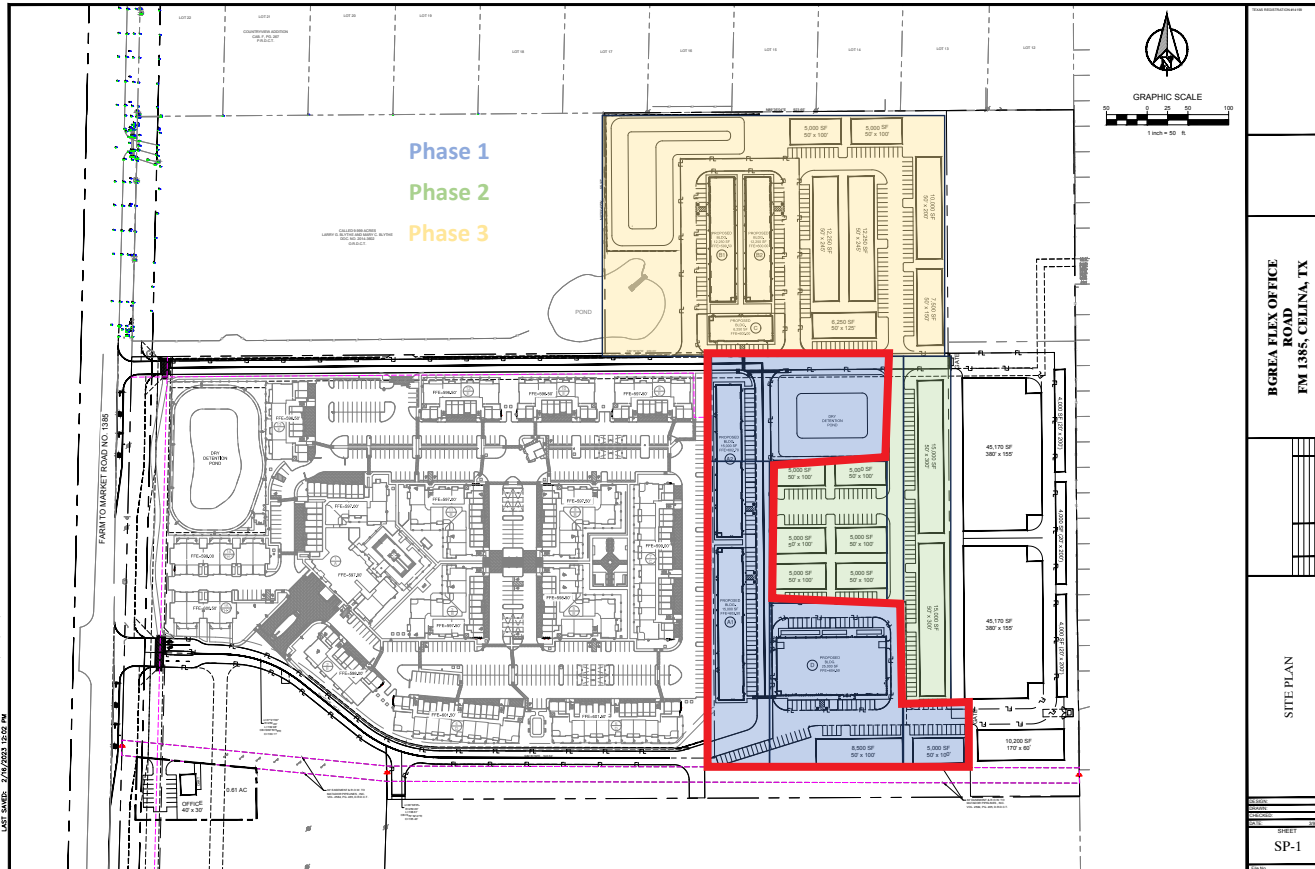
MUSTANG PARK FOR LEASE

COMING SOON

OFFICE / WAREHOUSE SPACE

3810 FM 1385 • AUBREY, TX

PHASE 1 IS IN BLUE



PHASE 1
5 WAREHOUSE
BUILDINGS AVAILABLE
(WIDE RANGE OF USES:
CONTRACTOR SHOPS,
SPORTS TRAINING,
AND MORE)

