

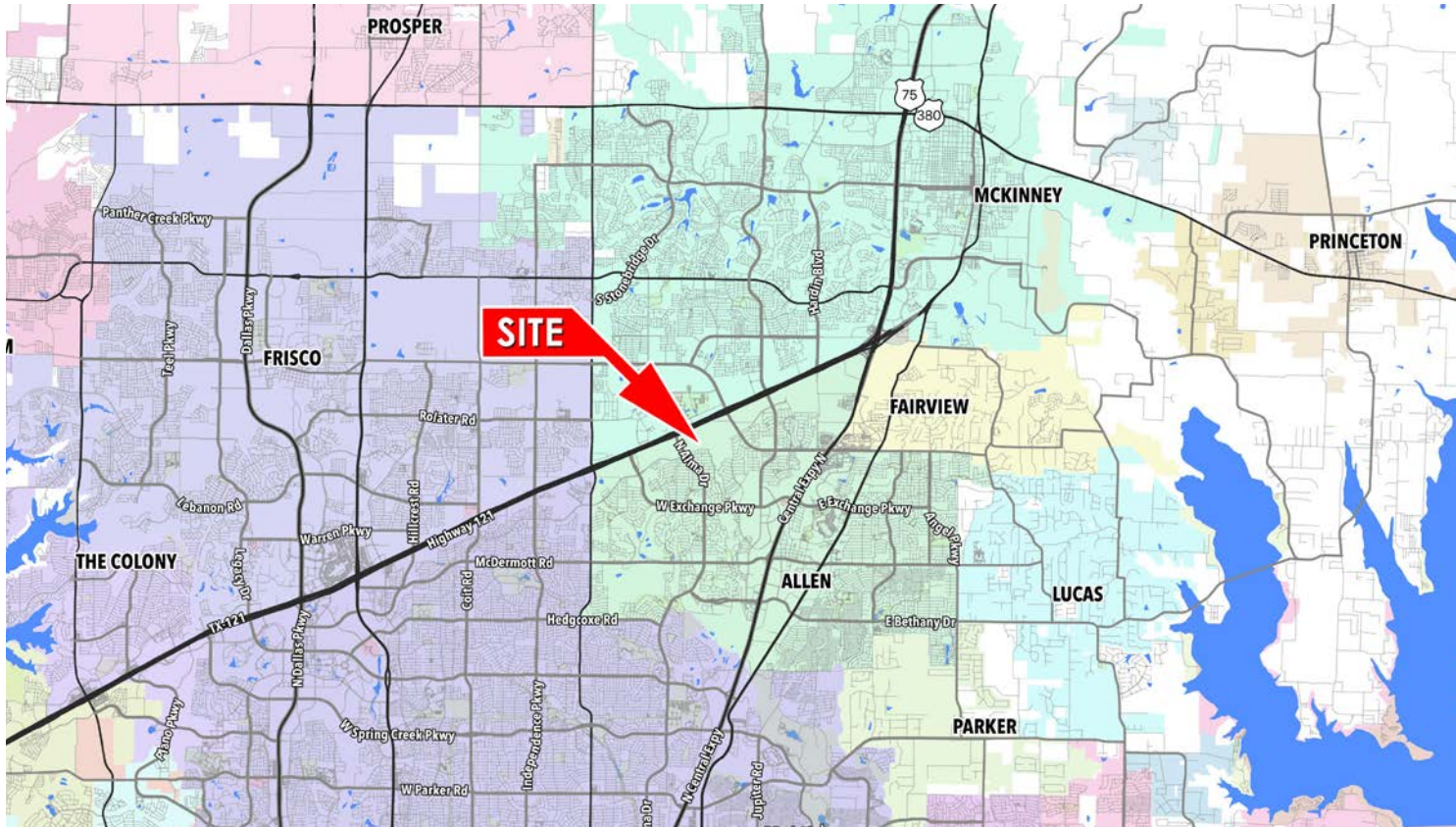


THE FARM IN ALLEN

SEC ALMA & HWY 121, ALLEN, TX

LEASE, SALE OR BTS
FOR RETAIL, RESTAURANTS AND ENTERTAINMENT

PROPERTY FOR LEASE, SALE OR BTS



TRAFFIC COUNTS

ALMA
 9,203 VPD NB (2020)
 8,780 VPD SB (2020)
 17,983 VPD TOTAL

SH 121
 53,125 VPD EB (2020)
 51,750 VPD WB (2020)