\$20.00
PER SF
NNN (TBD)

5,000 SF TO 25,000 SF
SPACES (LARGER SPACES
AVAILABLE UPON REQUEST)



BROWN & GRIFFIN

Real Estate Advisors, LP

Luke Brown
luke@bgrea.com

Teague Griffin
teague@bgrea.com

1061 N Coleman
Suite 90
Prosper, Texas 75078
972.347.9900

MUSTANG PARK
OFFICE / WAREHOUSE SPACE
3810 FM 1385 • AUBREY, TX

**EXECUTIVE
SUMMARY**

CLICK TO REVIEW DATA

**RETAIL
GAP**

TAPESTRY



BROWN & GRIFFIN
— Real Estate Advisors, LP —

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luke@bgrea.com

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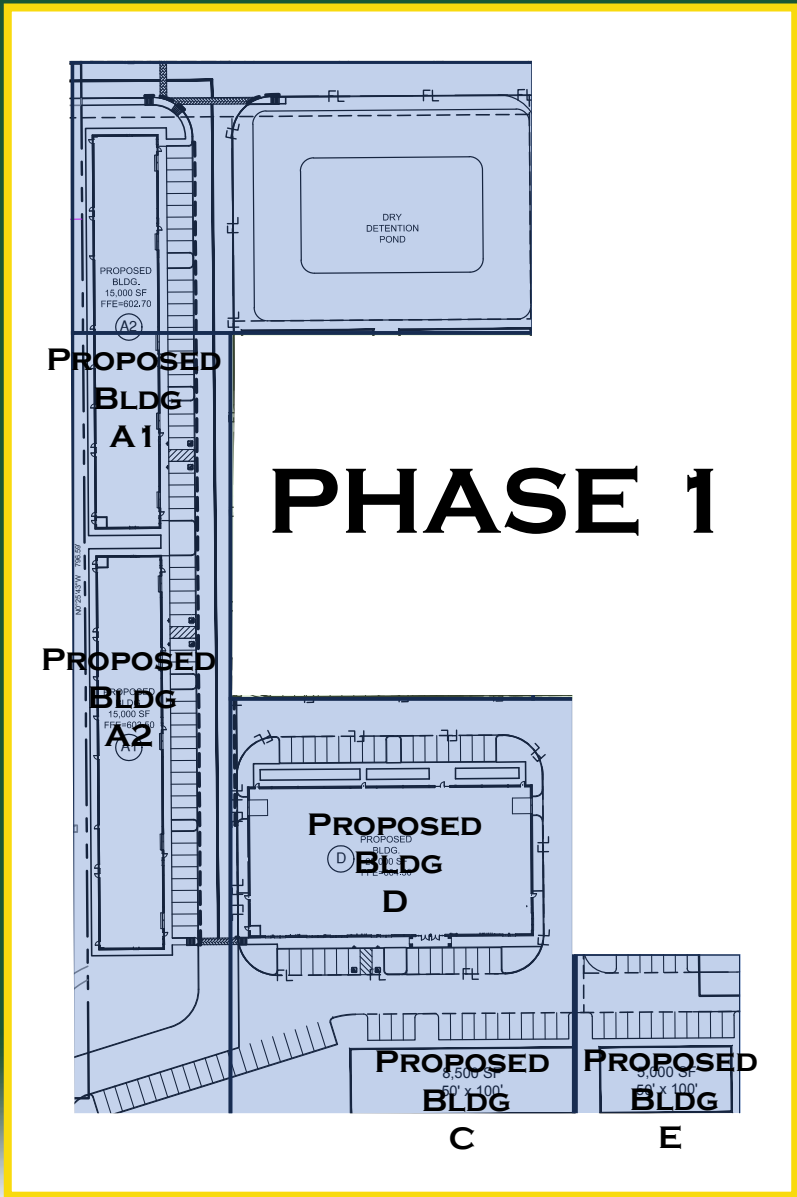


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- PHASE 1**
- PROPOSED BLDG A1 - 15,000 SF
 - PROPOSED BLDG A2 - 15,000 SF
 - PROPOSED BLDG C - 8,500 SF
 - PROPOSED BLDG D - 25,000 SF
 - PROPOSED BLDG E - 5,000 SF



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MUSTANG PARK OFFICE / WAREHOUSE SPACE



① FRONT ELEVATION
3/32" = 1'-0"



② LEFT ELEVATION
3/32" = 1'-0"



③ RIGHT ELEVATION
3/32" = 1'-0"



④ REAR ELEVATION
3/32" = 1'-0"



ABAYA
DESIGN STUDIO

MUSTANG PARK BLDG. A1
BGREA FLEX OFFICE
PROSPER, TEXAS

DATE: 01/27/2023
SHEET CONTENT: ELEVATIONS
DESIGNED BY: JCA
DRAWN BY: JAA

NOT FOR PERMIT OR CONSTRUCTION

A-1



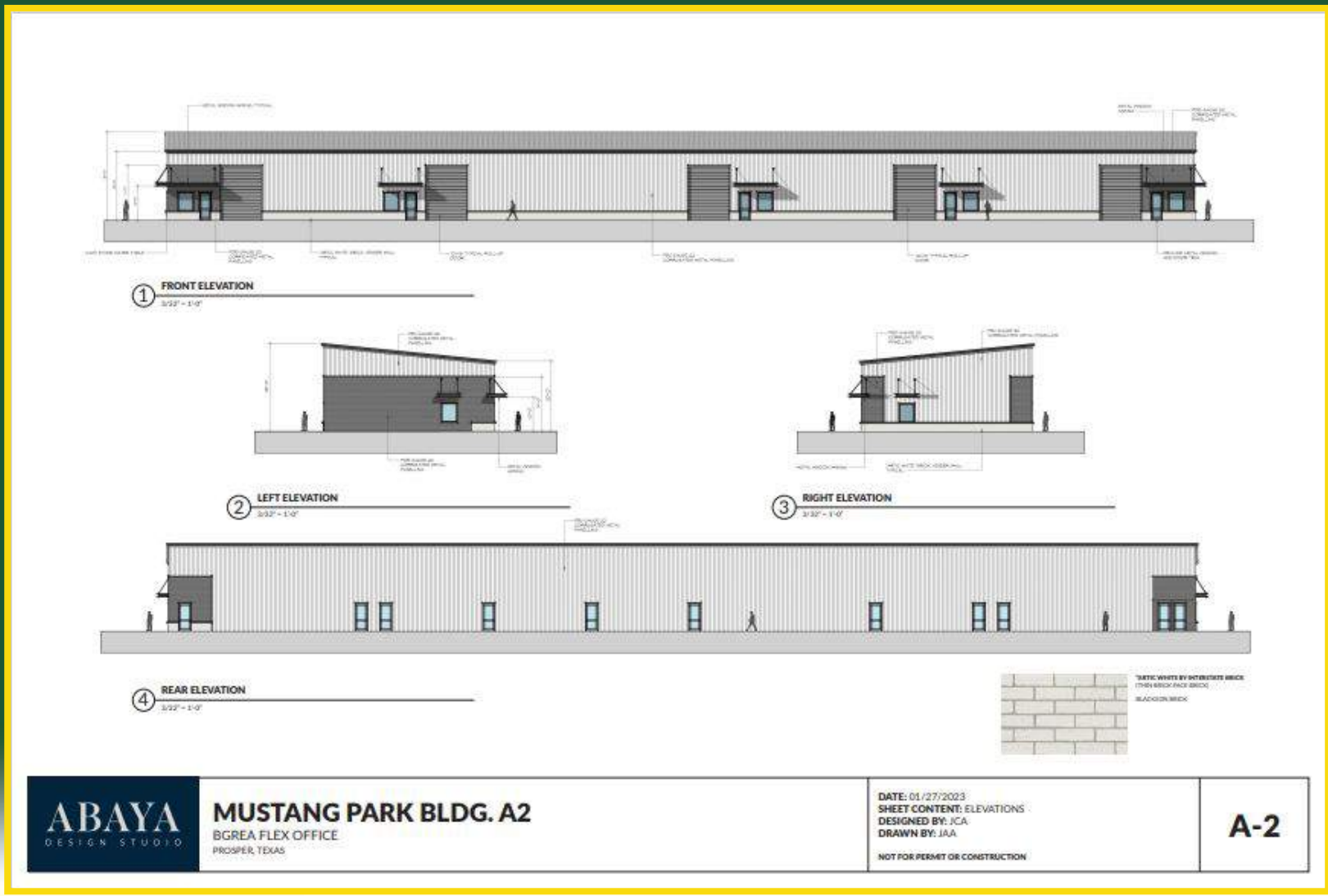
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Suite 90
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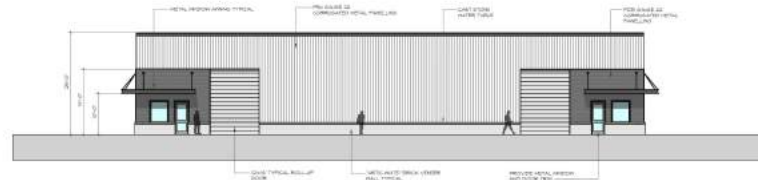
BROWN & GRIFFIN
Real Estate Advisors, LP