 104,875 VPD TOTAL

SH 121 ACCESS RD
 28,441 VPD E (2020)
 21,371 VPD W (2020)
 29,812 VPD TOTAL

2023 DEMOGRAPHIC SUMMARY

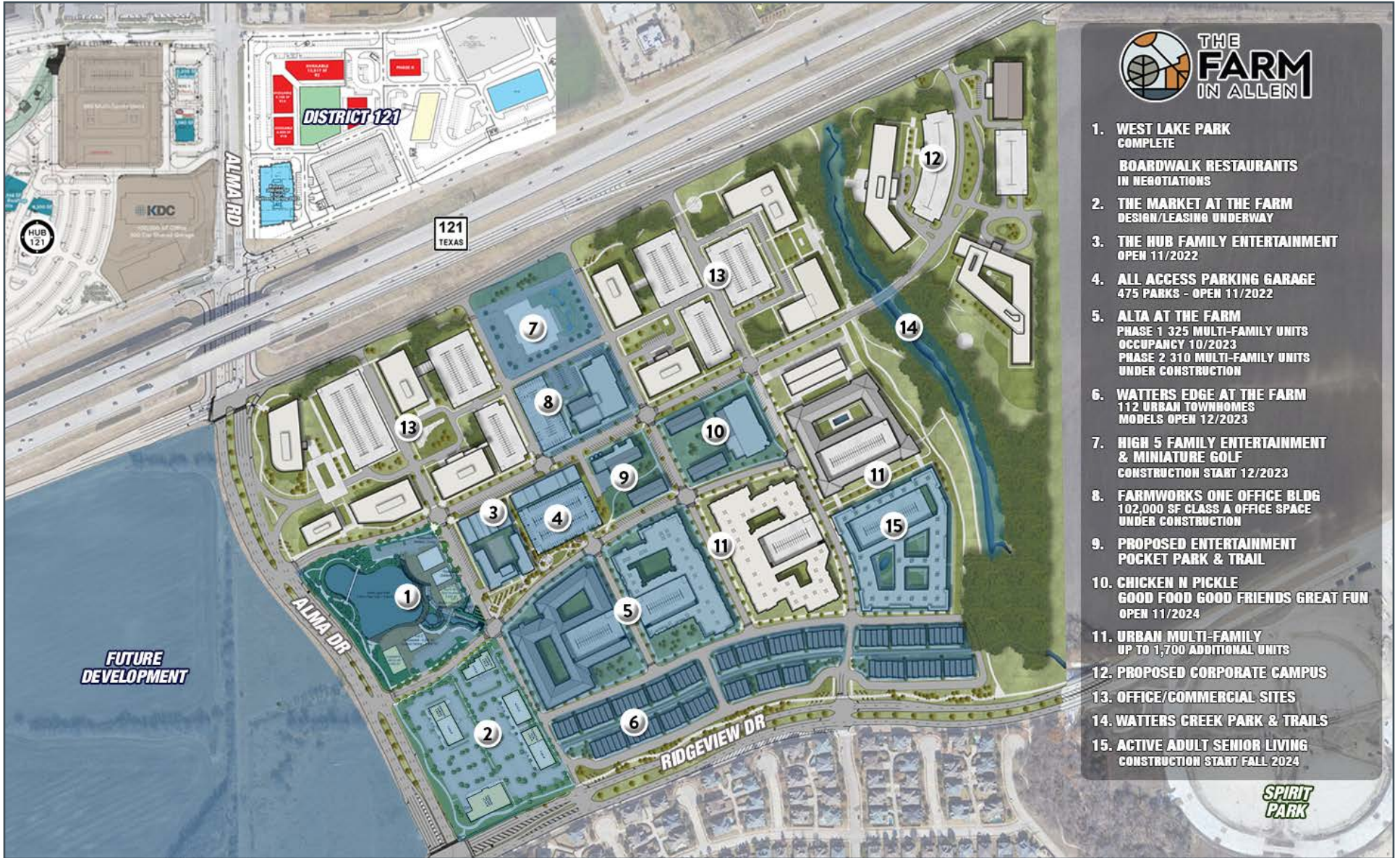
	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,588	112,608	344,499
EST. DAYTIME POPULATION	4,036	33,774	90,719
EST. MEDIAN HH INCOME	\$130,396	\$153,295	\$142,889