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Teague Griffin
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1061 N Coleman
Suite 90
Prosper, Texas 75078
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MUSTANG PARK OFFICE / WAREHOUSE SPACE



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3/32" = 1'-0"



④ REAR ELEVATION
3/32" = 1'-0"



ABAYA
DESIGN STUDIO

MUSTANG PARK BLDG. C
BGREA FLEX OFFICE
PROSPER, TEXAS

DATE: 02/02/2023
SHEET CONTENT: ELEVATIONS
DESIGNED BY: JCA
DRAWN BY: MJA

NOT FOR PERMIT OR CONSTRUCTION

A-4



BROWN & GRIFFIN
Real Estate Advisors, LP

Luke Brown
luke@bgrea.com

Teague Griffin
teague@bgrea.com

1061 N Coleman
Suite 90
Prosper, Texas 75078
972.347.9900

MUSTANG PARK OFFICE / WAREHOUSE SPACE



① FRONT ELEVATION
3/32" = 1'-0"



② LEFT ELEVATION
3/32" = 1'-0"



③ RIGHT ELEVATION
3/32" = 1'-0"



④ REAR ELEVATION
3/32" = 1'-0"



*ARTIC WHITE BY INTERSTATE BRICK
(THIN BRICK FACE BRICK)
BLACKSON BRICK

ABAYA
DESIGN STUDIO

MUSTANG PARK BLDG. D
BGREA FLEX OFFICE
PROSPER, TEXAS

DATE: 02/07/2023
SHEET CONTENT: ELEVATIONS
DESIGNED BY: JCA
DRAWN BY: MJA

NOT FOR PERMIT OR CONSTRUCTION

A-3



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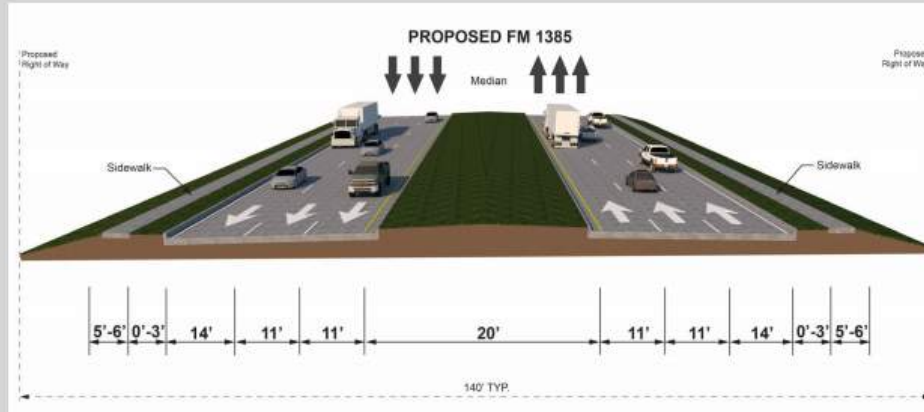
Luke Brown
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Teague Griffin
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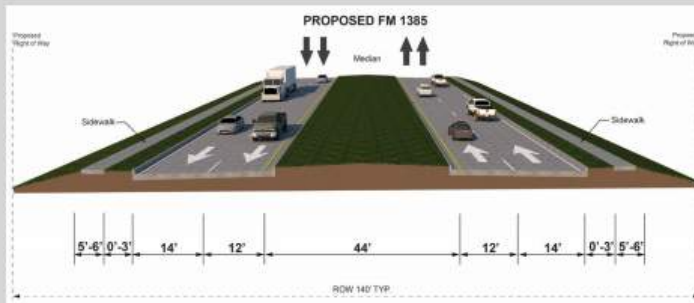
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FM 1385 TO BE WIDENED TO 6 LANES

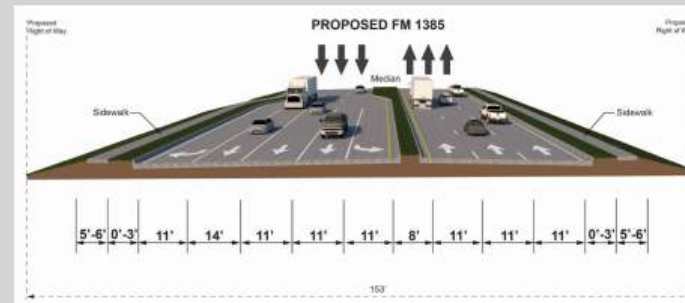
Proposed Roadway Typical Sections



FM 1385 from US 380 to Mustang Road (6-lane)



FM 1385 from Mustang Road to FM 455 (4-lane Interim)



FM 1385 from Mustang Road to FM 455 (6-lane ultimate)



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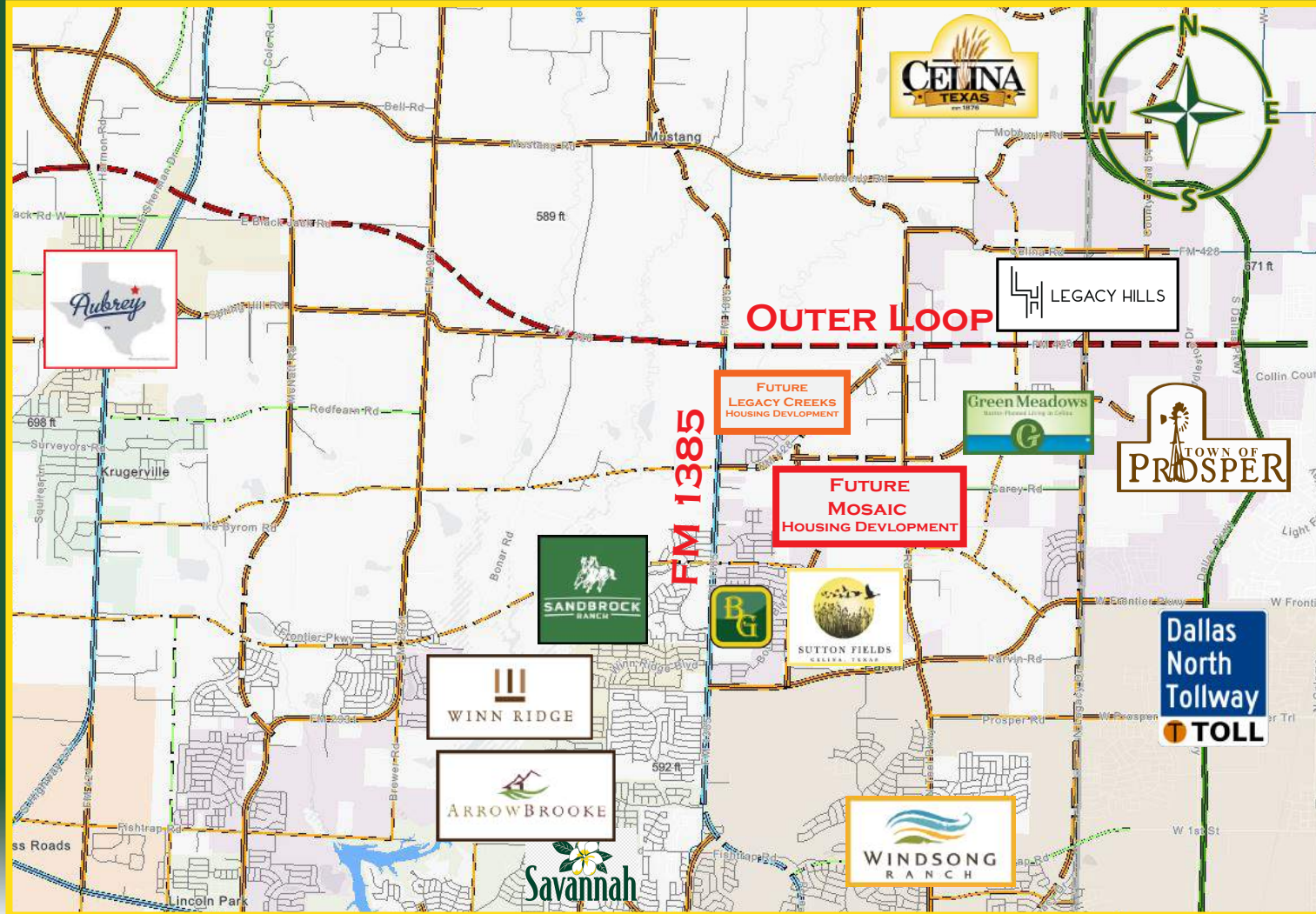
Luke Brown
 luke@bgrea.com

Teague Griffin
 teague@bgrea.com

1061 N Coleman
 Suite 90
 Prosper, Texas 75078
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DENTON COUNTY'S INTERACTIVE MAP

CLICK ON MAP TO INTERACT



BROWN & GRIFFIN
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Luke Brown
luke@bgrea.com

Teague Griffin
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1061 N Coleman
Suite 90
Prosper, Texas 75078
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NEWS ARTICLES

CLICK BELOW FOR ARTICLE

**3200 ACRE
DEVELOPMENT SET TO
BEGIN IN CELINA IN
2022**

**GREEN MEADOWS, LEGACY HILLS,
AND MOSAIC RESIDENTIAL
DEVELOPMENTS IN CELINA
AMONG OTHERS TO RESHAPE
NORTH TEXAS**

**WIDENING FM 1385
FROM US 380 TO
FM 455 IN
DENTON COUNTY**



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyer, 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 c)

- * Put the interest 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 THE 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 THE 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 and underlined print, set forth the broker's obligations as an intermediary. A broker who acts as a 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 or 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 coincidental 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 interest of the owner first.

TO AVOID DISPUTE 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 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.

<u>Brown and Griffin Real Estate Advisors LP</u> Licensed Broker/Broker Firm Name or	<u>9004057</u> License No.	<u>Teague@bgrea.com</u> Email	<u>(972)347-9900</u> Phone
<u>Brown & Griffin Real Estate Advisors LP</u> Primary Assumed Business Name			
Designated Broker of Firm	License No	Email	Phone
Licensed Supervisors of Sales Agents/ Associate	License No	Email	Phone
<u>Teague Griffin</u> Sales Agent/Associate's Name	<u>0482884</u> License No	<u>teague@bgrea.com</u> Email	<u>(972)347-9900</u> Phone
<u>Luke Brown</u> Sales Agent/Associate's Name	<u>0505697</u> License No	<u>luke@bgrea.com</u> Email	<u>(972)347-9900</u> Phone