DRIVE TIME TO DFW AIRPORT **25 MINUTES**
 DRIVE TIME TO LOVE FIELD **30 MINUTES**

AERIAL



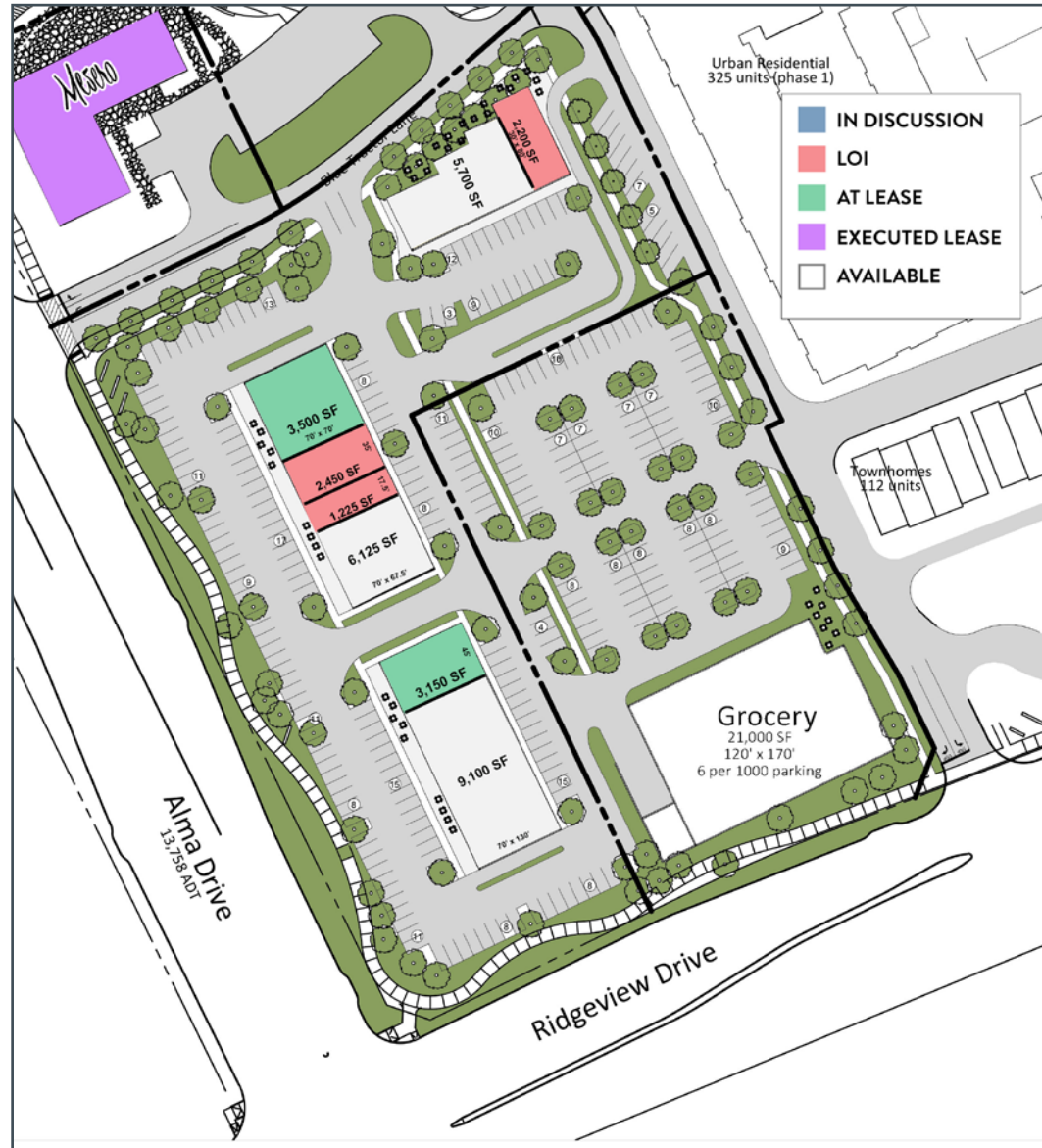
SITE PLAN



BOARDWALK SITE PLAN



NEIGHBORHOOD RETAIL CENTER SITE PLAN



CENTRAL DISTRICT



THE FARM IN ALLEN

PROPERTY HIGHLIGHTS

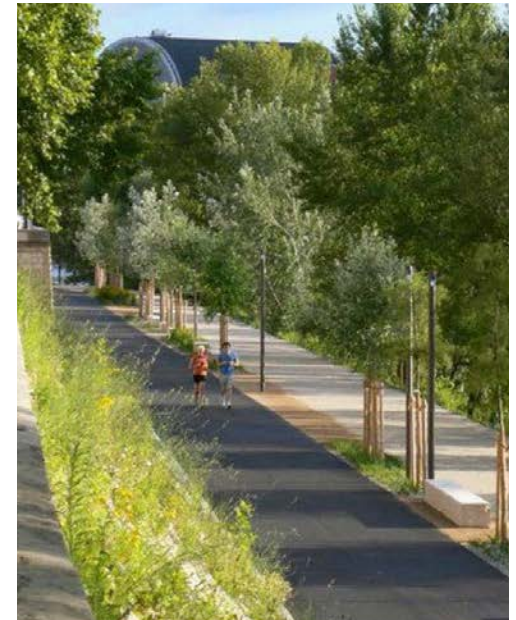
- ★ **LOCATED NORTH OF ALLEN'S SUCCESSFUL WATTERS CREEK MIXED USE PROJECT AND SOUTH OF THE CRAIG RANCH COMMUNITY IN MCKINNEY, ONE OF THE FASTEST GROWING AREAS OF THE DFW METROPLEX**
- ★ **WHEN COMPLETE, THE FARM IN ALLEN WILL BE A 135 ACRE MIXED-USE DEVELOPMENT FEATURING:**
 - **1.6M SF OF OFFICE AND CORPORATE HEADQUARTERS**
 - **142K SF OF RETAIL AND A VARIETY OF ENTERTAINMENT USES**
 - **A 150-ROOM LUXURY HOTEL**
 - **60,000 SF OF RESTAURANTS**
 - **2,400 URBAN RESIDENTIAL UNITS**
 - **112 TOWNHOME UNITS**
 - **SENIOR LIVING**
- ★ **OVER 4,000 PEOPLE WILL ULTIMATELY LIVE AT THE FARM WITH A DAYTIME POPULATION EXCEEDING 5,000**



THE FARM IN ALLEN

PROPERTY AMENITIES

- ★ **OPEN SPACE/GREENBELT - OVER 32 ACRES, NEARLY 25% OF THE OVERALL DEVELOPMENT**
- ★ **UNIQUE LOW DENSITY OPEN CENTRAL DISTRICT WITH THE FARM TRAIL RUNNING THE ENTIRE LENGTH OF THE DEVELOPMENT WILL BENEFIT RESTAURANTS, ENTERTAINMENT, HOTEL AND RETAIL**
- ★ **WEST LAKE PARK, A 3 ACRE FAMILY FRIENDLY PARK AT THE WEST ENTRANCE TO THE FARM FEATURING A 1.5 ACRE LAKE, PICNIC AREA, BOARDWALK OVERLOOK, PLAYGROUND**
- ★ **FOUR CHARACTER AREA PARKS LOCATED THROUGHOUT THE DEVELOPMENT, EACH RESPONDING TO ITS IMMEDIATE SURROUNDINGS**
- ★ **OVER 2.5 MILES OF HIKE AND BIKE TRAILS AROUND THE PERIMETER OF THE FARM**



FOR RETAIL / ENTERTAINMENT LEASING AND SALES



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Venture Commercial Real Estate is a leader in retail brokerage services throughout the Southwest and is dedicated to each client's success. The company's full-service real estate platform includes Landlord and Tenant representation, property management, land sales, disposition and investment sales. Venture also provides strategic market planning and site selection for restaurant and entertainment clients through its Venturertainment team.

THE FARM IN ALLEN PROJECT WEBSITE

www.thefarminallen.com

DEVELOPER





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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
McGregor Converse	332850	mconverse@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker’s Name	License No.	Email	Phone
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Agent’s Supervisor’s Name	License No.	Email	Phone
Amanda Throckmorton Welles	649514	awelles@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date